



Location
418 South Gammon Road

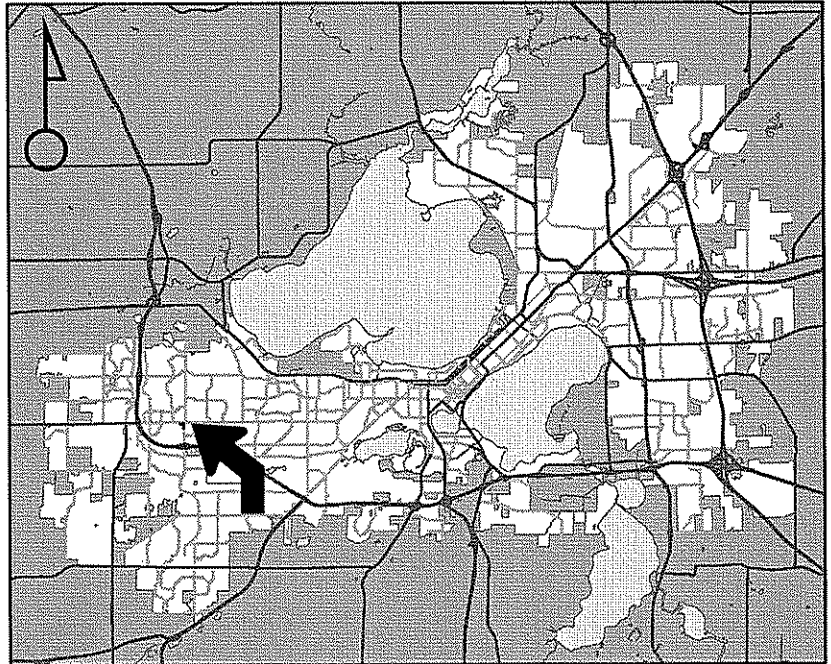
Project Name
Longhorn Steakhouse

Applicant
Tom Reddy - CBL Properties / Janet Reid - GHA Architecture & Development

