



VELOCITY

June 8, 2020

To: Verona Plan Commission

From: Velocity Mixed Use, LLC ownership group
Kyle Dumbleton, Managing Member and Architect

Re: Precise Implementation Plan (PIP) amendment to change commercial space To Live-Work units.

History

The project was designed and programmed from 2015-2018 as a mixed-use project that would provide several small commercial spaces on the ground level of a mixed-use project in a transitional area of Verona.

The conditions at the time indicated that there could be a demand for these types of spaces at this location. As the project came on line, and with the seismic change in market conditions since the COVID-19 pandemic, the market is moving away from this type of space.

There is continued uncertainty that the commercial spaces as originally designed will find a suitable tenant given the long-term uncertainties.

We are concerned that this space will remain vacant during this market disruption while other opportunities to use the space in a modified manner are present.

Conditions/Demands

The demand for housing at this project has exceeded available units and the project has been at 100% occupancy since closing with 90% renewals and continued strong interest in the residential component of the Project.

In identifying these issues, we believe a minor modification to the approved PIP will create a solution that conveys the intent of the original uses while also creating more opportunities for residents at the building.

We are seeing a large increase in work from home tenants and are proposing the modification of the three commercial spaces to three Live/Work units, which contain separate offices and Living Quarters.

Impact on previously approved PIP:

- Interior alterations only, no changes to building footprint, exterior appearance, or site.
- No impact on required and provided Parking stalls
- No impact on required open space
- Intend to keep small commercial area accessible from the bike trail level

Request:

We are requesting an approval of a minor alteration to the previously approved PIP based to allow for a change from 3 commercial spaces to 3 live/work units.

Sincerely yours,

Kyle Dumbleton

A handwritten signature in black ink that reads "Kyle Dumbleton". The signature is written in a cursive, flowing style with a long horizontal stroke extending from the end of the name.

Kyle Dumbleton, Managing Member and Architect
Velocity Mixed Use, LLC ownership group

