

**CITY OF WEST ALLIS
RESOLUTION R-2023-0147**

**RESOLUTION FOR A CONDITIONAL USE PERMIT FOR FIRE CYCLE FITNESS,
A PROPOSED INSTRUCTION/TRAINING USE, AT 1482 S. 84TH ST.**

WHEREAS, David Curtis of Fire Cycle Fitness has applied for a conditional use permit pursuant to WAMC 19.14 to establish an Instruction/Training use for 16 or more persons at one time; and

WHEREAS, after due notice, a public hearing was held by the Common Council on March 7, 2023, at 7:00 p.m., in the Common Council Chambers to consider the application; and

WHEREAS, the Common Council finds the following facts and information directly pertain to the requirements and conditions an applicant must meet to obtain this conditional use permit:

1. The applicant has offices at 634 S 104th St., West Allis, WI, 53214.
2. The applicant's company owns the subject property located at 1482 S. 84th St., West Allis, Wisconsin.
3. The applicant proposes to establish an Instruction/Training use for 16 or more persons at one time on the ground floor of the commercial tenant space, at a maximum of 3,369 square feet, at that subject property.
4. 16 or more persons at one time located in the ground floor commercial space at that subject property.
5. The subject property is zoned C-3.
6. The use of this property as an Instruction/Training (16 or more persons at one time) is a Conditional Use.
7. Adjacent properties are zoned and developed for commercial use.

NOW THEREFORE, be it resolved by the Council of the City Of West Allis, in the State of Wisconsin, that the application for a conditional use permit for the subject property is granted, subject to all of the requirements and conditions, which are reasonable, measurable, related to the purpose of the zoning code, and based on substantial evidence:

1. Duration. This conditional use permit shall expire if the approved use is discontinued for a period of 12 months
2. Transfer. This conditional use permit is transferrable to another person.
3. Renewal. This conditional use permit is not renewable if it expires.
4. Site, Landscaping, Screening and Architectural Plans. The permittee shall maintain the property consistent with the Site, Landscaping, and Architectural Plans approved by the West Allis Plan Commission on February 22, 2023. No alterations or modification to the approved plans shall be permitted without approval by the West Allis Plan Commission.
5. Code Compliance. The property shall be maintained in compliance with all applicable federal, state, and local laws.
6. Refuse Collection. All refuse, recyclables and other waste material shall be located indoors and/or screened from view within a 4-sided enclosure or as approved by the Planning & Zoning office to match the building and removed during daytime hours only on a regular basis by a commercial waste disposal service.
7. Outdoor Lighting. All exterior lighting fixtures and/or lighting visible from public right-of-way shall be indirect and shielded in such a manner that no light splays from the property boundaries or creates a nuisance.

SECTION 1: **ADOPTION** “R-2023-0147” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2023-0147(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Ray Turner	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis