



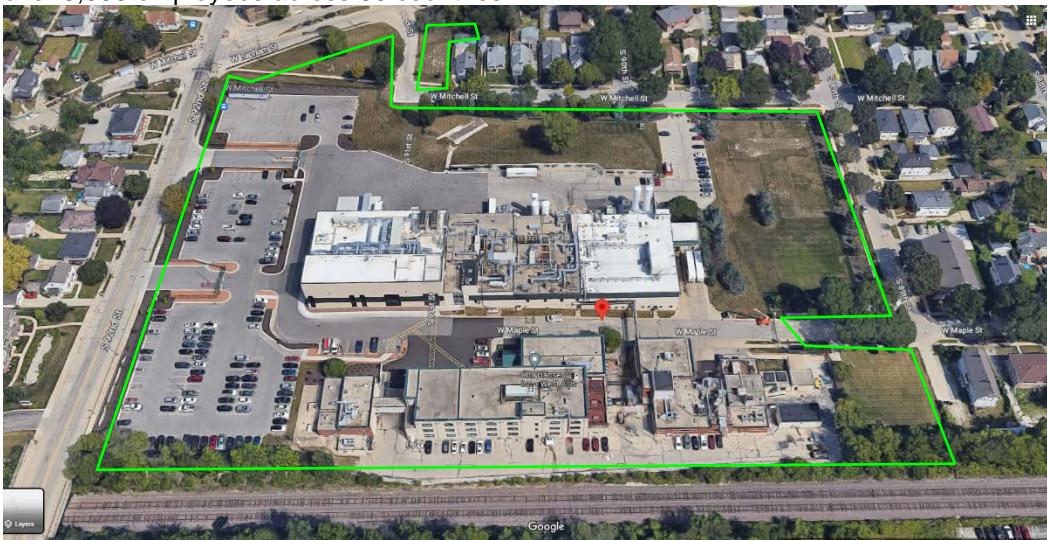
**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 26, 2023
6:30 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

2A. Site, Landscaping, and Architectural Design Review for CHR Hansen, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-000).

Overview and Zoning

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 and probiotics 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.



Chr. Hansen, Inc. previously completed an expansion of its headquarters in West Allis in 2021. Chr. Hansen is now bringing its plans for further phase two expansion of its headquarters to the City of West Allis Plan Commission for site, landscaping and architectural review. The plans include construction of a new 2-story, 40,250-sf/floor (81,000-sf total) expansion. Within this total area the new building addition will contain a 27,000 sq. ft. -55°C freezer for product storage, plus space for future labs. The expansion will increase Chr. Hansen’s frozen storage capacity to support production growth at the West Allis site.

Existing buildings area: 146,700 sf
Existing building with addition: 227,700-sf

Project and Operational info:

- Construction is anticipated to begin in June of 2023 with substantial completion in August of 2024.
- Employment - The existing facility employs approximately 280 people.
- Hours of operation – The facility operates 3 shifts daily. Hours of operation will remain unchanged.

- As part of a street vacation process, the existing gate and fence on Maple St. will be realigned/relocated to the corner closer to S. 89th St. All truck traffic will continue to be contained within Chr. Hansen's site.
- Trucking to the site will not increase. The business currently receives about 7-10 trucks per day. All trucking, employee and visitor access comes in and out on S. 92 St. and will continue in this manner.
- A sound barrier was previously constructed on the north side of Chr. Hansen building surrounding Liquid Nitrogen tanks will remain. This barrier was installed to reduce noise impacts on the neighborhood while unloading Liquid Nitrogen into the existing storage tanks. The new building addition will also serve as an additional barrier. Liquid Nitrogen deliveries are between 7AM and 7PM.
- This expansion will further strengthen Chr. Hansen's position as an industry leader in the Americas. The trajectory of the current business and future growth plans leave the company well positioned to invest in further expansions to the West Allis site. The estimated cost of development is about \$40 million.

