

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Date Received 5/28/24 9:25 a.m.

Initial Submittal Paid

Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## 1. Project Information

Address (list all addresses on the project site): 6910 Seybold Rd

Title: Mixed-Use | Grocery Store and Apartments

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 12, 2024

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial Approval       Final Approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Modifications of Height, Area, and Setback  
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

- Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Thomas B Sanford / Sanford Enterprises, Inc.  
**Street address** 437 S Yellowstone Dr, Ste 203  
**Telephone** 608.347.8299

**Company** Sanford Enterprises, Inc.  
**City/State/Zip** Madison, WI 53719  
**Email** Tom@SanfordEnterprises.com

**Project contact person** Tom Sanford  
**Street address** 437 S Yellowstone Dr, Ste 203  
**Telephone** 608.347.8299

**Company** Sanford Enterprises, Inc.  
**City/State/Zip** Madison, WI 53719  
**Email** Tom@SanfordEnterprises.com

**Property owner (if not applicant)** Royal Partners  
**Street address** 4406 Woods End  
**Telephone** (608) 770-4442

**City/State/Zip** Madison, WI 53711  
**Email** stevemookwelch@gmail.com

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**5. Required Submittal Materials**

✓ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

✓ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

✓ **Development Plans** (Refer to checklist on Page 4 for plan details)

✓ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

✓ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

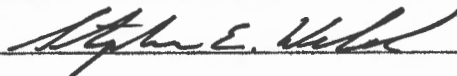
✓ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on May 14, 2024.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Thomas B Sanford / Sanford Enterprises, Inc. Relationship to property RE Broker / Consultant

Authorizing signature of property owner  Date 5-25-24

**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

✓ **Urban Design Districts: \$350 (per §33.24(6) MGO).**

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

LETTER OF INTENT  
6910 SEYBOLD RD  
MIXED-USE DEVELOPMENT

May 27, 2024

1. Site Location: Contiguous to the Verizon store at the corner of Gammon Rd and Seybold Rd (Urban Design District 2, and Aldermanic District 19 - Alder John Guequierre).
2. Zoning: A mixed-use building is a conditional use in the commercial center district.
3. Project Description: Construct a mixed-use building on a vacant lot. First floor will be a small 3,500 square feet grocery store that will sell Indian and Pakistani food, with two apartments of 3,023 total square feet on the second floor. The building has utilized the eighty-five feet maximum setback from Seybold Rd to accommodate twelve parking stalls at the front for customers. Because of the proposed use requires open wall space for shelving, the exterior will have some spandrel windows on west, south, and east elevations with vision glazing windows at the entrance located at the southwest corner. The applicant believes this small but significant project will fulfill the Urban Design Commission's mission by using integrated architecture exterior materials, reinforced by landscaping that will include various sizes of shrubs, ornamental and canopy trees throughout the site. It is noted that this development also satisfies the protection of economic values and proper use of properties by finally have a viable use for this difficult site.
4. Site Description: This 0.47-acre property (20,651 square feet) previously was in the Town of Middleton and was attached with zoning to the City of Madison in 2019. The property topography slopes from east to west about nine feet, and the proposed building floor elevation will sit above the Verizon's floor. The foundation will be utilized as a retaining wall with a connected retaining wall running from the building towards the street. There is an ATC easement for the existing overhead electric power lines that runs along the north property line, and the proposed development does not encroach into the ATC easement. Seybold Road is an unimproved street without sidewalk and curb & gutter, but new sidewalk was installed at the subject property when it was attached. Too, in 2042 all of Seybold will be in the city of Madison per the intergovernmental agreement between Madison and Town of Middleton.
5. Access: There is a joint driveway shared with the Verizon property...
6. Parking Stalls / Ratios: There are sixty (16) total parking spaces. Two for the apartment tenants located in the back of the building. The site plan can accommodate two more parking stalls at the back of the building. Applicant is now balancing the parking stalls with the TDM points...
7. Bike Racks: There are four covered bike racks for the apartment tenants and any store employees, and two racks at the front of the building for customers.
8. Project Schedule: Submit on July 15<sup>th</sup> for UDC and Plan Commission approvals with construction start in fall 2024 or spring 2025.
9. Hours of Operation: 7:00 am – 9:00 pm, subject to negotiation with the proposed tenant.
10. Developer / Contact Person:

