



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 26, 2020
6:00 PM**

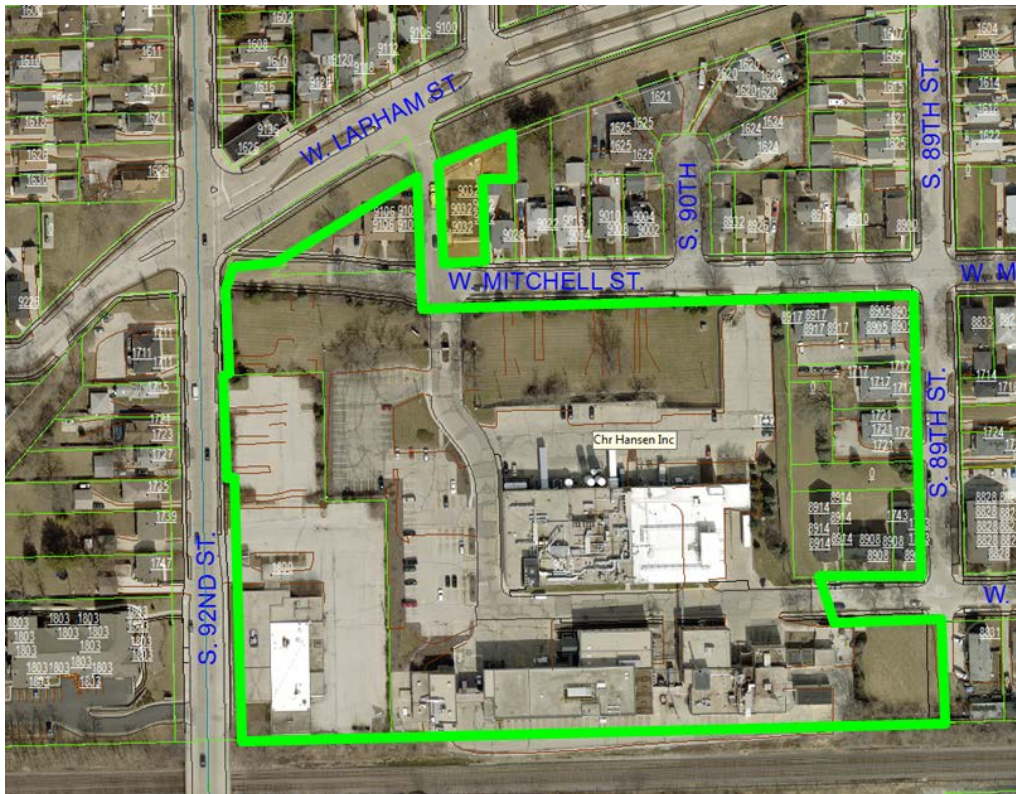
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 4. Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, located at 9015 W. Maple St. and 1800 S 92 St., submitted by Thomas Rasmussen on behalf of CHR Hansen. (Tax Key No. 451-1006-000 and 451-1002-000).**

Overview and Zoning

Chr Hansen operates its existing US headquarters at 9015 West Maple Street in the City of West Allis, Wisconsin. 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.

In early 2018, the company approached the City to discuss a phased plan for expansion and for job creation in West Allis. Later that same year Chr Hansen acquired necessary surrounding properties, obtained City approvals into 2019 to demolish, rezone and consolidate lands via CSM.



Proposed Phase One Project Development

Plan Commission’s role will include Site, Landscaping and Architectural design review consideration of the first phase of development consisting of a 19,300-sf building addition, new parking areas and underground storm water management infrastructure on the west side of the existing CHR Hansen production facility. The new addition’s 2 loading docks would receive 7-10 trucks per day.

Schedule/Phase one - The expected start date is April 2020 with substantial completion on June of 2021. The estimated cost of development is about \$14 million.

Zoning - The property is zoned M-1, Manufacturing and the existing bio-science company is a conforming use within the zoning district.