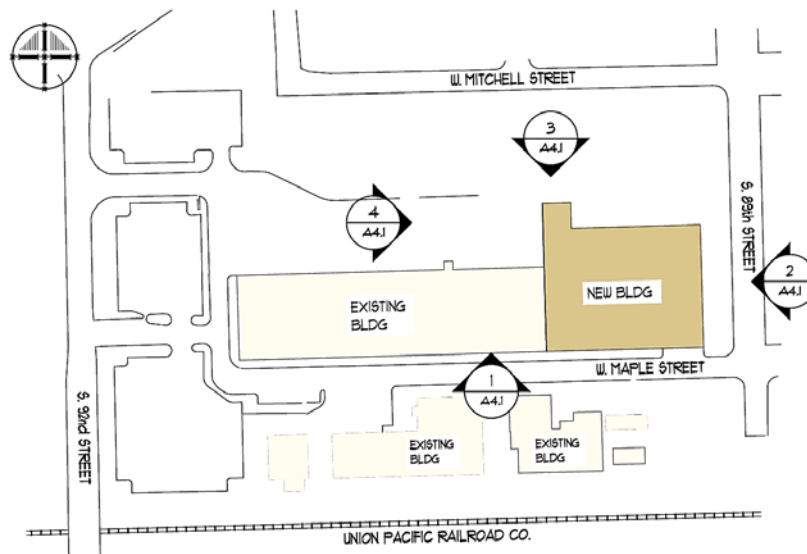
Zoning I-1, light industrial with a partial PUD overlay

The Chr Hansen bio-science operation is considered light industrial and permitted as a limited use.

A Planned Unit Development overlay district covers part of the property and staff will be discussing with the applicant if that PUD will be expanded to the balance of the overall site or rescinded as the property may be developed under conventional zoning. The PUD was created twenty years ago in 2003 in anticipation of several planned changes including the demolition of the R&D building, demo of the Knight of Columbus, additional land acquisition/consolidations, building additions and development of accessory off-street parking lots. In the staff's opinion the PUD as written, and as currently mapped, is obsolete. The remnant PDD issue will not impede Chr Hansen's proposal, but staff will seek an opportunity to either expand it to the overall site, or rescind it.

Plan Commission's role will include Site, Landscaping and Architectural design review consideration of the proposed second phase of development for an 81,000-sf building addition on the east side of the campus.

Site, Landscaping and Architectural Plans





View from S. 89th St and W. Mitchell St. (above)

View from S. 89th St. and W. Maple St. (below)

