



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/27/2023
<b>Common Council Item Number:</b> PC22-0385	<b>Date:</b> 9/27/2023
<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 Map - 380 W. Main St. – A request to combine two lots into one 3,754 sq. ft. lot.</b>	

**Details:** The buildings at 378 and 380 W. Main St. encompass the entirety of each lot and they share a party wall. 378 W. Main St. is occupied by Crush Wine Bar on the first floor and several offices on the second floor. 380 W. Main St. is occupied by the River's End Gallery. The properties were initially combined in 2011 to make it possible to open an interior access between them. In 2020 they were split again due to the sale of 378 W. Main St. The parcels are now under the same ownership again and the business owners would prefer to have the interior access again, so they would like to re-combine the properties.

The new parcel will have a total area of 3,754 square feet. It will include both buildings, which will then be able to be connected. Like the existing lots it will be entirely encompassed by the building and will not include any other land.

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

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

**Staff Recommendation:**  
Staff recommends approval of the proposed Certified Survey Map for 378 and 380 W. Main St. with the following conditions:

- Any Engineering Department comments will be addressed.