



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
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### COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, October 26, 2010

Committee Room #1

PRESENT: Alds. Birschel, Jay, Meaux, Nikceвич, Organ, Pantuso, Roznowski, Wilke – 8

ALSO PRESENT: W. Kappel, Public Works Dir.; N. Welch, Community Devel. Dir.

Ald. Organ as Chair called the meeting to order at 8:25 p.m.

#### Conditional Use – Anytime Fitness – 8939 W. North Avenue

Ms. Welch reported that Mr. Mathie would like to operate an Anytime Fitness studio with hours of operation of 24 hours daily. There has been a precedent set with Snap Fitness operating the same hours. The location will have supervisors from 10:00 a.m. to 7:00 p.m. and then key card access the rest of the time.

Mr. Mathie told the committee that he has other locations as well. He is a Wauwatosa resident and would like to bring a great club to the city.

Present in opposition: Ross Carter, 8924 Jackson Park Blvd.  
Joe Schmitz, 8910 Jackson Park Blvd.

The people who were there in opposition voiced concerns about noise, loitering, parking, lighting, and the number of fitness establishments in the area.

Ald. Pantuso noted that he just bought a house on Lefebber Avenue near Snap Fitness. He has observed that the people using the facility at night were doctors, nurses, and police officers many working second or third shift.

In response to the neighbors' concerns, Ms. Welch noted that this is a permitted use under the zoning, but the city reserves the right to monitor how the business is being run. She thought that safety lighting was a good idea.

Mr. Mathie commented that the peak use time is 5:00 a.m. to 8:00 a.m. and 4:00 p.m. to 7:00 p.m. with 95% of the use before midnight. The location is restricted to 49 occupants at a time. He explained that the 24 hour use is a marketing tool. He also noted that the key card access is at the front door.

Alds. Birschel and Nikceвич have observed that there have been no complaints with Snap Fitness the other 24 hour fitness club.

Moved by Ald. Nikceвич, seconded by Ald. Pantuso to recommend approval of the Conditional Use contingent upon: 1) hours of operation 24 hours daily, 2) consultation with the police department for a security plan; and 3) obtaining the necessary licenses and permits – 8

In response to a question regarding landscaping on the exterior, Mr. Mathie answered that he would do what he could to make it look good; however, he doesn't have a lot of control over the exterior.

Vote on the motion was Ayes: 8

**Memorandum of Understanding (MOU) pertaining to a pedestrian crossing over Watertown Plank Road**

Mr. Kappel reported that this project has been the subject of approximately three or four years of discussion with Ronald McDonald House. The issue they would like to address is how to get people across the street to Children's Hospital without having to deal with increased traffic on Watertown Plank Road from the Zoo Interchange project. The Department of Transportation (DOT) has come up with a proposal at their cost to build a skywalk from Ronald McDonald House to the hospital. This will be the first skywalk in the City of Wauwatosa. Mr. Kappel then distributed conceptual drawings of what the skywalk might look like.

Linda Kohler, Ronald McDonald House, 11210 W. Gilbert Avenue, noted that they have over 1,300 families that use Ronald McDonald House every year. The goal of installing a skywalk is to keep the families safe while crossing this very busy street.

Mr. Kappel commented that the city would be responsible for the maintenance of the structure. The skywalk will be over the city's right-of-way. Any future rebuilding may include some cost sharing.

Ald. Pantuso recognized the need for the structure and asked about usable life.

Mr. Brian Swenson, HNTB, 425 Branch Street, Hartford, responded that the usable life span is approximately 40 to 60 years.

A number of committee members expressed support for the project citing not only safety concerns, but that the skywalk could be a gateway to the city.

Ms. Enders noted that the structure will be open to the public as well. Mr. Kappel stressed that maintenance will be minimal.

Ms. Jay suggested that the façade could include themes that reflect the city and the Village.

Moved by Ald. Jay, seconded by Ald. Nikceovich to recommend approval of the Memorandum of Understanding to advance the project incorporating gateway to Wauwatosa aesthetics and collaboration with the engineering department --

Bob Guterrez, DOT, 15220 W. Mayflower Drive, New Berlin, told the committee that the DOT would pay for the base cost of the structure. The city may have to contribute to any extra designs.

Mr. Swenson added that the overall cost would be in the \$2 million range.

With regard to a question about setting up a trust fund for the project, Mr. Kesner explained that it could be done with one of the government entities holding the funds.

Vote on the motion was Ayes: 8

The meeting adjourned at 9:24 p.m.

Carla A. Ledesma, City Clerk  
Wauwatosa, Wisconsin

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