Tom Sanford  
Sanford Enterprises, Inc.  
437 S. Yellowstone Dr, Ste 203  
Madison, WI 53719  
[Tom@SanfordEnterprises.com](mailto:Tom@SanfordEnterprises.com)  
608.347.8299

# SEYBOLD RD. LOT 2 COMMERCIAL BUILDING

6910 SEYBOLD RD.  
MADISON, WI 53719



REVISION LIST		
REVISION NO.	REVISION	DATE

Architecture :

**Dimension IV - Madison Design Group**  
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719  
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

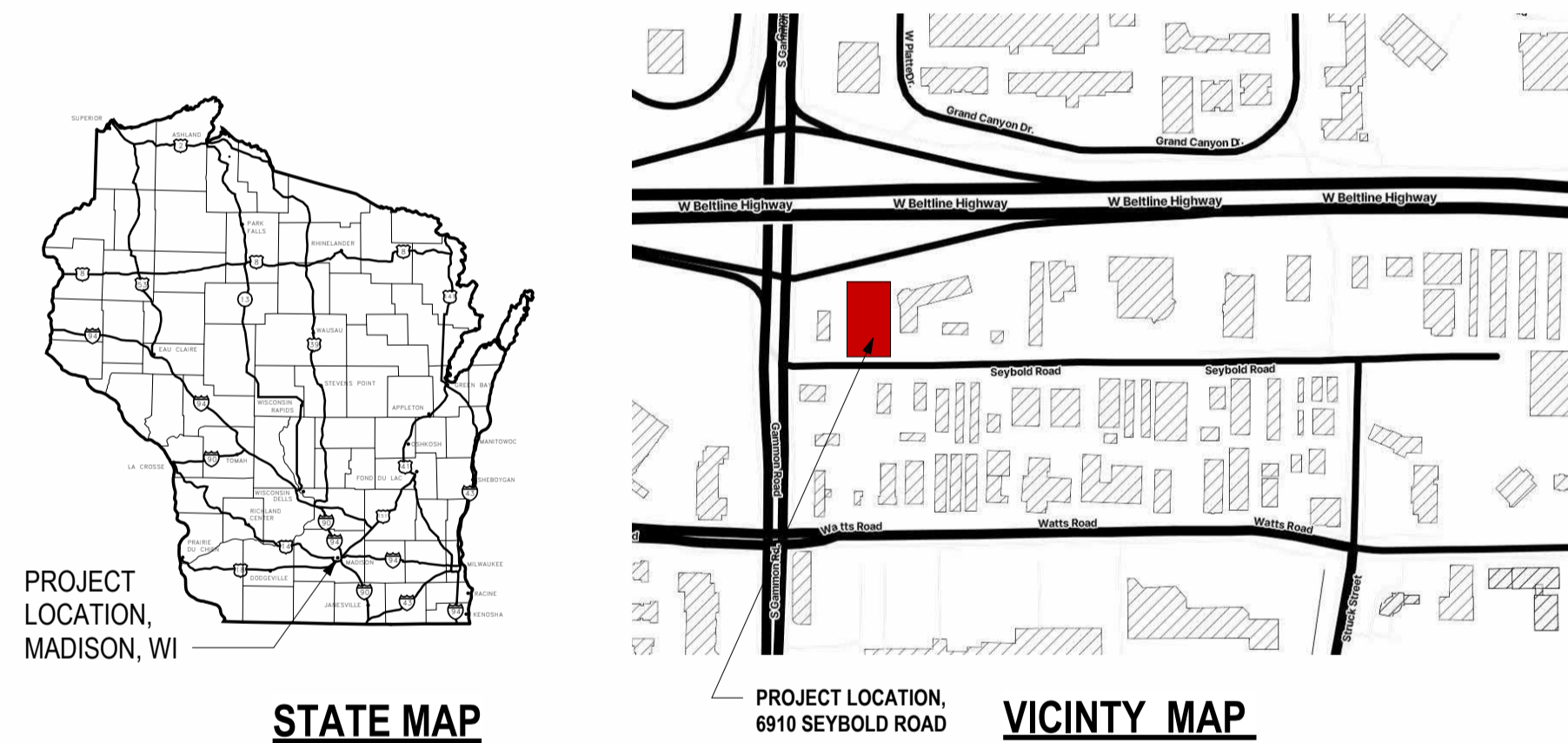
**National Construction Incorporated**  
455 S. Junction Rd, Madison, WI 53719  
p: 608.230.7383 nationalconstructioninc.com

