

Planning Application Form

City of West Allis □ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 □ 414/302-8401 (Fax) □ <http://www.ci.west-allis.wi.us>

Applicant or Agent for Applicant

Agent is Representing (Owner/Leasee)

Name Craig Whitehead
 Company Omro PW LLC and Campbellsport LLC
 Address 1564 West Algonquin Road
 City Hoffman Estates State IL Zip 60192
 Daytime Phone Number 847-358-4455
 E-mail Address craigwhitehead@crowngroup.com
 Fax Number 847-358-4591
 Project Name/New Company Name (If applicable) Snap Fitness
at River Bend Shopping Center

Name N/A
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____

Agent Address will be used for all official correspondence.

Property Information

Property Address 7500-7522 West Oklahoma St.
 Tax Key Number 515-0124-000
 Current Zoning C-3
 Property Owner Omro PW LLC and Campbellsport LLC
 Property Owner's Address 1564 West Algonquin Road,
Hoffman Estates, IL, 60192
 Existing Use of Property Proposed Snap Fitness space
is currently vacant and is part of Shopping Center
 Structure Size 2,639 Sq. Ft. Addition N/A
 Construction Cost Estimate: Hard \$82,507 Soft \$4,200 Total \$86,707
 Landscaping Cost Estimate N/A
 Total Project Cost Estimate: N/A
 Previous Occupant Metropolitan Graphics

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

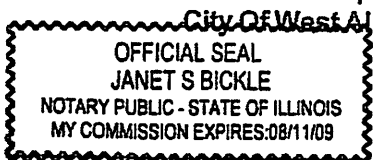
- Site Plan Floor Plans Elevations Signage Plan Legal Description Certified Survey Map
 Landscaping/Screening Plan Grading Plan Utility System Plan Other TO BE DETERMINED

Applicant or Agent Signature [Signature] Date: 11/27/07

Subscribed and sworn to me this 27th day of November, 2007

Notary Public: Janet S. Bickle
 My Commission: _____

Please make checks payable to:



Please do not write in this box

Application Accepted and Authorized by: _____

Date: _____

Meeting Date: _____

Total Fee: _____

DESCRIPTION OF PROPOSAL
SPECIAL USE PERMIT
SNAP FITNESS AT RIVER BEND SHOPPING CENTER

Omro PW LLC and Campbellsport LLC ("Owners"), both Wisconsin limited liability companies, are the Owners of River Bend Shopping Center located at 7500-7522 Oklahoma Street in West Allis, Wisconsin ("Shopping Center"). The Shopping Center is currently comprised of thirteen (13) tenants with one vacant space containing approximately 2,700 square feet. The Owners are currently seeking to lease the vacant 2,700 square foot space in the Shopping Center to Reagan Investments, LLC, d/b/a Snap Fitness ("Snap Fitness"). Snap Fitness would use the space for the operation of a twenty-four (24) hour exercise facility including the sale of fitness memberships and related items. The Property is currently zoned C-3 and the operation of a fitness facility requires a special use permit.

Snap Fitness is an operator of first class fitness centers with several hundred locations nationwide. The anticipated build out costs for the project would be approximately \$87,000. We strongly believe the operation of a Snap Fitness would not only benefit the Shopping Center but the city of West Allis as well.

Snap Fitness West Allis Statement of Operations

Hours of Operation

Snap Fitness West Allis will be a fitness center open to members 24 hours a day, 7 days a week. Entrance to the facility is through the use of a card key locking system. The center will have a full time manager on staff working 40-60 hours a week.

Staffing

Snap Fitness West Allis will be staffed by a manager who is a certified personal trainer and certified in CPR. . The manager will be responsible for accepting new members and training on the use of the equipment. The manager will also be responsible for the cleaning and maintenance of the center, along with any administrative duties. Manager's hours will be typical business hours, but could be adjusted based on demand, including evenings. The manager's on site hours will be posted on the front door along with contact phone numbers. There will also be one to two personal trainers at the club most evenings.

