

January 14, 2020

City of Waukesha Application for Development Review

The project is to separate two B2 properties on the tax rolls that were combined in 2012.

A little history, we purchased 380 W. Main St. in 2006. Then in 2011, we purchased the building next to ours, 378 W. Main St. We put both building under 380 Main LLC. We had the properties surveyed so we could cut two internal doorways through the wall to connect the buildings on the ground floor. The city required a certified survey and combined the buildings under one tax key.

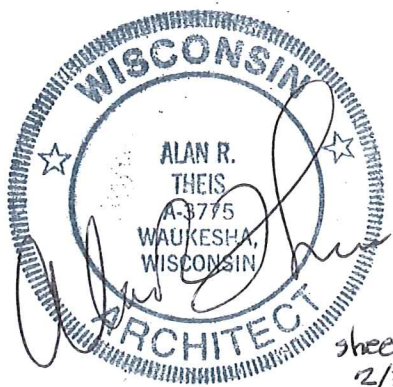
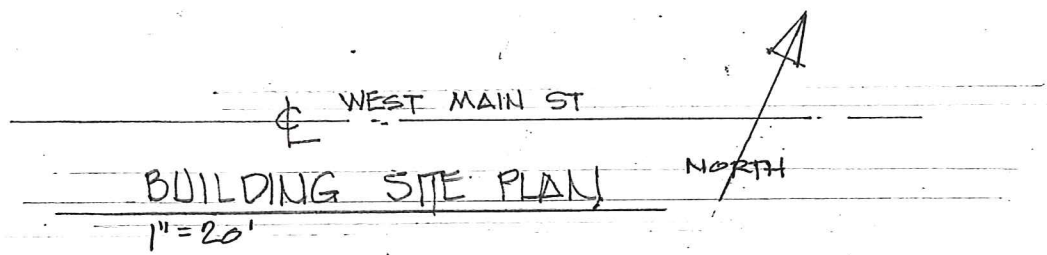
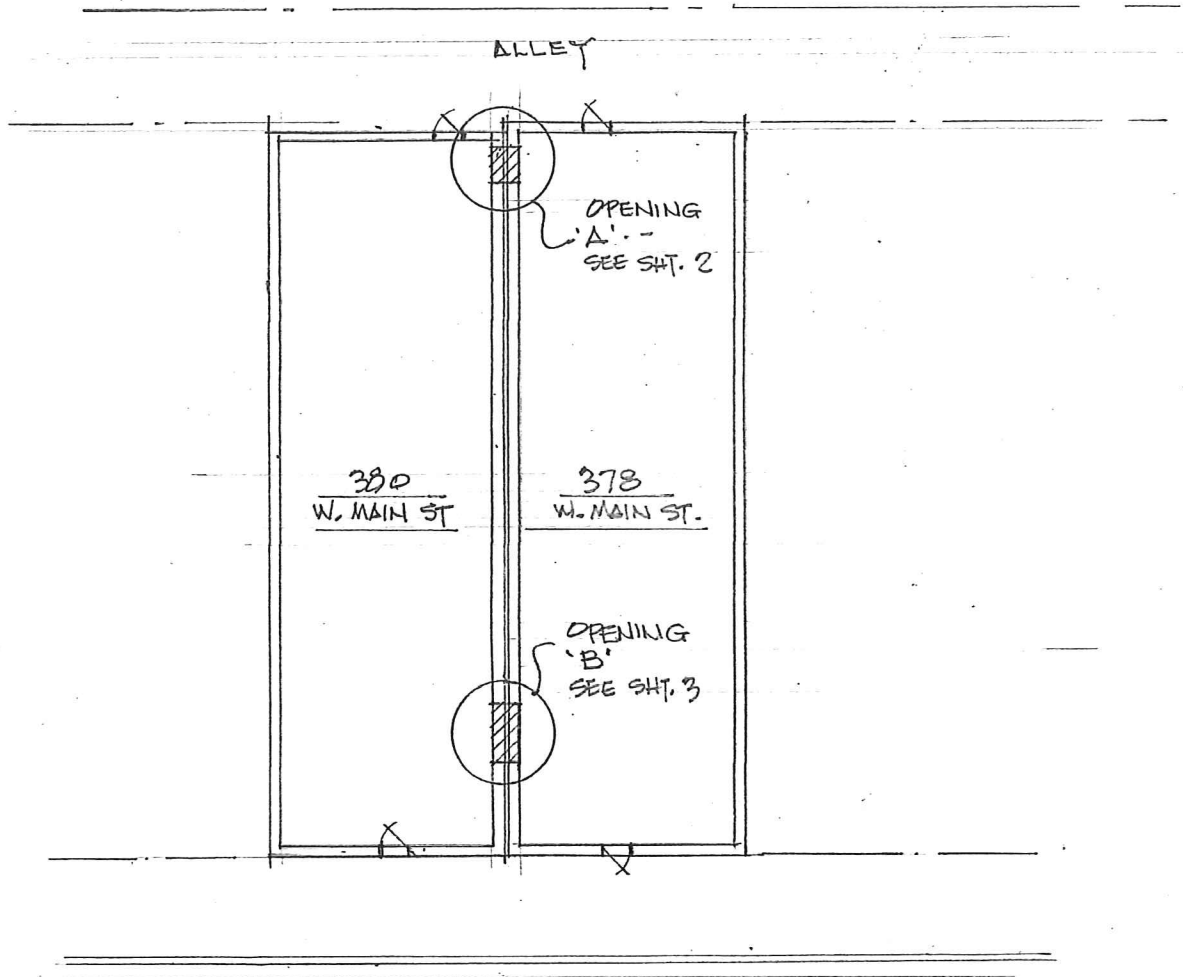
Today, we have a buyer for what used to be 378 W. Main St., and we are going to keep 380 W. Main St. in 380 Main LLC. We need to get approval from the city to split the tax key again, so we can sell the Eastern building, the former 378 W. Main St., Lot 14 and restore the tax key for the western half, formally 380 W. Main St. Lot15.

