

Re: 2931 Union Street Planned Development District

To whom it may concern:

Because of the reduced interest in general office space requests, we would like to offer personal or professional spaces, as well as general office, in the portion of the building that once housed the school/daycare (all 3 floors) to businesses wishing to locate themselves in the East Troy community. The lower level of the building has not had allowable uses defined. Room 101 (the salon) would be used as a by appointment only salon. The lower-level rooms (020, 030, and 040) would be used as a by appointment only personal training space.

In addition, we would like to make the space in the lower level of the church (fellowship hall) available for retail use (most likely an expansion of the wilted rose's space). I have attached detailed floor plans for both locations. Any questions please let me know.

Thank you,

Steve Lambrechts, 2931 Union LLC

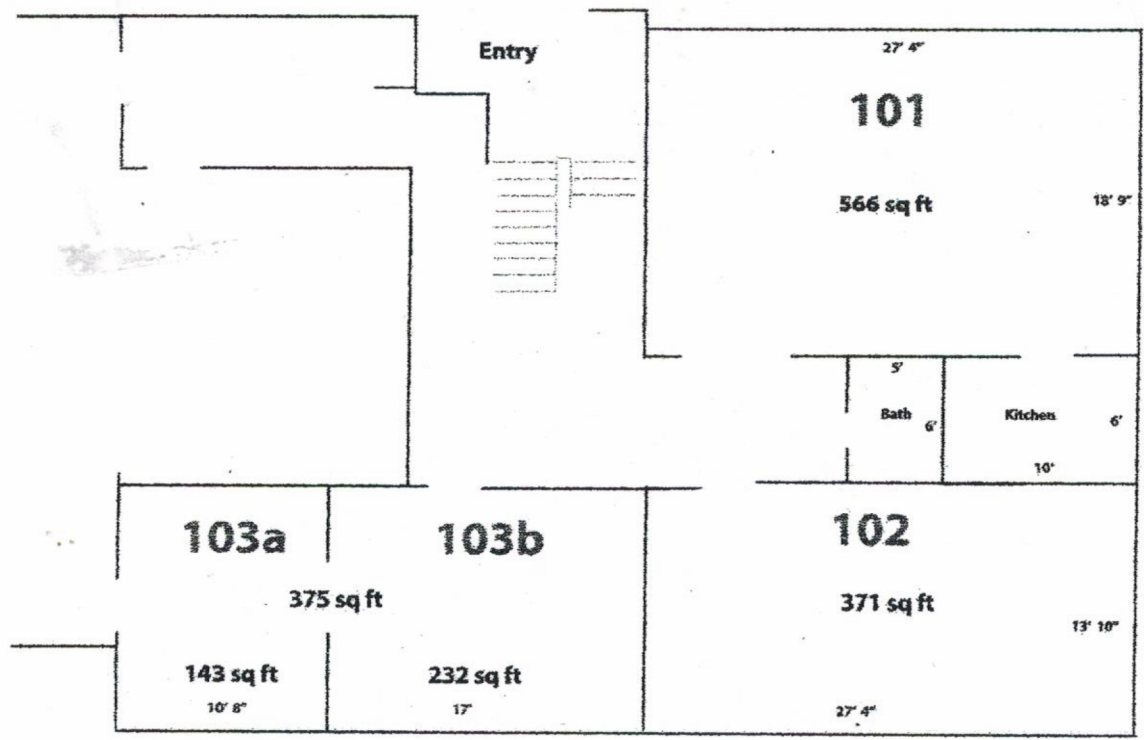
100-4-1270
100-4-1270
100-4-1270

Rent the entire first floor for \$1,100

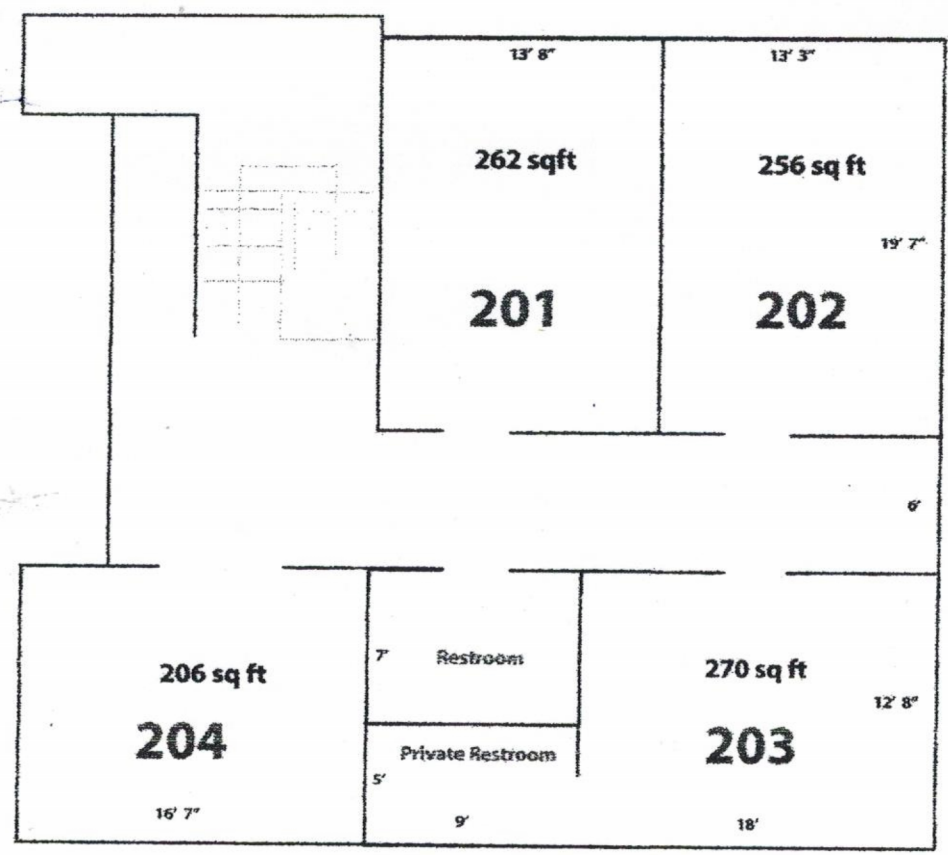
EYES UNO FINANCIAL COMPANY

018102

First Floor



Second Floor



020

20' x 18'9"

030

13'5" x 26'8"

040

12'8" x 11'1"

W.C

5'1" x 4'1"

W.C

5' x 4'1"

HALLWAY

6'2" x 39'5"

010

19'5" x 27'10"

FURNACE ROOM

10'5" x 13'3"

FURNACE ROOM

12'10" x 11'2"