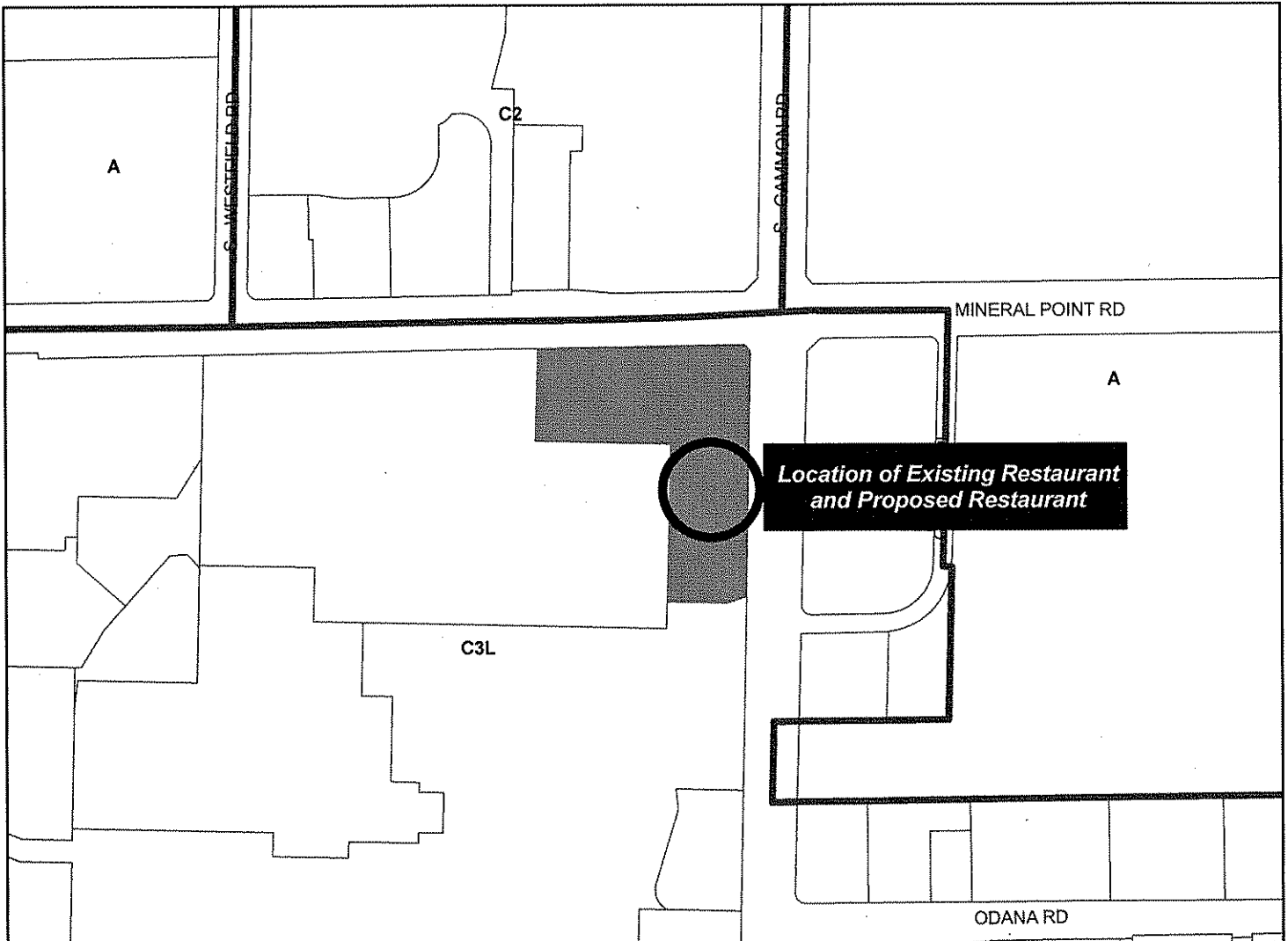
Existing Use
Vacant Restaurant

Proposed Use
Demolish Former Restaurant and Construct New Restaurant at West Towne Mall

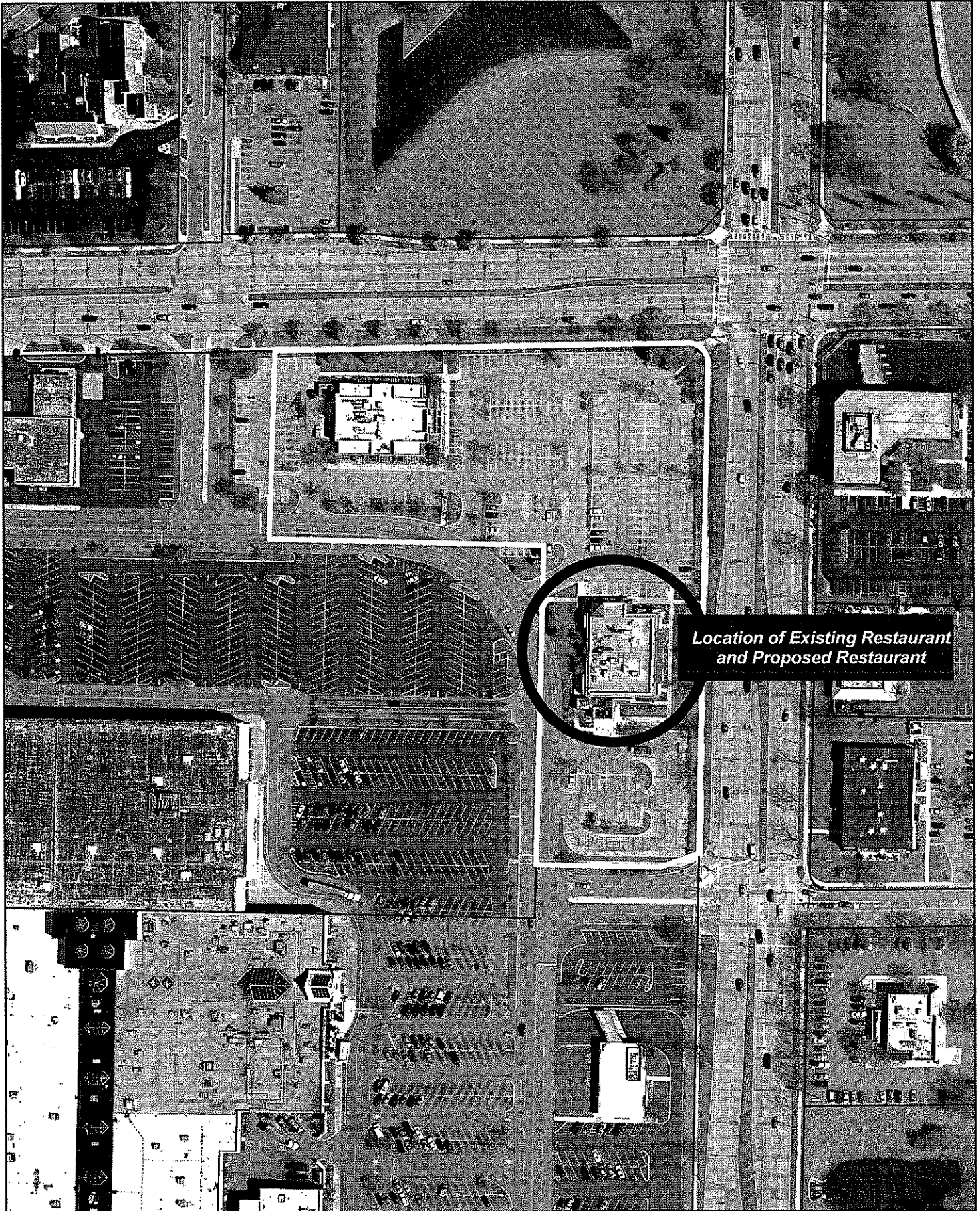
Public Hearing Date
Plan Commission
15 June 2009



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



Location of Existing Restaurant and Proposed Restaurant

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$850.00 Receipt No. 100053
 Date Received 5/6/09
 Received By JLK
 Parcel No. 0706 261 0086 3
 Aldermanic District 9 Paul Stidmore
 GQ ALC Hold
 Zoning District C3L
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. **Project Address:** 418 S. Gammon Road **Project Area in Acres:** 1.74 Acres
Project Title (if any): Longhorn Steakhouse