I have included Certified Map showing the two buildings and a certified Architect/Engineer drawing to close up the two doorways.

Please let me know if you need anything else. I would like to complete the sale by the end of February.

Sincerely,

Joan Skimmons, Member, 380 Main LLC
21075 Black Walnut Ln, Unit A
Brookfield, WI 53045
414-659-6021
Joan@riversendgallery.com



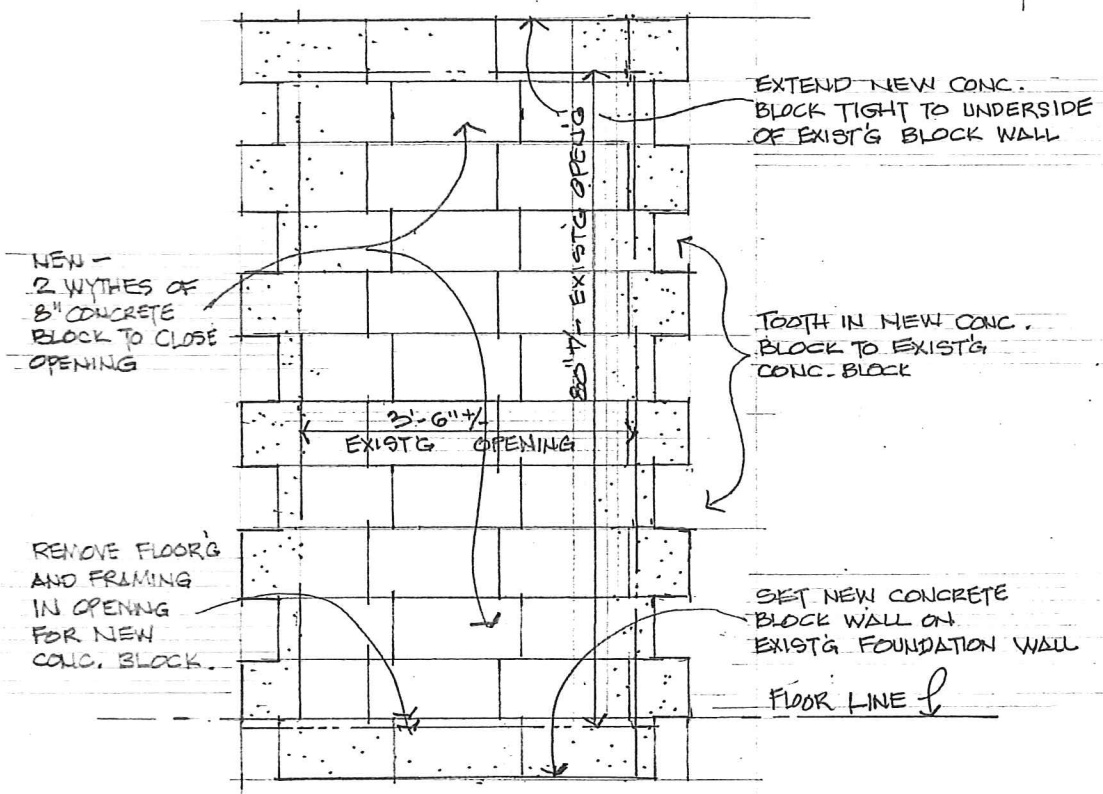
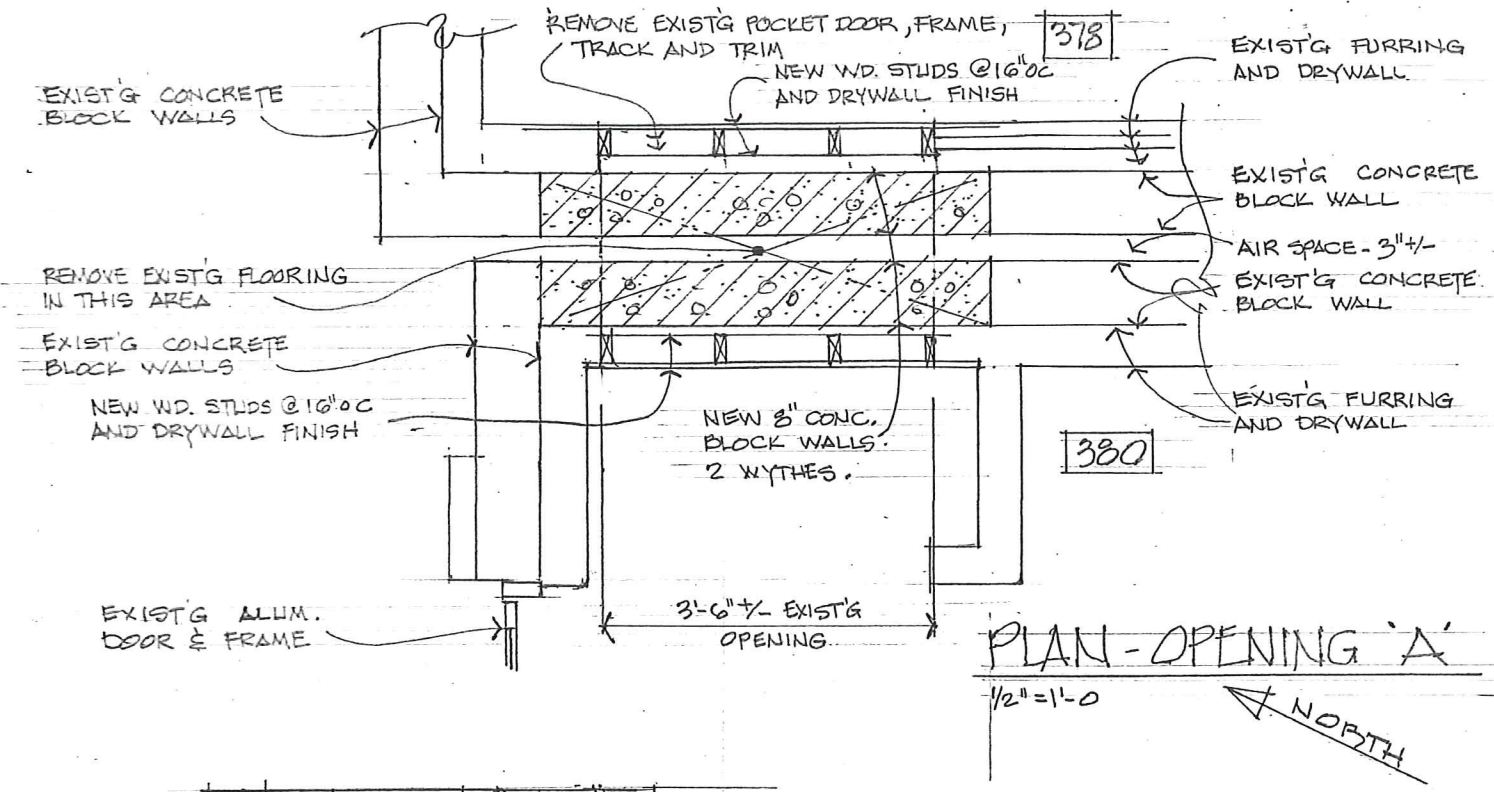
sheets 1/3
2/3, 3/3

