

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: _____	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>January 11, 2006</u>	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4841 Annamark Drive

ALDERMANIC DISTRICT: 17th District (Santiago Rosas)

OWNER/DEVELOPER (Partners and/or Principals) **ARCHITECT/DESIGNER/OR AGENT:**
Raymond & Loraine Zeier Jennifer Mowen, agent for Texas Roadhouse
c/o Annamark Group Z, LLC c/o GreenbergFarrow
2211 N. Stoughton Road 3455 Salt Creek Lane, Suite 100
Madison, WI 53704 Arlington Heights, IL 60005

CONTACT PERSON: Jennifer Mowen, GreenbergFarrow
Address: 3455 Salt Creek Lane, Suite 100
Arlington Heights, IL 60005
Phone: (847) 788-9200
Fax: (847) 788-9537
E-mail address: jmowen@greenbergfarrow.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

3455 Salt Creek Lane
Suite 100
Arlington Heights, IL 60005
t: 847 788 9200
f: 847 788 9536

GreenbergFarrow

ATLANTA
NEW YORK
CHICAGO
LOS ANGELES
BOSTON
DALLAS
NEW JERSEY

December 21, 2005

Plan Commission Members
City of Madison
210 Martin Luther King, Jr. Blvd.
Madison, WI 53704-3345

Re: Proposed Texas Roadhouse Restaurant

Dear Commissioners:

On behalf of my client Texas Roadhouse Inc. (TXRH), I would like to take this opportunity to introduce our proposal for construction of a new 7,135 square foot Texas Roadhouse sit-down restaurant to be located within the southwest quadrant of the East Washington Avenue / Interstate 39 interchange at 4841 Annamark Drive.

The Texas Roadhouse site is part of a larger commercial development entitled the "Zeier Planned Commercial Site." The approved concept plan, dated 10/12/04, has been included with this submission. Texas Roadhouse intends to lease approximately 1.688 acres and contractually they have the authorization to install the approximate 0.404-acre area labeled as "Offsite Construction Parking." This area will provide for a temporary cul-de-sac turnaround until the adjacent properties to the east are developed, at which time the cul-de-sac will be removed and the parking lot will be built out according to the concept plan.

Contractually, Texas Roadhouse is required to install the drive aisle between the TXRH and Krispy Kreme lots at the time of development of their lot. The property line dividing the TXRH and Krispy Kreme lots is located on the centerline of this drive aisle, and as such approximately 0.142 acres of this drive aisle will be located on the Krispy Kreme site. Therefore, TXRH will develop a total of 2.234 acres of land (1.688 acres strictly for their lease lot + 0.404 acres for the "Offsite Construction Parking" area + 0.142 acres for the portion of the drive aisle that is located off of their lease lot.)

The 1.688 acre TXRH lot is noted as Lot 2 on the Recorded "Certified Survey Map Lots 16, 17, And Part of 13, Regional East." A copy of this CSM has been included with this submission. The site is vacant and is relatively flat. A copy of the ALTA survey further denoting existing conditions has also been included with this submission.

115 parking stalls are proposed for the 1.688 acre TXRH lot. This is consistent with the approved concept plan. An additional 31 parking stalls are proposed in the "Offsite Construction Parking" area. A bike pad, sized to accommodate parking for 12 bicycles is proposed near the front door of the restaurant. An outdoor patio is also provided near the front entrance. A trash enclosure sized to accommodate three (3) roll-out trash bins and a loading area are provided adjacent to the service entrances near the southeast corner of the building.

Landscaping, site lighting, and exterior signage are designed to meet code. The City's Planning Department has indicated that Washington Avenue can be used to determine the maximum allowable amount of signage.

The occupancy load as determined by the building code is 287 occupants. Seating capacity is 239 seats, including the bar area, and the overall square footage of the building is broken down as follows:

Foyer	481.70 SF
Office	107.49 SF
Chemical Storage	9.50 SF
Mechanical Room	115.93 SF
Rest Rooms	358.53 SF
Coolers	416.67 SF
Waiting	250.93 SF
Bar	184.49 SF
Kitchen	1,965.43 SF
Dinning	3,083.80 SF
Dry Storage	160.53 SF
TOTAL	7,135.00 SF

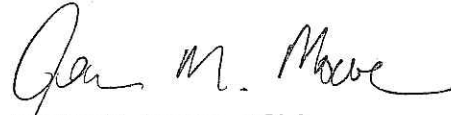
Square footages are approximate.