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Jack DeGagne Company: Darden Restaurants
 Street Address: 7469 BROKERAGE Row City/State: ORLANDO, FL Zip: 32809
 Telephone: (407) 245-5935 Fax: (407) 241-5817 Email: jdegagne@darden.com
 Project Contact Person: Janet Reid Company: GTA Architecture & Development
 Street Address: 14110 Dallas Pkwy #250 City/State: Dallas, TX Zip: 75254
 Telephone: (214) 461-9628 Fax: (469) 916-5375 Email: jreid@cdsdevelopment.com
 Property Owner (if not applicant): Tom Reddy - CBL Properties
 Street Address: 2030 Hamilton Place #500 City/State: Chattanooga, TN Zip: 37421-6000

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Demolish existing building and construct new restaurant building and site facilities - parking, landscaping, etc.
 Development Schedule: Commencement 9/14/09 Completion 1/25/2010
Construction

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 850.⁰⁰ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Comprehensive Plan, which recommends: Regional Mixed-Use/Transit-Oriented Development for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: submitted online notification 3/20/09
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 10/21/08 | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Janet Reid Date _____
 Signature [Signature] Relation to Property Owner TENANT AGENT
 Authorizing Signature of Property Owner Arthur T. Reilly Date 4/23/09
Director of Peripheral Property



Architecture/Development

April 24, 2009

City of Madison – Plan Commission
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701-2985
Phone: 608-266-4635

Re: Land Use Application/Letter of Intent – Proposed Longhorn Steakhouse, to be located at 418 S. Gammon Road – Madison, WI
Parcel Address: 7017 Mineral Point Road

Dear Plan Commission Representatives:

LongHorn Steakhouse restaurants are full-service, casual dining steakhouses serving both lunch and dinner. Emphasizing high quality, LongHorn appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere. The restaurant's atmosphere is warm, friendly, and reminiscent of a rancher's home in the American West. Guests enjoy dining surrounded by soft natural materials accented by stacked stone, Remington bronzes and original oil paintings of western scenery.

Their Signature Menu at Longhorn has been recognized for the past 25 years for serving tender, juicy steaks including the signature Flo's filet, classic NY strip, T-bone and the Outlaw Ribeye. LongHorn Steakhouse also features an extensive menu consisting of fresh salmon, shrimp, chicken and fall-off-the-bone ribs. Freshly made salads, soups, hearth-baked bread and irresistible desserts accompany these delicious entrees.

Subject to State and City of Madison approvals, Darden Restaurants plans to demolish the existing Smokey Bones building, that has been vacant since May of 2007, and to construct a new building with updated parking and landscape amenities. We are working toward a construction start date of September 14, 2009 with a Grand Opening scheduled on January 25, 2010.

Darden has employed the help of Kimley-Horn and Associates (Civil Engineer and Landscape Architect), Held Engineering Associates (Surveyor), FRCH Design Worldwide (Architect), GHA Architecture and Development (Permitting). A general contractor has not been selected at this time.

LongHorn Steakhouse is proposing signage on all four (4) exterior elevations, per the elevations presented.

The project data is as follows:

Gerdes • Henrichson & Associates
14110 Dallas Parkway • Suite 100 • Dallas, TX • 75254
Phone: (972)239-8884 • Fax: (972)239-5054

Real Estate
Development Services
Site Development
Architecture
Construction Manag.