CLOSING of OPENINGS
BETWEEN 380/378 W. MAIN ST.
WAUKESHA, WI.

MS. JOAN SKIMMONS
RIVERS END GALLERY

ALAN THIS
ARCHITECT - ENGINEER
WALES, WI.
JANUARY 12, 2020

1 of 3



ELEVATION - OPENING 'A'
1/2" = 1'-0"

CLOSING of OPENINGS
BETWEEN 380/378 W. MAIN ST.
WAUKESHA, WI.

MS. JOANI SKIMMONS
RIVERS END GALLERY

ALAN THEIS
ARCHITECT. ENGINEER
WALES, WI.

JANUARY 12, 2020

2 of 3

NEW WD. STUDS @ 16" o.c.
AND DRYWALL FINISH

REMOVE EXIST'G PAIR OF POCKET
DOORS, FRAME, TRACK AND TRIM

378

REMOVE EXIST'G
FLOORING IN
THIS AREA

EXIST'G CONC.
BLOCK WALL
AIR SPACE - 3/4"
EXIST'G CONC.
BLOCK WALL

NEW WD. STUDS @ 16" o.c.
AND DRYWALL FINISH

NEW 8" CONC. BLOCK
WALLS - 2 WYTHES,

380

EXIST'G FLOORING
& DRYWALL

6'-0" +/-
EXIST'G
OPENING

PLAN - OPENING 'B'

1/2" = 1'-0"



EXIST'G CHAIR
RAIL

NEW -
2 WYTHES OF 8"
CONCRETE BLOCK TO
CLOSE OPENING

EXTEND NEW CONCRETE
BLOCK TIGHT TO UNDERSIDE
OF EXIST'G BLOCK WALL

REMOVE FLOORING
AND FRAMING IN
OPENING FOR NEW
CONCRETE BLOCK

TOOTH IN NEW CONC.
BLOCK TO EXIST'G
CONC. BLOCK

6'-0" +/- EXIST'G OPENING

EXIST'G OPENING
82 1/4"

SET NEW CONCRETE
BLOCK ON EXIST'G
FOUNDATION WALL

FLOOR LINE

ELEVATION - OPENING 'B'

1/2" = 1'

CLOSING of OPENINGS
BETWEEN 380/378 W. MAIN ST.
WAUKESHA, WI.

MS. JOAN SKIMMONS
RIVERS END GALLERY

ALAN THEIS
ARCHITECT - ENGINEER
WALES, WI.

JANUARY 12, 2020

3 of 3

Alan R. Theis
Architect + Engineer
825 Lochtyn Ridge
Wales, WI. 53183

January 12, 2020

Ms. Joan Skimmons
380 Main LLC
21075 Black Walnut Lane
Unit A
Brookfield, WI. 53045

Re: Closing of Openings
Between 380 / 378 W. Main Street
Rivers End Gallery - 380 Main LLC
Waukesha, Wisconsin

Subject: Invoice for Drafting Services

Services Rendered Thru January 12, 2020

Drafting3.00 hrs @ \$65 = \$195.00
Meetings / Site Visits (1/9 - 1.5 hrs, 1/10 - .75 hrs)2.25 hrs @ \$65 = \$146.25
Printing.....NC
Milage NC

Total Invoice \$341.25

Please Remit to:

Alan R. Theis
825 Lochtyn Ridge
Wales, WI 53183

*Pd. in full
\$ 341.25
1/13/20
Alan Theis*