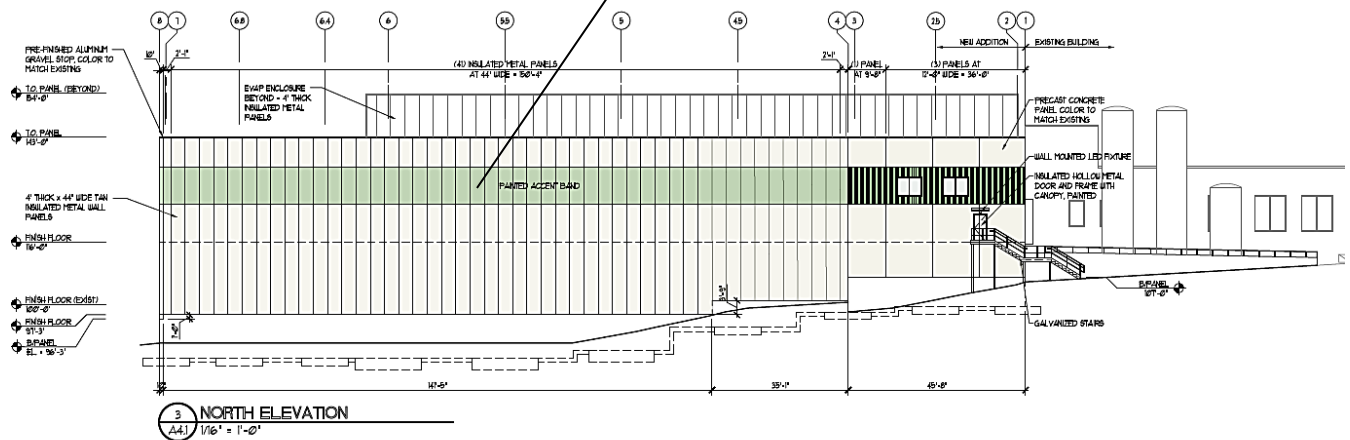


Architectural Plans

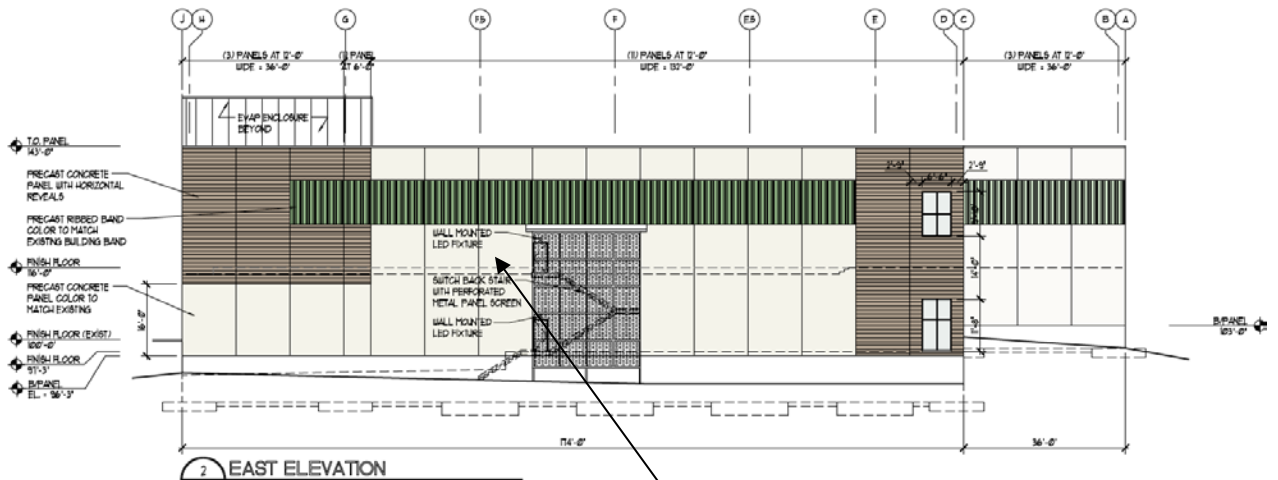
Exterior materials for the new addition will predominantly include precast concrete panels in a light brown color to match the existing building. There are also other complementary materials including brown pre-cast concrete panels with horizontal reveals and a precast ribbed green band. Window openings are introduced on the northeast end of the building and along the south elevation. Two covered exterior switchback staircases are shown on the east and the south sides of the new building addition. Both exterior staircases will feature a perforated metal screen wall for some transparency, but with the primary purpose of offering shelter and softening the look of an exterior staircase.



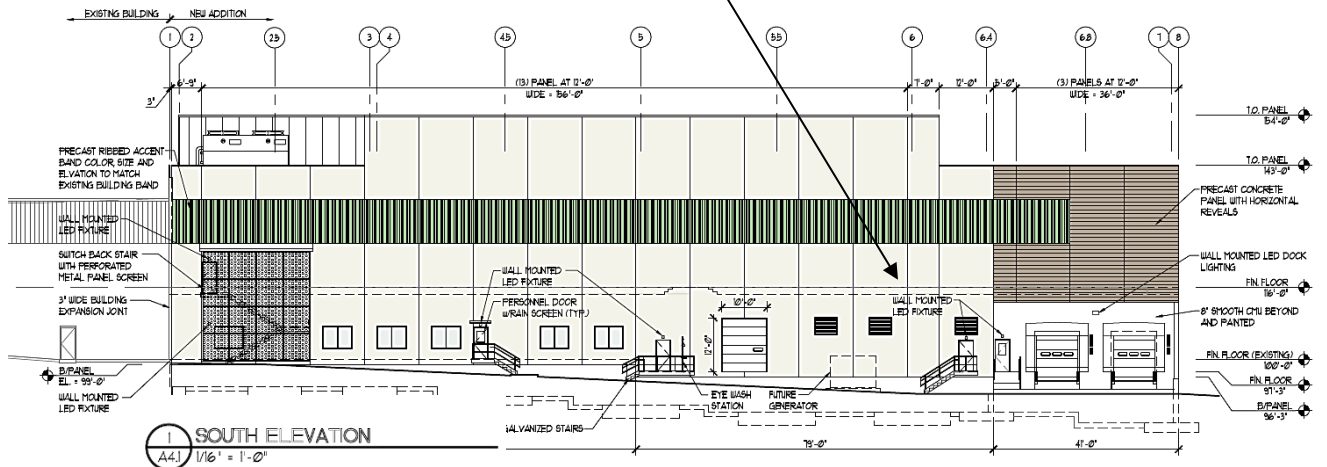
NORTHEAST CORNER



The north elevation/wall is the location of a future phase three building addition and therefore Chr Hansen is proposing a metal wall.



SOUTHEAST CORNER



Given topography of the area, and the architectural design to enclose evaporators within the building, the new building addition ranges in height from 36-ft to 58-ft above grade. The south side of the building being the tallest part.



