



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.