Civil Engineering:

**Homburg Contractors Inc.**  
5590 Monona, WI 53716  
p: 608.222.6597 www.HomburgInc.com

Structural Engineering:

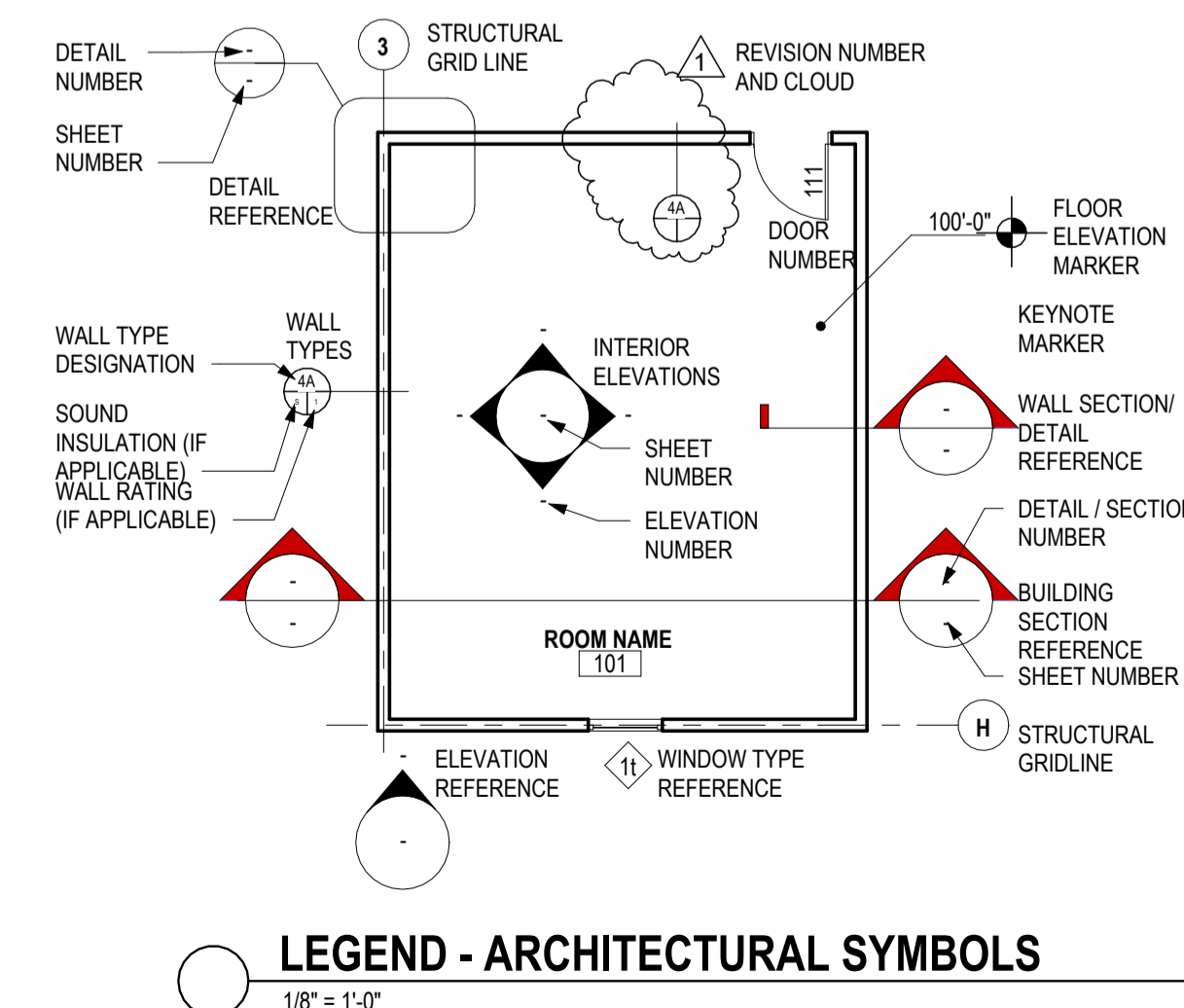
**Cold Spring Design**  
222 S. Main St. Fort Atkinson, WI 53538  
p: 920.568.9530 www.coldspringdesign.net



