

REQUEST TO REZONE 400 W VERONA AVE— WRITTEN NARRATIVE

Josh and Kayla Raines

May 14, 2018

Overview of Request

This is a request for a zoning change from Urban Commercial to Neighborhood Commercial for 400 W Verona Ave. We also are requesting a conditional use permit to use the property as a single-family house. We plan to take ownership of the house on May 31, 2018. The motivation for this change is to allow residential occupancy on all floors of the home. Under the current zoning residents can only occupy the upper floor, leaving the lower floor unused.

Introduction

Upon taking ownership of 400 W Verona Ave, we wish to use this house first and foremost as our single-family home. It is a 4 bed, 2 bath traditional/farmhouse style home originally built in 1925. The layout of the home more closely resembles a residential structure as opposed to commercial.

We would also like to use a portion of the garage as a commercial space, continuing the trend the previous owner set for this property as a place that gives others in the community a place to start their businesses.

In the few years that we have called Verona home, we have fallen in love with the area and we are looking forward to being a part of this town for many years to come.

High-Level Specs:

- 4 bedrooms upstairs
- 1 bathroom upstairs
- Spacious living, dining and kitchen areas downstairs
- Partially finished basement with 1 additional bathroom



400 W Verona Ave, view from Verona Ave



400 W Verona Ave, view from Westlawn Ave

Renovation Plans

We plan to enhance several parts of the home.

Kitchen

We plan to completely update the kitchen. This will involve installing new cabinetry and appliances.

Basement

The basement as of now is being used as a storage area currently. We plan on fully finishing this area into more living space with a recreational room.

Patio

We would be adding railings to the patio area upstairs.

Current Use

Currently, 400 W Verona Ave is a home to a few local businesses. Primarily, the space is used by a retail clothing business, The Purple Goose.

The owners of the property before the current owner used the building as a single-family home. When the current owners purchased the property, they owner-occupied the home, turning it into a business space. As their business grew, they stopped using the home as a residential space.

Nearby Properties

Below is a map of the area surrounding 400 W Verona Ave. We have color-coded nearby properties to align with their current use—this is intended to be strictly illustrative and informational and this does not necessarily align with the specific zoning.

Why should we consider 400 W Verona Ave to be Residential Commercial?

The property is situated at the intersection of both commercial and residential areas, surrounded by a mixture of the two on all sides. The building's original intention was to be a single-family home, which is one of the allowed uses under the Residential Commercial zoning type, which is not allowed under the current zoning of Urban Commercial.

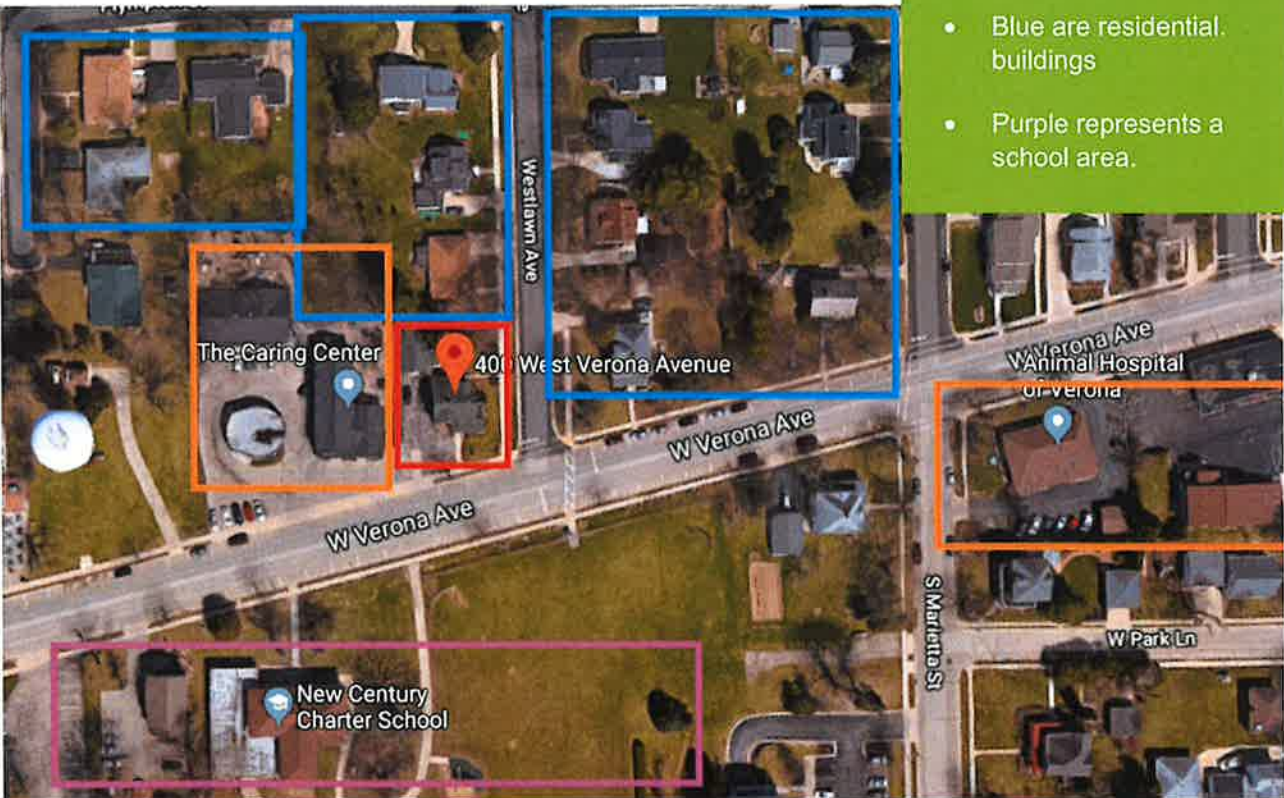
This also leaves the property in a flexible position to permit use also for commercial purposes, so the current use as a retail space is not lost.

