

August 1, 2019

City of Verona – Planning & Development Dept.
111 Lincoln St.
Verona, WI 53593-1520

Re: Request to re-zone 300 E. Verona Ave., Verona, WI

To whom this may concern:

I am writing in regards to my proposed plan and request to re-zone the vacant property located at 300 E. Verona Ave. and owned by R&R Properties of Madison. I am the owner of R&R Properties of Madison and will be acting as the landlord once the property is renovated. The property is currently zoned for a residential property and I am requesting that the classification of Central Commercial zoning be applied to the property for my intended use.

My intended use of the property will be to use the existing building with minimal exterior renovations as an office/showroom for a new retail cabinetry business called Amish Cabinetry by Design on the main level and in the basement. I would like to renovate the second level for a small efficiency residential rental apartment with separate rear staircase entry.

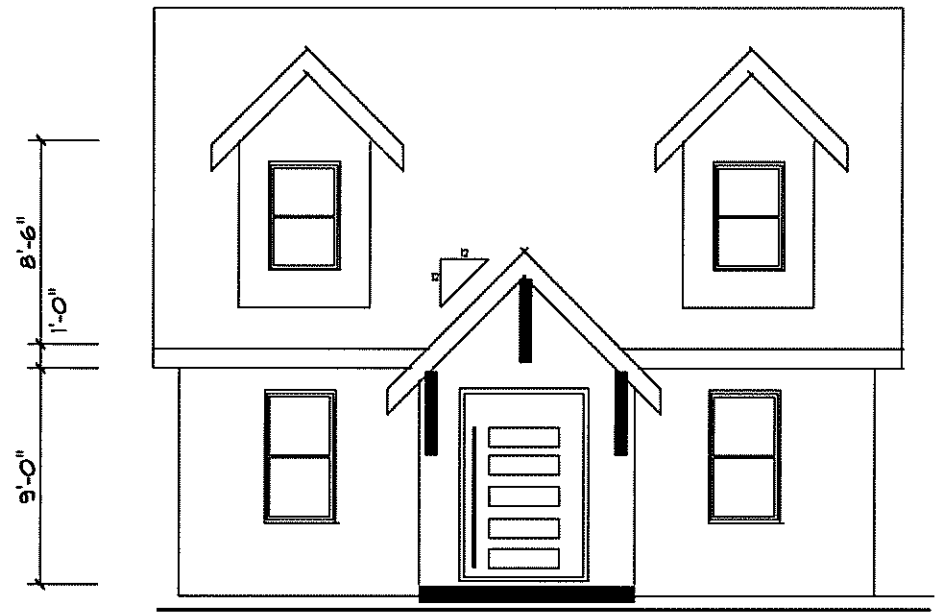
I would also like to add a detached 3-car garage to the rear of the building with another small efficiency residential rental apartment with one garage stall going along with the rental unit and the other two stalls used for storage for the cabinetry business if allowed.

I believe this project would benefit the esthetic the downtown area is going for and would clean up an eye sore of a property into something beautiful and useful. I appreciate your time to consider my project and look forward to speaking with you more if you have any questions. I can be reached at 608-212-2380 or at MichelleHebert514@gmail.com.

Sincerely,



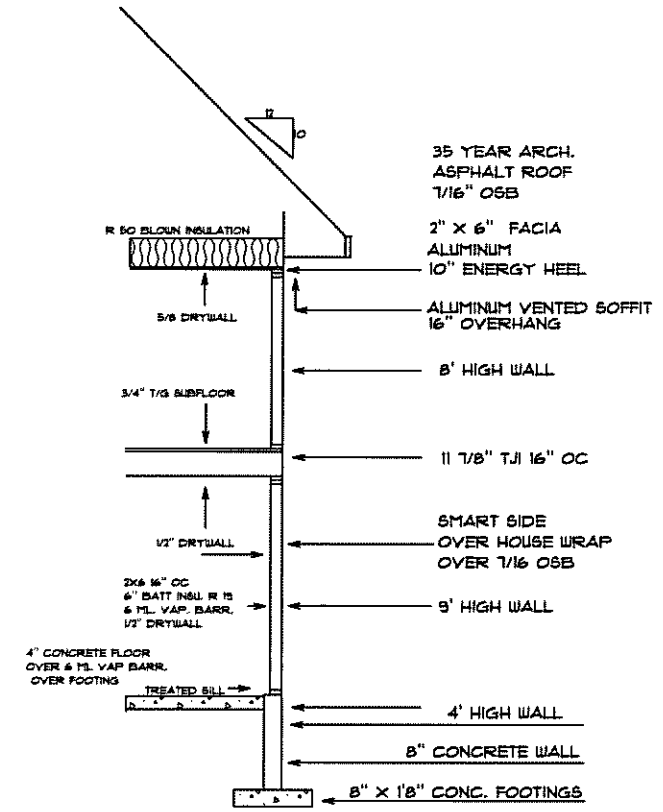
Michelle Hebert
Owner, R&R Properties of Madison