PROPOSED
LIVE-WORK



510 WEST EDGEWATER ST. PORTAGE, WI, 53901 > P. 608-445-7869
WWW.MIDWESTMODERN.COM > INFO@MIDWESTMODERN.COM

MIDWESTMODERN LLC

VELOCITY MIXED USE
142 PAOLI STREET, VERONA,
WISCONSIN, 53593 Approver

OVERALL SITE PLAN

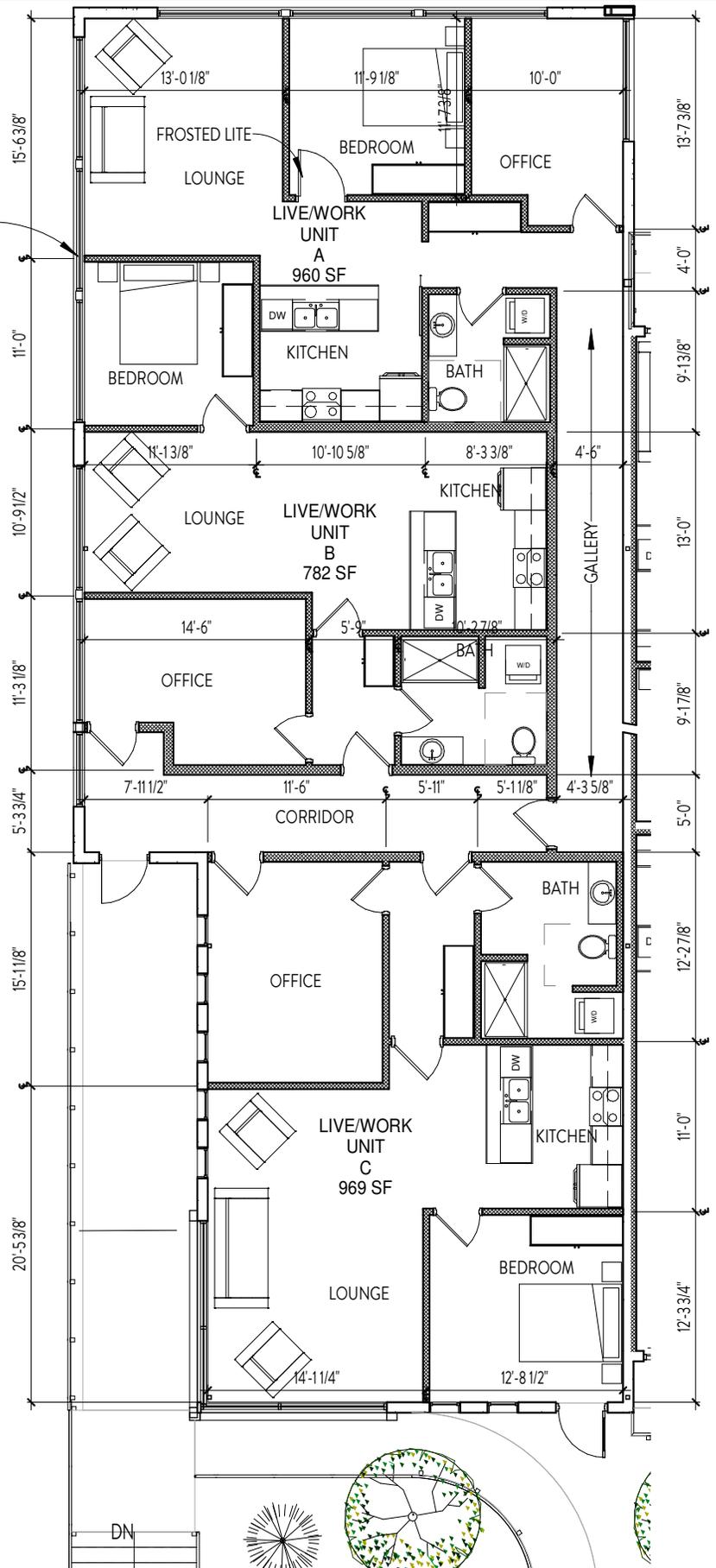
Project number	17 -01
Date	06.08.2020
Scale	3/32" = 1'-0"

