PLAZA STREET PARTNERS

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

PLAZA STREET PARTNERS

CURRENT CONDITIONS

PLAZA STREET PARTNERS

SITE PLAN

Summary

- *The development will adhere to all City code requirements and UDC design standards.*

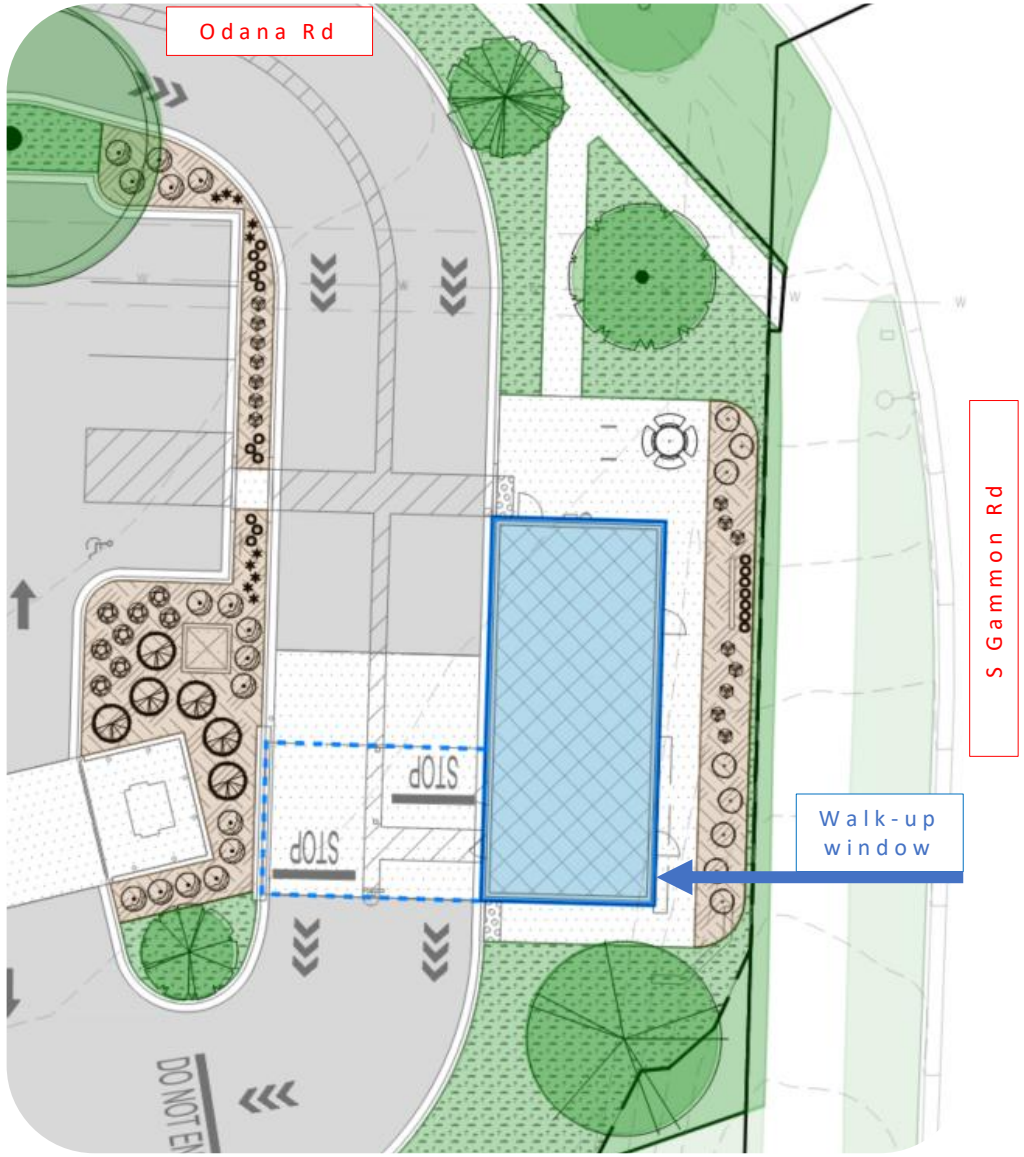
- The main entrance is within the 20 ft setback facing S Gammon Rd
- The main entrance faces the street, and the parking is behind the building
- No TDM required
- Safer access and exit to the site
- The walk-up window is located on the elevation facing S Gammon Rd
- There is no public entry to the building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

