

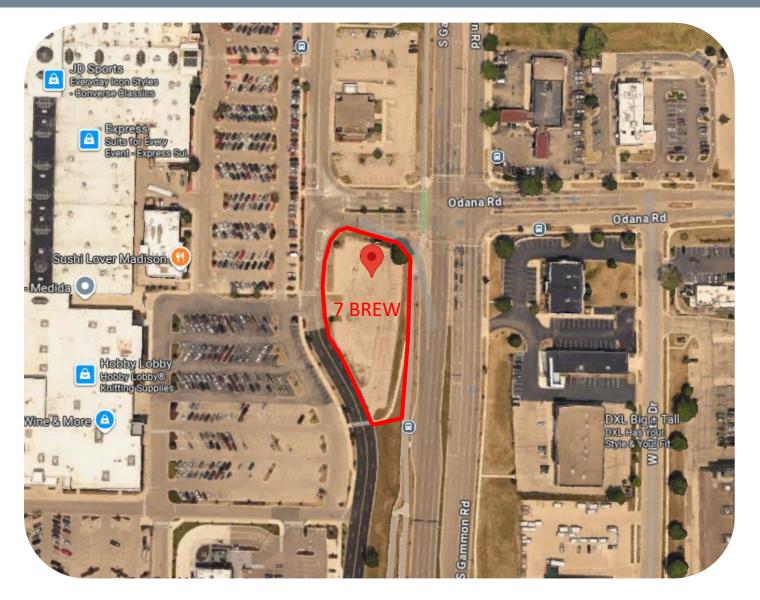
City of Madison, WI
Urban Design Commission
Wednesday, September 17, 2025
Public Hearing Item: 89441

S Gammon Rd - New Two-Story Building with Drive-Thru Zoned RMX — Dist. 9, WP-16, TOD.



SUBJECT PROPERTY









CURRENT CONDITIONS









SITE PLAN





Summary

- The development will adhere to all City code requirements and UDC design standards.
- The main entrance is within the 20 ft setback facing S Gammon Rd
- The main entrance faces the street, and the parking is behind the building
- No TDM required
- Safer access and exit to the site
- The walk-up window is located on the elevation facing S Gammon Rd
- There is no public entry to the building
- 12 ft drive-thru lanes
- Pedestrian connections
- Near double the required landscaping
- Active uses at the ground level: Patio table, bike racks

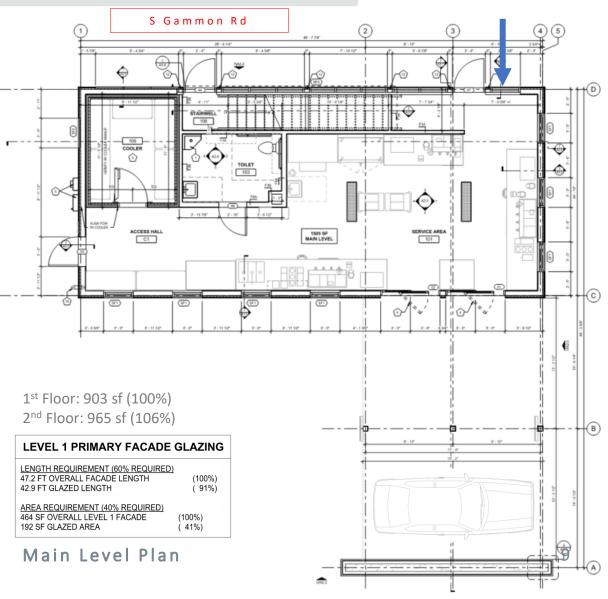
Occupancy Calculation:

- Total Area: 1,868 sf (903 sf + 965 sf)
- Total Building Occupancy: 14 occupants
- Allowed Parking: 25% of occupancy / 3.5 parking spots