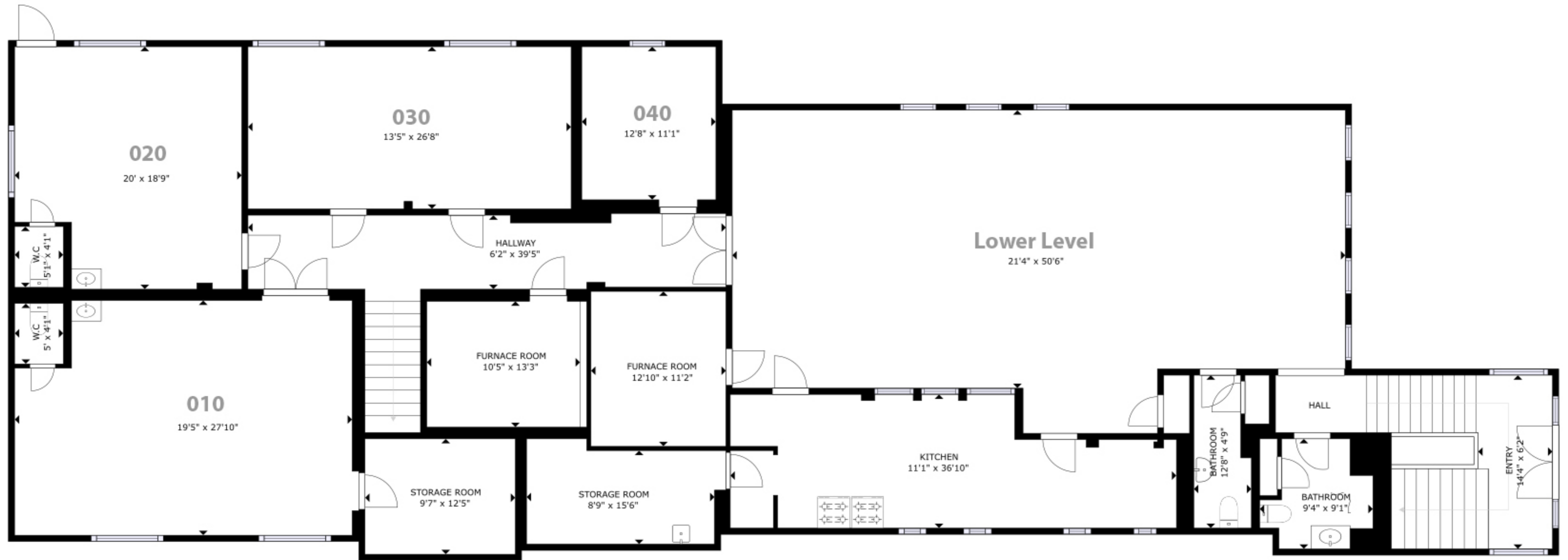
STORAGE ROOM

9'7" x 12'5"

STORAGE ROOM

8'9" x 15'6"





GROSS INTERNAL AREA

FLOOR 1: 4404 sq ft, FLOOR 2: 4277 sq ft, FLOOR 3: 1595 sq ft

