

57 5.2



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
2003-0138	Request	In Committee
	Request by CHR Hansen to establish a Planned Development District, PDD-2 Commercial Industrial, to unify various parcels located at 9015 W. Maple St., under a planned development agreement.	
	Introduced: 3/4/2003	Controlling Body: Safety & Development Committee Plan Commission

### COMMITTEE RECOMMENDATION

File

MOVER: NARLOCK AYES 5 NOES 0

SECONDER: CZAPLEWSKI EXCUSED \_\_\_\_\_

COMMITTEE ACTION DATE 5/6/03

### SIGNATURES OF COMMITTEE MEMBERS

[Signature] Chair

\_\_\_\_\_  
Vice-Chair

### COMMON COUNCIL ACTION Placed on file

FINAL ACTION DATE MAY 06 2003

MOVER:  
Lajsic

SECONDER:  
Barczak

	AYE	NO
1. Barczak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Czaplewski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Kopplin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Lajsic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>5. Murphy</del>	<input type="checkbox"/>	<input type="checkbox"/>
6. Narlock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Reinke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Sengstock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Trudell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Vitale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL	<u>9</u>	<u>0</u>

# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
 414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

**Applicant or Agent for Applicant**  
 Name Douglas Barnes  
 Company The Zimmerman Design Group  
 Address 7707 Harwood Avenue  
 City Milwaukee State WI Zip 53213  
 Daytime Phone Number (414) 918-1461  
 Project Name/New Company Name (if applicable) CHR Hansen

**Agent Is Representing (Owner/Leasee)**  
 Name John Kniaz  
 Company CHR Hansen  
 Address 9015 W. Maple  
 City West Allis State WI Zip 53214  
 Daytime Phone Number (262) 814-2195

Check if the above is agent for applicant and complete Agent Is Representing Section in upper right of form.  
 Agent Address will be used for all official correspondence.

### Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)  
 Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$400.00
- Special Use: \$300.00 (Public Hearing required)
- Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
  - Residential: \$500.00
  - Industrial/Commercial: \$500.00
- Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee \_\_\_\_\_
- Conceptual Project Review \_\_\_\_\_
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

**Property Information**  
 Property Address 9015 West Maple Street  
 Tax Key Number \_\_\_\_\_  
 Current Zoning M-1  
 Property Owner CHR Hansen  
 Property Owner's Address 9015 West Maple

Existing Use of Property Manufacturing  
 Lot Size 5 Acres  
 Structure Size \_\_\_\_\_ Addition 27,500  
 Development cost estimate \$2,000,000  
 Landscaping cost estimate \$50,000  
 For multi-tenant buildings, area occupied \_\_\_\_\_  
 Previous Occupant \_\_\_\_\_

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

### Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any other information available.  
 PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

Proposed addition is a 27,500 square foot, two-story facility that includes a cold storage area encompassing 90% of the first floor. The ground floor will contain mechanicals, maintenance workshop and storage. There is no manufacturing/production in the new addition.

DEPARTMENT OF DEVELOPMENT  
 CITY OF WEST ALLIS  
 JAN 06 2003

RECEIVED

RECEIVED

FEB 24 2003

CITY OF WEST ALLIS  
 CLERK/TREASURER

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan  Floor Plans  Elevations  Signage Plan  Legal Description  Certified Survey Map
- Landscaping/Screening Plan  Grading Plan  Utility System Plan  Other \_\_\_\_\_

Applicant or Agent Signature Douglas Barnes Date: 01.06.03  
Douglas Barnes

Subscribed and sworn to me this 27 day of February, 2003

Notary Public: Doug McDoug  
 My Commission: 4-16-06

Please make checks payable to:  
 City Of West Allis

*Please do not write in this box*

Application Accepted and Authorized by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_  
 Total Fee: \_\_\_\_\_

cc: Steve Schaefer  
 Jonathan Stard

\$500.00  
 2/24/03 PAID  
 500.00  
 CLERK HC0503000667001  
 DOUGLAS BARNES  
 90100000452405  
 MISC

451C

Document Number \_\_\_\_\_

**MEMORANDUM OF AGREEMENT**

NOTICE IS HEREBY GIVEN that a Planned Development Agreement has been made and entered into as of the 27<sup>th</sup> day of June, 2003, by and between the City of West Allis, a Wisconsin Municipal Corporation, and Chr. Hansen, a Wisconsin Corporation, wherein the parties have set forth pursuant to Wis. Stats. §62.23(7)(b) and local ordinance the terms, conditions and restrictions governing the development and use of certain lands located in the City of West Allis, Milwaukee County, State of Wisconsin, legally described on Exhibit "A", attached hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Agreement.

