

# ETn ENGINEERING

ARCHITECTURAL . STRUCTURAL . CIVIL ENGINEERING

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Wednesday, January 15, 2025

Project Description for Fuel Gas Station with Convenience Store

## *Applicant Overview*

The applicant is the new owner of an existing fuel gas station with a convenience store (C-store) located in the City of Wauwatosa, Wisconsin. The business has been operational for several years and has established itself as a vital service to the local community. The proposed project involves interior and exterior alterations to modernize the building and update the fuel station canopy. The applicant intends to maintain daily operations hours from 5:00 AM - Midnight with two employees per shift. No changes are proposed to the parking lot unless required during the course of construction.

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## *Approval Criteria*

The following addresses the six approval criteria for conditional use as required by the City of Wauwatosa Planning Commission:

1. **Public Health, Safety, and General Welfare**
  - The proposed updates to the building and canopy will enhance safety and functionality by utilizing modern materials and ensuring compliance with current building codes.
  - The business's 24-hour operation ensures continued access to fuel and essential goods, contributing positively to the community's general welfare.
  - The applicant will adhere to all state and local regulations concerning environmental safety, fuel storage, and dispensing practices.
2. **Impact on Surrounding Properties**
  - The updates are limited to the building interior, exterior, and fuel station canopy, ensuring that no major disruptions occur to neighboring properties during or after construction.
  - The improvements will enhance the property's visual appeal, potentially increasing surrounding property values and enjoyment.
  - Noise levels and light spillage will be minimized through the use of modern, energy-efficient equipment and fixtures, aligning with community standards.
3. **Development and Improvement of Surrounding Properties**
  - The modernization of the property aligns with the district's objectives, encouraging the upkeep and improvement of commercial facilities.
  - The project will not inhibit nearby property owners from pursuing permitted uses, nor will it impede orderly development in the area.
  - The updated design and operations will complement the commercial character of the neighborhood.
4. **Adequate Utilities, Access Roads, and Drainage**
  - The existing utilities, access roads, and drainage systems have been adequately serving the property and will continue to do so after the proposed updates.

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- No changes to utility connections or stormwater management are anticipated; however, the applicant will address any issues that arise during the renovation process in coordination with the City.
  - 5. **Ingress and Egress to Minimize Traffic Congestion**
    - The current ingress and egress points are sufficient to handle vehicular and pedestrian traffic. The applicant will maintain these points to ensure smooth access.
    - Signage and markings on-site will guide customers effectively, reducing potential congestion.
    - The proposed 24-hour operation ensures a distribution of customer visits across all hours, minimizing peak-hour traffic impacts.
  - 6. **Compliance with Applicable Zoning Regulations**
    - The proposed project complies with all applicable zoning regulations for the district, including permitted uses and operational requirements.
    - The applicant will secure all necessary permits and inspections to ensure full compliance with local, state, and federal standards.
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## *Summary*

This project reflects the applicant's commitment to maintaining and improving the property's value and functionality while continuing to provide essential services to the community. The proposed updates will enhance the property's safety, aesthetic appeal, and operational efficiency without negatively impacting the surrounding area. The applicant respectfully requests approval from the City of Wauwatosa Planning Commission to proceed with these necessary improvements.