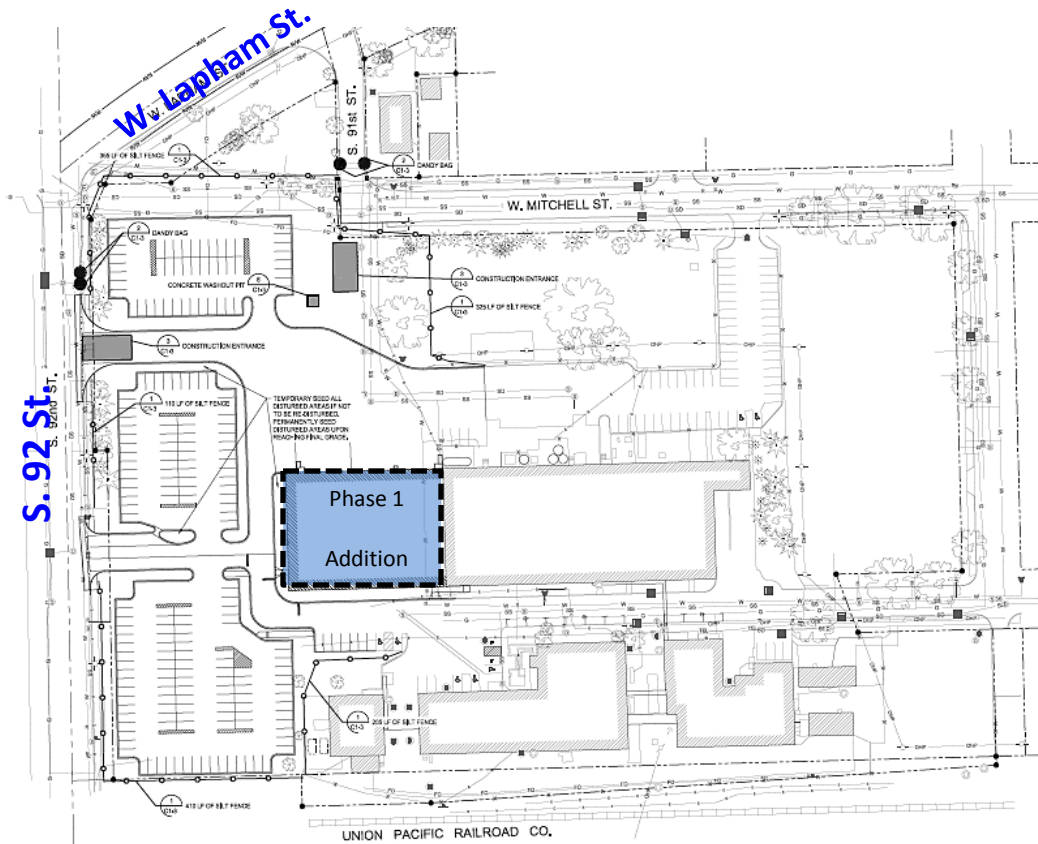
Employment - The existing facility employs approximately 281 people. Upon completion of phase one an additional 30 employees are possible.

Hours of operation – The facility operates 3 shifts daily. Hours of operation will remain unchanged.

