

## **Dear Wawatosa,**

I am thrilled to present Buma, a fresh and modern smoke shop concept designed to meet the evolving needs of our community. At Booma, we are committed to providing the highest quality products while maintaining a clean, welcoming, and professional environment. Our goal is to bring something new and exciting to Wauwatosha, blending innovation with a focus on health and respectability.

## **Hours of Operation**

Our store will operate as follows:

- **Monday through Saturday:** 9:00 a.m. – 10:00 p.m.
- **Sunday:** 10:00 a.m. – 9:00 p.m.

Please note that our hours of operation may evolve as we respond to seasonal changes and market demand, ensuring we remain flexible to best serve our community.

## **General Business Details**

Buma will provide a wide range of products to meet customer preferences and industry trends, including:

- **Delta 8 products.**
- **Vapes, including electrical vapes.**
- **Premium smoking accessories, such as glassware and other essentials.**
- **A curated selection of items tailored to customer health and satisfaction.**

Our mission is to offer products that prioritize quality, health, and innovation, giving customers a reliable and enjoyable shopping experience.

## **Shop Design**

The design of Buma will reflect our dedication to excellence. The shop will feature a modern and sleek aesthetic, incorporating custom artwork and thoughtful interior details to create a visually stunning and inviting space. Cleanliness is a top priority, ensuring every visitor feels at ease while browsing.

## **Our Vision**

At Buma, we aim to redefine the smoke shop experience. We are not just another shop—we are a community-focused business that values trust, respect, and innovation. While we are still finalizing our team, we are committed to creating local jobs and growing together with Wawatosa. We are proud to say that Buma is part of a growing network of highly successful shops in other locations, where we've earned a reputation for excellence, cleanliness, and professionalism. Our vision is to bring that same level of quality and dedication to Wawatosa and to continue raising the bar in our industry. We hope you welcome us and embrace this exciting concept. Buma is here to bring a new standard of professionalism, creativity, and customer care to the area. Thank you for considering this opportunity, and we look forward to contributing to Wawatosa's vibrant community.

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare because it would not affect safety. Our products and shops are specifically designed to promote health and well-being within the community. Additionally, we follow strict safety standards and health guidelines to ensure that our operations contribute positively to the general welfare of the area.
2. That the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by

the establishment, maintenance or operation of the conditional use because the smoke shop is designed to complement the existing character of the neighborhood. We aim to enhance the area's appeal, ensuring that surrounding properties retain or even increase their value and continue to serve their intended purposes.

3. That establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district because the shop will operate responsibly and within its designated space. Its presence will not interfere with ongoing or future developments, as it aligns with the area's zoning and supports the neighborhood's growth in a positive and orderly manner.
4. That adequate utilities, access roads, drainage and other necessary improvements have been or are being provided to ensure the proposed use operates effectively. The location is fully equipped with the necessary infrastructure, such as reliable utilities and proper drainage systems, ensuring the development integrates seamlessly into the area without placing additional strain on existing resources.
5. Adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion. The site is designed with accessibility in mind, featuring safe and efficient entry and exit points that accommodate both customer traffic and neighboring roadways without causing delays or disturbances.
6. That the conditional use complies with all applicable regulations of the subject zoning district. The proposed use adheres to zoning requirements, including those related to location, operation, and design standards. All activities will be conducted in full compliance with local ordinances and guidelines to ensure alignment with the district's regulations and expectations.

Sincerely,

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