TOTAL: 10276 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Lower Level

21'4" x 50'6"

KITCHEN
11'1" x 36'10"

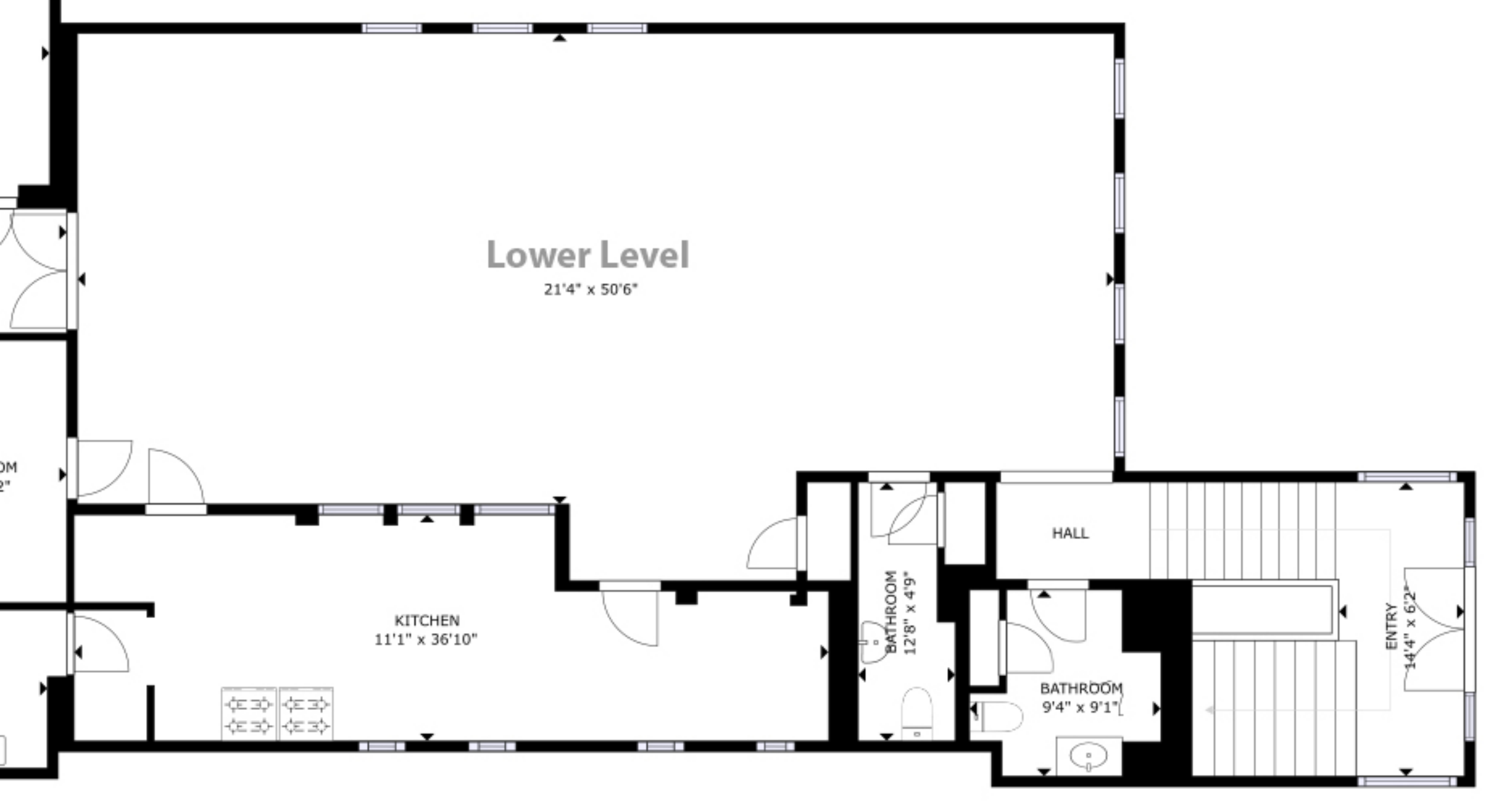
BATHROOM
12'8" x 4'9"