In general, Texas Roadhouse's hours of operation are Monday thru Thursday from 4:00 PM to 10:00 PM, Friday from 4:00 PM to 11:00 PM, Saturday from 11:00 AM to 11:00 PM, and Sunday from 11:00 AM to 10:00 PM. Typically, 40 employees are required for the peak shift.

Texas Roadhouse desires to have all approvals and permits in hand with construction under way around the 1st of April 2006 with a Grand Opening scheduled for late August 2006. Per the City's request, a project contact list is also included with this submission.

On behalf of Texas Roadhouse, I look forward to a successful development in the City of Madison and appreciate your consideration of this project.

Respectfully,



Jennifer M. Mowen, ASLA



1



2



3



4



5



6



7



8



Existing site photographs
(Arrow points to direction of view)

GreenbergFarrow

3455 Salt Creek Lane, Suite 100
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

TEXAS ROADHOUSE
MADISON, WISCONSIN



20050922.2
12/28/05

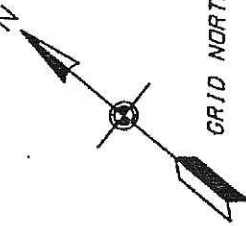
Drawing Name: J:\Projects\2005\20050922-2\Site Photos.dwg Plot Date: 12/28/05 10:58 AM Plot Path: J:\Projects\2005\20050922-2\Site Photos.dwg Plot Scale: 1:1 Plot Size: 11x17 Plot Orientation: Landscape Plot Date: 12/28/05 10:58 AM Plot Path: J:\Projects\2005\20050922-2\Site Photos.dwg Plot Scale: 1:1 Plot Size: 11x17 Plot Orientation: Landscape

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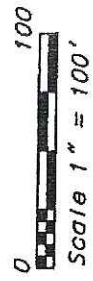
CERTIFIED SURVEY MAP

LOTS 16, 17, AND PART OF 13, REGIONAL EAST

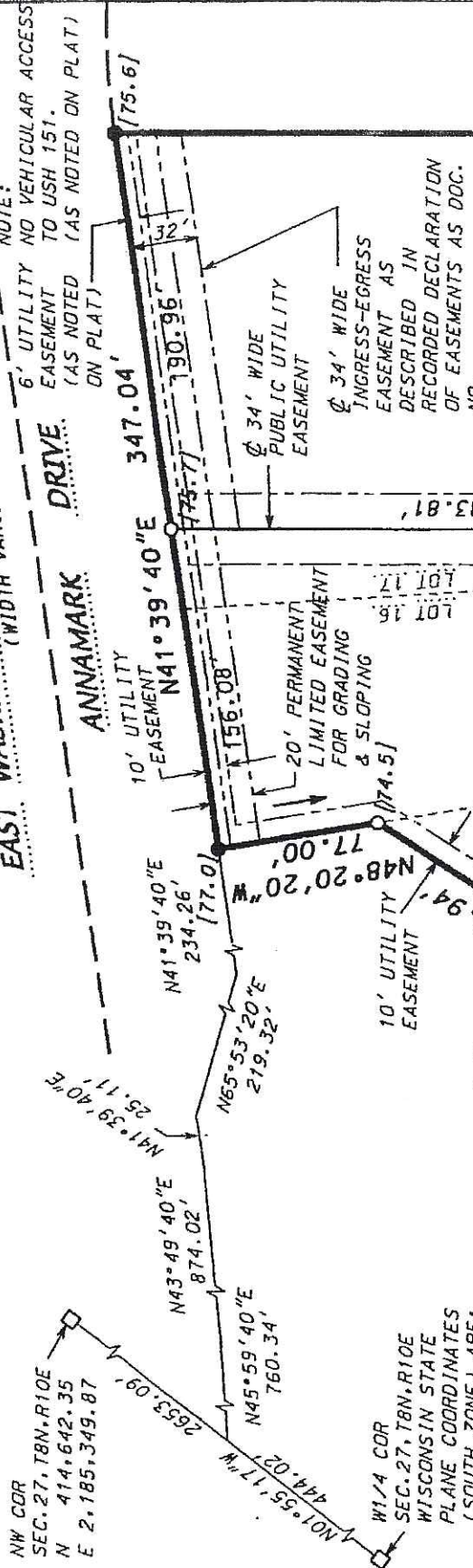
Located in the NE1/4 & SE1/4 of the NW1/4 of Section 27, T8N, R10E,
City of Madison, Dane County, Wisconsin



