



CITY OF WAUKESHA
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 City Hall, 201 Delafield Street, Room 200
 Waukesha, WI 53188
 Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
 The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 5-15-17

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Harika Foods

LOCATION OF USE: 2040 West Bluemound Road

TYPE OF USE: Conditional USE for retail food and manufacturing

Is this a NEW use or is this use being relocated from somewhere else? new

If you are relocating a use, where are you relocating it from? _____

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: three locations in metropolitan Chicago

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: Manufacturing 6:00am - 3:00pm retail 10:00am - 9:00pm

Number of Employees: 15

Number of on-site parking stalls available: 65

Length of permit requested (6 month, 1 year, 2 year, permanent): permanent

Current zoning: M1

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: Health Department

Will any hazardous materials be used? no

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

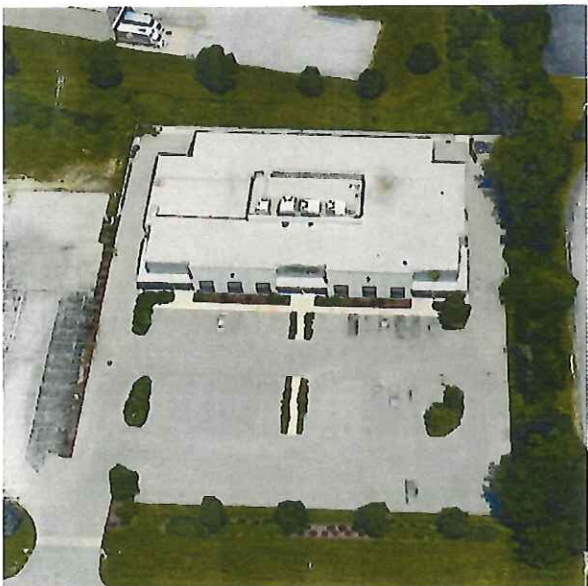
Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

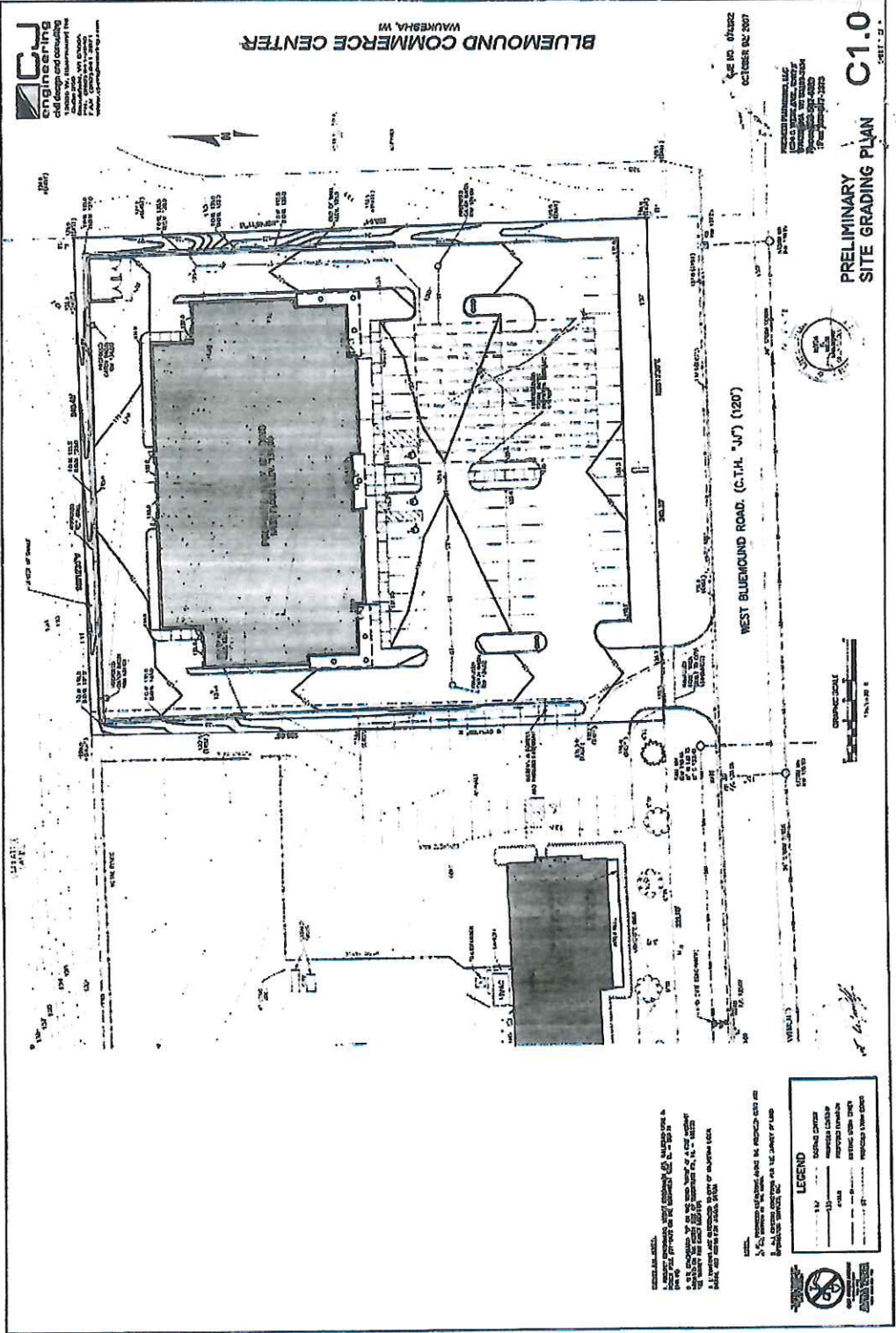
1. What business will you be in? (page 1 of Proposal) Manufacture specialty Foods, packages, grocery, restaurant and banquet
2. Explain your business' daily operations. 6:00 a.m → 3:00 p.m food manufacturing
10:00 a.m → 9:00 p.m grocery/restaurant
(please see proposal attached)
3. How will business be managed on a daily basis? on site managers and owners
4. What are your products or services? (please see attached proposal)
Specialty Foods
5. Will your employees need additional parking? NO
6. Are employees required to have any certification(s)? NO
7. Who is the owner of the building or premises where your business will be conducted? Harika Foods will purchase
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? _____
9. Are there any insurance requirements for your business? yes
10. Will you have property insurance? yes
11. Are there any noise considerations/concerns with your business operations? NO



