



01-24-2022

**RE: City of Waukesha Plan Commission Minor Site Plan & Architectural Review**

Tofte's Table – Expansion/Interior Alteration at 331 Riverfront Street & 344 W Broadway

To Whom it May Concern:

The owner has engaged Thrive Architects and Stier Construction to perform work for this project. The owner's representative is Ty Taylor.

Tofte's Table is proposing to renovate the interior of the former Edward Jones building to expand Tofte's Table restaurant and provide additional accessible restrooms, bar seating, and dining room seating. No additional building footprint is being added. The current property is zoned B-2 Central Business and proposed use is approved in this district.

The exterior improvements proposed (344 W Broadway) include:

- Removal of existing awning
- Repair to any exterior elements beyond their useful life (i.e., caulking, windows, siding, etc)
- New windows and doors as required based on the proposed floor plan
  - Style to match existing of Tofte's Table façade along Riverfront Street
- Removal and raising of existing patio area (existing curbs to remain) so flush with floor level
- Assessment of existing landscape materials and final design forthcoming
- New storage enclosure
  - Composite fence material, swinging gate with hasp lock.
- Outdoor patio with perimeter railing and shade sail canopies above

We are asking the Plan Commission members to approve the improvements at this property as described and shown in the enclosed drawings.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy D. Bartlett". The signature is stylized and includes a long, sweeping underline that extends to the right.

Jeremy D. Bartlett  
Owner, Thrive Architects, LLC