



# City of West Allis

## Legislation Text

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**File #:** R-2008-0229, **Version:** 1

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Resolution approving a Planned Development Agreement amendment pursuant to Sec. 12.60 of the Revised Municipal Code by and between the City of West Allis and Chr. Hansen for various building and demolition improvements to the existing Chr. Hansen campus, located at 9015 W. Maple St. (Tax Key No. 451-1006-000)

WHEREAS, a Planned Development Agreement was adopted under Resolution No. R-2008-0131 on May 20, 2008 for a warehouse/loading dock building addition to Chr. Hansen campus located at 9015 W. Maple St.; and,

WHEREAS, CHR. Hansen, Inc., with principal offices at 9015 W. Maple St., West Allis, WI 53214, has submitted an application for various building and demolition improvements to the existing Chr. Hansen campus located at 9015 W. Maple St. requiring an amendment of the existing Planned Development District - Commercial/Industrial PDD-2 Zoning boundaries pursuant to Section 12.61 of the West Allis Revised Municipal Code for certain lands depicted and described as:

Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of said Section 4; thence North  $01^{\circ}05'59''$  West along the West line of said  $\frac{1}{4}$  Section 98.47 feet to a point on the North line of the Union Pacific Railroad; thence North  $88^{\circ}29'38''$  East along said North line 234.00 feet to the point of beginning of the lands to be described; thence North  $01^{\circ}05'59''$  West 303.99 feet to a point; thence South  $88^{\circ}14'42''$  West 77.00 feet to a point; thence North  $01^{\circ}05'59''$  West 164.37 feet to a point; thence South  $88^{\circ}54'01''$  West 126.99 feet to a point on the East line of South 92<sup>nd</sup> Street; thence North  $01^{\circ}05'59''$  West along said East line 103.27 feet to a point on the South line of vacated West Mitchell Street; thence North  $21^{\circ}48'27''$  East along the West line of said vacated West Mitchell Street 38.59 feet to a point on the North line of Cornwall Street (now West Mitchell Street) extended as shown on Conrad's West Allis Gardens; thence North  $88^{\circ}41'36''$  East along said North line 67.35 feet to a point on the West line of Lot 2, Block 5 in said Conrad's West Allis Gardens; thence Southwesterly 22.84 feet along said West line and arc of a curve, whose center lies to the Southeast, whose radius is 1417.00 feet, and whose chord bears South  $54^{\circ}05'20''$  West 22.84 feet to a point on the South line of Conrad's West Allis Gardens; thence North  $88^{\circ}15'54''$  East along said South line 190.38 feet to a point, said point being the Northerly extension of the West right of way line of vacated South 91<sup>st</sup> Street; thence South  $01^{\circ}05'59''$  East along said West line 48.45 feet to a point on the South line of West Mitchell Street; thence North  $88^{\circ}41'36''$  East along said South line 466.81 feet to a point; thence South  $01^{\circ}22'42''$  East 355.00 feet to a point; thence North  $88^{\circ}33'15''$  East 30.41 feet to a point on the North line of West Maple Street; thence South  $20^{\circ}36'48''$  East 63.52 feet to a point on the South line of West Maple Street; thence North  $88^{\circ}33'15''$  East along said South line 137.60 feet to a point marking the centerline of Vacated South 89<sup>th</sup> Street; thence South  $01^{\circ}22'42''$  East along said centerline 129.97 feet to a point on the North line of the Union Pacific Railroad; thence South  $88^{\circ}29'38''$  West along said North line 708.40 feet to the point of beginning. Containing 351,493 square feet, or 8.0692 acres

Said land being located at: 9015 W. Maple St.

Tax Key Nos.: 451-1006-000

WHEREAS, the Application was forwarded to the Plan Commission on October 22, 2008, for review and recommendation and its recommendation has been received; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on November 18, 2008 on the Application; and,

WHEREAS, the Common Council, after due consideration, finds that the proposed development as set forth in the

Application, with certain conditions, meets the standards set forth in Sections 12.61 of the West Allis Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the amended Agreement for Planned Development District - Commercial/Industrial PDD-2 by and between the City of West Allis and CHR. Hansen, Inc., a copy of which is attached and made a part hereof, be and is hereby approved and that the Mayor and City Administrative Officer-Clerk/Treasurer are hereby authorized and directed to execute and deliver said Agreement on behalf of the City, together with all such other and further instruments and documents, as may be required by said Agreement, for its full and complete implementation.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement and other documents, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Official City Zoning Map has been amended by overlay defining the existing boundaries of the Planned Development District - Commercial/Industrial PDD-2 for Chr. Hansen as adopted under Resolution No. R-2008-0131 and passed under Ordinance No. O-2008-0024.

cc: Dept. of Development  
Dept. of Building Inspections and Zoning  
Div. of Planning & Zoning

ZON-R-695-11-18-08