PROJECT LOCATION, MADISON, WI

STATE MAP

PROJECT LOCATION, 6910 SEYBOLD ROAD VICINITY MAP

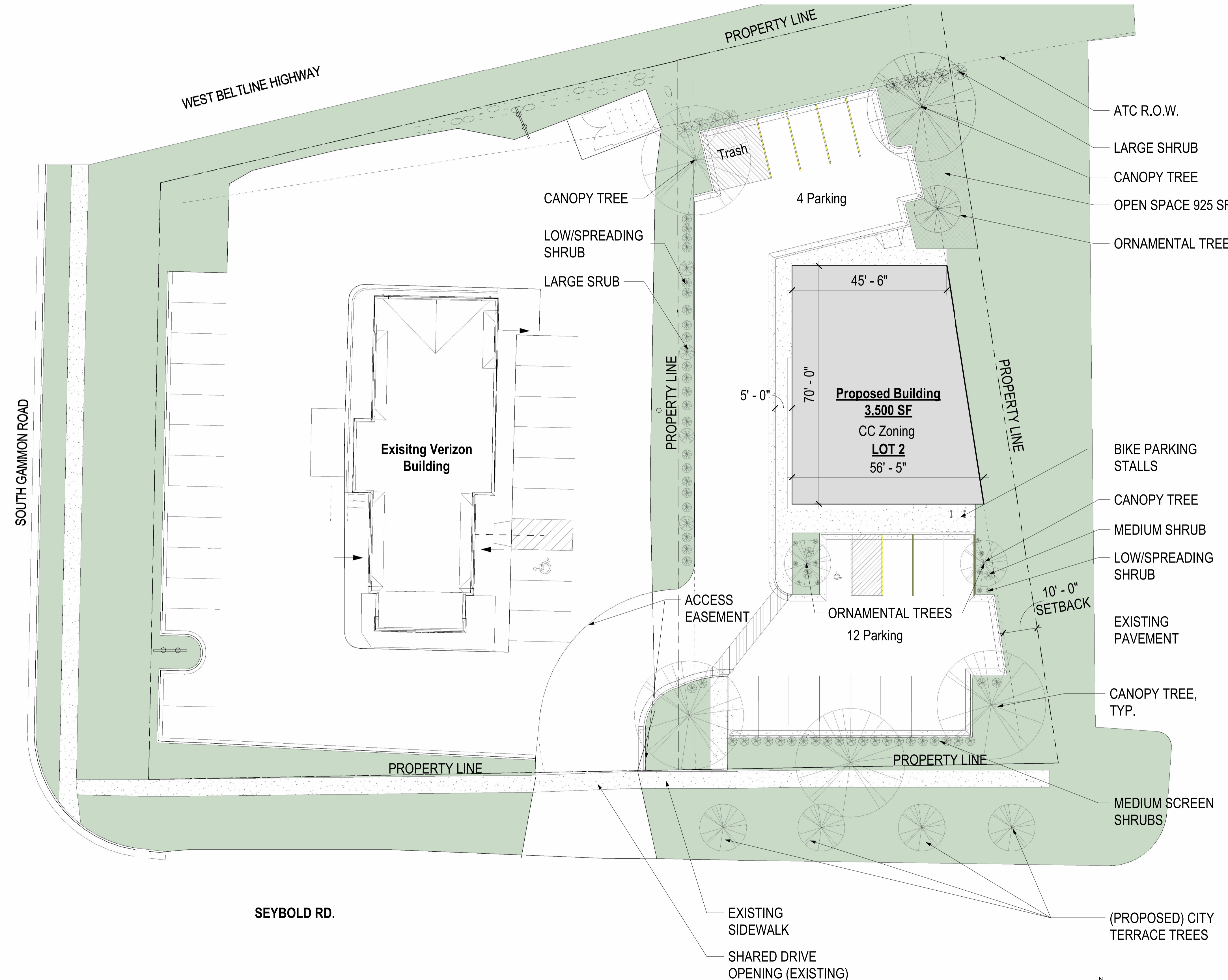


LEGEND - ARCHITECTURAL SYMBOLS

1/8" = 1'-0"