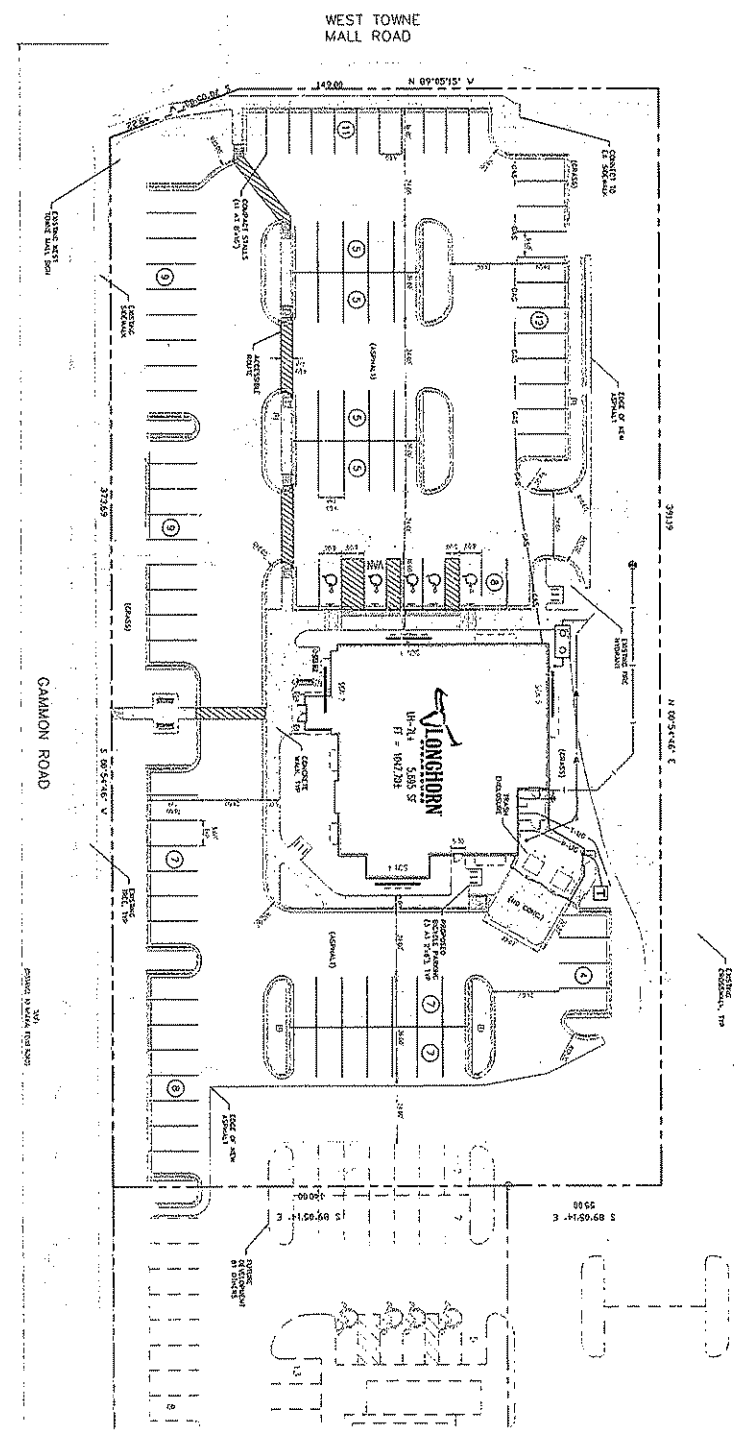
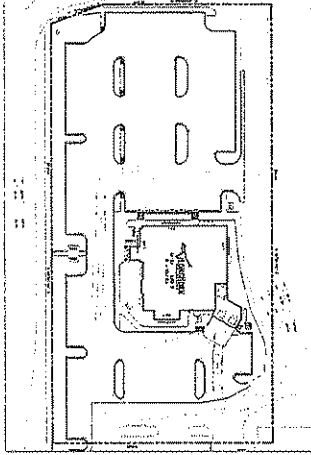
- Overall Lot Size – 1.74 ac.
- Building Floor Area – 5,695 sq. ft. (LH-7R+ Prototype)
- Seating – 204 (Capacity – 292)
- Parking required – 83 spaces (based on capacity) , Parking provided – 104 spaces, plus the shared parking with the Mall.
- Hours of Operation - normal hours are 11am-10pm Sunday through Thursday, and 11am-11pm on Friday and Saturday.
- Number of employees - +/-25 maximum per shift, with three shifts = +/- 90 total (Full and Part-time)
- LongHorn Steakhouse typically has two (2) trash bins and recycles cardboard - pick up is approximately 4 times per week. All deliveries and pick-ups are coordinated before 10am.

If you should have any questions or need additional information, please do not hesitate to contact:

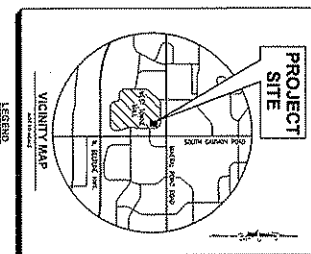
Jack DeGagne, Site Development Manager
Darden Restaurants, Inc.
407-245-5935 (office) or
407-342-6781 (cell).

Sincerely,

Janet Reid
GHA Architecture/Development



DESIGN PARTNERS
 1000 WEST TOWNE MALL ROAD
 MADISON, WISCONSIN 53706
 TEL: 608-261-1000
 WWW.DESIGNPARTNERS.COM



LEGEND

- 1. SITE BOUNDARY
- 2. EXISTING CURB
- 3. EXISTING SIDEWALK
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
- 10. EXISTING DRIVEWAY
- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
- 13. EXISTING DRIVEWAY
- 14. EXISTING DRIVEWAY
- 15. EXISTING DRIVEWAY
- 16. EXISTING DRIVEWAY
- 17. EXISTING DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. EXISTING DRIVEWAY
- 20. EXISTING DRIVEWAY

SITE DATA TABLE

GENERAL SITE DATA	PROJECT DATA
OWNER: LONGHORN STEAKHOUSE	PROJECT NO: 09-020
DESIGNER: DESIGN PARTNERS	DATE: MAY 15, 2009
DATE: MAY 15, 2009	SCALE: AS SHOWN
PROJECT NO: 09-020	DESIGNED BY: JAW
DATE: MAY 15, 2009	DRAWN BY: JAW
SCALE: AS SHOWN	CHECKED BY: JAW

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS AND THE WISCONSIN BUILDING CODE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN TRUCK ROUTE ACCESS AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN TRUCK ROUTE ACCESS AT ALL TIMES.
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20. THE CONTRACTOR SHALL MAINTAIN TRUCK ROUTE ACCESS AT ALL TIMES.