Building Photos



Site Plan



PROPOSAL AND MARKETING PLAN

Request for approval of facility to setup manufacturing/distribution unit along with subsidiary grocery store

Harika Foods

Harika Foods was started by young entrepreneurs who have passion in food industry. Harika Foods is specialized in speciality food products like spice-mix powders, snacks, sweets, plain spice powders etc.. Harika Foods was started in Chicago, U.S.A in 2000 with the ultimate desire of delighting Indian customers for delicious and homemade south Indian snacks, just the way, our grandmas' back home used to make. Since then it became a very popular brand in USA and the products were available across most well-known Indian grocery outlets across the country.

The current location in Waukesha, WI where Monkey Joes is located we are planning to open a branch of Harika foods which contains Food manufacturing, warehouse and distribution center (which is in accordance of 22.38 M-1 Light Manufacturing District zone). Harika foods will manufacture, specialty foods at this location, packages, store at Waukesha location and will distribute to multiple locations across USA. This will be a great opportunity for Midwest USA as Harika foods is expanding its national presence and will be second manufacturing and distribution center next to Chicago location. This will bring in additional permanent job to Waukesha which is very much needed now.

Along with this we are planning to use part of the facility for **Commercial service facilities – restaurant (Eating and drinking establishments)** that caters to the need of Industrial district employees and Indian groceries which caters to the need of Waukesha and Milwaukee residents.

Based on the total 16,833 square feet of usable area we are planning to use the facility

- 1) **Manufacturing & Warehousing – 5,600 square feet**
- 2) **Eating and Drinking establishment (Restaurant) – 3790 square feet**
- 3) Indian Groceries Store – 7443 square feet

As per our plan total of 9,390 (55.7%) square feet of usable area will according to the rules stipulated in the **22.38 M-1 Light Manufacturing District**. We are requesting the remaining area to be permitted for use of Indian Groceries store which helps to cater to the needs of Waukesha residents who live nearby and Brookfield/Pewaukee and Greater Milwaukee Indian community. Adding this unit increases the visibility and importance of Waukesha supporting to community in Midwest. Also employees will be from the local community and will help to employ local citizens only.

