



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 22, 2023
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 3A. **Conditional Use Permit for Fire Cycle Fitness, a proposed Instruction/Training (16 or more persons at one time) use, at 1482 S. 84 St.**
- 3B. **Site, Landscaping, and Architectural Design Review for Fire Cycle Fitness, a proposed Instruction/Training (16 or more persons at one time) use, at 1482 S. 84 St. (Tax Key No. 452-0713-000).**

Overview and Zoning

Fire Cycle Fitness is a spin and yoga studio planning to locate in the vacant retail space of the Element 84 apartment building. Fire Cycle Fitness will be making alterations to the tenant space; no exterior changes will occur.

Hours of Operation:

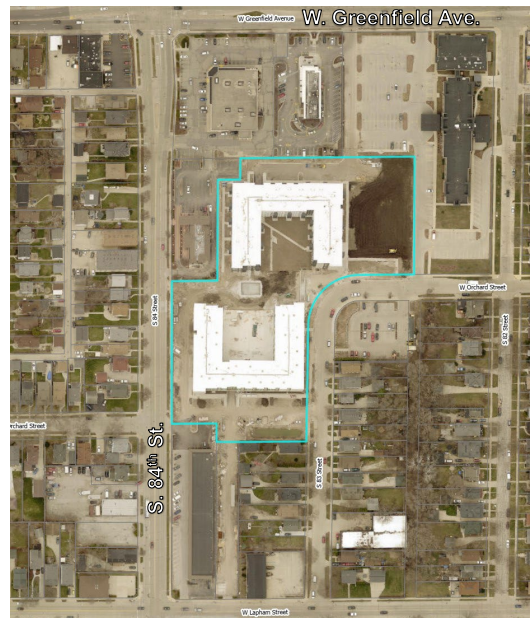
Monday – Thursday: 6am – 7pm

Friday: 7am – 5pm

Saturday: 8am – 12pm

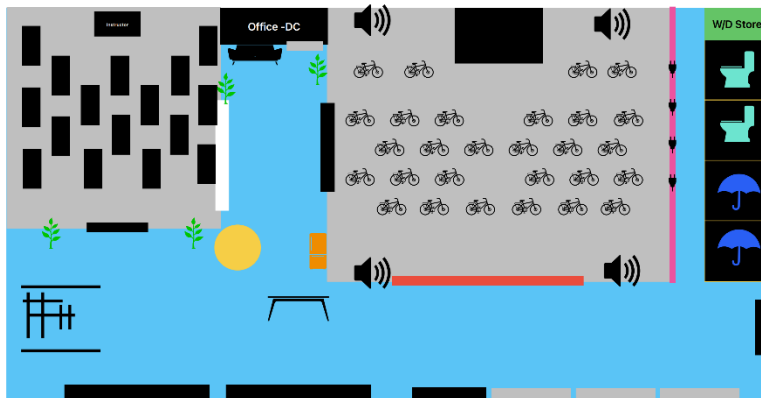
As needed for special events or private classes

1482 S. 84 St. is zoned C-3. Instruction/Training (16 or more persons at one time) is a Conditional Use in the C-3 district.



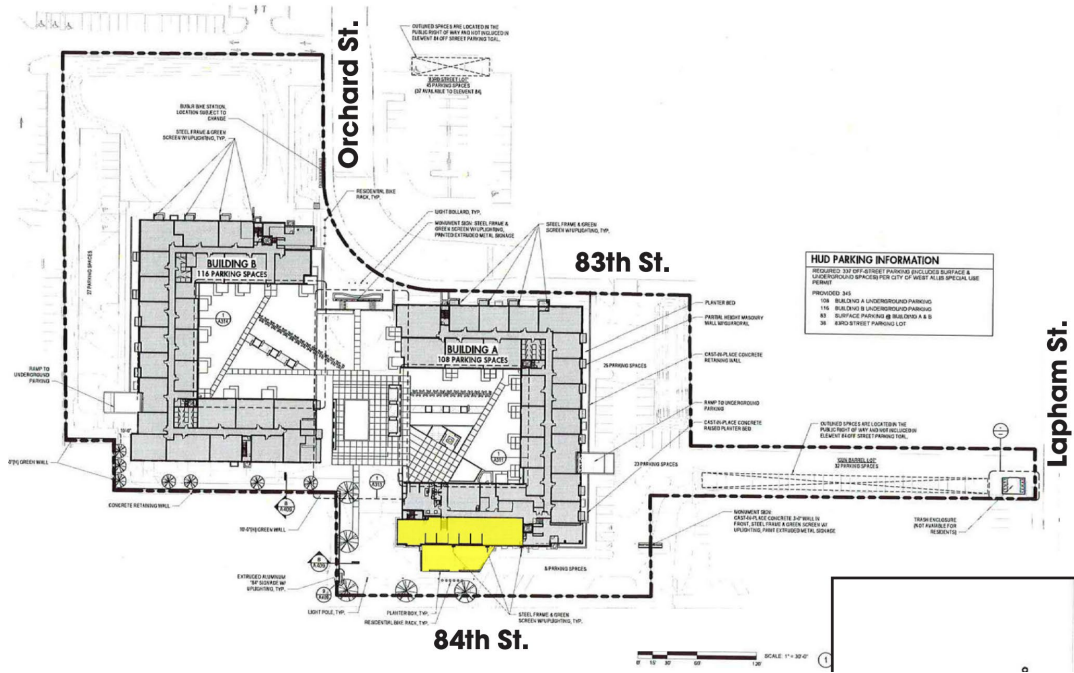
Floor Plan

The tenant space will include a studio space for exercise classes including a yoga and spin room. Other features include an office, 2 bathrooms, a storage area, reception and waiting area, and changing area. Preliminary floor plans were submitted, a detailed plan is required for building permits.



Site Plan

The proposed business will locate in the Southern building in the Western retail space facing S. 84 St. No site changes are proposed.



Design Guidelines

The project is not considered a new development or significant redevelopment. The guidelines will not be used as a reference for this project due to its limited scope and lack of exterior changes.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Fire Cycle Fitness, a proposed Instruction/Training (16 or more persons at one time) use, at 1482 S. 84 St. (Tax Key No. 452-0713-000) subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit.
2. New address assignment being requested of the Code Enforcement Department.