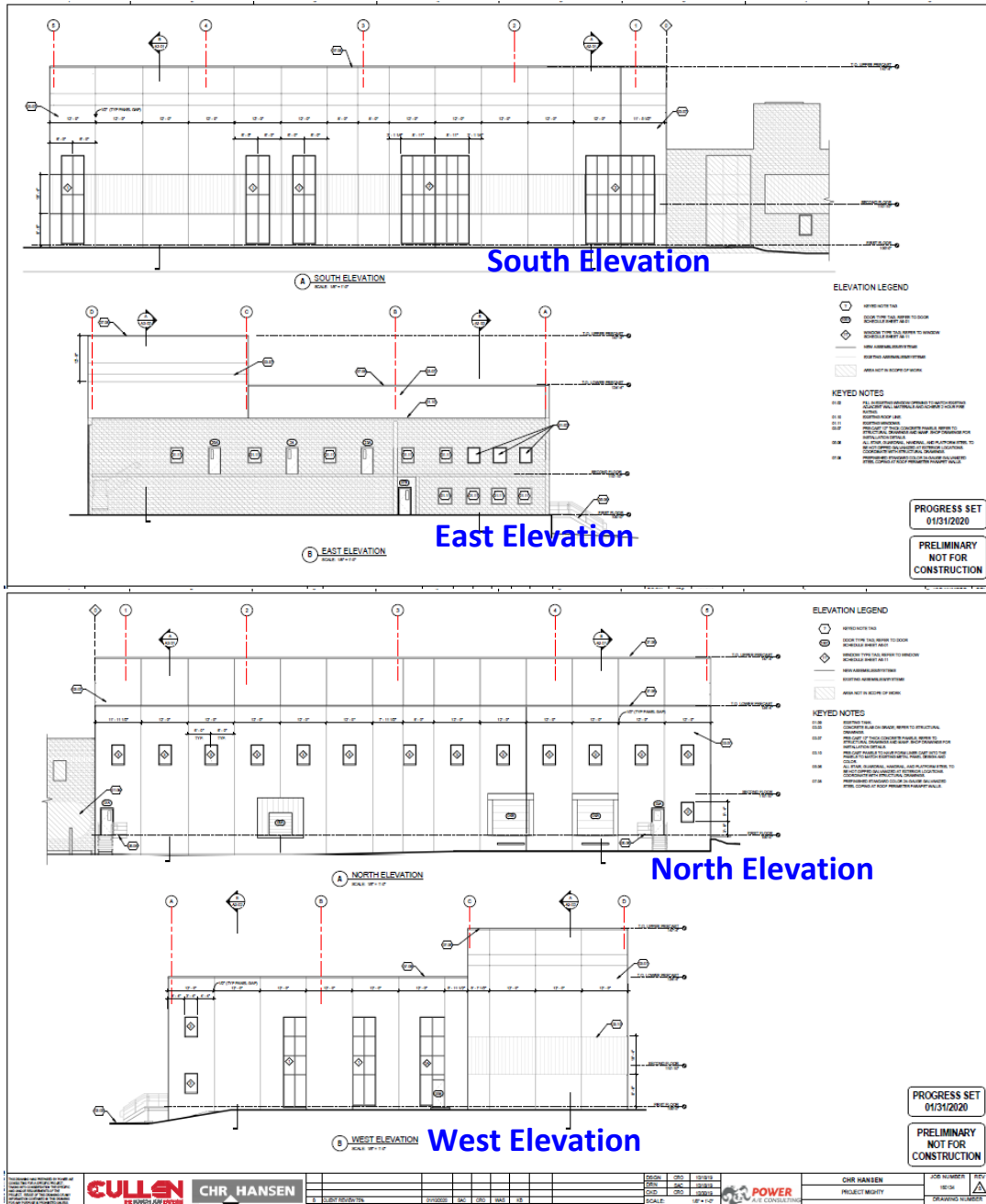
Phase Two - A future phase of building expansion and job growth is also expected to commence in following completion of Phase one, and would include an approximate 45,000-sf building addition off the existing northeast side of the plant. The future phase would also require CHR Hansen to return to the Planning Commission approval prior to obtaining a building permit.

Site, Landscaping and Architectural Plans

As noted above, the new 19,300-sf building addition will be located on the west side of



the freezer/production building. The north elevation of the new addition will include two new loading docks as well as access to a new exterior trash compactor. An employee ramp to an entrance at the southwest corner of the existing facility will be modified to comply with current ADA guidelines.



Architectural Plans

Exterior materials for the new addition will include pre-cast 12” thick concrete panels. The new addition will include window openings. Larger windows being located on the south and west elevations with smaller clearstory windows being shown on the north elevation. The new windows feature clear/transparent glazing.