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



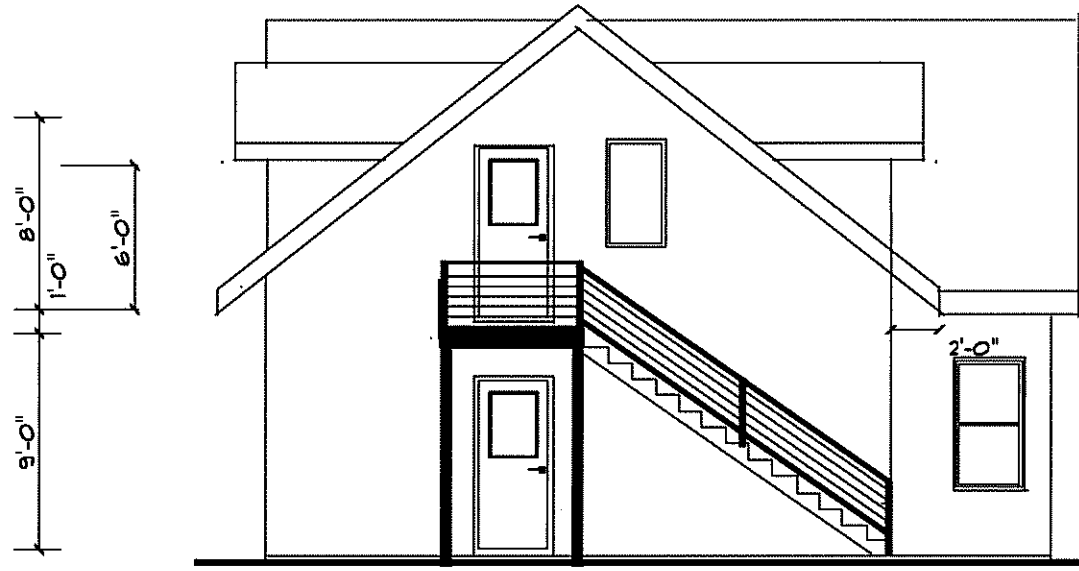
GARAGE ADDITION

**300 EAST VERONA
VERONA WI.**

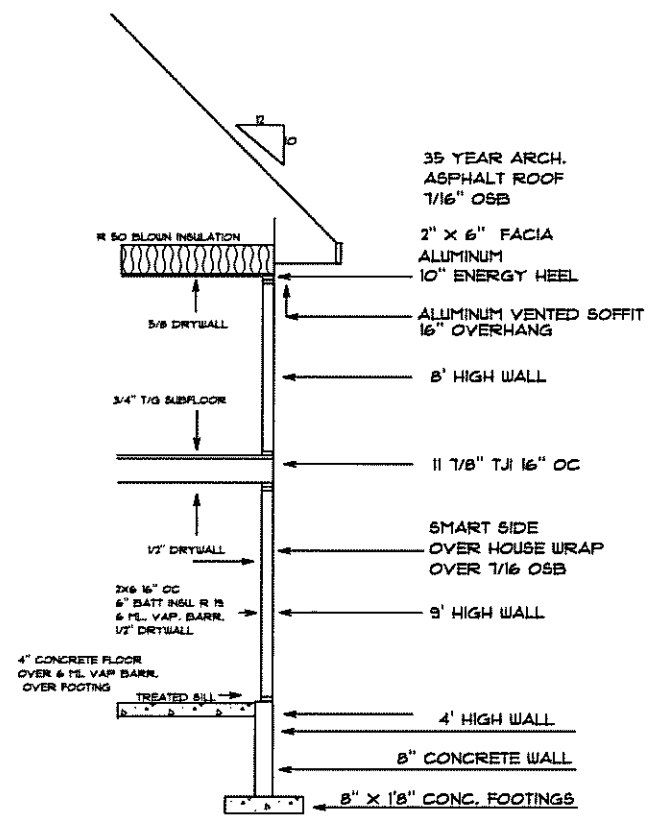
ROBERT DESIGN
ARCHITECTURAL DESIGN & BUILD SERVICE