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY

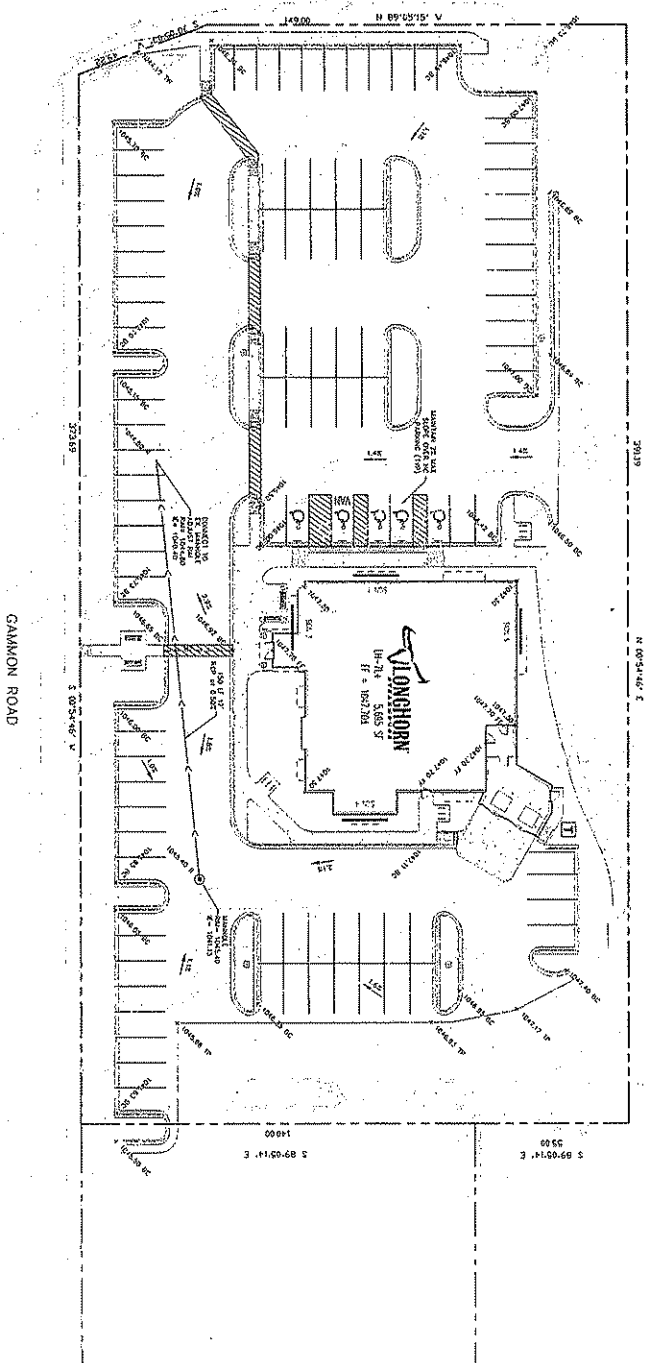
Kinley-Horn and Associates, Inc.
 Engineering, Planning and Environmental Consultants
 200 West Towne Mall, Suite 210
 Chicago, IL 60606
 Phone: 312-726-9445
 Fax: 312-726-9449

SITE / DIMENSION CONTROL PLAN

LONGHORN STEAKHOUSE
 MADISON, WISCONSIN
 WEST TOWNE MALL
 418 S. GAMMANN ROAD

C-2.0

WEST TOWNE
MALL ROAD



LEGEND

- - - - - 1/2" = 1' GRADING
- -- -- 1/4" = 1' EXISTING
- -- -- 1/4" = 1' EXISTING PAVED
- - - - - 1/4" = 1' EXISTING DRIVEWAY
- - - - - 1/4" = 1' EXISTING SIDEWALK
- - - - - 1/4" = 1' EXISTING CURB
- - - - - 1/4" = 1' EXISTING DRIVEWAY
- - - - - 1/4" = 1' EXISTING SIDEWALK
- - - - - 1/4" = 1' EXISTING CURB
- - - - - 1/4" = 1' EXISTING DRIVEWAY
- - - - - 1/4" = 1' EXISTING SIDEWALK
- - - - - 1/4" = 1' EXISTING CURB

GENERAL GRADING NOTES:

1. ALL VERTICAL CURVES SHALL BE DESIGNED TO PROVIDE A GRADE FOR A MINIMUM OF 400' FEET FOR GRADES OF 2% OR GREATER AND 200' FEET FOR GRADES OF 1% OR LESS.
2. EXISTING GRADES SHALL BE SHOWN WITH DASHED LINES AND FINISHED GRADES WITH SOLID LINES.
3. EXISTING DRIVEWAYS SHALL BE SHOWN WITH DASHED LINES AND FINISHED DRIVEWAYS WITH SOLID LINES.
4. EXISTING SIDEWALKS SHALL BE SHOWN WITH DASHED LINES AND FINISHED SIDEWALKS WITH SOLID LINES.
5. EXISTING CURBS SHALL BE SHOWN WITH DASHED LINES AND FINISHED CURBS WITH SOLID LINES.
6. EXISTING DRIVEWAY PAVED SHALL BE SHOWN WITH DASHED LINES AND FINISHED DRIVEWAY PAVED WITH SOLID LINES.
7. EXISTING SIDEWALK PAVED SHALL BE SHOWN WITH DASHED LINES AND FINISHED SIDEWALK PAVED WITH SOLID LINES.
8. EXISTING DRIVEWAY UNPAVED SHALL BE SHOWN WITH DASHED LINES AND FINISHED DRIVEWAY UNPAVED WITH SOLID LINES.
9. EXISTING SIDEWALK UNPAVED SHALL BE SHOWN WITH DASHED LINES AND FINISHED SIDEWALK UNPAVED WITH SOLID LINES.