BATHROOM
9'4" x 9'1"

HALL

ENTRY
14'4" x 6'2"

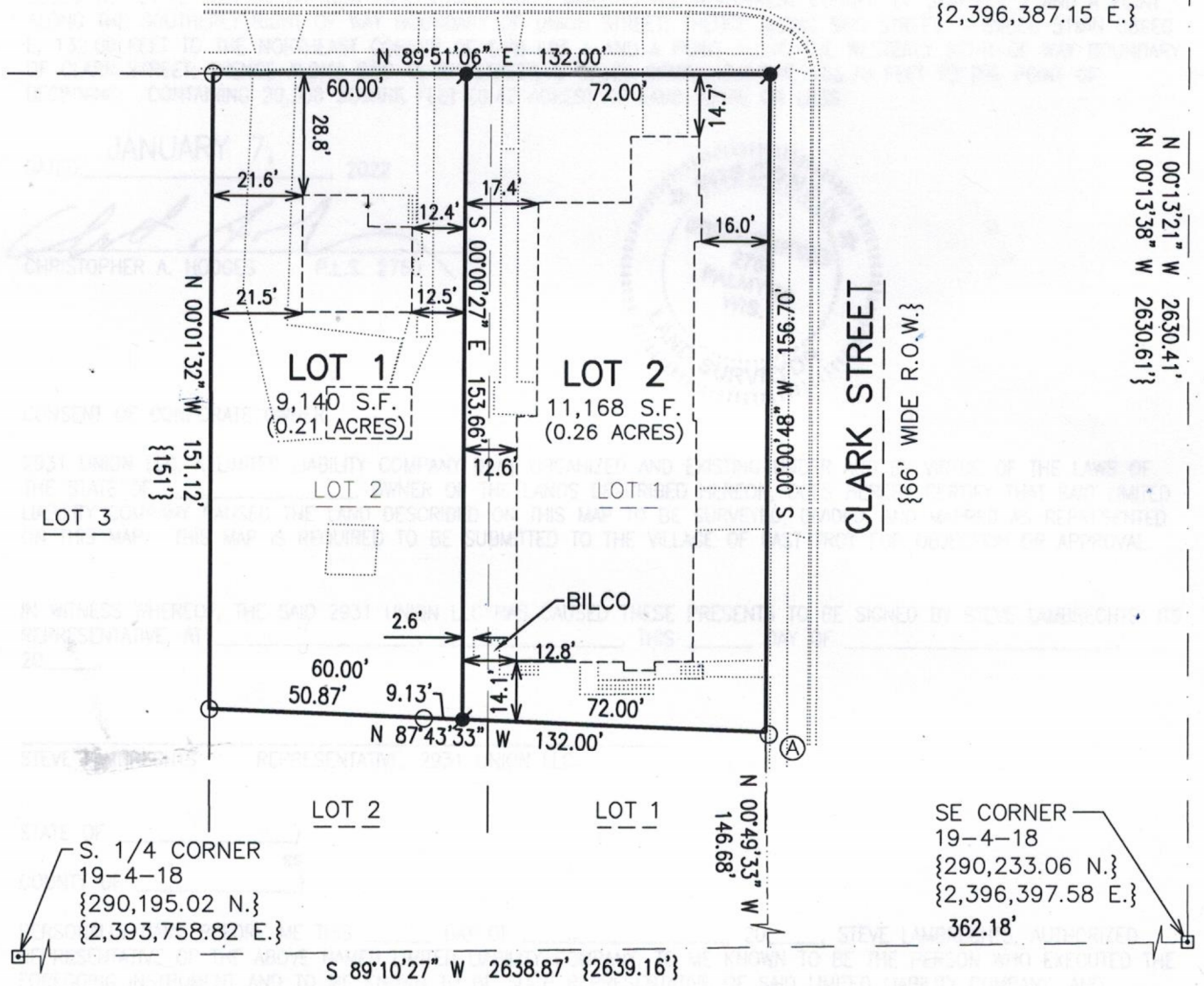
DM
2"