ARCHITECTURAL ABBREVIATIONS LEGEND					
+	- AND	FND	- FOUNDATION	PREFAB	- PREFABRICATED
@	- AT	FOM	- FACE OF MASONRY	PERIM	- PERIMETER
AB	- ANCHOR BOLT	FOS	- FACE OF STUD	PC	- PLUMBING CONTRACTOR
AFF	- ABOVE FINISH FLOOR	FTG	- FOOTING	P/C	- PRECAST / PRESTRESSED
ALT	- ALTERNATE	FUT	- FUTURE	PT	- POST TENSIONED
ALUM	- ALUMINUM	FV	- FIELD VERIFY	PT	- PRESSURE TREATED
ARCH	- ARCHITECT / ARCHITECTURAL	GA	- GAUGE	R	- RADIUS
BRD	- BOARD	GALV	- GALVANIZED	RD	- ROOF DRAIN
BLK	- BLOCK (CMU)	GB	- GRAB BAR	REINF	- REINFORCING
BOT	- BOTTOM	GC	- GENERAL CONTRACTOR	REQD	- REQUIRED
CB	- CATCH BASIN	GYP	- GYPSUM	RM	- ROOM
CIP	- CAST-IN-PLACE	HC	- HVAC CONTRACTOR	SCHED	- SCHEDULE
CJ	- CONSTRUCTION JOINT	HM	- HOLLOW METAL	SHT	- SHEET
CL	- CENTERLINE	HORIZ	- HORIZONTAL	SIM	- SIMILAR
CLG	- CEILING	HT	- HEIGHT	SOG	- SLAB ON GRADE
CLJ	- CONTROL JOINT	HVAC	- HEATING, VENTILATION & AIR CONDITIONING	SPEC	- SPECIFICATION
CLR	- CLEAR DISTANCE	HR	- HOUR	SQ	- SQUARE
CMU	- CONCRETE MASONRY UNIT	ID	- INSIDE DIAMETER	SS	- STAINLESS STEEL
CO	- CASSED OPENING	I.F.	- INSIDE FACE	STL	- STEEL
COL	- COLUMN	INSUL	- INSULATION	STR	- STRUCTURAL
CONC	- CONCRETE	INT	- INTERIOR	THK	- THICKNESS
CONT	- CONTINUOUS	JBE	- JOIST BEARING ELEVATION	TOL	- TOP OF LEDGE ELEVATION
CU	- CUBIC	JT	- JOINT	TOP	- TOP OF PIER ELEVATION
DBL	- DOUBLE	L	- STEEL ANGLE DESIGNATION	TP	- TOILET PAPER DISPENSER
DF	- DRINKING FOUNTAIN	LAM	- LAMINATE	TS	- (SEE HIGH STRENGTH STEEL DESIGNATION)
DIM	- DIAMETER	LVL	- LAMINATED VENEER LUMBER	TYP	- TYPICAL
DN	- DOWN	MAX	- MAXIMUM	TOW	- TOP OF WALL ELEVATION
DS	- DOWN SPOUT	MBW	- MASONRY BEARING WALL	UL	- UNDERWRITERS LAB
DTL	- DETAIL	MFG	- MANUFACTURER	UNO	- UNLESS NOTED OTHERWISE
DWG	- DRAWING	MIN	- MINIMUM	VB	- VAPOR BARRIER
EA	- EACH	MO	- MASONRY OPENING	VERT	- VERTICAL
EC	- ELECTRICAL CONTRACTOR	MTL	- METAL	VIF	- VERIFY IN FIELD
EFS	- EXTERIOR INSULATION FINISH SYSTEM	NIC	- NOT IN CONTRACT	W	- WIDTH
EL	- ELEVATION	NOM	- NOMINAL	W/O	- WITHOUT
ELEV	- ELEVATOR	NTS	- NOT TO SCALE	WC	- WATER CLOSET
ENG	- ENGINEER	NO	- NUMBER	WD	- WOOD
EQ	- EQUAL	OC	- ON CENTER	WRB	- WEATHER RESISTANT BARRIER
EXIST	- EXISTING	OD	- OUTSIDE DIAMETER	WWF	- WELDED WIRE FABRIC
EXP	- EXPANSION	O.F.	- OUTSIDE FACE		
EXT	- EXTERIOR	OH	- OVERHEAD		
FD	- FLOOR DRAIN	OPCI	- OWNER PROVIDED, CONTRACTOR INSTALLED		
FND	- FOUNDATION	OPOI	- OWNER PROVIDED, OWNER INSTALLED		
FE	- FIRE EXTINGUISHER	OPNG	- OPENING		
FEC	- FIRE EXTINGUISHER CABINET	OPP	- OPPOSITE		
FF	- FINISH FLOOR				
FIN	- FINISH				
FLR	- FLOOR				

