

**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**

5/24/2024 4:15:50 PM I:\admin\revit\Dimension 17\Madison\Projects\24034 - Seybold - Mason Inc - Mixed Use Seybold Road (2024)\05 - Revit Model\24034 - Seybold - Seybold Rd Lot 2 Commercial Building.rvt



View from Seybold



View from Seybold



View from the Beltline

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Verizon Building



Quality Inn Building



SITE PLAN CONTEXT

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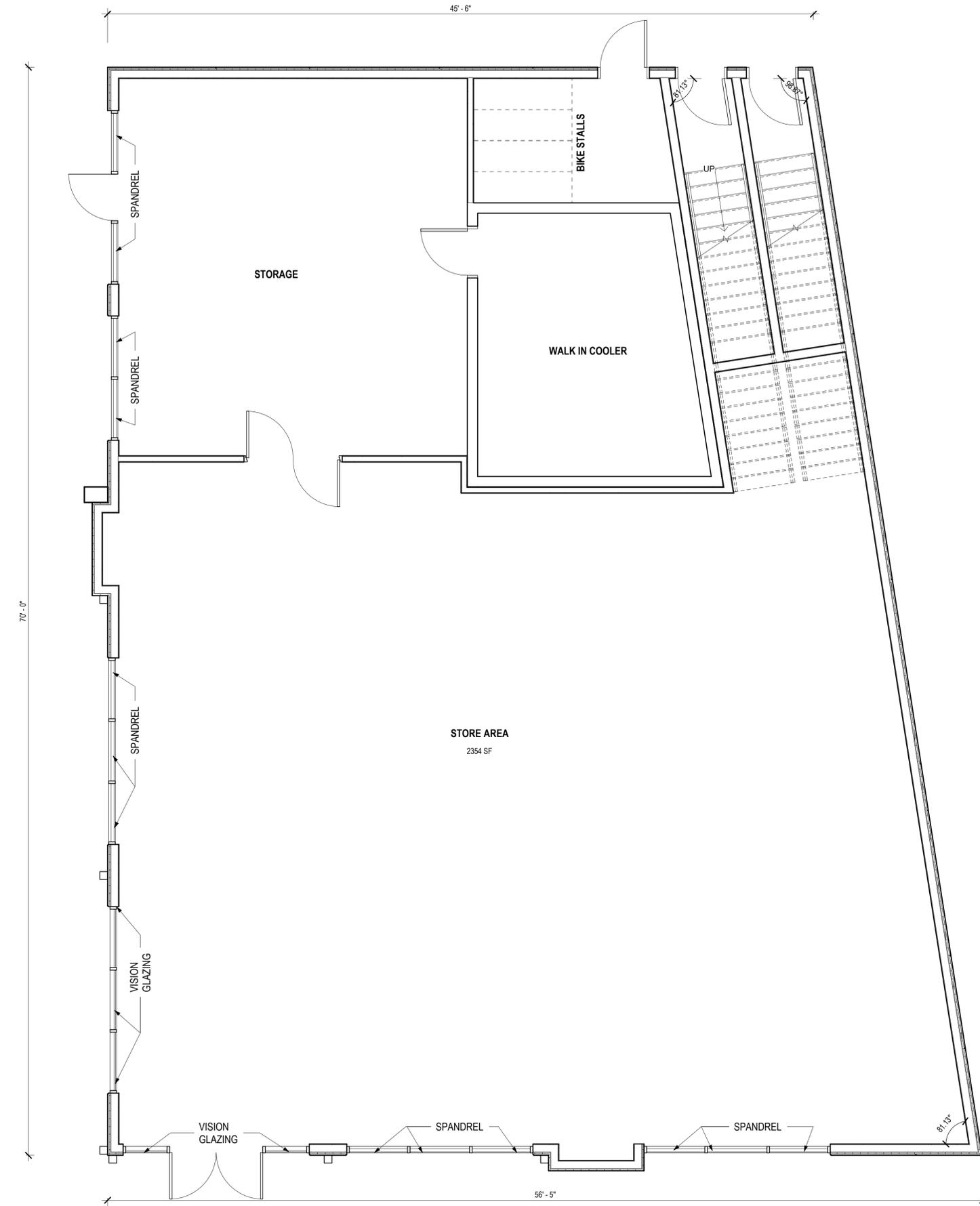
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**SITE PLAN  
CONTEXT & SITE  
PHOTOS**

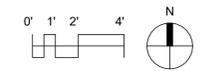
**AS1.1**

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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.



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**FIRST FLOOR PLAN**

**A1.1**





② VIEW FROM SEYBOLD



① VIEW FROM PARKING

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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

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