OFFICE : 608 - 630 - 9888
FAX : 608 - 630 - 9889

DATE: 3/1/2019
8/8/2019



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

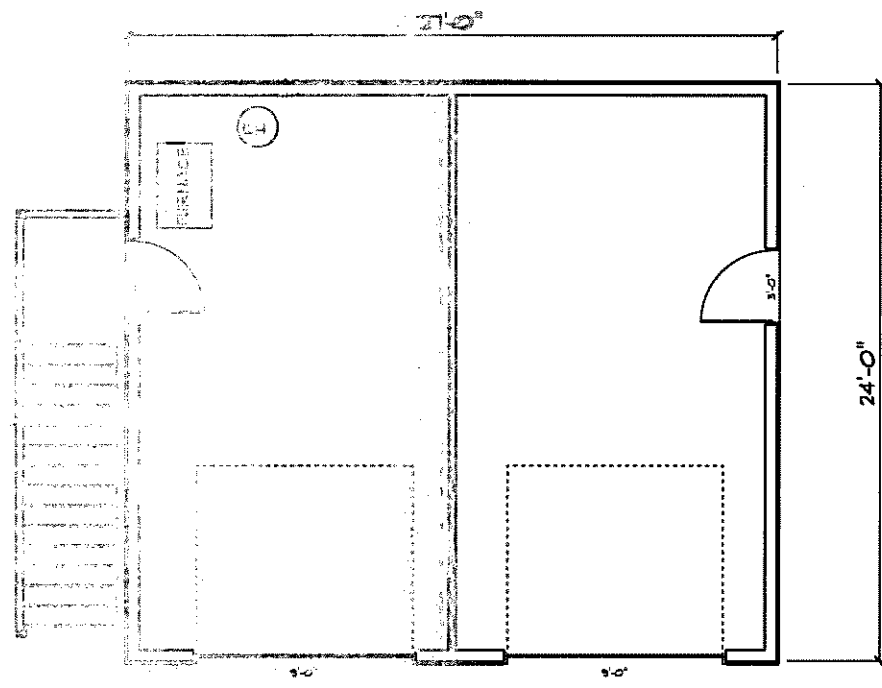


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

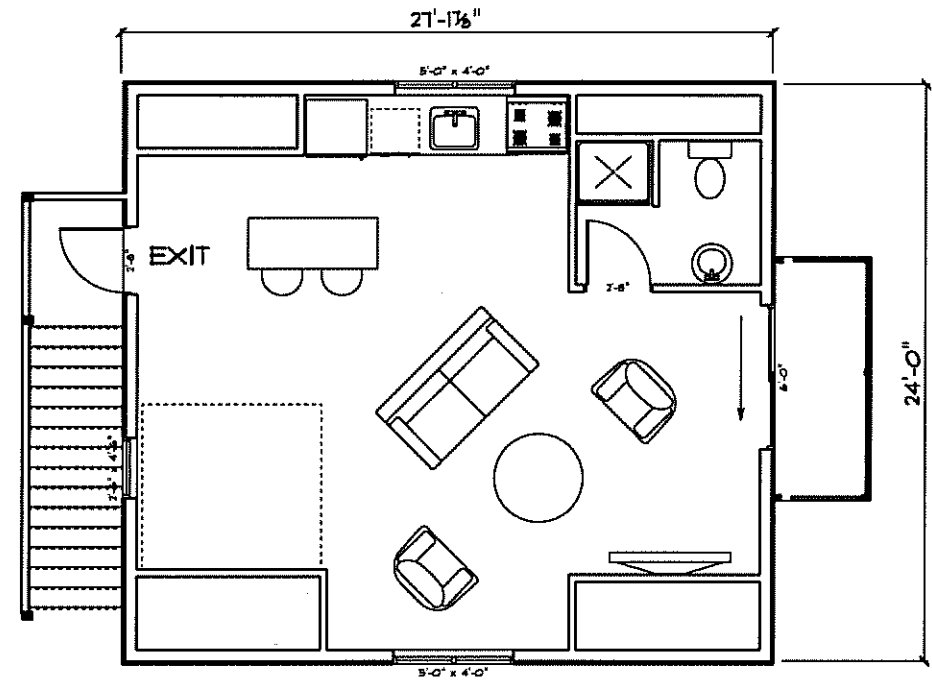
GARAGE ADDITION
300 EAST VERONA
VERONA WI.