CM2.0

SOUTH 9 MOUND RD. BELOW

APPLIED MULLION W/ SOUND GASKET, TYP

NORTH

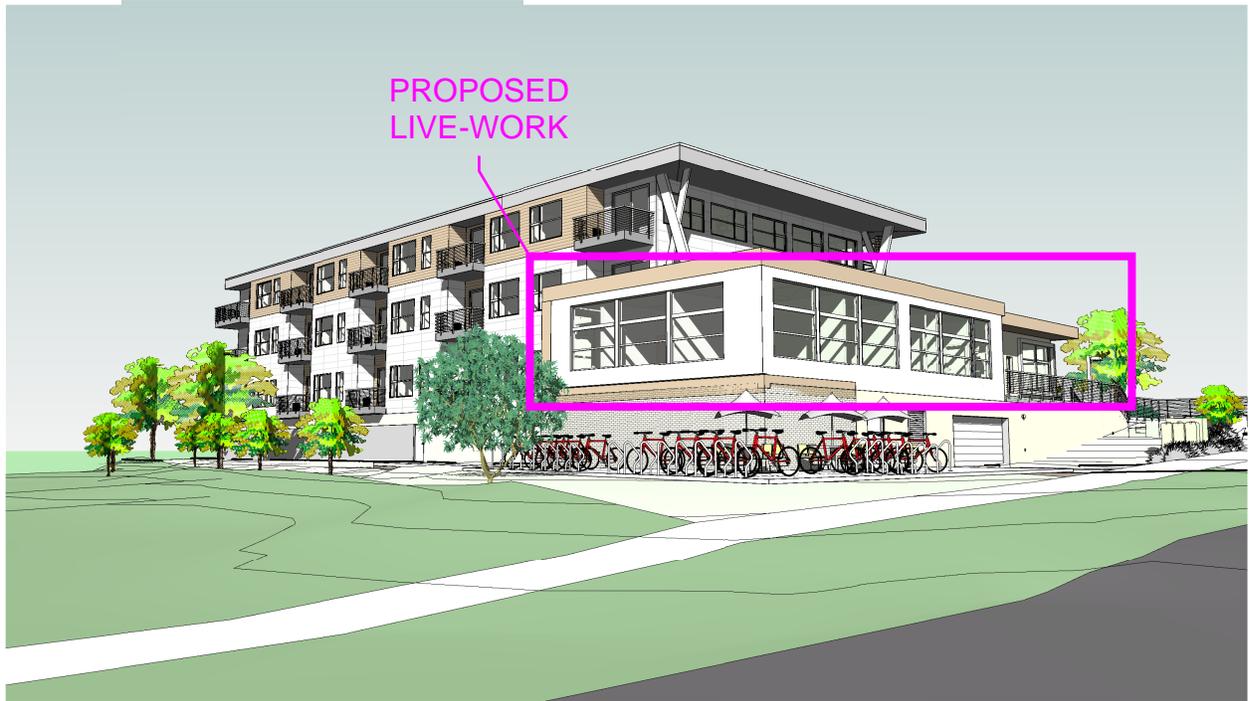


1 LIVE-WORK UNITS
3/32" = 1'-0"

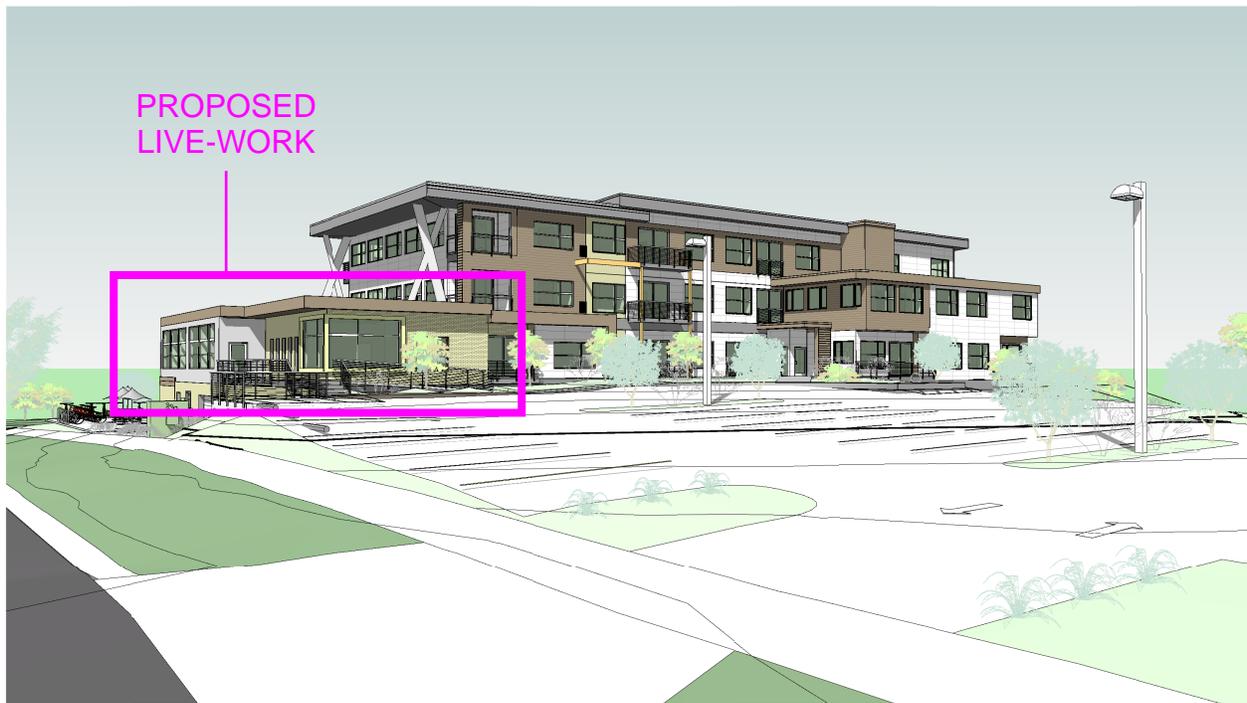
COMMERCIAL CONVERSION

Project number	17-01
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Scale	3/32" = 1'-0"

CM2.1



① A-BIKE PATH AT S. 9 MOUNDS



② B-NINE MOUND TO BIKE PATH



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PERSPECTIVE VIEWS

Project number	17-01
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CM2.2