Security

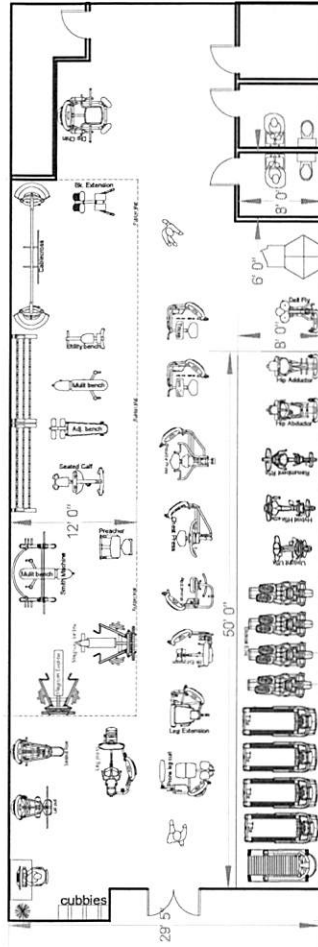
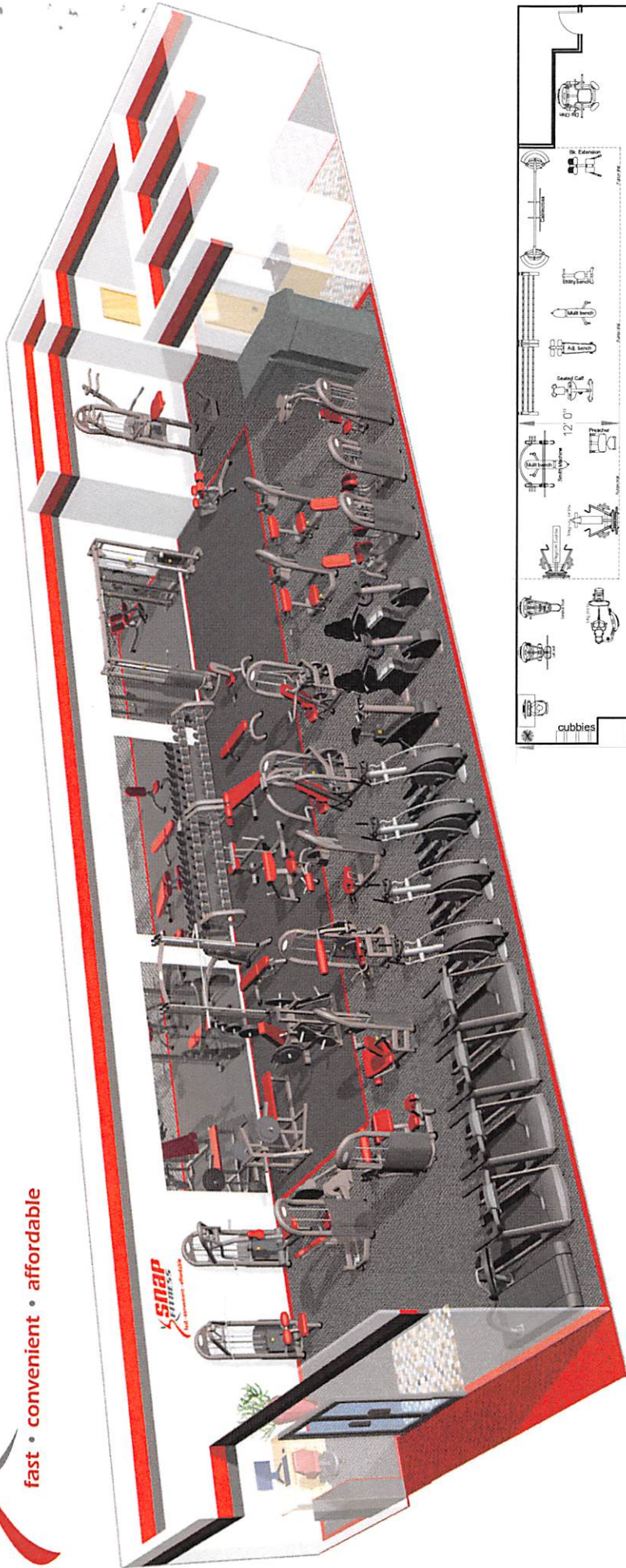
Snap Fitness West Allis will have high security standards. The entire premise will be monitored via motion sensor security cameras. The security cameras will be recorded via a digital video recorder. West Allis Police will have keys to be able to access the center in the case of emergency.

There will also be emergency push buttons located though out the facility. Also located near the entrance door will be security necklaces available to members. In the case of an emergency, the member will be able to activate the necklace and police and/or medical will be summoned by a security monitoring company. A telephone will also be available.



fast • convenient • affordable

West Allis • WI



EQUIPMENT LIST

Treadmills require a dedicated 20 amp circuit that is a non-looped ground and connect to NEMA 5-20R outlets.
 Ellipticals and Bikes require 110V outlets.
 Ascenders require a 20 amp non-looped ground circuit and connect to 120 NEMA 5-15R outlets.
 12" red carpet border with 4" red carpet base perimeter of club
 Rubber Mat 50' x 12'