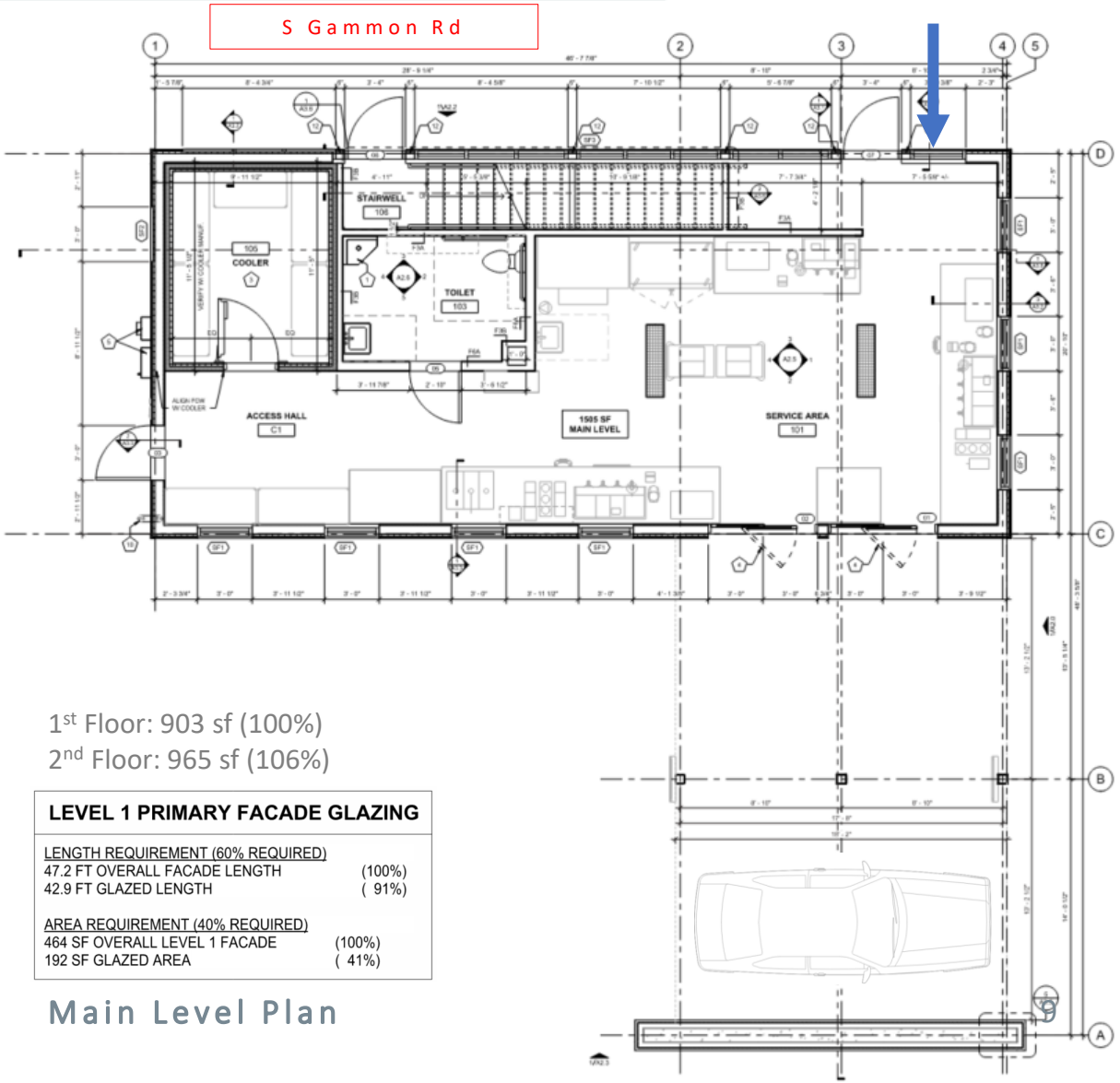
Occupancy Calculation:

