



CITY OF WAUKESHA

Administration

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| Committee: Plan Commission | Date: 1/26/2021 |
| Item Number: PC22-0191 | Date: 1/26/2021 |
| Submitted By: Doug Koehler, Principal Planner | City Administrator Approval: Kevin Lahner, City Administrator |
| Finance Department Review: Bridget Souffrant, Finance Director | City Attorney's Office Review: Brian Running, City Attorney |
| Subject: Certified Survey Map – Review a request to combine the properties at 331 Riverfront Street and 344 W. Broadway. | |

Details: The proposed Certified Survey Map will combine the properties at 344 W. Broadway and 332 W. Broadway/331 Riverfront St. Combining the properties will allow Tofte's Table restaurant, which is located at 331 Riverfront St., to expand into the building at 344 W. Broadway. 344 W. Broadway was occupied until recently by an Edward Jones office. The applicants have included renderings for the planned expansion with the CSM submittal and they plan to apply for Site Plan and Architectural Review as soon as the combination is complete.

The existing 332 W. Broadway/331 Riverfront St. parcel has an area of approximately 5,600 square feet. The existing 344 W. Broadway parcel has an area of approximately 3,500 square feet. The area of the combined properties will be 9,313 square feet.

The Assessor's Office has noted that 331 Riverfront St. currently has a condominium plat dividing the residential from the commercial portions of the building. It will need to be removed before the CSM can be recorded. Both portions of the property have the same ownership, and the applicant understands the requirement.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of a Certified Survey Map to combine the properties at 331 Riverfront St. and 344 W. Broadway with the following conditions:

- The condominium plat at 331 Riverfront St. will be removed before the CSM is recorded.
- All other Engineering Department comments will be addressed.