GRID NORTH

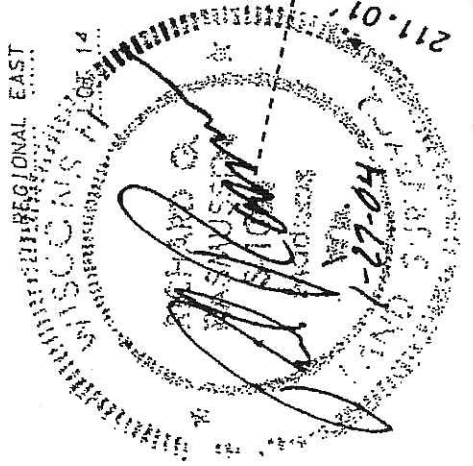


NW COR
SEC. 27, T8N, R10E
N 414.642.35
E 2,185.349.87

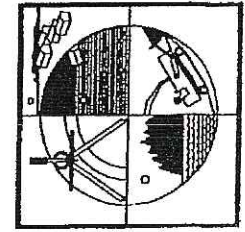


W1/4 COR
SEC. 27, T8N, R10E
WISCONSIN STATE
PLANE COORDINATES
(SOUTH ZONE) ARE:
N 411,990.75
E 2,185,438.82
PUBLISHED NAD 27
COORDINATES

LINE	BEARING	DISTANCE
A-6	S51°10'50"W	17.00'
B-8	N52°57'30"W	32.79'



- LEGEND
- FOUND IRON STAKE
 - PLACED 3/4" x 24" SOLID ROUND IRON STAKE WEIGHING 1.50 lbs/ft.
 - CONCRETE MONUMENT W/ BRASS CAP
 - | LOT CORNER ELEVATION



**D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.**
7580 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

REV.: FEB. 4, 2004
REV.: FEB. 6, 2004
REV.: FEB. 16, 2004
REV.: MAR. 31, 2004
REV.: APR. 21, 2004
REV.: SEP. 27, 2004
REV.: OCT. 7, 2004
REV.: DEC. 22, 2004
REV.: JAN. 3, 2005

DATE: JAN. 27, 2004
F.N.: 03-02-176
C.S.M. NO. 11320
DOC. NO. 4019709
VOL. 68 SHEET 252

SHEET 1 OF 4

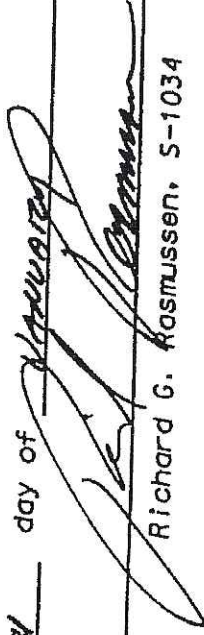
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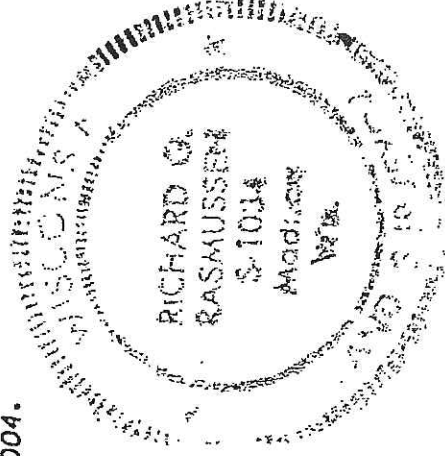
CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Richard G. Rasmussen, Registered Land Surveyor, S-1034, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison and under the direction of the owners listed below. I have surveyed, divided, and mapped the lands described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 27th day of January, 2004.


Richard G. Rasmussen, S-1034



LEGAL DESCRIPTION

Lots 16 and 17 and part of Lot 13, Regional East, recorded in Volume 56-68 of Plats on pages 13-15, as Doc. No. 1952891, Dane County Registry, located in the NE1/4 and SE1/4 of the NW1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the west quarter corner of said Section 27; thence N01°55'17"W, 444.02 feet; thence N45°59'40"E, 760.34 feet; thence N43°49'40"E, 874.02 feet; thence N41°39'40"E, 25.11 feet; thence N65°53'20"E, 219.32 feet; thence N41°39'40"E, 234.26 feet to the point of beginning; thence continuing N41°39'40"E, 347.04 feet; thence S38°49'10"E, 633.51 feet; thence S51°10'50"W, 20.77 feet to a point of curve; thence S38°49'10"E, 633.51 feet; thence S09°28'34"W, 49.62 feet and a chord which bears S30°19'42"W, 299.83 feet; thence S09°28'34"W, 49.62 feet to a point of curve; thence S30°19'42"W, 299.83 feet; thence S09°28'34"W, 49.62 feet and a chord which bears S50°47'25"W, 33.01 feet to the right which has a radius of 25.00 feet and a chord which bears S81°40'07"W, 182.95 feet; thence N18°46'00"W, 211.01 feet; thence N34°20'15"W, 169.47 feet; thence N06°35'47"W, 212.94 feet; thence N48°20'20"W, 77.00 feet to the point of beginning. Containing 6.567 acres.