- 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

PLAZA STREET PARTNERS





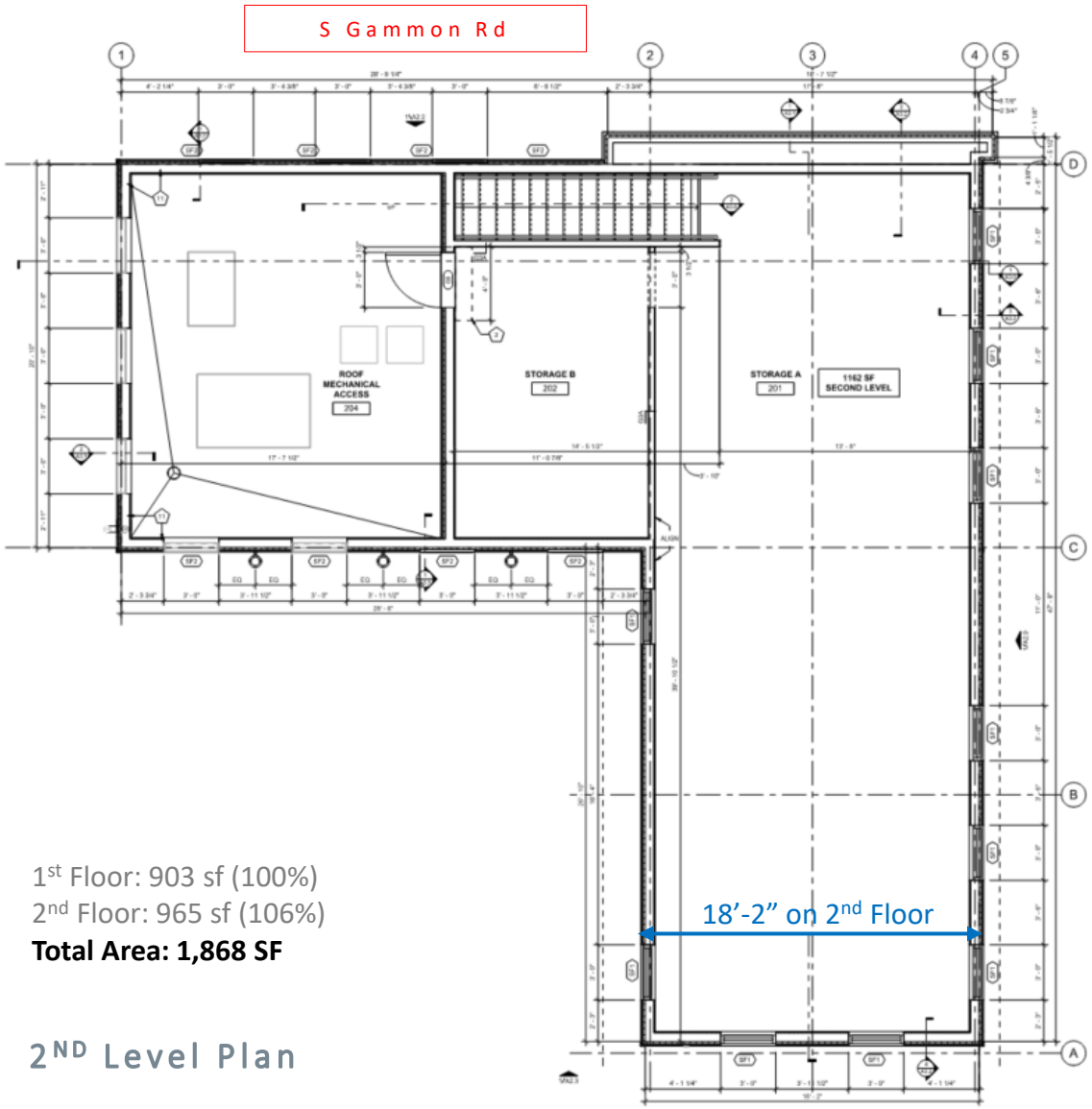
1st Floor: 903 sf (100%)
2nd Floor: 965 sf (106%)

LEVEL 1 PRIMARY FACADE GLAZING	
LENGTH REQUIREMENT (60% REQUIRED)	
47.2 FT OVERALL FACADE LENGTH	(100%)
42.9 FT GLAZED LENGTH	(91%)
AREA REQUIREMENT (40% REQUIRED)	
464 SF OVERALL LEVEL 1 FACADE	(100%)
192 SF GLAZED AREA	(41%)