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ARCHITECTURAL DESIGN & BUILD SERVICE
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DATE: 3/1/2019
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1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 SQ FT - 840

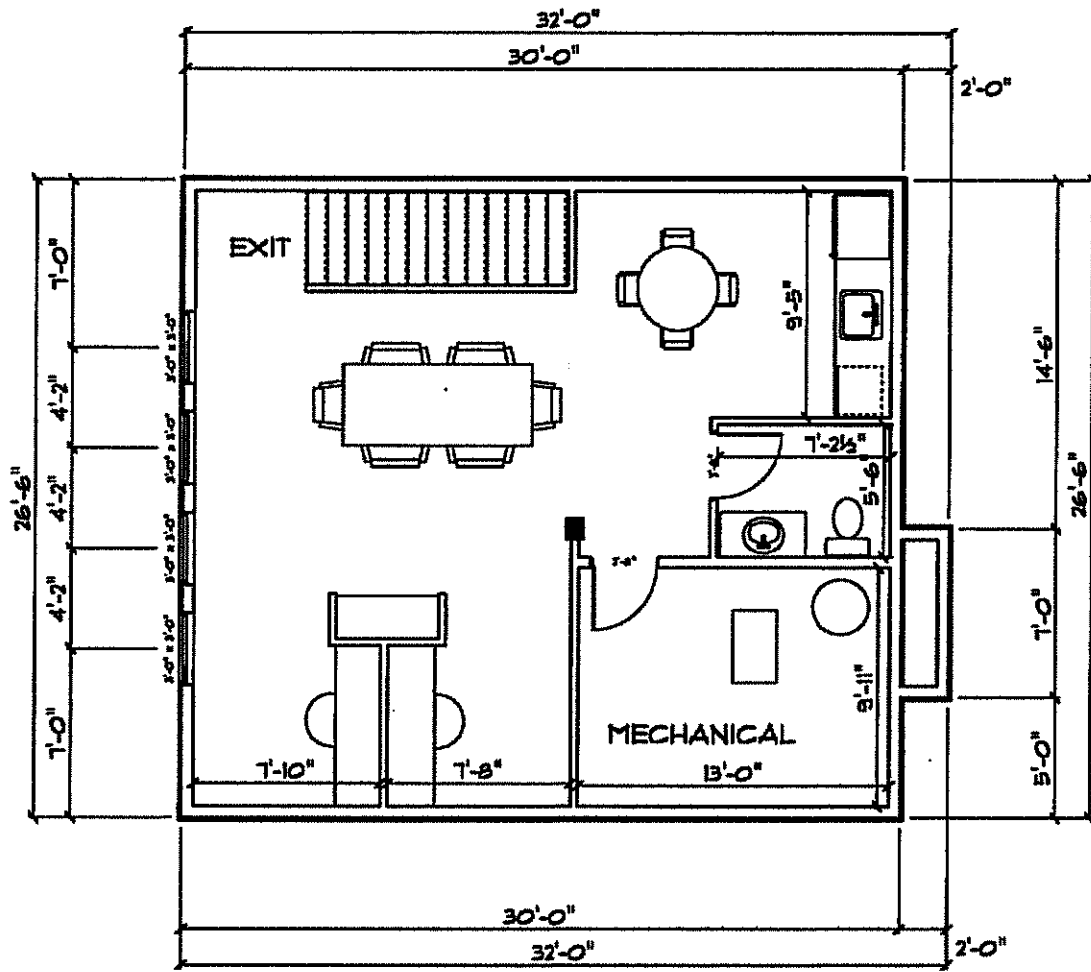


2ND FLOOR LAYOUT
 SCALE: 1/8" = 1'-0"
 SQ FT 740

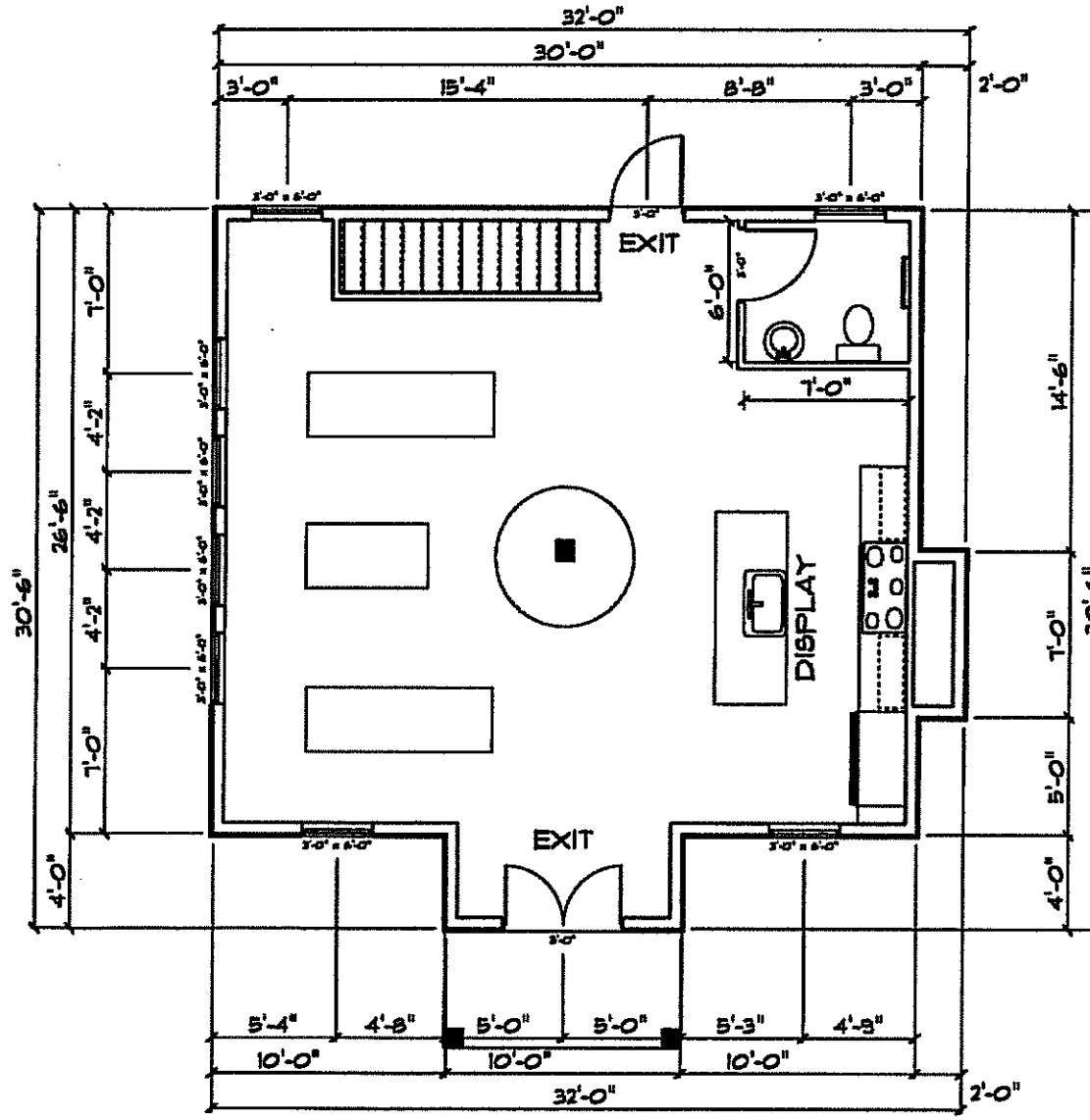
DATE: 3/1/2019
 8/8/2019

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GARAGE ADDITION
300 EAST VERONA
VERONA WI.