The exterior of the building will also include an inset (form liner) for a green accent banding similar and consistent with the accent banding on the existing building.

- Staff is recommending window and color details of the exterior finishes

The new building addition ranges in height from 34-ft to 47-ft above grade. The lower portion inclusive of new indoor warehouse and loading areas and the taller section of the building inclusive of new coolers, mix tanks and a fermentation area within the building.

Off-street Parking

A new parking lot is proposed as part project area located adjacent to 92nd Street. The new parking area will add approximately 140 new parking stalls for employees and guests. Some existing stalls will be converted to be handicap accessible and some stalls will be created by painting already paved areas.

Existing buildings area (finished space): 127,400 sf

Proposed buildings area with addition: 146,700 sf

Existing parking = 159 stalls (7 ADA)

Proposed parking = 299 stalls (9 ADA)

Access updates and Traffic Study

A gated entry point at S. 91 St. and W. Mitchell St. provides currently provides the main ingress/egress point to the site. With the planned phase one expansion, this entry will be closed and the new main access to the site will be relocated to utilize the approximate locations of existing driveways along S. 92 St. (formerly used for access to Knights of Columbus).

The majority of employee, visitor and all trucking trips will use S. 92 St. to access the CHR Hansen site. In addition, the existing eastern driveway along Maple Street as well as the emergency access driveway along Mitchell Street, immediately east of 90th Street, are proposed to remain.

All driveways are proposed as full access driveways.

Pedestrian sidewalks are currently located along both sides of all public streets within the study area and will remain. While no on-street or off-street bicycle facilities are provided, Milwaukee County Transit Service route 87 provides service along 92nd Street.

The posted speed limit along 92nd Street and also along W. Lapham St. is 25 mph. According to WisDOT, the Year 2017 annual average daily traffic (AADT) volumes on 92nd Street were approximately 11,200 vehicles per day (vpd) north of Lapham Street and 6,900 vpd to the south. Lapham St. While no WisDOT AADT volumes are recorded for Lapham Street; estimated ADT volumes are about 2,800 vpd.

Chr Hansen commissioned a traffic study as performed by a private traffic engineering firm and the City Engineer has reviewed and accepted. The assumptions are based on full buildout (phase 1 and 2). The following table offers more information on trip generation and distribution.

**Exhibit 4-1
On-Site Trip Generation Table**

| Land Use | ITE Code | Proposed Size | Weekday Daily | AM Peak | | | PM Peak | | |
|------------------|----------|---------------|---------------|--------------|-------------|------------|-------------|--------------|------------|
| | | | | In | Out | Total | In | Out | Total |
| Light Industrial | 110 | 246 Employees | 580 FCE | 110 (83%) | 20 (17%) | 130 FCE | 30 (22%) | 100 (78%) | 130 FCE |
| New Trips | | | 580 | 110 | 20 | 130 | 30 | 100 | 130 |

Staff, Current: 270 employees; first shift 180 employees, second shift 45 employees, third shift 45 employees
 Staff, Expansion: First shift 66 employees, second shift 17 employees, third shift 17 employees

TRIP DISTRIBUTION

| | | | | | | | |
|-----------------------|-------------|------------|-----------|------------|-----------|------------|------------|
| North on 92nd Street | 35% | 35 | 5 | 40 | 10 | 35 | 45 |
| South on 92nd Street | 35% | 40 | 10 | 50 | 10 | 35 | 45 |
| East on Lapham Street | 30% | 35 | 5 | 40 | 10 | 30 | 40 |
| | 100% | 110 | 20 | 130 | 30 | 100 | 130 |

On-site Trip Generation (Table 4-1 explained):

Full build-out, the proposed expansion is expected to generate approximately 130 new trips during a typical weekday morning peak hour (110 in/20 out) and 130 new trips during a typical weekday evening peak hour (30 in/100 out).

