



Metro Property Services

124 West Summit Ann Arbor MI 48103 (734) 668-6686
Real Estate ♦ Management ♦ Maintenance

January 26, 2015

Alexis DiLeo, City Planner
301 E Huron Street
PO Box 8647
Ann Arbor MI 48107-8647

Subject: Crossfit Treetown LLC
815 Wildt Street
Ann Arbor MI 48103

Dear Ms. DiLeo,

This letter serves as authorization from Wildt Street LLC for Crossfit Treetown LLC to pursue a Special Exception Use permit for 815 Wildt Street, Ann Arbor.

Considering the varied uses allowed by the zoning ordinance, it appears that this use should not be excluded. The currently allowable uses could be much more distracting to neighbors than Crossfit's proposed use. Street parking is legal on Wildt Street and is often filled with commuters or day use downtown parking. It's no more objectionable than the last 15 years of use and less than previous uses in years past.

Wildt LLC has taken a ball bearing factory and transformed it first into art space with the Dance Gallery and now into healthful lifestyle training space and believes it to be an asset to the neighborhood and the City of Ann Arbor.

Regards,

Dennis Vessels
Wildt LLC managing member

CC: Ann Arbor Planning Commission
Max Finkbeiner

Subject: Additional Special exception use support letters
To: Max Finkbeiner <maxlfinkbeiner@gmail.com>

From: **Todd A Irwin** <toddairwin@yahoo.com>
Date: Tue, Jan 20, 2015 at 9:05 PM
Subject: Re: CrossFit TreeTown Needs your Support

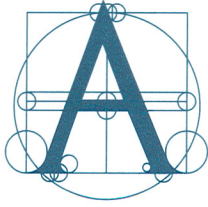
To Whom It May Concern:

I am in full support of CrossFit Treetown being a valued member of this neighborhood. It is only because I saw the sign while walking my dogs and daughter that I even started doing CrossFit, and it is now an integral part of my regular exercise schedule. I frequently walk to CrossFit Treetown, or ride my bike. I consider the members of the gym and in particular the owner Max Finkbeiner to be upstanding, responsible citizens who will continue to contribute to the community.

Sincerely,

Todd A. Irwin, M.D.
Assistant Professor
Department of Orthopaedic Surgery
University of Michigan

Address: 617 N. 4th Ave, Ann Arbor, 48104



Mr. Max Finkbeiner
CrossFit TreeTown
815 Wildt Street
Ann Arbor, MI 48103

January 15, 2015

Dear Max,

I'm sorry to hear that your business is receiving complaints from a neighbor regarding the traffic that your business is generating in the Water Hill neighborhood. We had noticed that you've moved into the building previously occupied by Kevin and Ali Sly's Limabeads business. It's fun to see that you're making use of the very steep hill by the Elks for workouts and we've observed no objectionable vehicular traffic or parking or problems with pedestrians or runners in the area. We travel Sunset to Wildt to Summit to 4th street daily on our route between our home on Beechwood and our office on Ann Street. We've observed a bit more parking on Wildt in the early morning hours, but nothing that is inappropriate or interferes with traffic.

The property is zoned M-1 and as an architect, I'm very familiar with the building code. As I've read through the zoning ordinance, it is clear that your fitness business fits the description of a permitted principal use:

- (h) Places of recreation, such as: bowling alley; boat or canoe livery; indoor tennis courts and other indoor court game facilities including, but not limited to, handball, racketball, paddleball, squash, ping-pong and similar uses;

There are many other uses that seem far less desirable to the neighborhood:

- *Permitted principal uses.*
 - (a) Any principal use permitted in the RE research district or O office district (except residential uses).
 - (b) Special trade construction contractors; wholesale trade — building materials and wholesalers.
 - (c) Transportation, communications, electric, gas and sanitary services.
 - (d) Laundry, cleaning and garment services.
 - (e) Industrial plants, manufacturing, processing or assembling the following:
 1. Agricultural products.
 2. Food and kindred products, excluding slaughterhouses.
 3. Furniture and fixtures.
 - 4.

