



## PLAN OF OPERATION

3-15-2021

**To:**

City of Waukesha  
Department of Community Development  
Attn: Board of Zoning Appeals  
201 Delafield Street, Room 207  
Waukesha, WI 53188

**From:**

Jeremy Bartlett, Architect  
Thrive Architects  
259 South Street, Suite A  
Waukesha, WI 53186  
P: 414-380-6180

**Regarding:**

*Restaurante Casa Noble, 421 S Grand Ave, Waukesha, WI 53186  
(M) 262-349-9250*

**Occupancy of the Building:**

A-2 Assembly, Restaurant (no change in use)  
2-bedroom tenant space above

**Legal Entity:**

Owned by Reginaldo B. & Maria C. Flores

**Specific Proposed Uses and Other Uses of the Property:**

Existing use will not change. Casa Noble is a restaurant used for dining in, carry-out and curbside. They sell both food and alcohol. The proposed addition and alteration will not affect how the restaurant is run, nor their hours of operation.

**Hours of Operation & Number of Staff per shift:**

First shift, 11:00am-4:00pm, 6 staff members  
Second shift, 4:00pm-9:00pm, 7 staff members  
Peak business hours are from 12:00pm-3:00pm (lunch) & from 5:00pm-8:30pm (dinner)

**Staff parking to be handled:**

Existing parking lot has 5 parking spaces designated for staff.

**Customer parking to be handled:**

Street parking for customers along S Grand Ave. and Harrison Ave. Owners may consider leasing available nearby parking lot.

**Deliveries are to be handled (include schedule):**

Upon arrival of delivery truck, items will be de-palettized. A dolly will then be used to bring items in through the back entrance door into the kitchen or through the main entrance.

**Trash collection is to be handled:**

Services with Eagle Disposal already established (currently every Tuesday for trash collection, and every Wednesday for recycling). Capacity or frequency will be increased, as necessary.

**Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s)):**

Existing signage will remain on the building. Any future signage will be under a separate approval/submittal and is not included in this packet.

**Provisions to be made for fire protection and human safety:**

The property currently has a fire alarm system installed; we will continue to maintain provisions for human safety as put in place by the property.