BASEMENT LAYOUT
 SCALE: 1/8" = 1'-0"
 6Q FT - 552



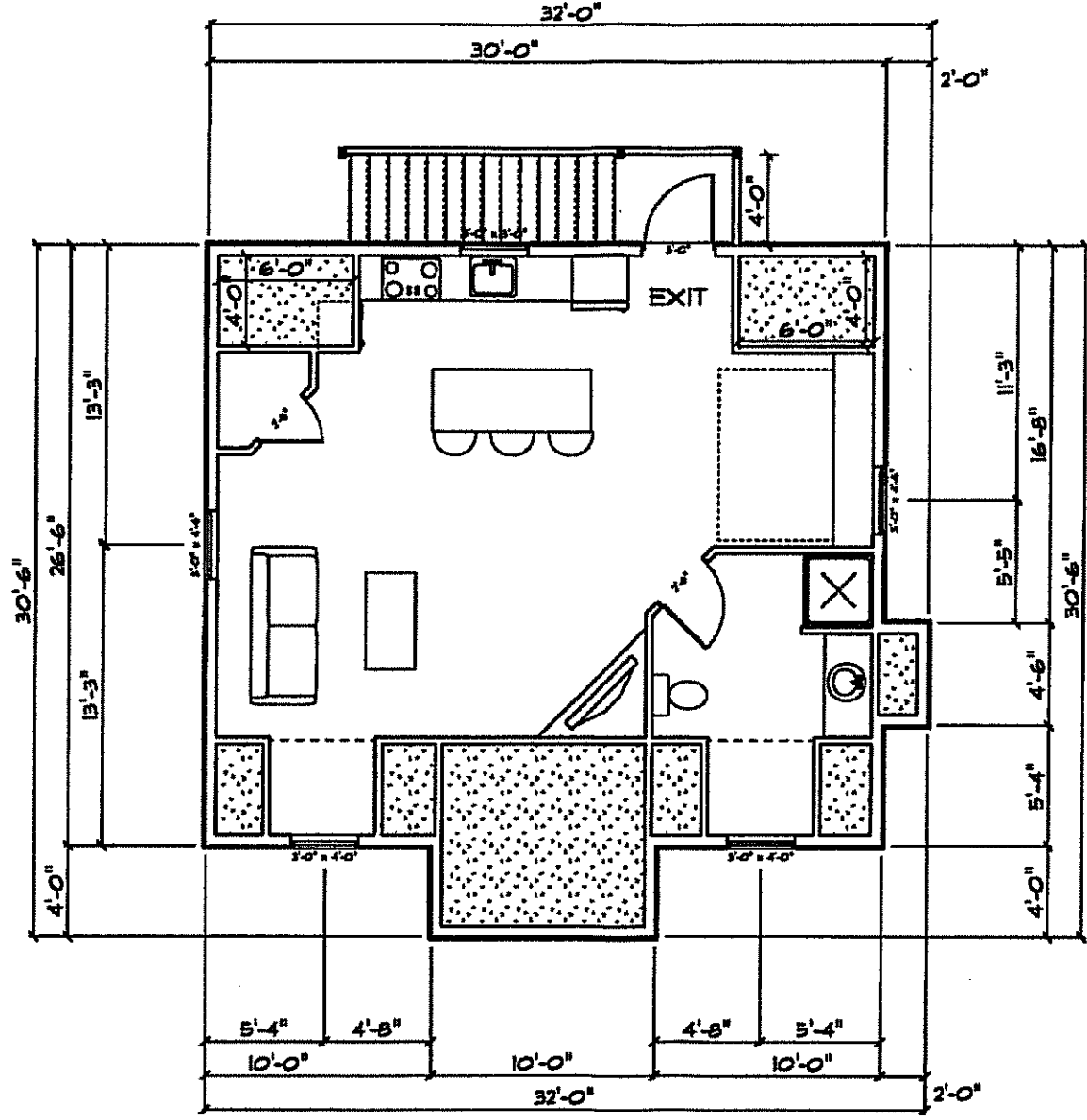
1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 6Q FT - T10

DATE: 3/1/2019
 7/31/2019

ROBERT DESIGN
 ARCHITECTURAL DESIGN & BUILD SERVICE

OFFICE : 608 - 630 - 9888
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OFFICE SPACE
 300 EAST VERONA
 VERONA WI.



