

In the Planning Division report to the Plan Commission for the above, the Planning Division is recommending approval of the demolition and conditional use subject to the following two conditions.

- That the plan details (including the site plan, landscape plan, elevation and perspective elevation drawings) provided for staff approval and sign-off are consistent.
- That plantings are provided in the in the yard fronting South Gammon Road in order to provide additional screening of the menu board and the drive aisle. It is not staff's intent with this condition to provide a solid hedge along this frontage. Plans shall also be revised to show at least one additional large deciduous tree within the Gammon Road-fronting yard. All species and planting sizes shall be clearly labeled on the plans and in the planting schedule. Please note, the revised plans submitted to the Urban Design Commission (for the January 18 meeting) show additional drive aisle / menu board plantings as requested, though not all species are not clearly labeled in the planting schedule. These details shall be clarified and revised to reflect any revised plantings approved by the UDC. This information shall be provided for staff approval as part of final sign-off.

Staff also recommend the UDC give consideration to having the applicant simplify the entry tower elements as shown on the latest plans. This could include limiting the number of materials above the signage band or other approaches. At this time, this is not a formal condition of approval in our staff report going to the Plan Commission, but a suggestion offered for UDC and applicant consideration.

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