"PRELIMINARY"
NOT FOR CONSTRUCTION

LONGHORN
STEAKHOUSE
MADISON, WISCONSIN
WEST TOWNE MALL
418 S GAMMON ROAD

GRADING
PLAN

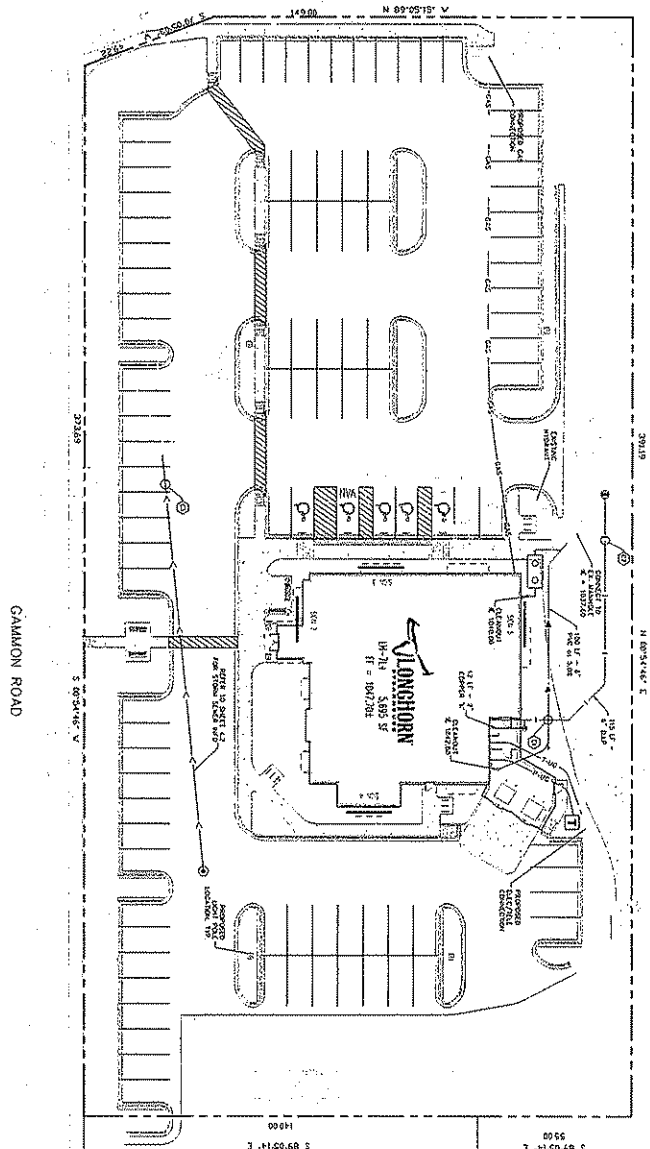
DWG NO. 04-10-2009
SCALE AS NOTED
DATE 04/10/09
SHEET NUMBER C-4.2

SCALE	AS NOTED
DESIGNED BY	JAV
DRAWN BY	JES
CHECKED BY	JAM

Kinley-Horn and Associates, Inc.
 200 West Water Drive, Suite 7025 Phone: 312-720-9445
 Chicago, IL 60606 Fax: 312-720-9440

NO.	REVISIONS	DATE	BY

WEST TOWNE MALL ROAD



LEGEND

- 1" 6\"/>



GENERAL UTILITY NOTES:

1. ALL UTILITIES SHALL BE SHOWN AS EXISTING OR PROPOSED AS NOTED ON THIS PLAN.
2. ALL UTILITIES SHALL BE SHOWN AS EXISTING OR PROPOSED AS NOTED ON THIS PLAN.
3. ALL UTILITIES SHALL BE SHOWN AS EXISTING OR PROPOSED AS NOTED ON THIS PLAN.
4. ALL UTILITIES SHALL BE SHOWN AS EXISTING OR PROPOSED AS NOTED ON THIS PLAN.
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10. ALL UTILITIES SHALL BE SHOWN AS EXISTING OR PROPOSED AS NOTED ON THIS PLAN.