- SHEET LIST**  
G0.1 - COVER SHEET  
AS1.0 - SITE PLAN  
AS1.1 - SITE PLAN CONTEXT & SITE PHOTOS  
A1.1 - FIRST FLOOR PLAN  
A1.2 - SECOND FLOOR PLAN  
A9.1 - 3D VIEWS



**SEYBOLD RD. LOT 2  
COMMERCIAL  
BUILDING**

6910 SEYBOLD RD.  
MADISON, WI 53719

**UDC  
INFORMATIONAL**

DATE OF ISSUE: 5/28/2024

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT # 24034

**SITE PLAN**

**1 SITE PLAN STUDY**  
1/16" = 1'-0"

**CONCEPTUAL  
LANDSCAPE PLAN**  
0' 4' 8' 16' N

**AS1.0**

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View from Seybold



View from Seybold



View from the Beltline

**SEYBOLD RD. LOT 2  
COMMERCIAL  
BUILDING**

6910 SEYBOLD RD.  
MADISON, WI 53719



Verizon Building



SITE PLAN CONTEXT



Quality Inn Building

**UDC  
INFORMATIONAL**

DATE OF ISSUE: 5/28/2024

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

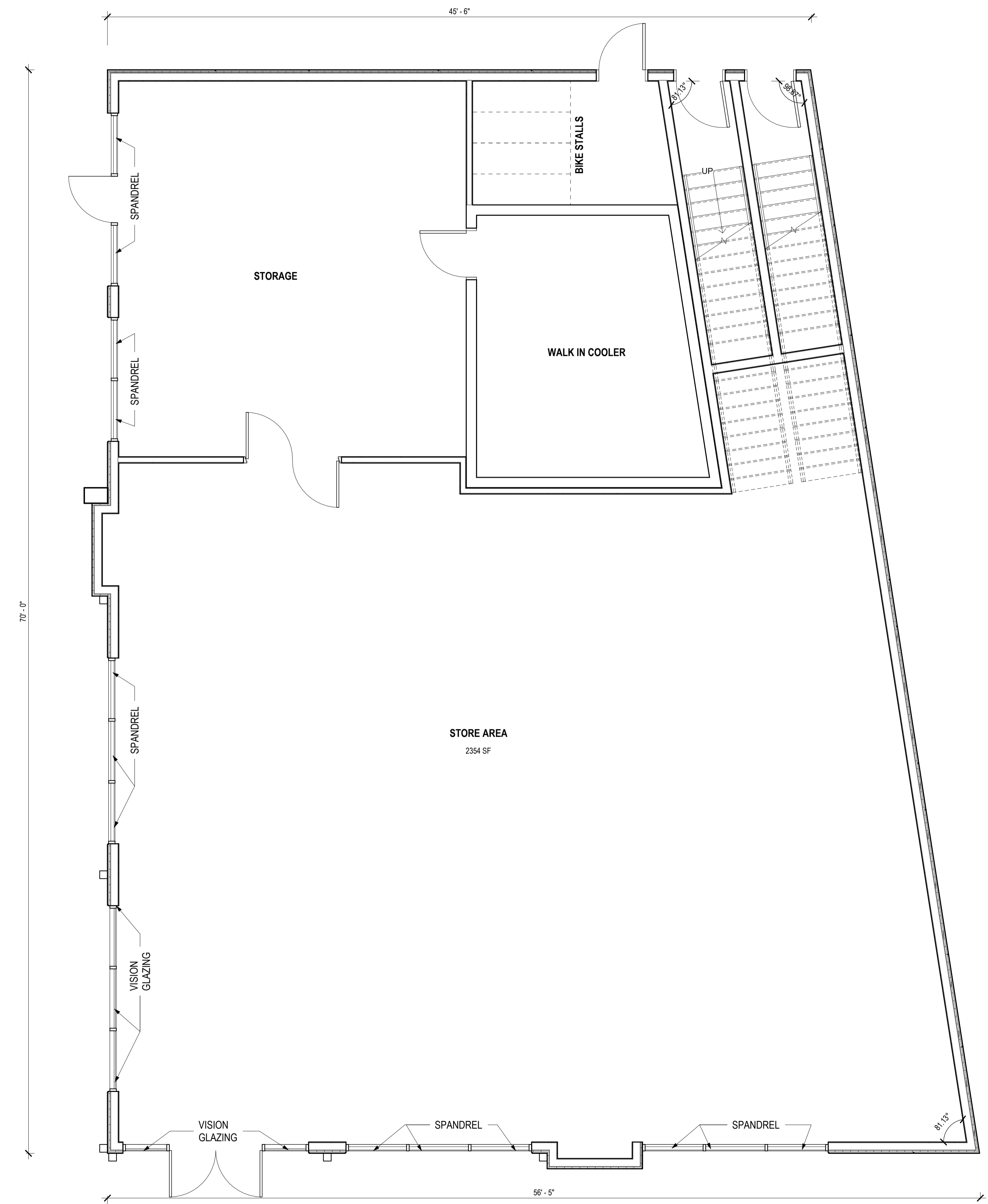
PROJECT # 24034

**SITE PLAN  
CONTEXT & SITE  
PHOTOS**

**AS1.1**

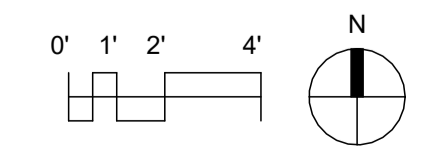


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1 FIRST FLOOR PLAN  
1/4" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.XX FOR LARGE SCALE PLANS.
  - B. SEE SHEET A7.XX FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
  - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
  - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
  - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
  - H. PROVIDE VINYL CARPET EDGE AT TRANSITIONS FROM CARPET TO DISSIMILAR FLOOR MATERIALS, UNLESS NOTED OTHERWISE (U.N.O.).
  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



**DIMENSION**   
Madison Design Group  
architecture · interior design · planning  
6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionmadison.com

**SEYBOLD RD. LOT 2  
COMMERCIAL  
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6910 SEYBOLD RD.  
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**UDC  
INFORMATIONAL**

DATE OF ISSUE: 5/28/2024

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT # 24034

**FIRST FLOOR PLAN**

**A1.1**

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- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.XX FOR LARGE SCALE PLANS.
  - B. SEE SHEET A7.XX FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
  - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
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  - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
  - H. PROVIDE VINYL CARPET EDGE AT TRANSITIONS FROM CARPET TO DISSIMILAR FLOOR MATERIALS, UNLESS NOTED OTHERWISE (U.N.O.).
  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

**DIMENSION**   
Madison Design Group  
architecture · interior design · planning  
6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionmadison.com

