



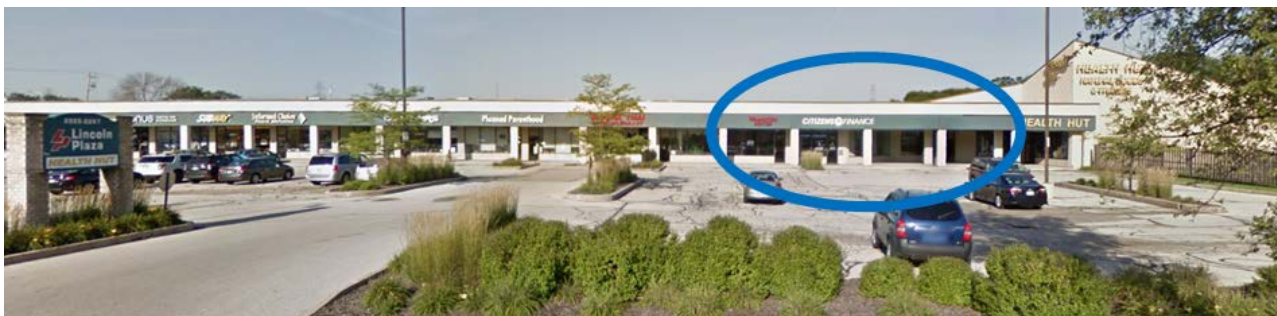
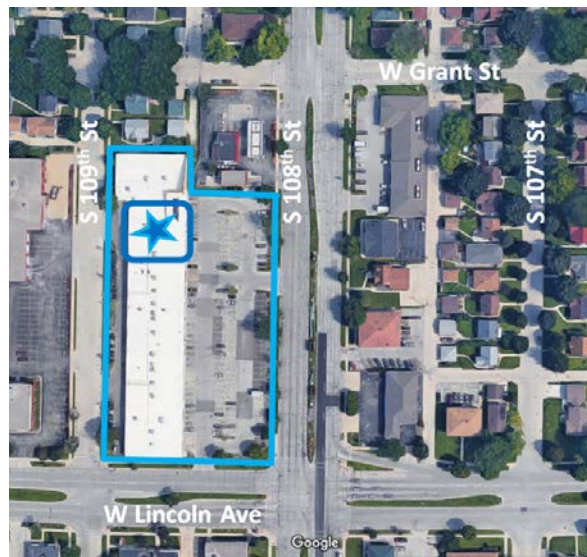
**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, July 24, 2019  
6:00 PM**

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

3. **Application for a Special Use Permit for Anytime Fitness, a proposed health club, to be located at 2227, 2229, and 2235 S 108 St.**

**Overview & Zoning**

Lawrence Lupton, d/b/a Lupton Consulting, LLC, has submitted an application to combine three tenant spaces (2227, 2229, and 2235 S. 108<sup>th</sup> St.) within Lincoln Plaza for a proposed Anytime Fitness, a 24-hour gym/health club facility.



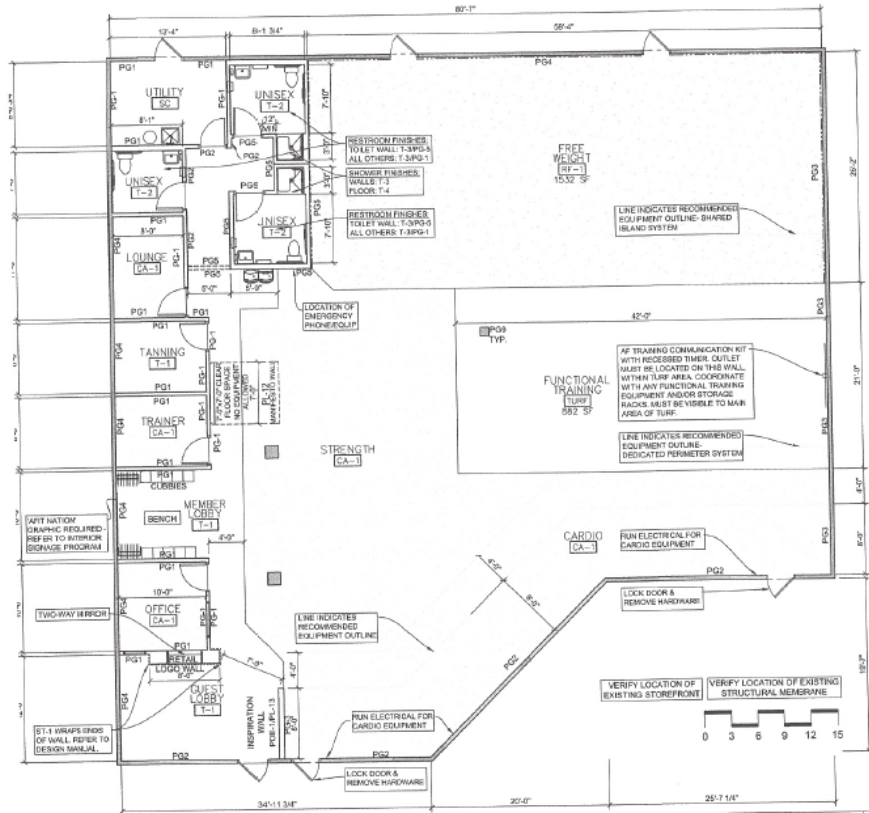
The property is currently zoned C-4 Regional Commercial District. Athletic/health clubs are considered a Special Use in the C-4 district and require a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for August 6, 2019.

**Proposed Operations**

Anytime Fitness is a 24-hour health facility, which has over 4,000 locations worldwide. The applicant anticipates 600 to 800 members, with an average of 10-15 members on site per hour. Peak hours are typically 6am-9am and 4pm-9pm.

## Interior Building Plans

The applicant is proposing interior alterations, including the creation of an open concept for free weights, strength equipment, and cardio equipment areas. The facility will also include a guest lobby, office space, a trainer room, a tanning room, and a lounge area. Additionally, 3 unisex restrooms are proposed, two of which will include a shower. The overall tenant space is 5,780 sq. ft.



## Site and Landscape Plan

The property is currently operating under an approved site and landscape plan. At this time, the property is being maintained according to the plans. There are no major issues with the site that would require the resubmittal of or updating to existing plans. Therefore, approval of updated Site, Landscape, and Architectural Plans are not being considered as part of this request.

The existing parking lot has 143 parking stalls, which is more than the 131 stalls required by Code. A parking lot of this size is required to have 5 accessible parking stalls. Lincoln Plaza currently provides 6 accessible parking stalls, 2 of which are in close proximity to the proposed location of Anytime Fitness.

**Recommendation:** Recommend approval of the Application for Special Use Permit for Anytime Fitness, a proposed health club, to be located at 2227, 2229, and 2235 S 108 St.