Main Level Plan

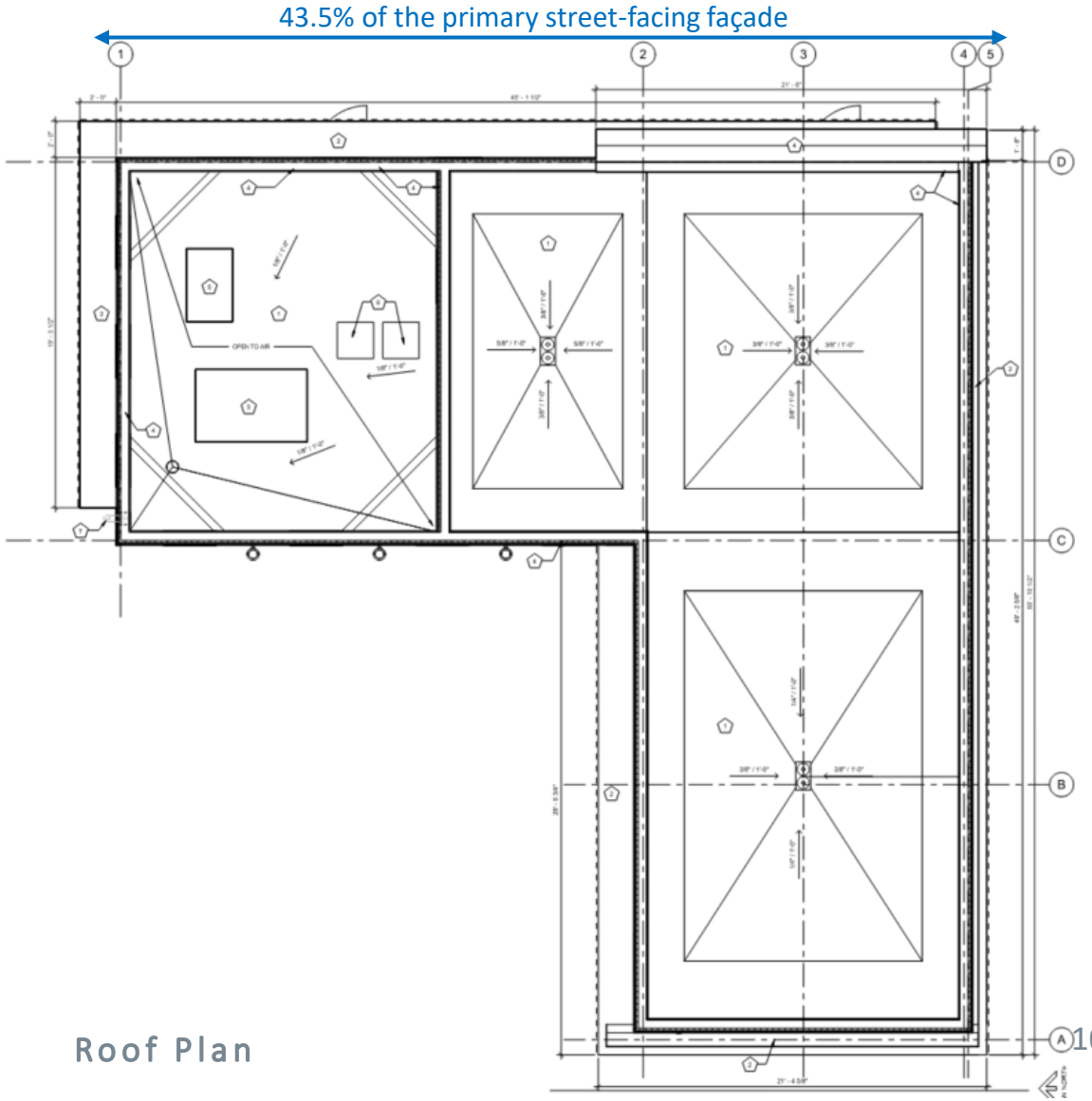
FLOOR PLAN

PLAZA STREET PARTNERS



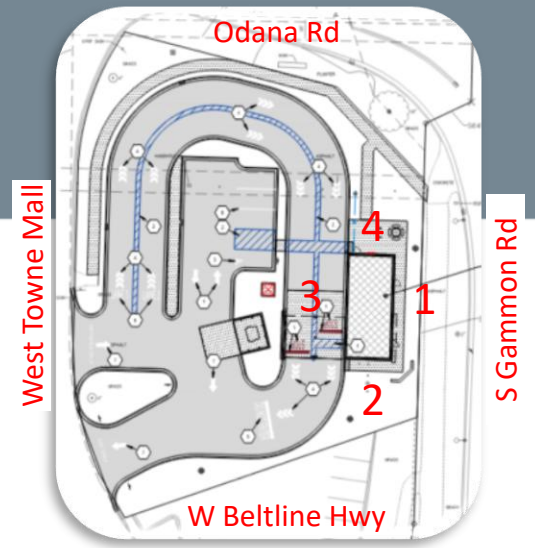
1st Floor: 903 sf (100%)
2nd Floor: 965 sf (106%)
Total Area: 1,868 SF

2ND Level Plan



Roof Plan

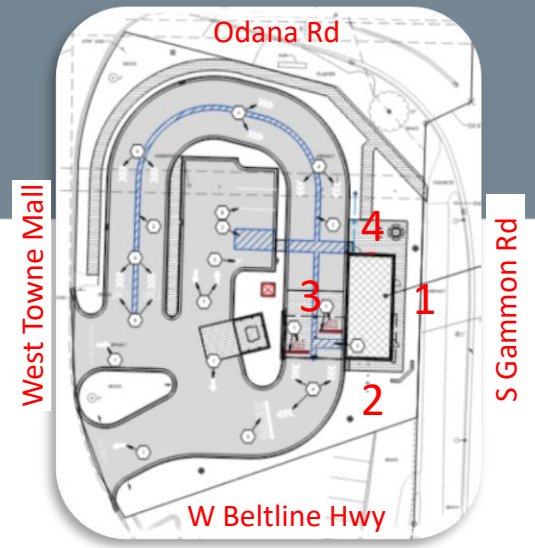
EXTERIOR RENDERINGS



Elevation 1-2 (Main Elevation/Drive-Thru Exit)

Elevation 2-3 (Drive-Thru Exit)