ADDITION LOOKING EAST

1 SOUTH ELEVATION
A41 1/8" = 1'-0"

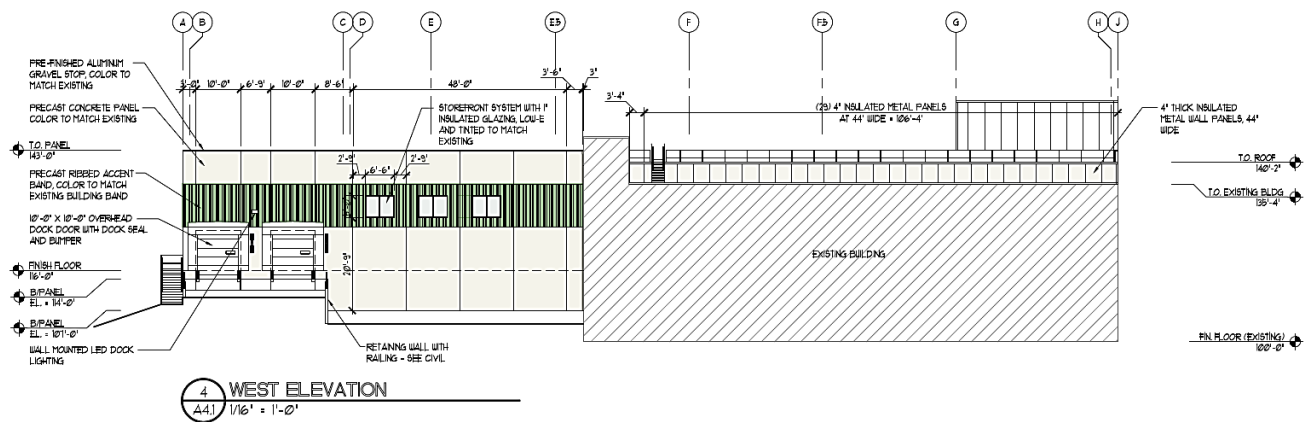


NORTHWEST TRUCK DOCK

Roof top units will be adequately screened on the new building. On the southwest side of the addition is a condensing unit. It will only be visible from the south side as the existing building will be blocking it on the west side and upper section of the new building will be blocking it on the north and east side.

The other units on the roof are going to be (2) HVAC units, (3) dehumidification units, and some misc. exhaust fans. The precast panels and IMP will be sticking 42" above the roof line on the north, east, and south elevation and should help screen a majority of this equipment.

A truck dock is proposed on a small west-facing side of the new addition. The new building addition will take the place of a section of sound wall. The existing sound wall on the north side of the area will remain. A 3-ft portion of the soundwall base will be covered as part of the grading for the bio-retention basin.



Landscaping

The existing landscaping east of the new building will be removed as part of the construction but will be replaced as part of the project. Staff is seeking City Forestry review on the landscaping plan at this time and has included a recommendation to this end.

Of note, Chr. Hansen has done a nice job ensuring their property is well maintained and landscaped over the years and different phases of development.

Storm water Management

A storm water management plan has been submitted for review. A new bio-filtration basin is proposed on the north yard area. There is also an existing underground retention system that was added previously on the northwest side of the site under the newer parking areas. Storm water plans are reviewed by AECOM for compliance with MMSD (Milwaukee Metro Sewerage District) regulations.

The development project consists of the construction of an approximate 40,250-sf expansion building. The building expansion will be supplemented with site infrastructure including drives, sidewalk, retaining walls, utilities, and storm water detention systems to meet the storm water requirements for the project. The project will disturb approximately 2.98 acres of land. Under the developed conditions, storm water from the development area will be conveyed by proposed storm sewer to proposed storm water biofiltration basins. The proposed biofiltration basin was also sized with foresight that another expansion building will be built to the north of the proposed expansion in the future. Both expansions will be routed to biofiltration basin. The stormwater system is designed to meet the

designed run off release determined by the effective disturbed area. It is also designed for total suspended solids (TSS) removal of these flows prior to being discharged.

Off-street Parking

A new parking lot was developed leading up to the last phase of expansion and is located near 92nd Street. Existing parking = 299 stalls (9 ADA). Employee, visitor and all trucking trips will continue to use S. 92 St. to access the CHR Hansen site.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for CHR Hansen, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) landscaping plan revisions per City Forestry recommendation. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
3. A surety bond or other form of security as required under Sec. 19.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.


(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	