



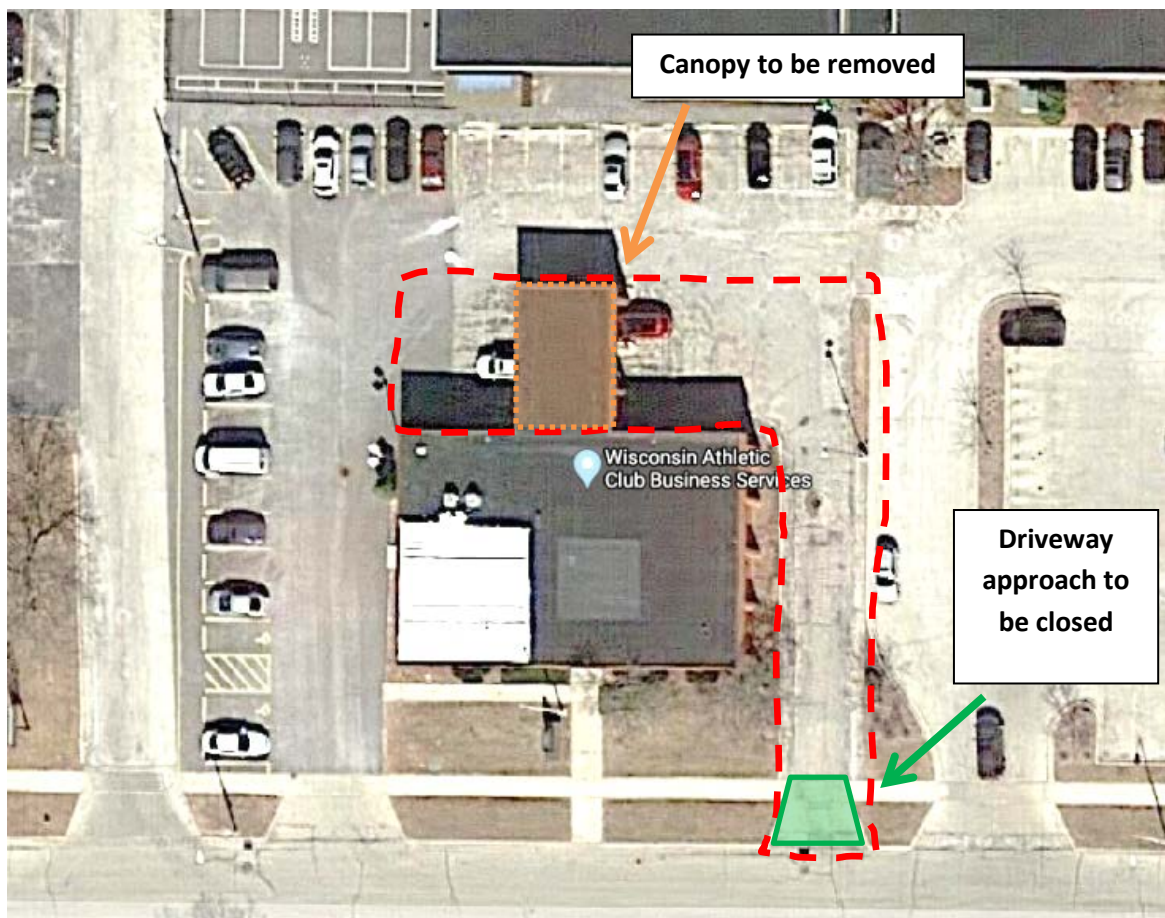
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2020
6:00 PM

COMMON COUNCIL CHAMBERS – CITY HALL – 7525 W. GREENFIELD AVE.

5. **Site, Landscaping and Architectural Plans for the Wisconsin Athletic Club, an existing fitness facility, located at 1939 S. 108 St., submitted by Chad Kemnitz, d/b/a Wisconsin Athletic Club (Tax Key No. 481-9997-014)**

Overview & Zoning

The property is zoned C-3, Community Commercial District and the Wisconsin Athletic Club (WAC) occupies the site in accordance with the zoning ordinance.



The WAC Corporate office is located in an old bank building at 1939 S. 108 St. The building owners would like to remove the auto teller canopy that came with the building as well as the driveway and street approach. Concrete curb, sidewalk, and landscaping will be installed in its place which will also allow for more parking. Existing pavement will be repaved.

Total estimated cost of project: \$40,000

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for the Wisconsin Athletic Club, an existing fitness facility, located at 1939 S. 108 St., submitted by Chad Kemnitz, d/b/a Wisconsin Athletic Club (Tax Key No. 481-9997-014), subject to the following conditions:

(Items 1-2 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closures, site and landscaping improvements being executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at (414) 302-8460 with any questions.
2. Driveway permit being applied for (driveway closure) with the City Engineering Department. Contact Greg Bartelme at (414)302-8367.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.