

April 15, 2024

Doug Koehler
City of Waukesha Community Development Department
201 Delafield St.
Waukesha, WI 53188

Doug:

This correspondence serves as a cover letter outlining details of the remodeling project at 362 W. Main Street in Waukesha. The building was previously occupied as a bar.

Interior work: Selective demolition of interior finishes. A new bar will be constructed along the west wall of the first floor, accessible toilet rooms will be constructed, and new finishes will be installed throughout the bar area. There is provision for a small stage at the southeast corner of the space. The occupant load will be 95 persons.

Exterior work: An existing vestibule at the north side of the building will be demolished, and a concrete ramp will be constructed in its place overcoming an approximately 6" height difference to provide an accessible entrance. Two exterior doors on the north side of the first floor will be replaced. Second floor exterior work includes removing an existing enclosed porch and replacing it with a treated wood deck and treated wood handrail to match the existing treated wood handrail at the stair.

Please review the attached information and let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Erik L. Madisen".

Erik Madisen
Madisen | Maher Architects