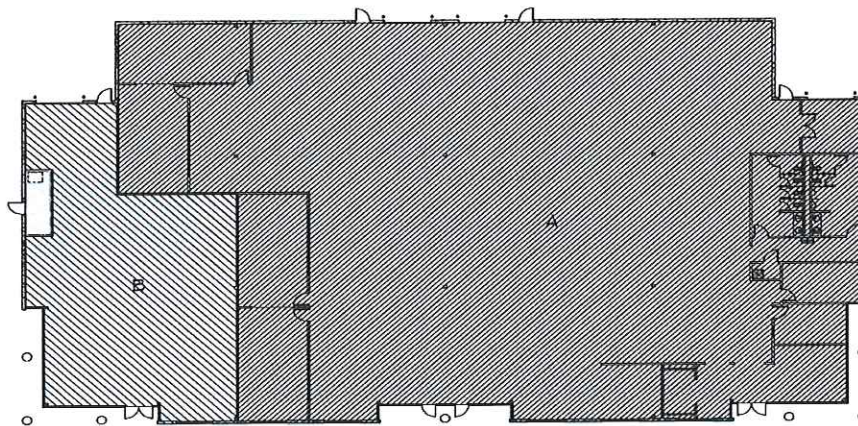
The remaining 7443 square feet of location we are planning to use it as Indian Grocery which helps to serve Waukesha and Greater Milwaukee residents.

Also one thing we would like to emphasize is we will never change the structure of the location and will maintain the structure of Monkey Joes, except we will change the name of the building.

We kindly request your approval for our business plan and help us to bring a new Manufacturing/Distribution/Restaurant and Grocery store to this location. We are ensuring around 56% of the location caters to M1 Zoning requirements.

Our suggestion based on the plan

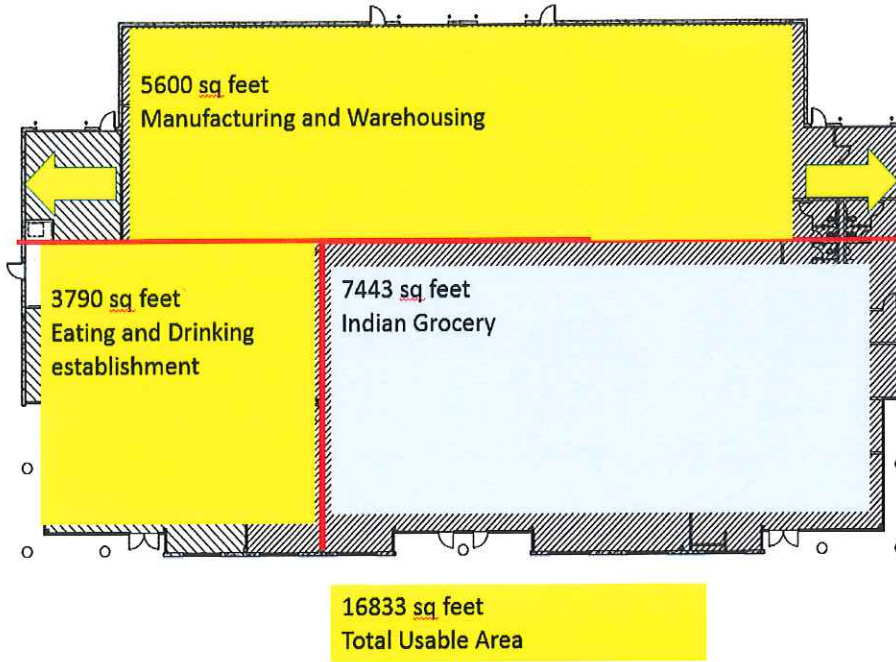
CURRENT LAYOUT



| BLUEHOUND CONFERENCE CENTER - (RCHA AREAS) | |
|--|-----------|
| GROSS AREA: | 1748 S.F. |
| WALL GLASS LOSS: | 28 S.F. |
| RENTABLE AREA: | 1630 S.F. |
| MECH/ELEC/TELE. ROOM: | 51 S.F. |
| TOTAL BUILDING OCCUPY AREA: | 51 S.F. |
| TOTAL USABLE AREA: | 1633 S.F. |
| SUITE A (PICKNEY JOB): | 1403 S.F. |
| SUITE B (VACANT): | 1760 S.F. |
| APPLIED LOSS FACTOR: | 0.0000% |
| RU FACTOR: | 0.0000 |

16833 sq feet
Total Usable Area

PROPOSED LAYOUT



BLUEFORD COMMERCE CENTER (BOMA AREA)

| | |
|-----------------------------|-------------|
| GROSS AREA: | 11148 S.F. |
| WALL/GLASS LOSS: | 718 S.F. |
| RENTABLE AREA: | 16530 S.F. |
| MECH/ELEC/TELE. ROOM: | 91 S.F. |
| TOTAL BUILDING COMMON AREA: | 91 S.F. |
| TOTAL USABLE AREA: | 16833 S.F. |
| ■ SUITE A (MONKEY JOES) | 14,043 S.F. |
| ▨ SUITE B (VACANT) | 2,790 S.F. |
| ASSUMED LOSS FACTOR: | 0.0000% |
| R/U FACTOR: | 0.0000 |

