

# Project Reviews

## City of Waukesha

**Project Number: CSM21-00017**

Description: **Tofte's Table Expansion - 331 Riverfront St/344 W. Broadway**

Applied: **12/28/2021**

Approved:

Site Address: **331 RIVERFRONT ST**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **RECEIVED**

Applicant: **LUCKY LAND LLC**

Parent Project:

Owner: **LUCKY LAND LLC**

Contractor: **<NONE>**

Details:

**PC21-0180**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
12/28/2021	1/7/2022	1/13/2022	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler	ADDITIONAL INFO REQUIRED	see notes
Notes: - From Assessor's Office: Existing condominium must be terminated/removed from Ch. 703 (s.703.28 (1m) (b), Wis. Stats) prior to the CSM being recorded. - State in legal description where boundary of CSM aligns with existing neighboring plat... eg., "S 21-15-20 E 62.40' along the eastern line of the plat of Carroll Building Condominium..." Meets all other requirements of review checklist and survey closure guidelines.						
12/28/2021	1/18/2022	1/13/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes: A automatic fire sprinkler system will be required if a connection is made between the two buildings for an assembly occupancy.						
12/28/2021	1/13/2022	1/13/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes: 1. Is the building located in the right of way along Riverfront Street or on its own parcel? 1a. In accordance with Wisconsin State Statute 236.20(2)(c) as referenced by 236.34 (1m)(c): Where the exterior boundary lines show bearings or lengths that vary from those recorded in abutting plats or certified surveys there shall be the following note placed along the lines, "recorded as (show recorded bearing or length or both)." It appears that the east lot line of 62.40 may have a recorded distance of 57.23. Please confirm all lot lines. If a separate conveyance occurred for parcel that was previously right of way, confirm.						
12/28/2021	1/11/2022	1/13/2022	Planning	Unassigned	REVIEW COMPLETE	
Notes: The boundary of the Five Points Downtown historic district runs along the existing property line, and will run through the property after this CSM is recorded. Alterations to the existing 322 W. Broadway will need Landmarks Commission approval. Alterations to 344 W. Broadway will not.						

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12/28/2021	1/7/2022	1/13/2022	Water Utility	Chris Walters	APPROVED	See comments
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Notes:

If a new water service is required, you are required to submit a new water service application. Please contact Tom Krause at [tkrause@waukesha-water.com](mailto:tkrause@waukesha-water.com) to obtain a copy of the permit application or coordinate work requirements.