



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/26/2021
<b>Item Number:</b> PC21-0040	<b>Date:</b> 5/26/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Casa Noble, 421 S. Grand Avenue, Minor Site Plan & Architectural Review - Proposed 300 sq. ft. addition to the north side of the restaurant, a new ADA ramp on the south side of the building, along with a renovation of the interior including new ADA restrooms.	

**Details:**  
 Casa Noble is proposing to renovate the interior of the restaurant on the NE corner of Grand Ave. and Harrison Ave. The proposed work will include a 300 sq. ft. foot addition along the north side of the building and a new ADA ramp on the south side of the building along Harrison Ave. providing access to the entrance. The restaurant is on a small lot in the older part of the city, they went before the Board of Zoning Appeals in April and received variances for the setback from the north lot line for the 300 foot addition, and the setback along Harrison Ave. for the ADA ramp. Architecture will match the existing materials on the building, and new windows and door will be done to match the existing style of windows and doors.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.

**Staff Recommendation:**  
 Staff recommends approval of the plans with condition that impact fees are paid, a sewer lateral video is required, and the applicant must determine if an ADA parking space is required.