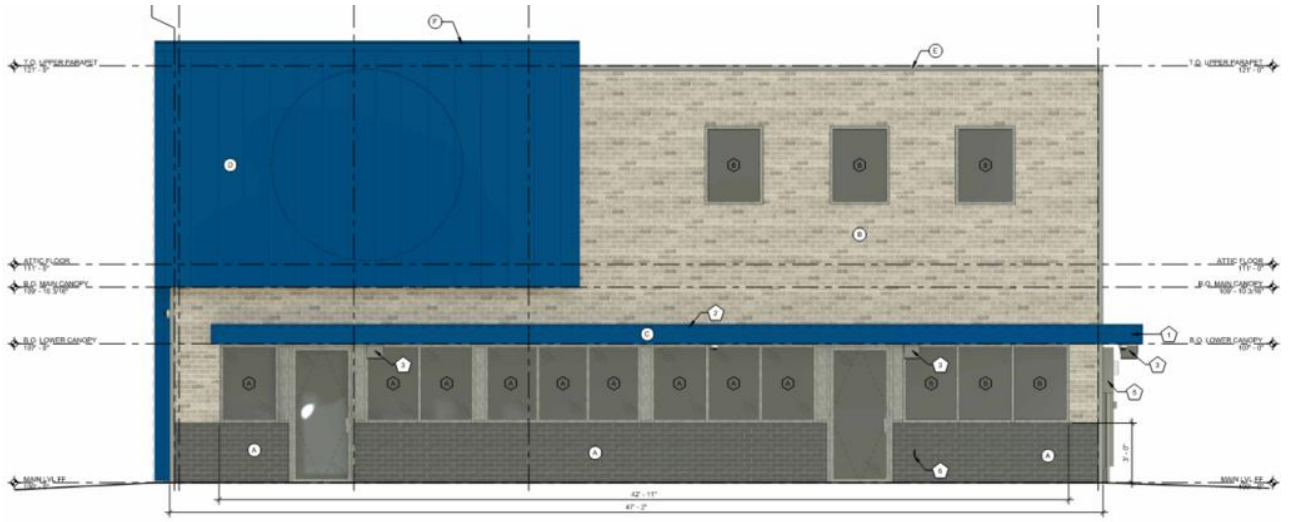
EXTERIOR RENDERINGS



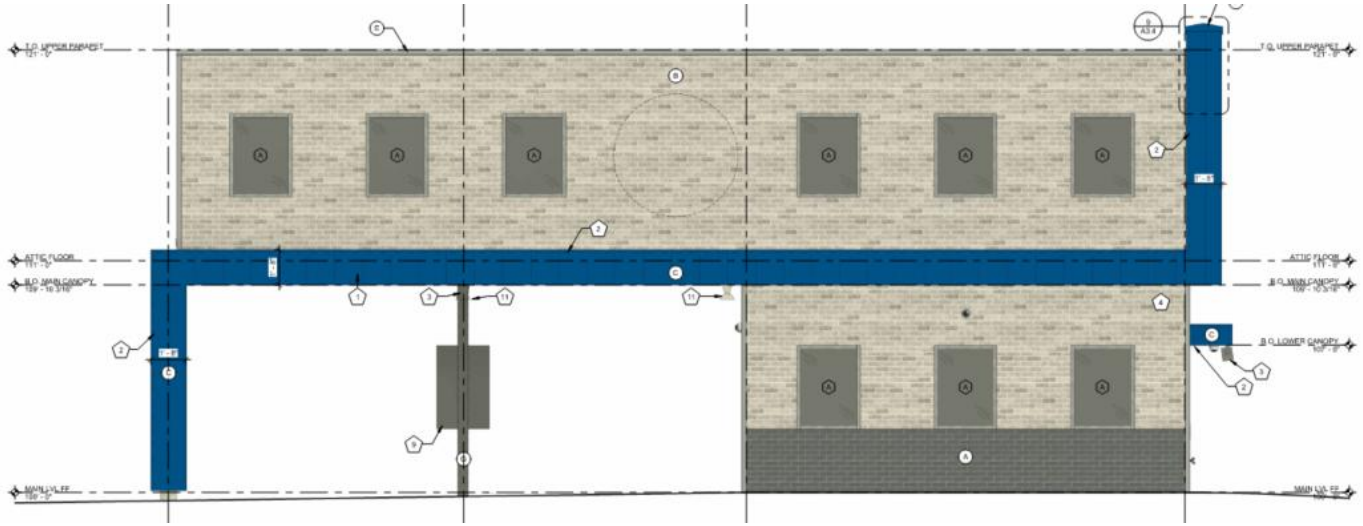
Elevation 1-4 (Main/Back Elevations)

Elevation 3-4 (Drive-Thru Entrance)