OWNER'S CERTIFICATE

Annamark Group Z, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, Owner, does hereby certify that said limited liability company caused the lands described on the Certified Survey to be surveyed, divided and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, said Annamark Group Z, LLC has caused these presents to be signed by its member listed below, and its seal to be hereunto affixed on this 6th day of January, 2005.

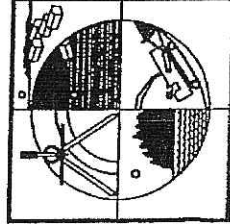
ANNAMARK GROUP Z, LLC

Raymond Zeier Raymond Zeier, member
Lorraine A. Zeier Lorraine A. Zeier, member

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 6th day of January, 2005, the above named member to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission is permanet
John C Frank
Notary Public, Dane County, Wisconsin



D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

7630 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

DATE: JAN. 27, 2004

F.N.: 03-02-176

C.S.M. NO. 11320

DOC. NO. 4019709

SHEET 2 OF 4

VOL. 68 SHEET 253

REV.: FEB. 4, 2004
REV.: FEB. 6, 2004
REV.: FEB. 16, 2004
REV.: MAR. 31, 2004
REV.: APR. 21, 2004
REV.: SEP. 27, 2004
REV.: OCT. 7, 2004
REV.: DEC. 22, 2004
REV.: JAN. 3, 2005

000765

CERTIFIED SURVEY MAP

CITY OF MADISON APPROVAL

Approved for recording per City of Madison Plan Commission Action of FEBRUARY 8, 2005.

[Signature]
Secretary, City of Madison Plan Commission

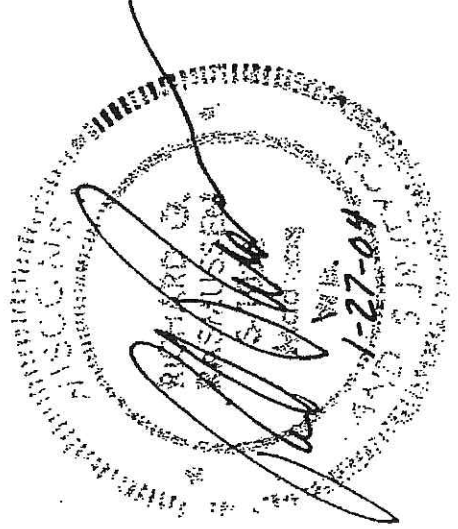
REGISTER OF DEEDS CERTIFICATE

Received for recording this 8th day of February, 2005, at 7:34 clock
A.M. in Volume 68 of Certified Surveys on pages 252-255, as
Document Number 4019709.

[Signature]
Jane Licht, Dane County Register of Deeds

CURVE DATA

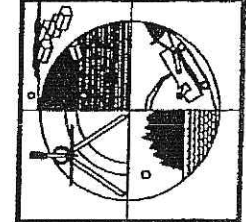
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2							
	4	421.16	299.83	306.55	S30°19'42"W	41°42'16"	
	3	421.16	223.71	226.43	S35°46'42"W	30°48'16"	
		421.16	80.00	80.12	S14°55'34"W	10°54'00"	
3-4		25.00	33.01	36.05	S50°47'25"W	82°37'42"	4-N87°53'44"W
4-5		505.00	182.95	183.96	S81°40'07"W	20°52'18"	5-S71°13'58"W
6-7		650.00	247.61	249.13	S40°12'02"W	21°57'36"	7-S29°13'14"W
6-B		650.00	161.14	161.55	S44°03'37"W	14°14'26"	B-S36°56'24"W
8-7		650.00	87.51	87.57	S33°04'49"W	07°43'10"	
8-9		150.00	18.47	18.48	N49°25'44"W	07°03'32"	9-N45°53'58"W



- REV.: FEB. 4, 2004
- REV.: FEB. 6, 2004
- REV.: FEB. 16, 2004
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- REV.: APR. 21, 2004
- REV.: SEP. 27, 2004
- REV.: OCT. 7, 2004
- REV.: DEC. 22, 2004
- REV.: JAN. 5, 2005

D'ONOFRIO, KOTKE AND ASSOCIATES, INC.