2ND FLOOR LAYOUT
 SCALE: 1/8" = 1'-0"
 5Q FT - 535

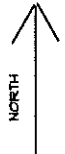
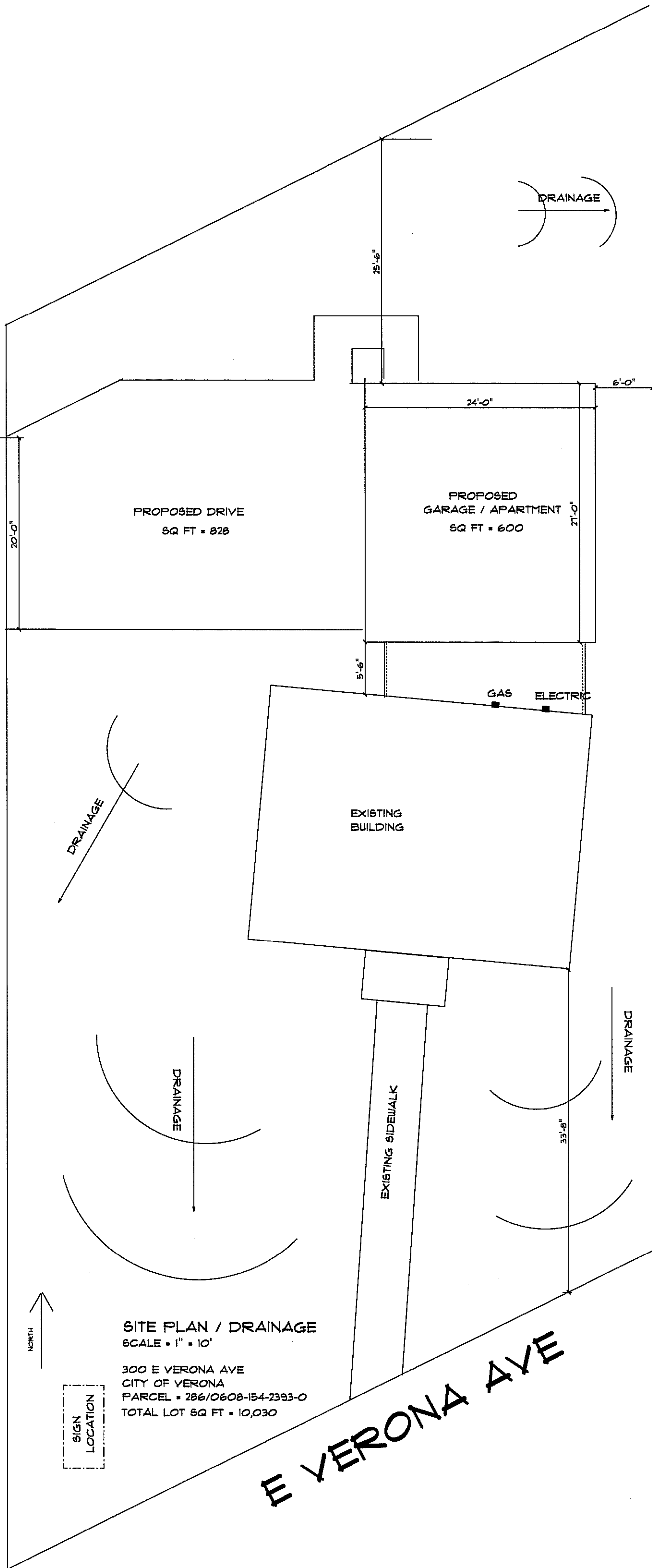
DATE: 3/1/2019
 7/31/2019

ROBERT DESIGN
 ARCHITECTURAL DESIGN & BUILD SERVICE

OFFICE : 608 - 630 - 9888
 FAX : 608 - 630 - 9889

UPPER APARTMENT
 300 EAST VERONA
 VERONA WI.

NORTH JEFFERSON ST



SIGN
LOCATION

SITE PLAN / DRAINAGE
SCALE = 1" = 10'

300 E VERONA AVE
CITY OF VERONA
PARCEL = 286/0608-154-2393-0
TOTAL LOT SQ FT = 10,030

E VERONA AVE