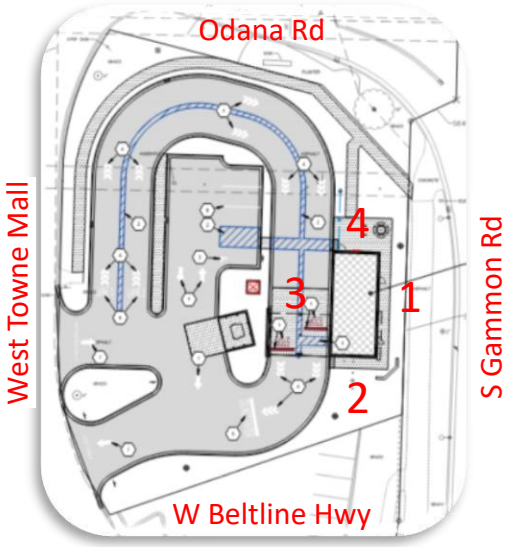
EXTERIOR COLORED ELEVATIONS



ELEVATION 1 – S GAMMON RD

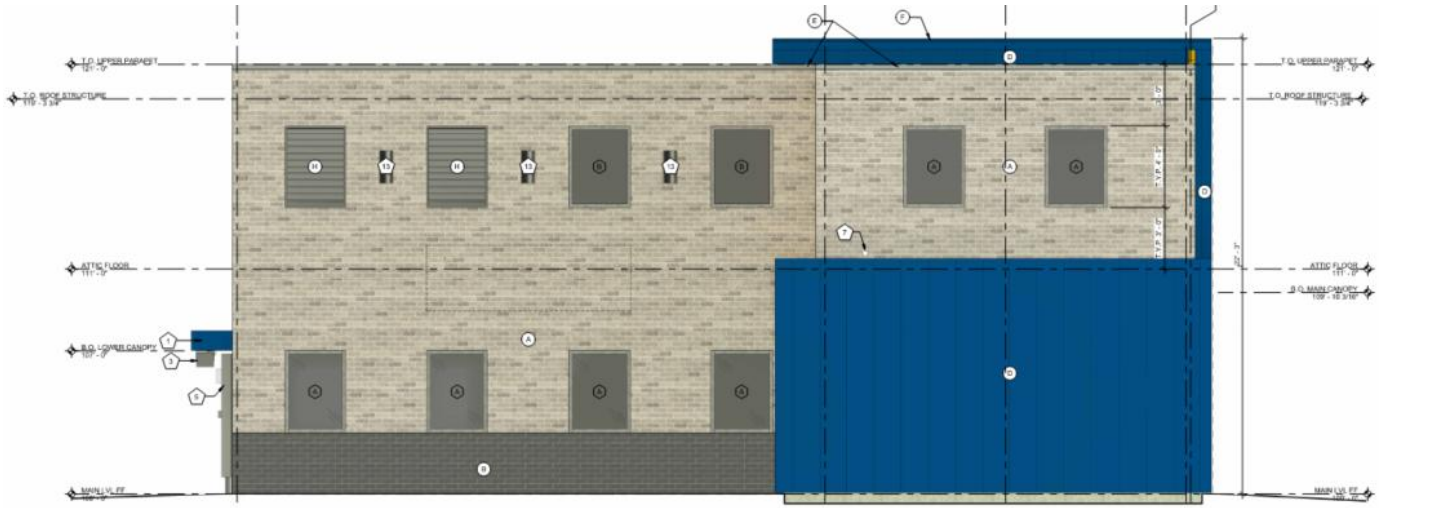


ELEVATION 2 – W BELTLINE HWY

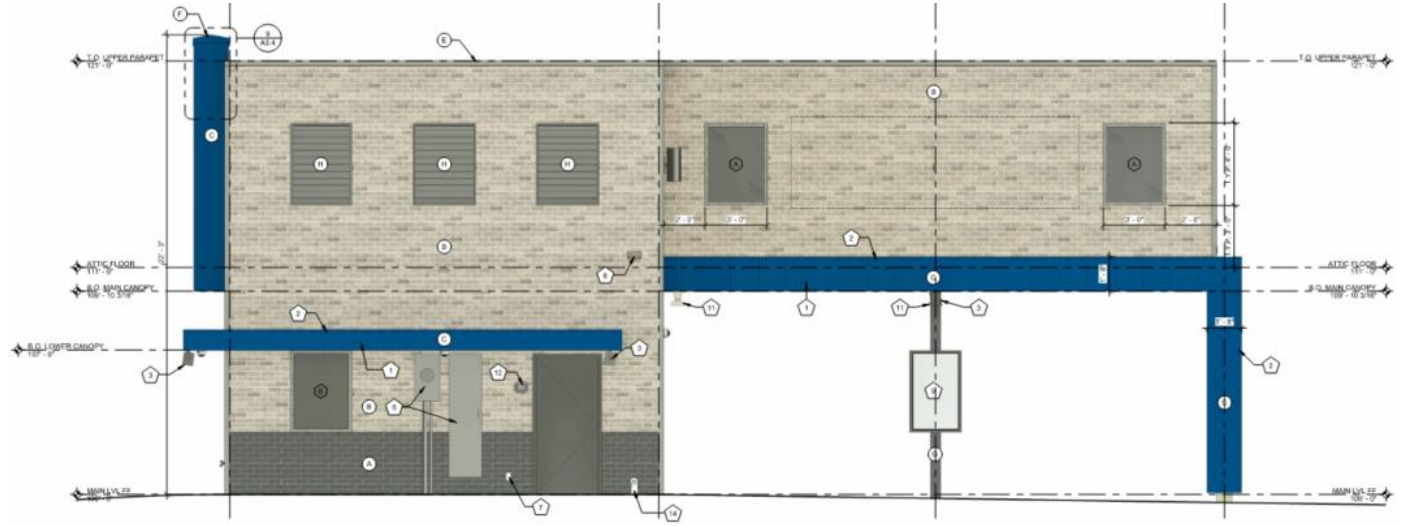


EXTERIOR COLORED ELEVATIONS

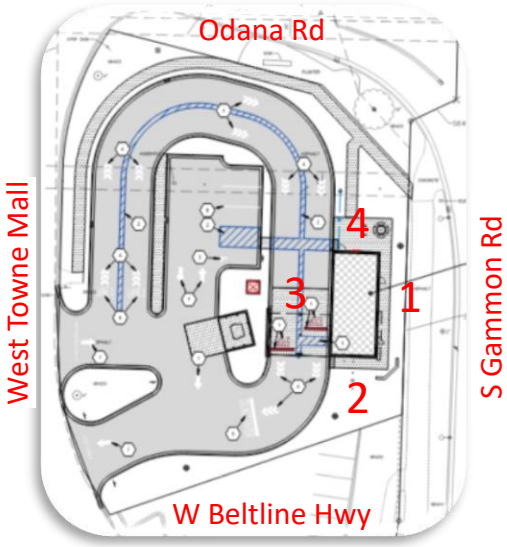
PLAZA STREET PARTNERS



