SANFORD
ENTERPRISES, INC.

LETTER OF INTENT
6910 SEYBOLD RD
GROCERY STORE / APARTMENTS MIXED-USE

August 12, 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 2,883 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 and south 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 parking ratio for the grocery store is 4.0 / 1000 sq ft.

7. Bike Racks: There are four covered bike racks for the apartment tenants, and four racks at the front of the building for customers and employees.

8. Project Schedule: UDC meeting on September 25, 2024, with Plan Commission scheduled on October 7th. Construction start will be in the spring 2025 with end of construction in the fall of 2025.

9. Hours of Operation: 7:00 am – 9:00 pm, subject to negotiation with the proposed tenant.

10. Developer / Contact Person:

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