BENCHMARK:

- 1. BENCHMARK: 11010113_03-1-01
- 2. BENCHMARK: 11010113_03-1-01

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 06/13/2009
APP. PROJECT NO.:
SHEET NUMBER: **C-5.1**

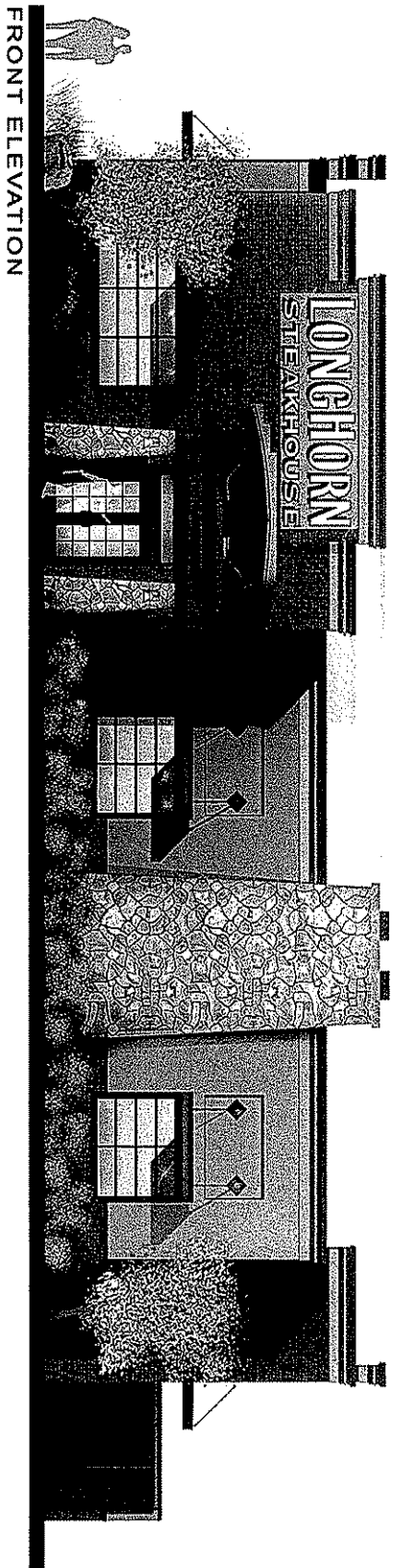
LONGHORN STEAKHOUSE
MADISON, WISCONSIN
WEST TOWNE MALL
418 S. GAMMON ROAD

UTILITY PLAN

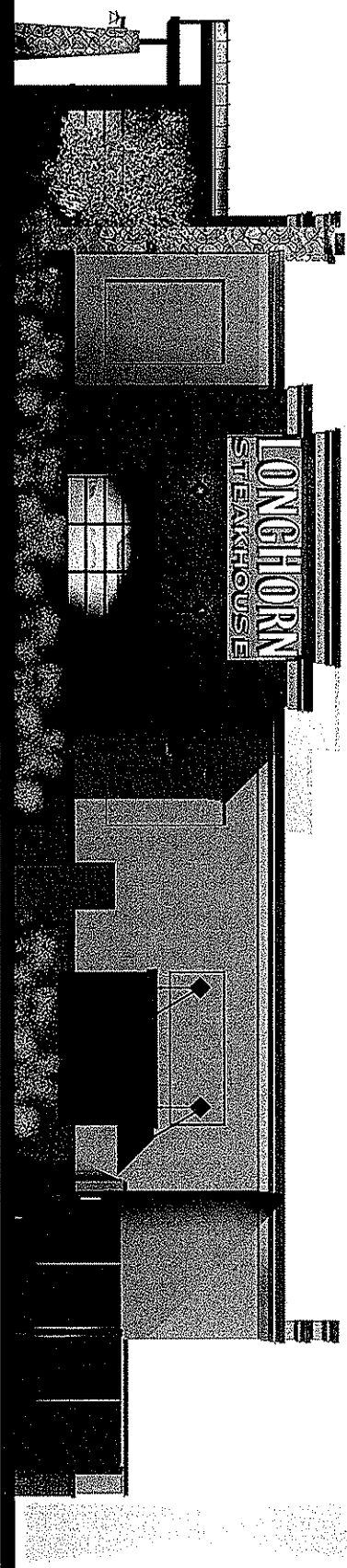
SCALE: AS NOTED
DESIGNED BY:
DRAWN BY:
CHECKED BY: AM

Kinley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
210 West Lake Street, Suite 212
Chicago, IL 60606
Phone: 312-757-9445
Fax: 312-757-8149

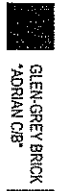
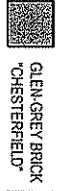
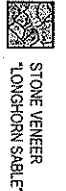