On a typical weekday (24-hour period), the proposed expansion is expected to generate approximately 580 new trips (290 in/290 out) under full build conditions.

Mode Split:

Pedestrian and bicycle users may access the proposed development area. However, the volume of pedestrian and bicycle traffic to/from the site is expected to be a small portion of total trips to/from the area. Trips to/from the site were assumed in the traffic study to be made by motorized vehicles.

- Staff is recommending that Chr Hansen incorporate bicycle accommodations such as bike racks on their site or within the building for employees.



NORTH DW - WESTBOUND TO NORTHBOUND RIGHT-TURN
 Looking left at oncoming traffic on NB 92nd Street

Desired ISD distances at 30 mph Design Speed:
 Passenger Car: 375 feet
 Single-unit Truck: 475 feet
 WB Truck: 575 feet (minimum = 495')



SOUTH DW - WESTBOUND TO NORTHBOUND RIGHT-TURN
 Looking left at oncoming traffic on NB 92nd Street

Desired ISD distances at 30 mph Design Speed:
 Passenger Car: 375 feet (minimum = 310')
 Single-unit Truck: 475 feet (minimum = 405')
 WB Truck: 575 feet (minimum = 495')

Based on the intersection analyses conducted in the traffic study, the following modifications are recommended to accommodate the proposed expansion. These

modifications are recommendations for consideration and the City of West Allis reserves the right to determine alternative solutions.

92nd Street & Mitchell Street/Lapham Street

No modifications are recommended at this intersection

Traffic signals are not expected to be warranted at this intersection under either existing or full build conditions.

With the proposed changes to the traffic patterns due to the relocation of the main driveway to the proposed facility from the current driveway location near 91st Street to the new driveways along 92nd Street, the new traffic patterns are expected to allow the Mitchell Street/Lapham Street intersection with 92nd Street to operate slightly better than it currently operates.

92nd Street & North Driveway

Provide a stop sign controlled full access driveway with a single exit lane on the east approach at the location as shown on the site plan.

Based on the analysis completed as part of the traffic study, intersection sight distance requirements are met for the proposed north driveway onto 92nd Street for all vehicles, but the sight distance requirements for the south driveway are only met for passenger vehicles.

- Signage restricting trucking from the south driveway should be installed within the site and additional signage directing truck traffic to the north driveway.

92nd Street & South Driveway

Provide a stop sign controlled full access driveway with a two lanes (a dedicated left-turn lane and a dedicated right-turn lane) on the east approach at the location as shown on the site plan.

Provide signage within the site restricting truck traffic from entering or exiting at this driveway location.

