



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 8. Application for Special Use Permit to establish alcohol beverage (Class A) sales at the existing fuel station located at 10537 W. Greenfield Ave.**

Overview & Zoning

Sprint West LLC, d/b/a Pantry #41, the convenience store associated with the BP gas station located at 10537 W. Greenfield, has applied for a Class A license (packaged alcohol beverage sales for off-site consumption).

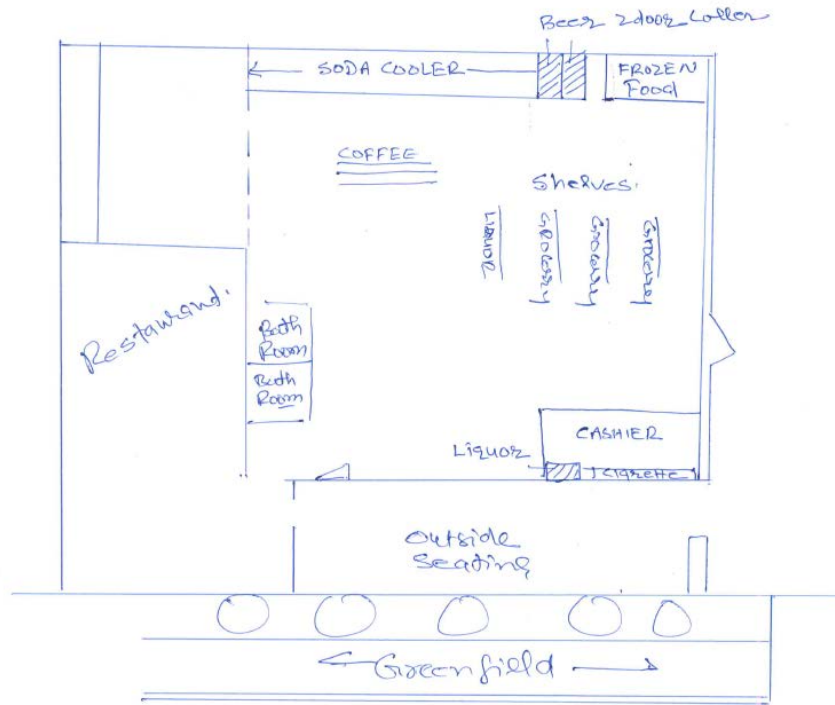


This property is zoned C-3 Community Commercial District. In the C-3 District, alcohol beverage sales are considered a Special Use, requiring a public hearing and Common Council approval. A public hearing has been scheduled for July 16, 2019.

Store Operations

The existing convenience store sells soda, food, frozen foods, and other grocery items, as well as tobacco (less than 20% of floor area) and coffee. Minor floor plan changes will take place with the addition of alcohol beverage sales. Within an existing 12 door beverage cooler, 2 doors will be dedicated to beer, while the other 10 will remain dedicated to soda and other non-alcoholic beverages. Of the existing 5 shelves within the store, one shelf will be designated for the sale of

liquor and wine. Behind the cashier, a small 5ft. by 5ft. rack space will be designated for the sale of pints of liquor. In total, staff estimates that approximately 45 sq. ft., of approximately 2,000 sq. ft. the retail sale floor area, will be dedicated to alcohol beverage sales (approximately 2.25% of floor area). No other major changes will be made to the store floor plan or business operations. The store will remain open 24 hours a day, with alcohol beverage sales anticipated between 9am-9pm.



Site and Landscape Plan

The property is currently operating under and approved site and landscape plan. At this time, the property is being maintained according to the plans. There are no major issues with the site that would require the resubmittal of or updating to existing plans. Therefore, approval of updated Site, Landscape, and Architectural Plans are not being considered as part of this request.

Recommendation: Recommend approval of the Application for Special Use Permit to establish alcohol beverage (Class A) sales at the existing fuel station located at 10537 W. Greenfield Ave.