



04-26-2021

RE: City of Waukesha Plan Commission Minor Site Plan Review

Restaurante Casa Noble – Interior Alteration & Addition at 421 S Grand Ave.

To Whom it May Concern:

Owner's representative, Nory Flores of Restaurante Casa Noble, has engaged Thrive Architects and Total Team Construction to perform work for this project.

We are proposing to renovate the interior of the building to provide a better layout with the kitchen and equipment being moved to the East end of the building, existing restrooms to be demolished and relocated to a small addition on the North end of the building, and an accessible ramp to be added to the South end of the building at the main entrance.

In total, we are proposing an additional 300 sf be added to the existing 2,361 sf footprint. The current property is zoned B-1 Neighborhood Business District, and the proposed use is approved in this district (no change in use).

The proposed exterior improvements include:

- Lap siding on proposed addition to match existing style & color
 - GC to provide alternate bid for Nichiha (or similar) cement brick siding w/color to match existing brick on West façade
- New windows & doors (as required based on the proposed floor plan) to match existing style
- Assessment of existing landscape materials and final design forthcoming
- Repair to any exterior elements beyond their useful life (i.e., caulking, windows, siding, etc.)

Please note, the Board of Zoning Appeals have approved our request for a dimensional variance from section 22.33(7)(b) of the zoning code at the meeting on April 5th, 2021. The variance will allow us to build a new ADA ramp with a setback of zero feet and a new restroom addition and side entrance with a setback of approximately 2.5 feet.

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

Sincerely,

Jeremy D. Bartlett
Owner, Thrive Architects, LLC