NO.	DATE	BY

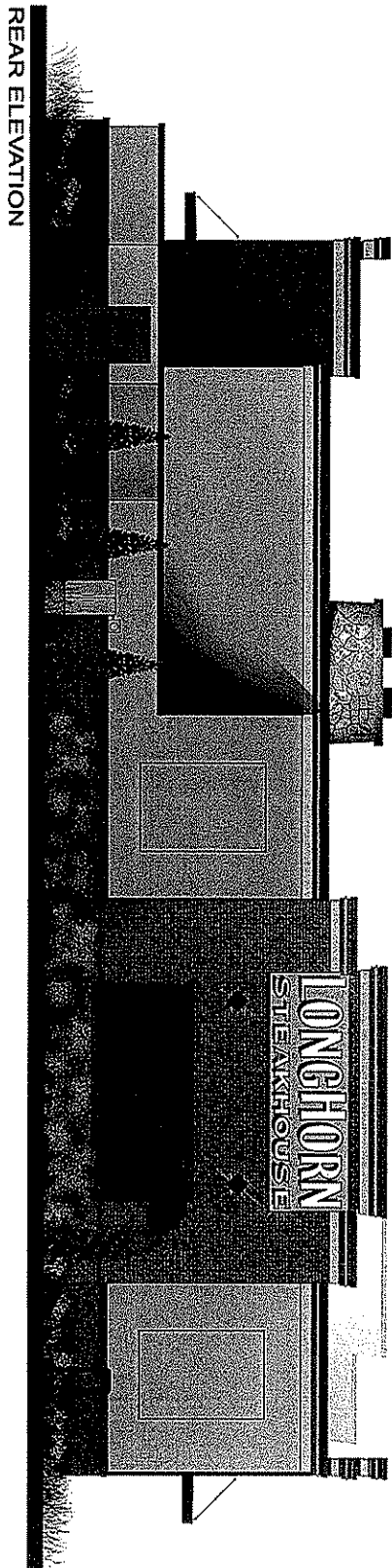


FRONT ELEVATION

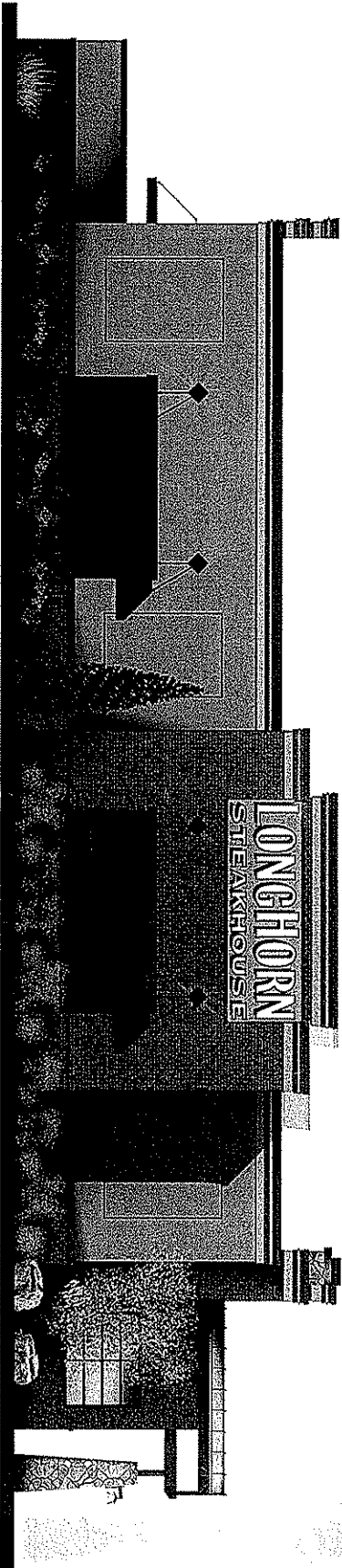


RIGHT ELEVATION








-  GLEN-GREY BRICK
"ADRIAN CIP"
-  GLEN-GREY BRICK
"CHESTERFIELD"
-  STONE VENEER
"LONGHORN SABLE"
-  EXTERIOR STAIN
BY OLYMPIC
"708 WALNUT"
-  PAINT
BENJAMIN MOORE
"HC-71 HASBROUK BROWN"
-  PAINT
BENJAMIN MOORE
"2126-10 TAR"
-  PAINT
BENJAMIN MOORE
"1155 CAPPICINO MUFFIN"
-  PAINT
BENJAMIN MOORE
"2168-40 SOFT PUMPKIN"
-  PAINT
BENJAMIN MOORE
"COUNTRY REDWOOD"



REAR ELEVATION



LEFT ELEVATION

-  GLEN GREY BRICK "ADRIAN CR"
-  GLEN GREY BRICK "CHESTERFIELD"
-  STONE VENEER "LONGHORN SABLE"
-  EXTERIOR STAIN BY OL VAPIC "708 WALNUT"
-  PAINT BENJAMIN MOORE "HC-71 HASBROUK BROWN"
-  PAINT BENJAMIN MOORE "212S-10 TAR"
-  PAINT BENJAMIN MOORE "155 CAPPICINO MUFFIN"
-  PAINT BENJAMIN MOORE "216S-40 SOFT PUMPKIN"
-  PAINT BENJAMIN MOORE "COUNTRY REDWOOD"



SITE PHOTOGRAPHS

Taken by GHA

DATE: October 28, 2008
CONCEPT: Longhorn JOB NO.: _____
LEASE: PURCHASE: Existing Smokey Bones
LOCATION: 418 S. Gammon Road (West Towne Mall)
Madison, Wisconsin 53719-1002



1) View – south, (Main Entrance) from main parking lot



2) View – north, wall faces Mall entrance drive



3) View – NW from Gammon Road



4) View – east, from JCP parking lot (panoramic)



5) View – east, from JCP parking lot (panoramic)



6) View – north, from Mall entrance drive



7) View – north, from Mall Ring Road @ Mall Entrance Drive