

Planning Application



Project Name FLU Map Amendment + rezone
Rezoning of Knights Banquet Hall

Applicant or Agent for Applicant

Name Aaron Colmerauer
 Company Chr. Hansen
 Address 9015 W. Maple St
 City Milwaukee State WI Zip 53214
 Daytime Phone Number 414-426-9451
 E-mail Address usaco@chr-hansen.com
 Fax Number _____

Agent is Representing (Tenant/Owner)

Name Rich Beres
 Company Columbus Club of West Allis, Inc.
 Address 1800 S 92nd Street
 City West Allis State WI Zip 53214
 Daytime Phone Number 414-254-1509
 E-mail Address rberes@wi.rr.com
 Fax Number _____

Property Information

Property Address 1800 S 92nd Street, Milwaukee, WI 53214
 Tax Key No. 451-1002-000
 Aldermanic District 3
 Current Zoning C-2: Neighborhood Commercial District
 Property Owner Columbus Club of West Allis, Inc.
 Property Owner's Address 1800 S 92nd Street, West Allis, WI 53214
 Existing Use of Property Banquet Hall Facility
 Previous Occupant _____
 Total Project Cost Estimate N/A

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500 (Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
 Existing Zoning: C-2 Proposed Zoning: M-1
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$725
- Certified Survey Map Re-approval \$75
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36") - check all that apply
 - Site/Landscaping/Screening Plan
 - Floor Plans
 - Elevations
 - Certified Survey Map
 - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

**Please make checks payable to:
 City of West Allis**

FOR OFFICE USE ONLY

Plan Commission 11/28/18
 Common Council Introduction 11/6/18
 Common Council Public Hearing 12/4/18

Applicant or Agent Signature [Signature] Date 9/28/2018

Property Owner Signature [Signature] Date 9/26/18



Oper: WALSRJDI Type: OC Drawet: 1
Date: 9/28/18 01 Receipt no: 64679
GJ DEV REQUEST FOR REZONING
1.00 \$500.00

CHR HANSEN
CK CHECK PAYMEN 2026676 \$500.00
Total tendered \$500.00
Total payment \$500.00

Trans date: 9/28/18 Time: 14:16:02

PROJECT DESCRIPTION

CHR. Hansen, Inc., a Wisconsin corporation (“Chr Hansen”) is a global bioscience company that focuses on delivering natural innovative solutions that address global challenges by advancing food, health and productivity. Chr Hansen develops and produces cultures, enzymes, probiotics and natural colors for a variety of foods, confectionery, beverages, dietary supplements, animal feed and plant protection. Chr Hansen was founded in 1874 and has over 3,000 employees across 30 countries, with its global headquarters in Hoersholm, Denmark.

Chr Hansen operates its existing US headquarters at 9105 West Maple Street in the City of West Allis, Wisconsin. Chr Hansen recently acquired eleven (11) parcels of adjacent land, as more particularly described on Exhibit A to the Planning Application (collectively, the “Property”) from T&G Properties, L.L.C., which previously had been used as residential apartment buildings. As of September 17, 2018, all tenants residing at the Property had vacated their respective units. Chr Hansen desires to demolish the vacated residential apartment buildings and structures on the Property within the next three (3) months. Chr Hansen’s demolition request and associated site plan complies with applicable City Code and should be approved.

The site plan complies with Section 12.13(9)(a) because the Property will be brought down to grade, landscaped and enclosed with a perimeter fence while Chr Hansen finalizes its ultimate plans for the Property. This creates a safe, functional and attractive temporary environment for the Property.

The site plan complies with Section 12.13(19)(b) because the perimeter fence and landscaping function to preserve the positive features of the site. Under Section 12.13(9)(c), potential hazards are mitigated because the demolition will not affect employment or general operations at Chr Hansen’s current facility and will have no negative impact on the surrounding properties with regard to traffic, parking and noise.

Sections 12.14(19)(c)-(f) are not applicable because Chr Hansen is not proposing any immediate construction of any building or structures. A demolition of the residential apartment buildings is a first step to facilitate Chr Hansen’s expansion of its US headquarters.

Chr Hansen is concurrently requesting rezoning of a second site adjacent to its US headquarters that it has recently contracted to purchase. The second site is a banquet hall and related parking (“Property 2”), on approximately 1.8 acres at the corner of Maple Street and 91st Street. Property 2 is currently owned and operated by Columbus Club of West Allis, Inc., a Wisconsin non-stock corporation (“Columbus Club”), as a Knights of Columbus Hall. Columbus Club is pursuing relocation options for its Knights of Columbus facility.

On July 17, 2018, the Common Council approved the land use plan amendment and rezoning to M-1 Manufacturing District for the Property referenced above. Chr Hansen desires to have all the property it owns zoned M-1 Manufacturing District. Chr Hansen’s rezoning request complies with applicable City Code and should be approved.

The rezoning is compliant with Section 12.14(1)(c), because the change in the zoning is consistent with the currently established land use pattern. Rezoning Property 2, which currently

abuts Chr Hansen's US headquarters, will make the entire area have consistent zoning especially in light of the recent rezoning of the Property to M-1 Manufacturing District.

Under Section 12.14(1)(d), the existing infrastructure supports the rezoning because Chr Hansen operates its current business on the adjacent parcel and the infrastructure can accommodate a continuation of the same. Section 12.14(1)(e) is met because the continuation of Chr Hansen's existing business does not have a negative impact on the natural environment within and adjacent to West Allis.

The rezoning is compliant with Section 12.14(f) because the request constitutes a continuation of the M-1 Zoning District onto adjacent property. Section 12.14(g) is similarly met because Chr Hansen's current business operation in the area supports the proposed amendment and is consistent with the current needs of the community in that area in compliance with Section 12.14(1)(h).

Chr Hansen will bring its comprehensive plans to expand its headquarters back to the City of West Allis Plan Commission and Council as they are finalized.