

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 11/28/2018
Common Council Item Number: PC18-0153	Date: 11/28/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing: Total Flex Gym, 400 S. West Avenue – Conditional Use Permit	

Details:

The property at 400 S. West Avenue is zoned M-1 Manufacturing. Total Flex Gym is requesting a conditional use permit to operate a health and fitness facility at this site. The proposal is to use the 5200 sq. ft. building on site for the gym and fitness center. There is parking for up to 90 vehicles on site. Proposed hours of operation are 4am to 10pm, seven days a week. Staff feels these hours will not create a conflict with the surrounding industrial uses. A Change of Occupancy Permit must be obtained for this new use, which may result in required upgrades to the building. NO Site changes were proposed with this request. Staff suggests several conditions for this use, including striping the parking lot, update the landscaping with foundation plantings, any new signage must receive sign permits, and any site or architectural changes require review by the Plan Commission..

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the conditional use permit to operate a health and fitness facility at 400 S. West Ave. with all Engineering Dept., Fire Dept. and Water Utility comments to be addressed, as well as any other conditions the Plan Commission feels are needed.