ELEVATION 3 – WEST TOWNE MALL



ELEVATION 4 – ODANA RD



MATERIALS

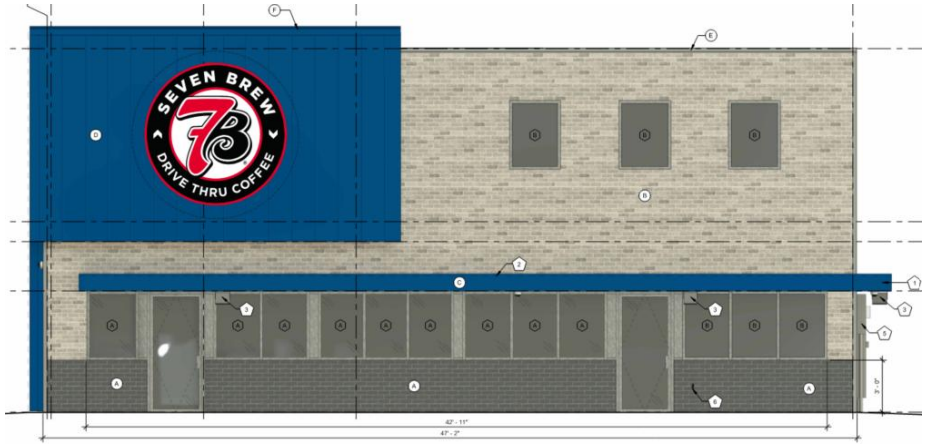
BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26

COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39

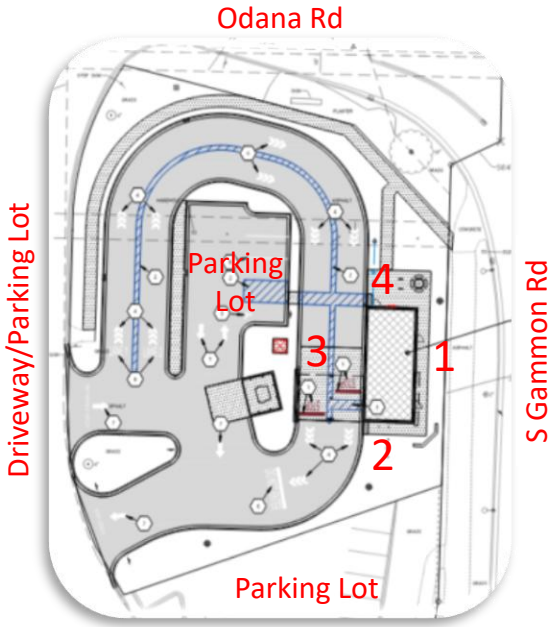
FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