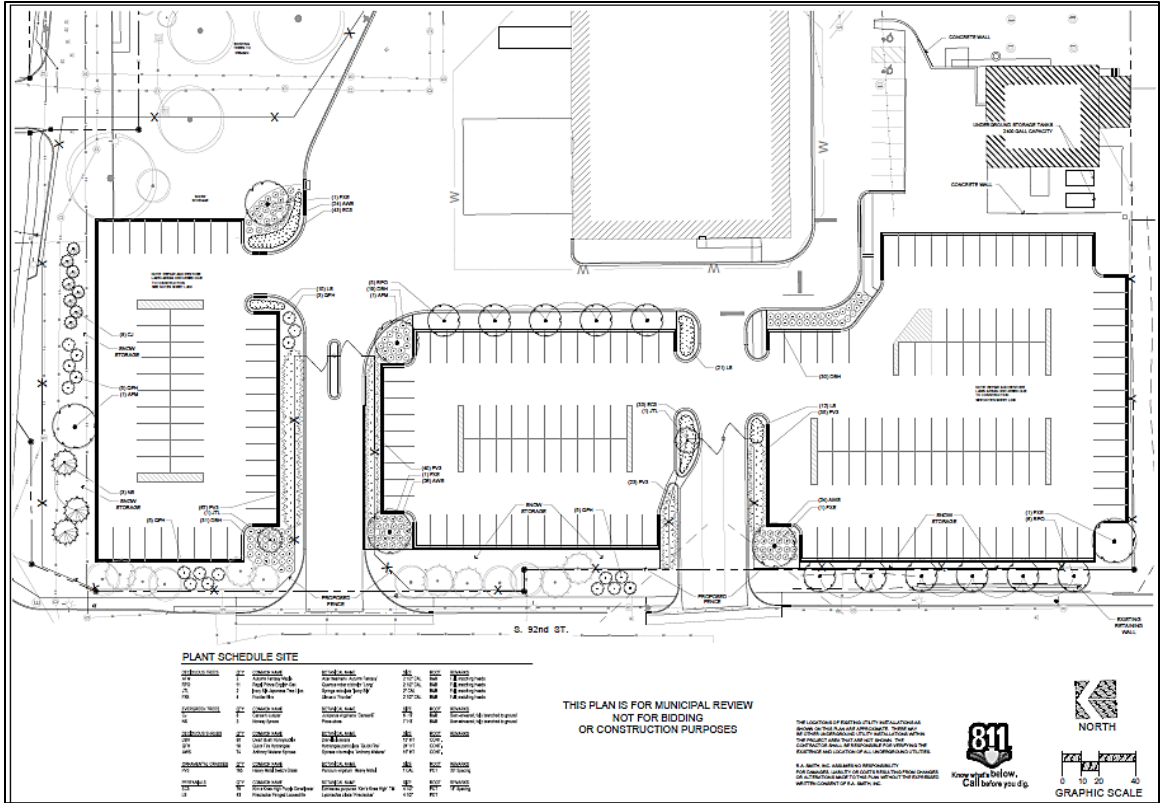
92nd Street & Apartment Driveway (west side of S. 92 St)

No modifications are recommended at this intersection.

Although not required to allow the development driveways to operate acceptably, consider a parking prohibition on the west side of 92nd Street, 100-feet north of and 100-feet south of the south development driveway on weekdays from 6:00am to 8:00am and from 4:00pm to 6:00pm. The parking restriction is recommended for the safe and efficient flow of southbound traffic along 92nd Street at the proposed south driveway to allow through vehicles to by-pass the left-turning vehicles into the driveway on the east side of 92nd Street.

Landscaping/fencing

New/updated off-street parking areas are planned between S. 92 St. and the new addition. The parking lots will feature new landscaping islands, continuation of perimeter landscaping areas, gated/secure entry (off-set for vehicle stacking) and new ornamental fencing being continued around the remainder of the site.



- Additional landscaping is recommended on the north end of the site on each side of S. 91 St. near W. Mitchell St. near the current entrance.

Storm water Management

A storm water management plan has been submitted for review. New underground retention system is being added on the northwest side of the site under the parking area to accommodate surface run-off for the added impervious area. Storm water plans are reviewed by AECOM for compliance with MMSD (Milwaukee Metro Sewerage District) regulations.

Overall total Site Area 11.43 Acre
 Existing Impervious 6.63 Acre

Proposed Additional Impervious 0.43 Acre
 Final Impervious (post construction) 7.06 Acre (62%)

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, located at 9015 W. Maple St. and 1800 S 92 St., submitted by Thomas Rasmussen on behalf of CHR Hansen. (Tax Key No. 451-1006-000 and 451-1002-000).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) window and color details of the exterior finishes; (b) site plan confirming traffic study signage recommendations relative to north and south driveways; (c) revised landscaping plan to include and reference the north end of the property and additional landscaping and tree infill on lands on the either side of S. 91 St. and near the current gated entry to the site; (d) exterior lighting plan details (parking lot and building) if applicable; (e) bicycle rack accommodations being indicated on plan. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
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. 12.13(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 414-302-8460.
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. Signage plans being provided for staff review and approval.
6. 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.