UNION STREET

{66' WIDE R.O.W.}

E. 1/4 CORNER
19-4-18
{292,863.53 N.}
{2,396,387.15 E.}



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10565
DATE: 12/14/2021 REV 1/7/22
SHEET 1 OF 3 SHEETS

LEGEND

- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ◻ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- = BUILDING LOCATED
- = DETAIL (CURB AND GUTTER, PAVED DRIVES, WALKS, STAIRS, ETC.) LOCATED
- {XXX} = RECORDED AS

MAP SCALE IN FEET - ORIGINAL 1"=40'

Quote #: 59991
Job #:

CLIENT / PROJECT: 2931 Union St - Building Monument Sign

QUOTE # 59991 SALES ORDER # -----

VERSION: 01

Color/ Material Key:

Vinyl	<input type="checkbox"/>
Vinyl	<input type="checkbox"/>
Vinyl	<input type="checkbox"/>
Vinyl	<input type="checkbox"/>
Paint	<input type="checkbox"/>
Paint	<input type="checkbox"/>
Paint	<input type="checkbox"/>
Paint	<input type="checkbox"/>

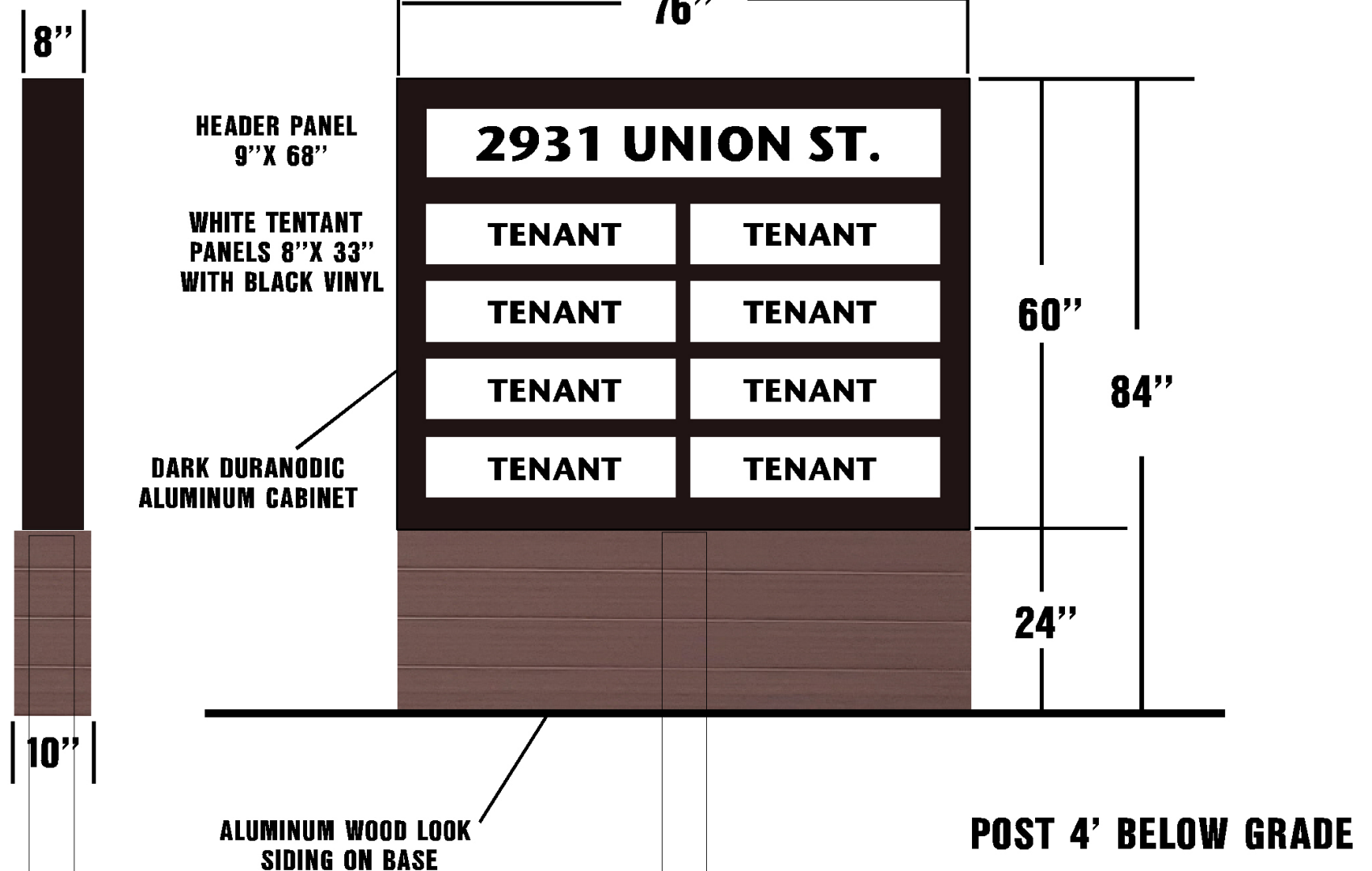
Fabrication Details:

DOUBLE SIDED NON-LIT MONUMENT SIGN

63.2 SQ FT TOTAL 31.6 SQ FT PER SIDE



SIDE VIEW



Aluminum sign and base, with steel pole,
Aluminum changeable tenant panels w/cut vinyl.
Colors TBD

CLIENT: 2931 UNION ST

PROJECT: 2931 Union St Building Monument Sign

DESIGN LAYOUTS ARE COPYRIGHT © 2024

Designer: ANN KLEINHANS Date: 12.19.2024

01	----- Revision
02	----- Revision
03	----- Revision
04	----- Revision
05	----- Revision
06	----- Revision



ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: 2931 Union St Building Monument Sign QT 59991

Install 2931 UNION STREET, EAST TROY, WI 53120

Sales Person: MATTHEW WEGNER

Project Manager: MATTHEW WEGNER

W240 S3990 Rockwood Circle Waukesha, WI 53189 (262) 544 - 9628 www.slines.net

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

Approval: _____

Date: _____