DOC. #  
8606549

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 10:07 AM  
08-27-2003

JOHN LA FAVE  
REGISTER OF DEEDS

AMOUNT 15.00

REEL 5655

This space is reserved for recording data

Return to

City Attorney's Office  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214

1003

Parcel Identification Number/Tax Key Number

451-0264-001, 451-0273-000, 451-0401-002,  
451-0403-005, 451-0404-001, 451-0405-000,  
451-0406-000, 451-0407-001 & 451-0454-000

CITY OF WEST ALLIS

By: Jeannette Bell  
Jeannette Bell, Mayor

Attest: Paul M. Ziehler  
Paul M. Ziehler, City Administrative Officer  
City Clerk/Treasurer

State of Wisconsin )  
                                  ) ss  
Milwaukee County )

Personally came before me this 21<sup>st</sup> day of August, 2003, Jeannette Bell and Paul M. Ziehler, the Mayor and City Administrative Officer, City Clerk/Treasurer respectively, of the City of West Allis, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same on behalf of said City.

Sharon R. Lesak (SEAL)  
(Sharon R. Lesak)  
Notary Public, State of Wisconsin  
My Commission Expires: 1-14-07

(Signatures Continued On Next Page)

Chr. Hansen, Inc.

By: *Russell A. Jordan*  
Russell A. Jordan  
Senior Vice President,  
Production and Supply

State of Wisconsin )  
                                  ) ss  
Milwaukee County )

Personally came before me this 21<sup>st</sup> day of August, 2003, Russell A. Jordan of the above-named company, to me known to be a member of said company, acknowledged that he executed the foregoing instrument as such officer as the deed of said company, by its authority.

*Sharon R. Lesak* (SEAL)  
( *Sharon R. Lesak* )  
Notary Public, State of Wisconsin  
My Commission Expires: 1-14-07

This instrument was drafted by:

Scott E. Post  
City Attorney  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214

1144 0000  
1004

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A tract of land located in the Northwest ¼ of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of Assessors Plat No. 255; thence South 88°33'46" West, 615.77 feet along south line of said Plat; thence North 01°05'56" West, 303.15 feet; thence North 88°44'07" East, 13.00 feet; thence North 01°22'15" West, 122.10 feet; thence North 88°44'07" East, 97.00 feet; thence North 01°15'55" West, 0.37 feet; thence North 89°06'19" East, 40.00 feet; thence North 01°15'55" West, 1.00 feet; thence North 88°19'14" East, 214.00 feet; thence South 01°15'55" East, 2.66 feet; thence North 88°44'07" East, 30.00 feet to the centerline of the South 90 Street; thence North 01°15'55" West, 150.00 feet, along said centerline to the centerline of West Mitchell Street; thence North 88°44'07" East, 125.00 feet along said centerline; thence South 01°15'55" East, 30.00 feet, at right angle to the said centerline; thence South 01°15'55" East, 105.24 feet; thence North 88°33'41" East, 54.00 feet; thence South 01°15'55" East, 103.60 feet; thence North 88°33'41" East, 105.00 feet, to the west right-of-way line of South 89 Street; thence North 88°44'06" East, 30.00 feet, to the centerline of said street; thence South 01°15'55" East, 335.00 feet, along said centerline; thence South 88°33'46" West, 92.00 feet, to the Point of Beginning of this description.

Said land contains 7.058 acres, more or less.

Said land being located at:

9015 W. Maple St.	Tax Key No. 451-0264-001
17** S. 91 St.	Tax Key No. 451-0273-000
1719 S. 89 St.	Tax Key No. 451-0401-002
17** S. 89 St.	Tax Key No. 451-0403-005
15** S. 90 St.	Tax Key No. 451-0404-001
8902 W. Maple St. and 1743 S. 89 St.	Tax Key No. 451-0405-000
8908 W. Maple St.	Tax Key No. 451-0406-000
8914 W. Maple St.	Tax Key No. 451-0407-001
89** W. Maple St.	Tax Key No. 451-0454-000
89** W. Maple St.	Tax Key No. 451-0453-000