FIBER CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK

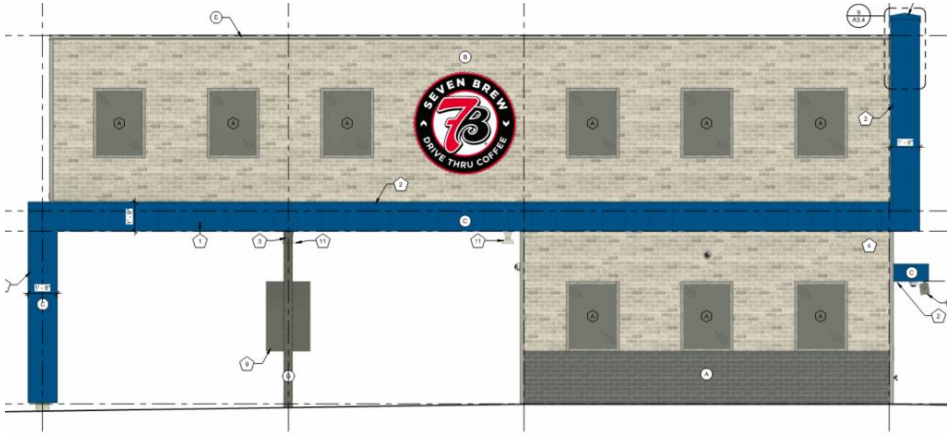
SIGNAGE



ELEVATION 1 – S GAMMON RD



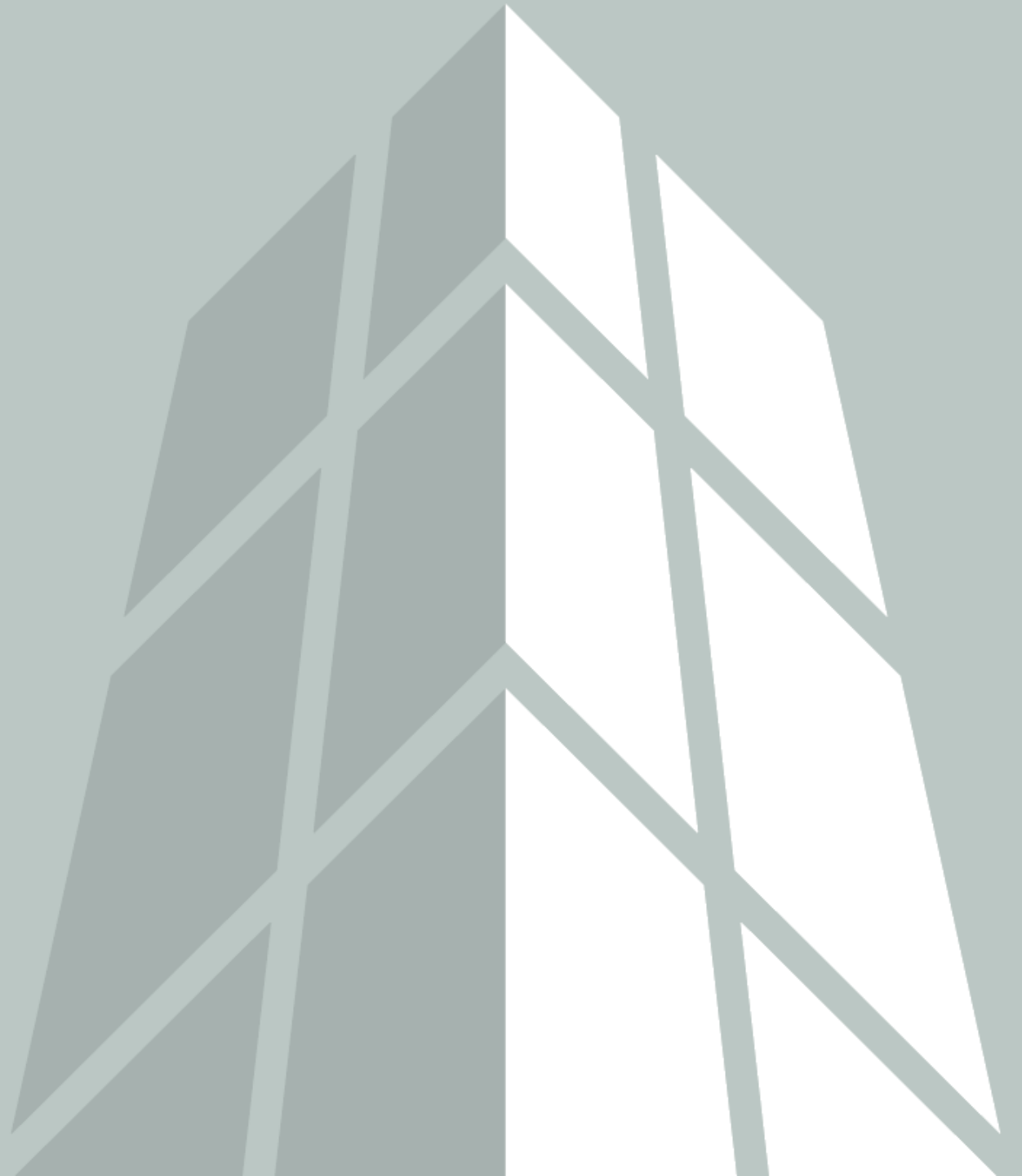
ELEVATION 3 – PARKING LOT/DRIVEWAY



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 4 – ODANA RD

Thank you!