Residential Commercial is a more apt fit for 400 W Verona Ave. It reflects both the historical uses of the house (single-family), the present use of the house (retail/commercial), and our intended use (single-family with commercial in the garage).

We feel that this zoning type is a perfect representation of the property.

Legend

- Red is 400 W Verona Ave.
- Orange are buildings that are commercial in at least partial capacity.
- Blue are residential buildings.
- Purple represents a school area.



Areas surrounding 400 W Verona Ave

Conclusion

We would like to honor the builder's original intention for the house when it was built in 1925 - to be a beautiful single-family home in a beautiful small town, and be a place for us to call home and grow with the community for many years.

Personal Argument

We have had the pleasure of calling Wisconsin home for over 2 years, and Verona specifically for the past year. We love the feel of Verona and how the city keeps true to its nickname of "Hometown USA" as a couple that grew up together in a small Kentucky community. When we first moved to Wisconsin, we noticed this home and fell in love. The timing has been perfect to allow us to purchase the home at the exact time we were looking to become homeowners. However, we will not be able to secure financing unless the house is re-zoned to allow all-level residential occupancy.

We can't wait to become homeowners in the community and start broadening our involvement locally — we are really hoping you choose to make our dreams a reality!

Contact Info

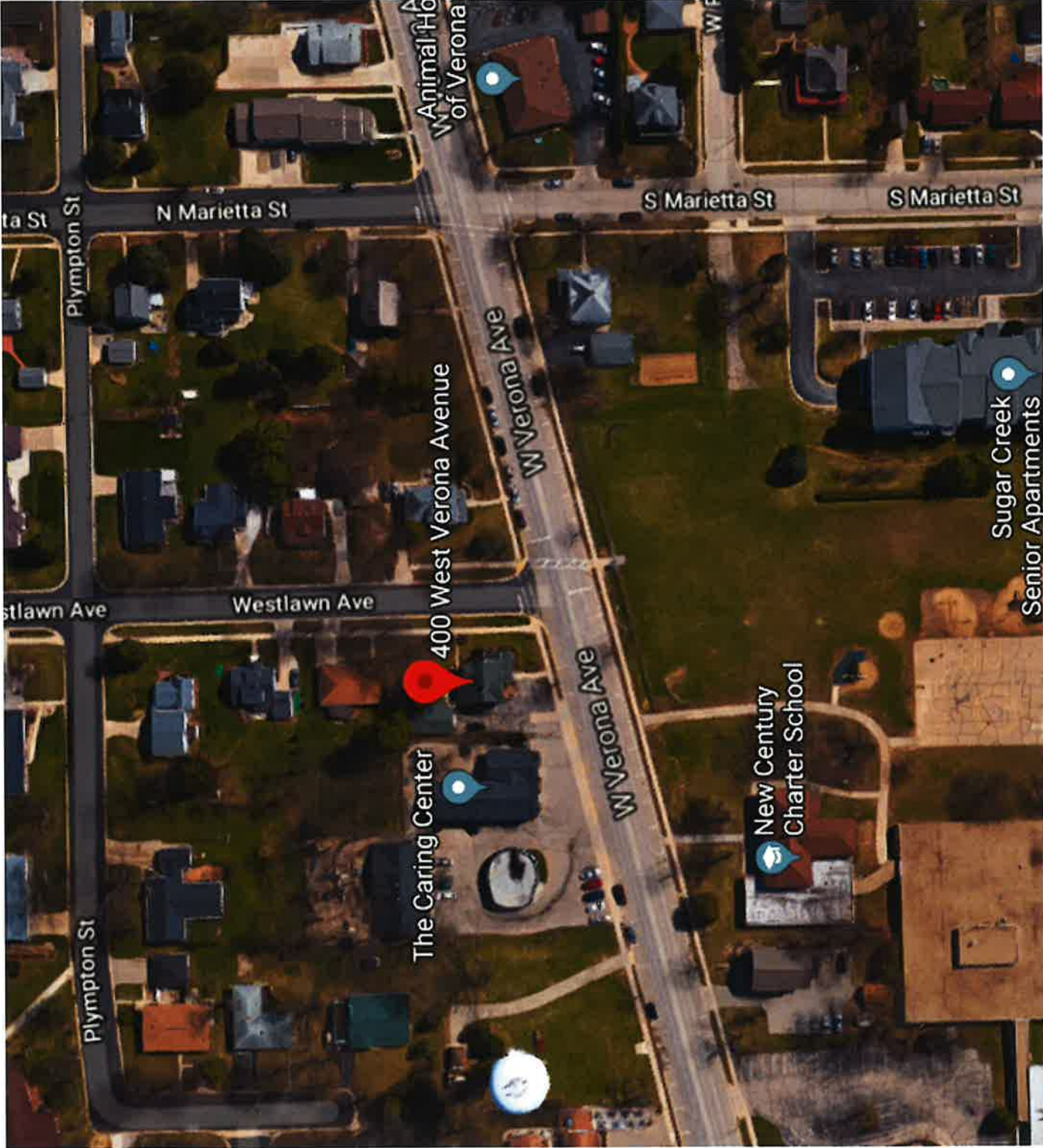
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400 West Verona Avenue

The Caring Center

New Century Charter School

Sugar Creek Senior Apartments

Plympton St

N Marietta St

Westlawn Ave

W Verona Ave

W Verona Ave

S Marietta St

S Marietta St

W Animal Ho of Verona