



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2019
6:00 PM**

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

- 5. Certified Survey Map to consolidate parcels located at 9015 W. Maple St. (451-1006-000), 1800 S. 92 St. (451-1002-000), 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000), 8914 W. Maple St. (451-0407-001), submitted by Thomas Rasmussen on behalf of CHR Hansen, Inc. property owner**

Overview & 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, 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.

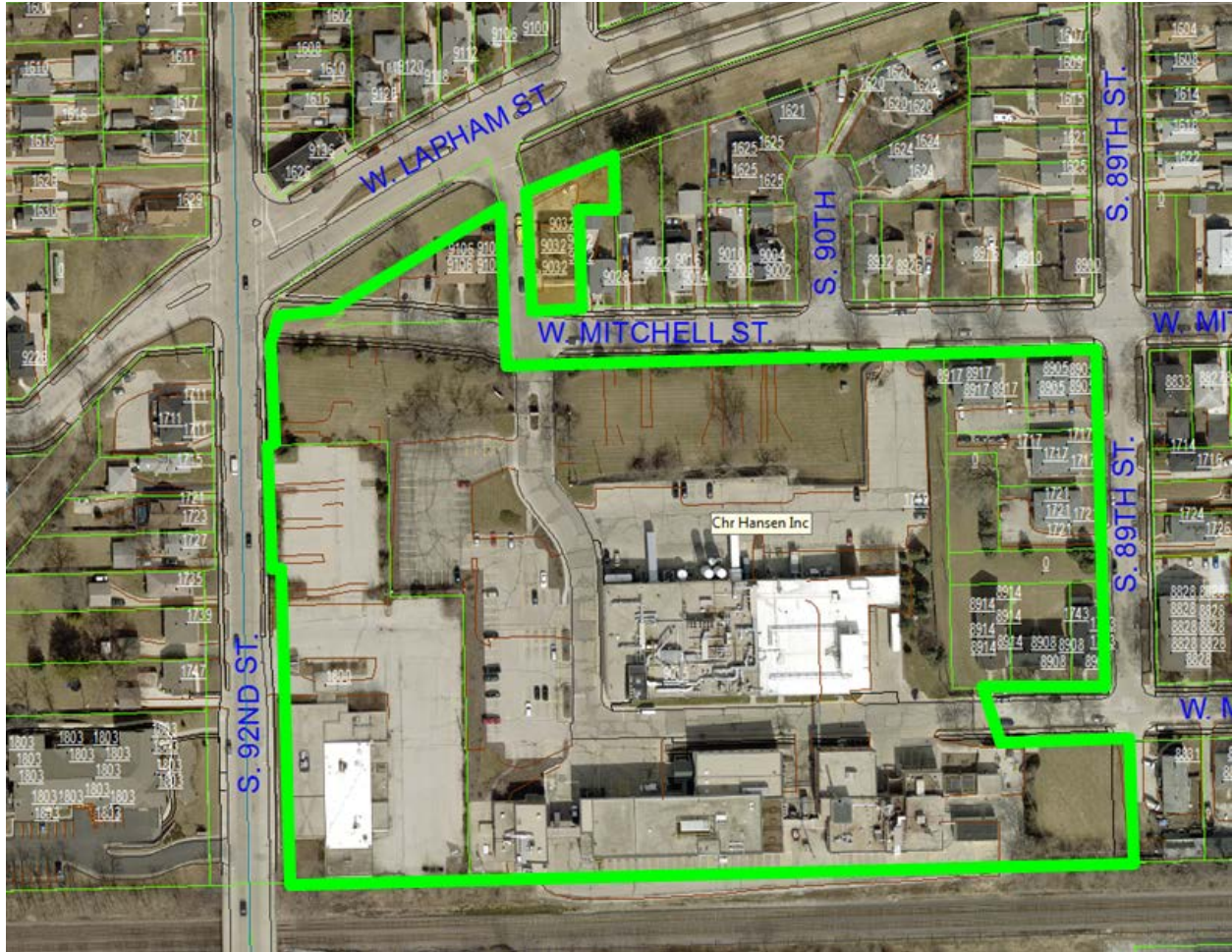
Chr Hansen operates its existing US headquarters at 9015 West Maple Street in the City of West Allis, Wisconsin. Chr Hansen recently acquired 12 parcels of adjacent land, as more particularly from T&G Properties, L.L.C. and the Knights of Columbus. Chr Hansen received approval from the Plan Commission in October of 2018 and September of 2019 to demolish the vacated residential buildings and Knights of Columbus respectively. All properties are zoned manufacturing.

Certified Survey Map

A Certified Survey Map (CSM) has been submitted with the intent to consolidate 12 of 13 properties owned by Chr Hansen, excepting the parcel located at 9032 W. Mitchell St. (separated by S. 91 St.) Chr Hansen owns all of the properties noted in the agenda item above and represented within the aerial view below. The existing parcel lines are also provided for reference.

The Certified Survey Map will consolidate properties into a consolidated lot of record and also be necessary to develop the site for future expansion. Future building additions will come back to Plan Commission in the future for design review.

Future consideration of vacating part small segment of S. 91 St. (south of W. Lapham St.) and part of W. Maple St. (west of S. 89 St.) may be considered at future date and would also require Plan Commission and Council consideration.



Recommendation: Recommend Common Council approval of the Certified Survey Map to consolidate parcels located at 9015 W. Maple St. (451-1006-000), 1800 S. 92 St. (451-1002-000), 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000), 8914 W. Maple St. (451-0407-001), submitted by Thomas Rasmussen on behalf of CHR Hansen, Inc. property owner.