- Matrix T3xl Treadmill (4)
- Woodway treadmill
- Matrix E5xc Elliptical (4)
- Matrix R5x Recumbent Bike
- Matrix H5x Hybrid bike (R5x in place)
- Matrix U5x Upright bike
- Chest Press
- Shoulder Press
- Lat Pull down
- Arm Curl
- Tricep extender

- Abdominal
- Back extension
- Leg Extension
- Prone leg curl
- Hip Abductor
- Hip Adductor
- Preacher Curl Bench
- Back Extender Bench
- Smith Machine
- Multi-Adjustable Bench (2)

- Adjustable Decline Bench
- Seated calf
- Utility Bench
- 10 pair Dumbbell Rack (2)
- Cable Crossover
- Magnum Incline press
- Magnum Supine press



Strong. Smart. Beautiful.

THIS FLOOR PLAN IS PROVIDED FOR **GENERAL VISUAL REFERENCE ONLY**. MATRIX FITNESS SYSTEMS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOOR PLAN COMPLIES WITH ANY APPLICABLE LAW, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT. IT IS THE OWNERS SOLE RESPONSIBILITY TO INSURE THAT THE PLACEMENT OF EQUIPMENT, FURNITURE OR ASSOCIATED ITEMS IS SAFE AND COMPLIES WITH ALL APPLICABLE LAWS, RULES REGULATIONS AND STANDARDS, AND MATRIX FITNESS SYSTEMS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2008-0029

Final Action:

Sponsor(s): Safety & Development Committee

FEB 05 2008

Resolution relative to determination of Special Use Permit for Snap Fitness, a proposed fitness center to be located within the River Bend Shopping Center at 7512 W. Oklahoma Ave. (Tax Key No. 515-0124-000).

WHEREAS, Craig Whitehead of Omro PW, LLC and Campbellsport, LLC (applied on behalf of Snap Fitness), duly filed with the City Administrative Officer- Clerk/Treasurer an application for a special use permit, pursuant to Sec. 12.42(2) and Sec. 12.16 of the Revised Municipal Code, to establish a fitness center within a portion of the River Bend Shopping Center; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on February 5, 2008, at 7:00 p.m., in the Common Council Chamber to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Craig Whitehead of Omro PW, LLC and Campbellsport, LLC owns the property and will lease an approximate 3,000 square foot portion to Jim Piwowarczyk d/b/a Snap Fitness.
2. The applicant, Omro PW, LLC and Campbellsport, LLC owns the property and will lease a portion to Snap Fitness located at 7512 W. Oklahoma Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southwest $\frac{1}{4}$ of Section 10, Township 6 North, Range 21 East and Southeast $\frac{1}{4}$ of Section 34, Township 7 North, Range 21 East City of West Allis, Milwaukee County, Wisconsin, described as follows:

All of the Block 3 of Honey Creek Parkway Estates and adjoining vacated public service street on the south side of said Block 3.

Tax Key No. 515-0124-000

Said land being located at 7500-52 W. Oklahoma Ave.

3. The applicant is proposing to establish a fitness center in a portion of the River Bend Shopping Center.

4. Hours of Operation. The hours of operation will be 24 hours a day, seven days a week. The center will be accessed via a card key locking system.
5. Off-Street Parking. Eighteen (18) parking stalls are required for the proposed fitness center and a total of one hundred ninety-eight (198) parking spaces are required for the River Bend Shopping Center. A total of one hundred eighty-two (182) parking spaces are provided on site.
6. Litter. Employees shall inspect the area and immediate vicinity and pick up litter on a daily basis.
7. Window Signage. Any building window signage shall not exceed twenty (20) percent of each window's area. Any existing signage on site shall be removed.
8. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
9. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged (if any), abutting sidewalk.
10. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.
 - B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;
 - C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;
 - D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.
11. Miscellaneous.
 - A. Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with



CITY CLERK/TREASURER'S OFFICE
414/302-8200 or 414/302-8207 (Fax)
www.ci.west-allis.wi.us
Paul M. Ziehler
City Admin. Officer, Clerk/Treasurer
Monica Schultz
Assistant City Clerk
Rosemary West
Treasurer's Office Supervisor

February 11, 2008

Omro PW LLC & Campbellsport LLC.
Craig Whitehead
1564 W. Algonguin Rd.
Hoffman Estates, IL 60192

Dear Mr. Whitehead:

On February 5, 2008 the Common Council approved a Resolution relative to determination of Special Use Permit for Snap Fitness, a proposed fitness center to be located within the River Bend Shopping Center at 7512 W. Oklahoma Ave.

A copy of Resolution No. R-2008-0029 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee