



Re
imagined

Paint & Sip Studio

25 S. Frederick Avenue - Oelwein - Iowa

Proposal for condemned property - 27 S. Frederick Ave. - Oelwein - Ia

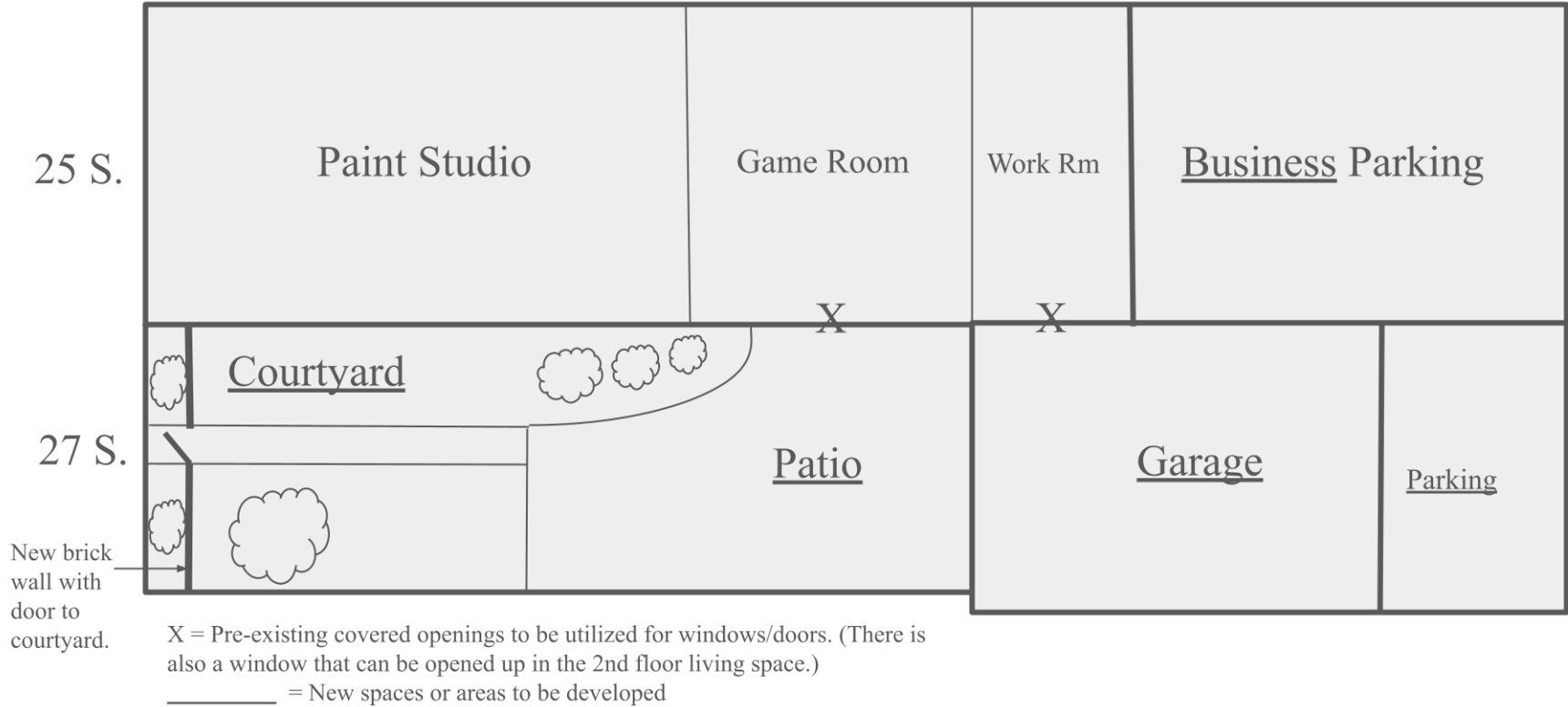
Proposal

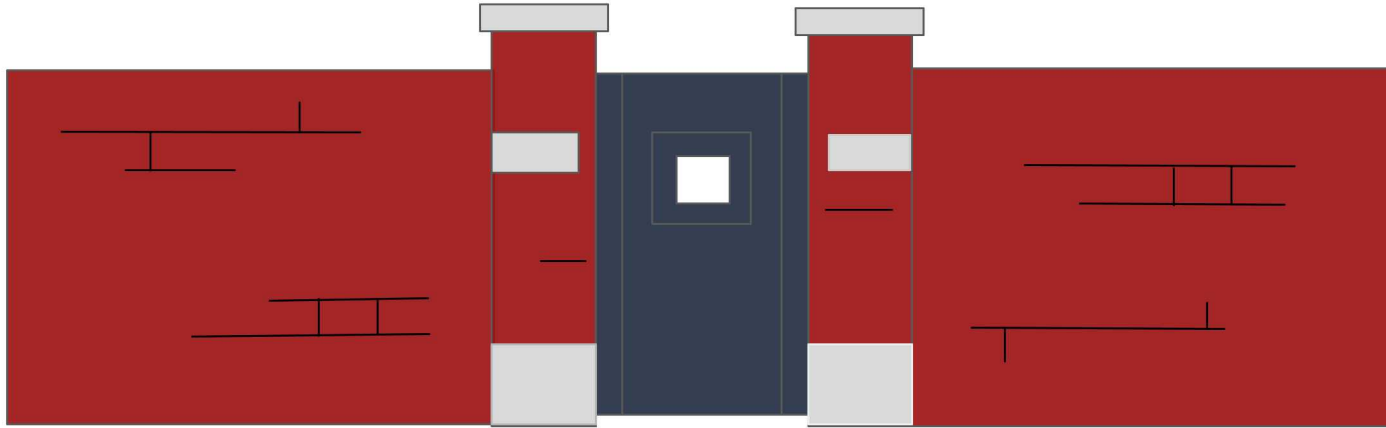
For us, the building at 27 S. Frederick Avenue is past restoration both due to the state of the property and the additional costs for rehabilitation to our own building that were partially incurred by the condition of 27 S. for decades. We are interested in purchasing the property following the tear down and backfill of the lot.

We would like to propose this option for your consideration
for the 27 South Frederick Avenue lot:

We are interested in purchasing the lot to use the front space as a courtyard and patio for both our private and business spaces at 25 S., while utilizing the back area for a large garage/workshop for both business and private use. Our plan would include the construction of a wall with a gate/door to the courtyard that would continue the flow and charm between the fronts of 25 S. and 29 S. The wall would be brick, with the design to reflect the style and elements of the 25 S. and 29 S. properties. This proposal would allow us to reopen original, closed windows on the south side of the building for natural light or doors. It would allow us to establish an entry to our back game room that would make the space accessible without stairs. It would allow vital access to our south wall in need of repair that has been exacerbated and greatly accelerated by the condition of the 27 S. property and the unchecked water flow and debris between properties that has occurred over many years.

Combined 25 S. & 27 S. Proposal





Brick wall to extend between 25 S and 29 S to continue flow between buildings and to provide a wall for the courtyard. Will include a charming metal/wood door for entrance to the patio area and proposed garage behind courtyard for both business and private use for 25 S.

Thank you for your time and for your consideration. We would welcome the opportunity to discuss the proposal in more detail. If there are any questions, please let us know.

Sincerely,

Sharon & Paul Schemmel
25 S. Frederick Avenue
563.690.8463 (Sharon)

We are currently in the process of creating the website for our paint studio. Until that is completed, you can reach us at our personal email: schemmteam@gmail.com.