



CITY OF WAUKESHA

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3700 fax: 262.524.3899
 www.waukesha-wi.gov

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| Committee: Plan Commission | Date: 9/22/2021 |
| Item Number: PC21-0098 | Date: 9/22/2021 |
| Submitted By: Doug Koehler, Principal Planner | City Administrator Approval: Kevin Lahner, City Administrator |
| Finance Department Review: Bridget Souffrant, Finance Director | City Attorney's Office Review: Brian Running, City Attorney |
| Subject: Redemption Fitness, 2125 S. West Ave. – Conditional Use Permit | |

Details: The applicant would like to open a gym at 2125 S. West Ave. She currently operates Redemption Fitness, a crossfit style gym on nearby on Travis Lane in a leased space. She is relocating in order to purchase the building.

The new location is a currently vacant industrial/warehouse building with an area of roughly 7,000 square feet. It has offices in the front and a large open space in the rear. The open warehouse area will be the main exercise space for the gym. One of the offices will be used as the applicant's personal office and another will be used for consultations. The other spaces will be used for storage or will remain unused. A mezzanine space above the main gym area will also be used for storage. The building has two restrooms, but the gym will not have locker rooms.

Gym hours will be Monday through Friday 5:00 AM to 8:00 PM, and 7:00 AM to 9:00 AM on Saturdays. Gym attendees participate in regularly scheduled classes of up to twelve attendees each. They are required to sign up ahead of time, and there are no exercise machines or other facilities for walk-in use. Typically no more than one class is happening at a time, but there is occasional overlap. The gym will have a maximum of four employees working per shift.

The parking lot is not striped but it has space for about 35 cars. Fitness Centers are required to provide one space per 100 feet of gross floor area, which would come to between sixty and seventy spaces. In this case, the applicant believes the gym's operations result in a much lower population of users than a more conventional gym would have, and she has requested that the Plan Commission approve an exception to the minimum parking requirement.

Options & Alternatives:



Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of a Conditional Use for Redemption Fitness at 2125 S. West Ave. with the following conditions:

- The applicant will obtain an Occupancy Permit before operating, and a Sign Permit before installing any signs.