

Thomas B Sanford

From: Thomas Sanford <Tom@SEICommercial.com>
Sent: Tuesday, November 28, 2017 1:57 PM
To: Mark Clear
Cc: Kevin Firchow
Subject: RE: Attachment / Redevelopment
Attachments: 20170829 - 15102 - Sanford Commercial Masterplan 2 - VIEW along GAMMON.pdf;
20170828 - 15102 - Sanford Commercial Masterplan - Exhibit B Site Plan D.pdf

Dear Adler Clear:

Please see the thread below (and the attachments). The purpose of this email is to notify you that this development is moving forward. If we are on-track for the attachment process, this property (601 Gammon) will be part of the City on December 5th. We are submitting this project on December 6th for UDC Informational on December 20th with the final Land Use Application submitted on January 3rd.

As you know, I need to submit the Notice for Demolition 30 days before the final Land Use Application submittal date and I will do that the end of this week. Also, I met with Kevin Firchow, Tim Parks and Janine Glaeser yesterday (Monday). In that meeting they did mention that the internal process for Demolition Notice might have a problem because the property is not now in the City... I believe a waiver of the pre-application notice(s) may solve that issue... Please contact Kevin Firchow about that and I will hold off until Friday for the Demolition Notice and required notice(s).

Please forward any neighborhood associations' contacts to me this week so I can notify them about this development also. Again, please contact me if you have any questions or I will be happy to meet with you soon, as needed.

Best Regards,



Nec Temere Nec Timide

Thomas B. Sanford
Sanford Enterprises, Inc.
Commercial Real Estate Services

From: Clear, Mark [mailto:district19@cityofmadison.com]
Sent: Wednesday, August 30, 2017 6:54 AM
To: Thomas Sanford <Tom@SEICommercial.com>
Cc: Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: RE: Attachment / Redevelopment

Good morning, Tom, thank you for the heads-up on your project. I look forward to working with you.

Mark C.

--
Alder Mark Clear, 19th District, Madison, WI
district19@cityofmadison.com
608-695-5709

Subscribe to my blog: <http://cityofmadison.com/council/district19/blog/>

From: Thomas Sanford [mailto:Tom@SEICommercial.com]

Sent: Tuesday, August 29, 2017 8:38 PM

To: Clear, Mark <district19@cityofmadison.com>

Cc: Firchow, Kevin <KFirchow@cityofmadison.com>

Subject: Attachment / Redevelopment



Dear Alder Clear:

I am starting the process for attachment for 601 Gammon Rd (corner Gammon and Seybold) from Town of Middleton to the City Madison. This is the first step for developing an upscale retail strip (see attached files) after it has been attached. The attachment should be finalized by the end of this year. After the property has been attached we will start the permitting process with construction following in 2018. We will be razing the Slice Restaurant, which will require a Raze Permit from the City and public notification.

As I understand it, when the property has been attached it falls into your District. So, the purpose of this email is to notify you about the attachment and redevelopment of this property.

Please feel free to contact me if you have any questions regarding this redevelopment.

Best Regards,

Nec Temere Nec Timide


Thomas B. Sanford
Sanford Enterprises, Inc.
Commercial Real Estate Services
110 King Street, Suite 203
Madison, WI 53703

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Mobile: 608.347.8299

Email: Tom@SEICommercial.com

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Plan Commission Demolition Permit Interested Parties Notification Form

Please check the following:

- City Address of Building to be Demolished is not a City of Madison address. Please make sure it is spelled correctly and contains the house number, street direction abbreviation, street name, and street type abbreviation.

(* indicates required field)

CONTACT INFORMATION

CONTACT NAME:*

Tom

Sanford

FIRST NAME

LAST NAME

CONTACT ORGANIZATION/COMPANY:

BJT, LLC

CONTACT ADDRESS LINE 1:*

110 King Street

CONTACT ADDRESS LINE 2:

Suite 203

CONTACT CITY:*

Madison

CONTACT STATE:*

WI

CONTACT ZIP CODE:*

53703

CONTACT PRIMARY PHONE NUMBER:*

(608)347-8299

EXT:

ex: (###)###-####

CONTACT EMAIL:*

Tom@SEICommercial.com

DEMOLITION INFORMATION

ANTICIPATED DATE OF APPLICATION:*

January 3 2018

TYPE OF BUILDING:*

ex: single-family house, apartment building, commercial building

Commercial Building

CITY ADDRESS OF BUILDING

TO BE DEMOLISHED:*

ex: 1 N Demolition St

6918 Seybold Road

Madison, WI

ZIP CODE OF BUILDING TO BE

DEMOLISHED:*

53719

COMMENTS

COMMENTS:

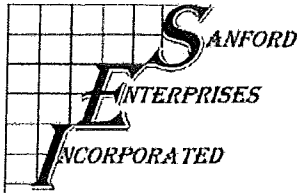
must be 500 characters or less

This property has been attached to the City on December 5, 2017. This is the new address.

Thank you.

Thomas B Sanford

From: Thomas Sanford <Tom@SEICommercial.com>
Sent: Wednesday, December 13, 2017 3:35 PM
To: Kevin Firchow
Subject: Demo Notification / New Address
Attachments: Demolition Notification Form (Resubmitted with New Address)_12 13 17.pdf



Hey Kevin:


Attached is the revised Demo Notification Form with the new property address... Still, the system does not recognized that address...

Best Regards,

Nec Temere Nec Timide

Thomas B. Sanford
Sanford Enterprises, Inc.
Commercial Real Estate Services
110 King Street, Suite 203
Madison, WI 53703

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March 6, 2018

Tom Sanford
110 King Street, Suite 203
Madison, Wisconsin 53703

sent via email: tom@seicommercial.com

RE: 601 S. Gammon Road
Existing Building Condition
Dimension IV Madison Project No. 15102

Dear Tom:

The existing building was built in 1980. It is a one-story wood-framed building; approximately 3,180 square feet. It was built as a stand-alone franchise restaurant. It has been remodeled several times to accommodate different restaurants. It is presently Sliced Deli restaurant. The building is in fair condition for a building of its age and remodelings. The building's exterior has been remodeled and revised multiple times

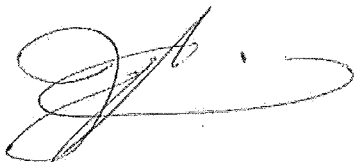
The site is being redeveloped into a new, larger multi-tenant restaurant. The existing building is surrounded by asphalt and parking lot.

The building's location and design do not allow for the development of the lot to develop a multi-tenant building meeting the zoning design requirements for the site.

The building's design, location, and condition do not allow the building to be used as part of the new proposed multi-tenant commercial building. It will require demolition for the proposed project to proceed.

Sincerely,

DIMENSION IV MADISON DESIGN GROUP



Jerry Bourquin, AIA
Principal

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Madison, Wisconsin 53719
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