**SEYBOLD RD. LOT 2  
COMMERCIAL  
BUILDING**  
6910 SEYBOLD RD.  
MADISON, WI 53719

**UDC  
INFORMATIONAL**

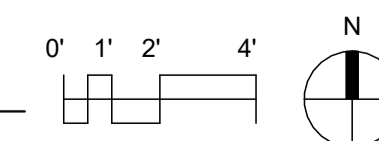
DATE OF ISSUE: 5/28/2024

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT # 24034

**SECOND FLOOR  
PLAN**

**1 SECOND FLOOR PLAN**  
1/4" = 1'-0"



**A1.2**



- METAL COPING
- FIBER CEMENT PANEL SIDING
- DARK BRONZE ANODIZED ALUMINUM WINDOW FRAMES
- METAL AWNING
- METAL COPING
- WOOD LOOK METAL SIDING
- DARK BRONZE ANODIZED ALUMINUM STOREFRONT FRAME

- METAL COPING
- METAL COPING
- DARK BRONZE ANODIZED ALUMINUM WINDOW FRAMES
- WOOD LOOK METAL SIDING
- FIBER CEMENT PANEL SIDING
- METAL TRIM
- METAL AWNING
- DARK BRONZE ANODIZED ALUMINUM STOREFRONT FRAME
- SPANDREL GLAZING

② VIEW FROM SEYBOLD

**SEYBOLD RD. LOT 2  
COMMERCIAL  
BUILDING**

6910 SEYBOLD RD.  
MADISON, WI 53719



- METAL COPING
- DARK BRONZE ANODIZED ALUMINUM WINDOW FRAMES
- FIBER CEMENT PANEL SIDING
- METAL TRIM
- METAL COPING
- FIBER CEMENT PANEL SIDING
- METAL AWNING

- METAL COPING
- METAL TRIM
- FIBER CEMENT PANEL SIDING
- DARK BRONZE ANODIZED ALUMINUM WINDOW FRAMES
- WOOD LOOK METAL SIDING
- METAL AWNING
- FIBER CEMENT PANEL SIDING
- DARK BRONZE ANODIZED ALUMINUM STOREFRONT FRAMES

① VIEW FROM PARKING

**UDC  
INFORMATIONAL**

DATE OF ISSUE: 5/28/2024

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT # 24034

3D VIEWS

**A9.1**

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**From:** Tom Sanford <Tom@sanfordenterprises.com>  
**Sent:** Monday, May 6, 2024 7:18 PM  
**To:** district19@cityofmadison.com; Matt Wachter (mwachter@cityofmadison.com); Jessica L Vaughn (JVaughn@cityofmadison.com)  
**Subject:** Pre Application Meeting | 6910 Seybold Rd  
**Attachments:** Sanford - Seybold Rd Lot 2\_DAT Submittal 5.2.2024.pdf



Hello, Alder Guequierre:

I was the developer for the Verizon Store at 6918 Seybold Rd, and have sold many properties on Seybold Rd. This Thursday (May 9<sup>th</sup>) the City is holding a DAT meeting for the proposed development at 6910 Seybold Rd, which is the lot contiguous to the Verizon property. The property will be developed as a small grocery store that will offer Indian / Pakistani foods with two apartments on the second floor (see attached). So, Seybold Rd is slowly changing for the better...

I'm assuming the DAT meeting will go well, and I am intending to file a Land Use Application for the UDC Informational on May 13<sup>th</sup>, and then submit again for the final UDC and Plan Commission approval on May 23. Besides yourself, I am also notifying Matt Wachter and Jessica Vaughn here (both are copied), and the Alders for District 1, 9 and 20, which are contiguous to your District 19 and close to the site. Too, I am notifying Madison West and Greentree Neighborhood Associations. I will be ready to meet with you, Jessica Vaughn, and any neighborhood associations that want to meet me in person.

Too, the 30-day Pre-Application Notification is required because Dwelling units in mixed-use buildings (1-2 dwelling units) is a conditional use, but I would ask you and Matt to please waive the 30-day notification, if possible. I'll keep you posted on the two Neighborhood Associations...

Please advise and thanks in advance,

Tom

*Nec Temere Nec Timide*

[SanfordEnterprises.com](http://SanfordEnterprises.com)

Please Note The New Address

Thomas B. Sanford  
Sanford Enterprises, Inc.  
Commercial Real Estate Services  
437 S. Yellowstone Drive, Ste 203  
Madison, WI 53719

Direct: 608.441.5580