



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Resolution-Council: R-25-28

File Number: 25-0425

Enactment Number: R-25-28

Resolution approving a Conditional Use Permit in the General Commercial (C2) zone at 10636 W. Blue Mound Road to allow site modifications and convenience store expansion to an existing gas station, Emad Nadi, ETN Engineering, applicant

WHEREAS, Emad Nadi, ETN Engineering, applied for a Conditional Use Permit in the General Commercial (C2) zone at 10636 W. Blue Mound Road to allow site modifications and convenience store expansion to an existing gas station, and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Emad Nadi, ETN Engineering subject to:


1. Hours of operation 5:00 am to midnight, Monday through Sunday.
2. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
3. Address all comments from the Engineering Division as stated in the comments section of this report.
4. Per WMC 24.12.040.A.1, all ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and much be screened from view of all R- and C-zoned properties by a solid fence, solid wall, dense hedge, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment.
5. Per WMC 24.12.040.A.2, roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties. See 24.12.040.A.2 for requirements.
6. Per WMC 24.12.040.A.3, refuse/recycling containers must be screened from view of streets and all abutting lots with a solid wall or decorative (metal or wood) opaque fence at least 6 feet in height on all sides, with a secured or lockable gate extending to ground level. Refuse/recycling containers may not be located in front or street side setbacks. See 24.12.040.A.3 for additional requirements.
7. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
8. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
9. Obtaining other required licenses, permits, and approvals. This includes but is not limited to Design Review Board approval, plan review, site plan approval, building permits and DSPS plan

approvals, and Final Occupancy inspection and approval.

By: Plan Commission

Adopted 
City Clerk Steven Braatz

Date 3-18-25

Approved 
Mayor Dennis McBride

Date 3/20/25