Angelini & Associates Architects

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East Ann Street

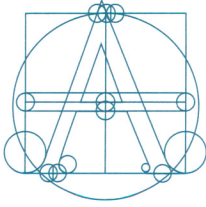
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Architects**

5. Converted paper and paperboard products.
 6. Printing, publishing and allied industries.
 7. Biological products, drugs, medicinal, chemical and pharmaceutical preparation.
 8. Glass products, made of purchased glass.
 9. Electrical and electronic machinery, equipment and supplies.
 10. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks.
 11. Jewelry, silverware and plated ware; musical instruments; toys and amusement, sporting and athletic goods; pens, pencils and other office and artists' materials; costume jewelry, costume novelties, buttons and miscellaneous notions; and signs and advertising displays.
 12. Canvas products made of purchased canvas.
 13. Fabricated metal products, except heavy machinery and transportation equipment.
 14. Metalworking machinery and equipment; general industrial machinery and equipment.
 15. Office, computing and accounting machines.
- (f) Any other manufacturing plants and uses having performance characteristics similar to those listed in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation and odor. All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines in excess of the average intensity of street and traffic noise at the lines, nor any production of heat or glare discernible at the same point.
- (g) General repair of automobiles, trucks and construction equipment.

Many of the above permitted industrial uses seem detrimental to the Water Hill neighborhood and your fitness business seems like an ideal use. We do a lot of work with the design and space planning of TITLE Boxing Clubs throughout the country and sometimes fitness uses are limited in the building code, most often if they're in a shopping center with a busy grocery store where parking is an issue. In this case, there is plenty of street parking available, especially if your members walk. The YMCA is a much larger facility in a much denser neighborhood with more limited parking.

I am in support of your business and find it to be in keeping with the zoning and an asset to the Water Hill neighborhood. Please feel free to share my letter with others.

Best wishes,

Theresa Angelini

511 Hiscock St.
Ann Arbor, MI 48103

January 14, 2015

To Whom It May Concern:

I am a 13-year resident of the Water Hill neighborhood and I love being able to walk to CrossFit TreeTown; it definitely improves my lifestyle. It is an excellent addition to Water Hill. First, CrossFit TreeTown is good for the neighborhood because it is a stable, growing business and a convenient place for residents to stay fit. This is good for the health of *all* of Ann Arbor! Second, the owner of the business, Max Finkbeiner, is an outstanding neighborhood "citizen." After just opening in Water Hill last spring, he wholeheartedly supported the 2014 Water Hill Music Festival by having the gym be one of the public restrooms (WCs) available to festival attendees. Third, he contributed to and is supportive of SnowBuddy. This also represents a strong commitment to our neighborhood. I believe that when CrossFit TreeTown is even better known in the neighborhood, it will add to the list of great things that residents and realtors say about Water Hill. CrossFit TreeTown really enhances our neighborhood.

I found CrossFit TreeTown in late March 2014, shortly after it opened, and I was thrilled, because I *love* being able to walk to a gym. When PureBarre was on Felch Street, I walked there regularly to work out. When PB moved to Ann Arbor-Saline Road, I stopped going, because I don't have time to drive somewhere just to work out. With the opening of CrossFit TreeTown in my neighborhood, I and others can just WALK to get our workouts in. Woohoooo! Moreover, CrossFit TreeTown appeals to a wide range of participants, both women and men, all age groups, and all experience and fitness levels. Max Finkbeiner is an extraordinary trainer, and he has an excellent staff who are also among the most positive, enthusiastic trainers I've ever known. There is a real camaraderie among staff and gym members unlike other places. CrossFit TreeTown has already had several social events including a workout and barbecue before the Water Hill music festival -- followed by a great afternoon in our neighborhood listening to the music. And it is socially conscious, collecting canned goods for a local food bank.

CrossFit TreeTown has made a big investment in the health and fitness of Ann Arbor residents by opening in Water Hill. Residents here are especially lucky to have such a good opportunity to work out and train just a few steps from our homes. It is a very positive addition to our neighborhood.

Sincerely,



Katherine R. Spindler