SITE PLAN - FLOOR PLAN

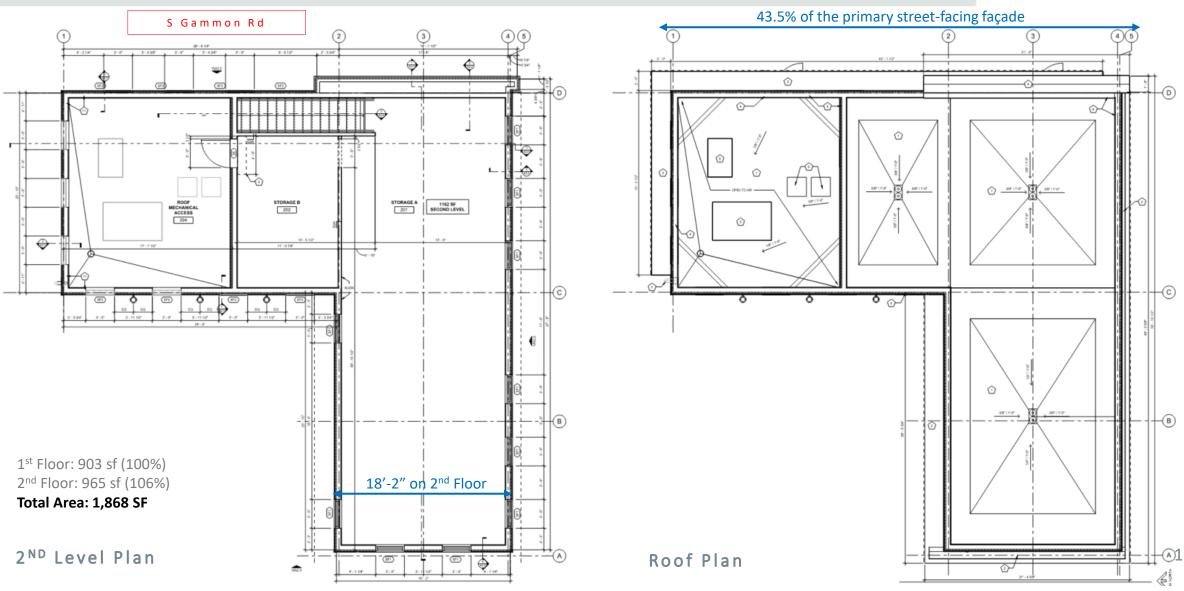






FLOOR PLAN

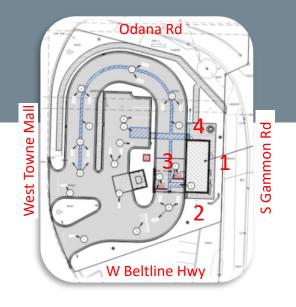




EXTERIOR RENDERINGS



S Gammon Rd







EXTERIOR RENDERINGS







Elevation 1-4 (Main/Back Elevations)

Elevation 3-4 (Drive-Thru Entrance)

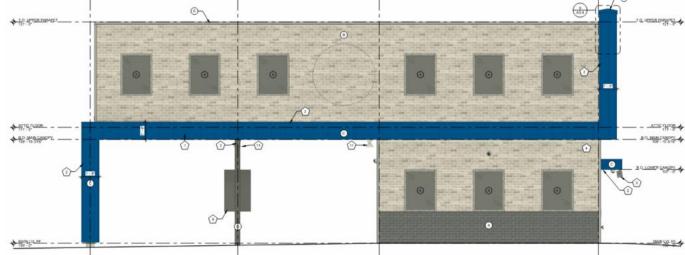
W Beltline Hwy

EXTERIOR COLORED ELEVATIONS

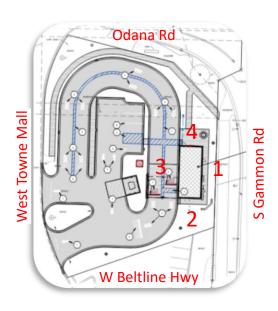








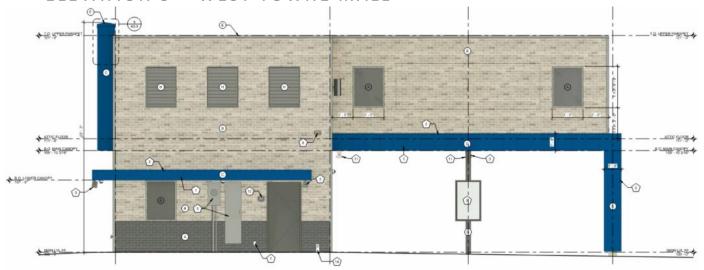
ELEVATION 2 - W BELTLINE HWY

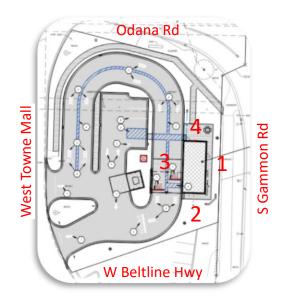


EXTERIOR COLORED ELEVATIONS









ELEVATION 4 - ODANA RD

MATERIALS





BLUE METAL PANEL MP-2

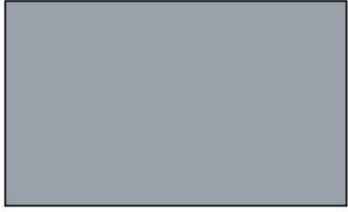
BRAND: BERRIDGE COLOR: ROYAL BLUE

FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



FIBER CEMENT PANEL SIDING - BRK-1

BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK



COPING TRIM METAL MP-3

BRAND: BERRIDGE COLOR: ZINC GREY

FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER CEMENT PANEL SIDING - BRK-2

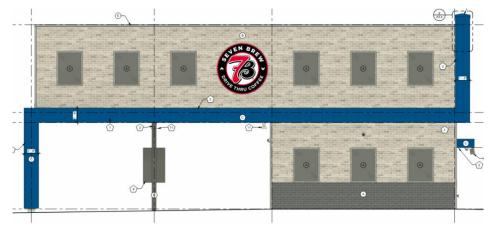
BRAND: NICHIHA COLOR: SHALE BROWN FINISH: CANYON BRICK

SIGNAGE

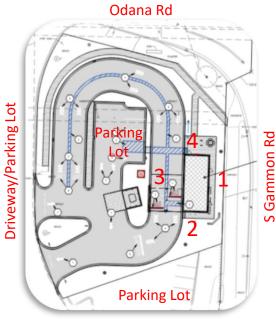




ELEVATION 1 - S GAMMON RD



ELEVATION 2 - PARKING LOT



Group 2 – Code
Chapter 31

- All elevations facing a parking lot or a public street are allowed to have signage
- Signage up to 80 sq. ft.
- The proposed signage conforms to all requirements.



ELEVATION 3 - PARKING LOT/DRIVEWAY



Thank you!

