



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/25/2022
<b>Common Council Item Number:</b> PC22-0242	<b>Date:</b> 5/25/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Certified Survey May – 404 W. Main St. – J. Duffek</b>	

**Details:** The existing lot at 404 W. Main St. has an area of approximately 3,700 square feet. The adjacent lot at 396 W. Main St. has an area of 1,800 square feet. The applicant would like to combine the two lots into one, which will have a total area of 5,625 square feet. Both lots are almost entirely covered by their buildings, aside from a small open space in the rear, and the buildings have an interior connection. Mainstream Bar and Grill currently occupies the entire space on both properties.

This Certified Survey Map was approved in 2018, before the buildings were connected, but was never recorded with the Waukesha County Register of Deeds. The applicant received a Building Permit for the expansion into the space, but never received Occupancy at the end of the project. The oversight was discovered when he applied for a renewal of the Liquor License. Before the Liquor License can be renewed the business will need to receive an Occupancy Permit, and before an Occupancy Permit can be approved this CSM must be recorded. Approved CSM's need to be recorded within a year of the final approval date, so this one needs to go through the full approval process again before it can be finalized.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
No financial impact to the City.

**Staff Recommendation:**  
Staff recommends approval of the Certified Survey Map for 404 W. Main St. with the following conditions:

- All Engineering Department Comments will be addressed.
- All signatures, including the Surveyor's Certificate, will be updated prior to recording.