



City of Waukesha
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Committee: Plan Commission	Date: 2/23/2022
Common Council Item Number: PC22-0196	Date: 2/23/2022
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Final Site Plan and Architectural Review, Tofte's Table, 344 W. Broadway – proposed restaurant expansion into adjacent office building.	

Details:

The applicants would like to expand Tofte's Table restaurant, which is currently located at 331 Riverfront St., into the adjacent building at 344 W. Broadway, which was occupied by an Edward Jones office until recently. A Certified Survey Map to combine the two properties was approved by the Plan Commission at last month's meeting and by the Council on February 1st.

The adjacent building, which is a single-story office, will be left generally intact, but a connection will be made between the two spaces, allowing for an expansion of the bar and dining area, and new restrooms. The parking area in front of 344 W. Broadway will be converted into a patio for outdoor dining. It will be surrounded by a decorative fence, and retractable sail awnings will provide shade. The patio and indoor dining area will be open to Broadway through a new entrance, which will have a canopied walkway to the street.

The black metal awning around the top of the office building will be removed, and the existing windows and entry door on the east elevation will be replaced with floor to ceiling windows. The north elevation, facing Riverfront St., will remain unchanged but will be repainted beige to fit in better with the brick of the adjacent building.

An enclosed outdoor storage area next to the new entrance will be used for storing patio furniture and patio cleaning equipment. It will not be used for trash storage. Tofte's Table and Sakura restaurant store their trash in dumpsters in the parking lot on the adjacent property. The offices in the adjacent building and the apartments on the second floor of both buildings also use the dumpsters. The dumpsters do not have any kind of enclosure, but staff is not recommending that they be required to add one at this time. It appears that there is no way to reasonably locate a dumpster enclosure in the small parking lot, and there have been no reports of problems with trash on either property.

The existing landscape beds around the edge of the property are in the right of way but they have been maintained in the past by the occupants of the Edward Jones office. The plans indicate that they will continue to be maintained but do not show any additional landscaping.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for expansion of Tofte's Table into 344 W. Broadway with the following conditions:

- Engineering and Fire Department comments will be addressed.