7690 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089



DATE: JAN. 27, 2004

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C.S.M. NO. 1320

DOC. NO. 4019709

VOL. 68 SHEET 254

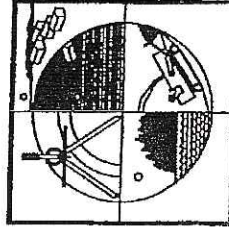
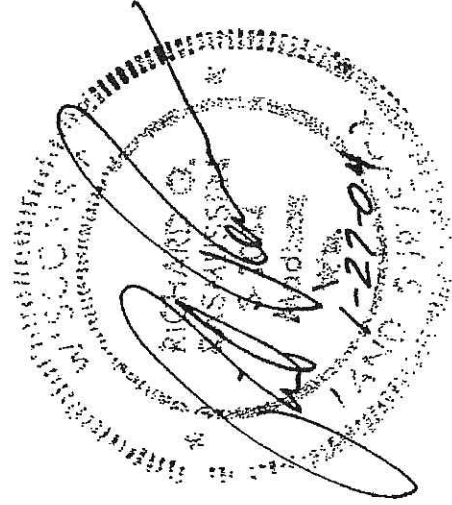
SHEET 3 OF 4

000766

CERTIFIED SURVEY MAP

NOTES:

1. These lots are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time is develops.
2. The lands within this certified survey map are subject to a Declaration of Conditions and Covenants as Doc. No. 1960296.
3. The lands within this certified survey map are subject to a Declaration of Conditions and Covenants as Doc. No. 1960297.
4. The lands within this certified survey map are subject to a Restrictive Covenant as Doc. No. 1987523.
5. The lands within this Certified Survey Map are subject to a Declaration of Covenants, Conditions, and Restrictions as Doc. No. 2013034.
6. The lands within this Certified Survey Map are subject to the First Amendment to Declaration of Covenants, Conditions and Restrictions as Doc. No. 2273112.
7. The lands within this Certified Survey Map are subject to the Second Amendment to Declaration of Covenants, Conditions and Restrictions as Doc. No. 2316295.
8. The lands within this Certified Survey Map are subject to a Declaration of Use Restriction as Doc. No. 2517162.
9. The lands within this Certified Survey Map are subject to a Declaration of Covenant as Doc. No. 3172798.
10. The lands within this Certified Survey Map are subject to a Declaration of Use Restriction as Doc. No. 3173174.
11. The lands within this Certified Survey Map are subject to the Third Amendment to Declaration of Covenants, Conditions and Restrictions as Doc. No. 3172800 & 3181461.
12. The lands within this Certified Survey Map are subject to a Termination of Use Restriction as Doc. No. 3173153.
13. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the low owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
14. All lots within this survey are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets.
15. The lands within the Certified Survey are subject to a joint driveway agreement as Doc. No. 3173175.



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AND ASSOCIATES, INC.

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C.S.M. NO. 11320

DOC. NO. 4019709

SHEET 4 OF 4

VOL. 68 SHEET 255

DIMENSION IV MADISON

Architecture
Engineering
Interior Design

313 West Bellline Hwy., Suite 161
Madison, WI 53713
phone (608) 229-4444 fax (608) 229-4445

ZEIER PLANNED COMMERCIAL SITE

HIGH CROSSING/ANNAMARK
MADISON, WISCONSIN

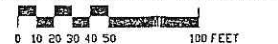
DATE OF ISSUE: 10/12/04

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT #: 03030



SITE CONCEPT PLAN



- EXISTING DEVELOPMENT SHADED
- PAVERS
- INDICATES 20' FIRE ACCESS LANE
W/28' MIN. INSIDE TURNING RADI

HOME DEPOT

TGI FRIDAYS

HARDEES

ANNAMARK DRIVE
(68' WIDE)

EAST DRIVE SPRINGS
(118' WIDE)

EAST WASHINGTON AVENUE (U.S.H. 151)
(WIDTH VARIES)

ANNAMARK DRIVE

U.S.H. 151 & I 39-90-94
INTERCHANGE

INTERSTATE ON-RAMP

HIGH CROSSING BOULEVARD
(WIDTH VARIES)

ANNAMARK DRIVE

ANNAMARK DRIVE

ANNAMARK DRIVE

ANNAMARK DRIVE

ANNAMARK DRIVE

ANNAMARK DRIVE

ANNAMARK DRIVE

EXISTING DRIVEWAY

EXISTING HYDRANT

BUS STOP

EXISTING HYDRANT

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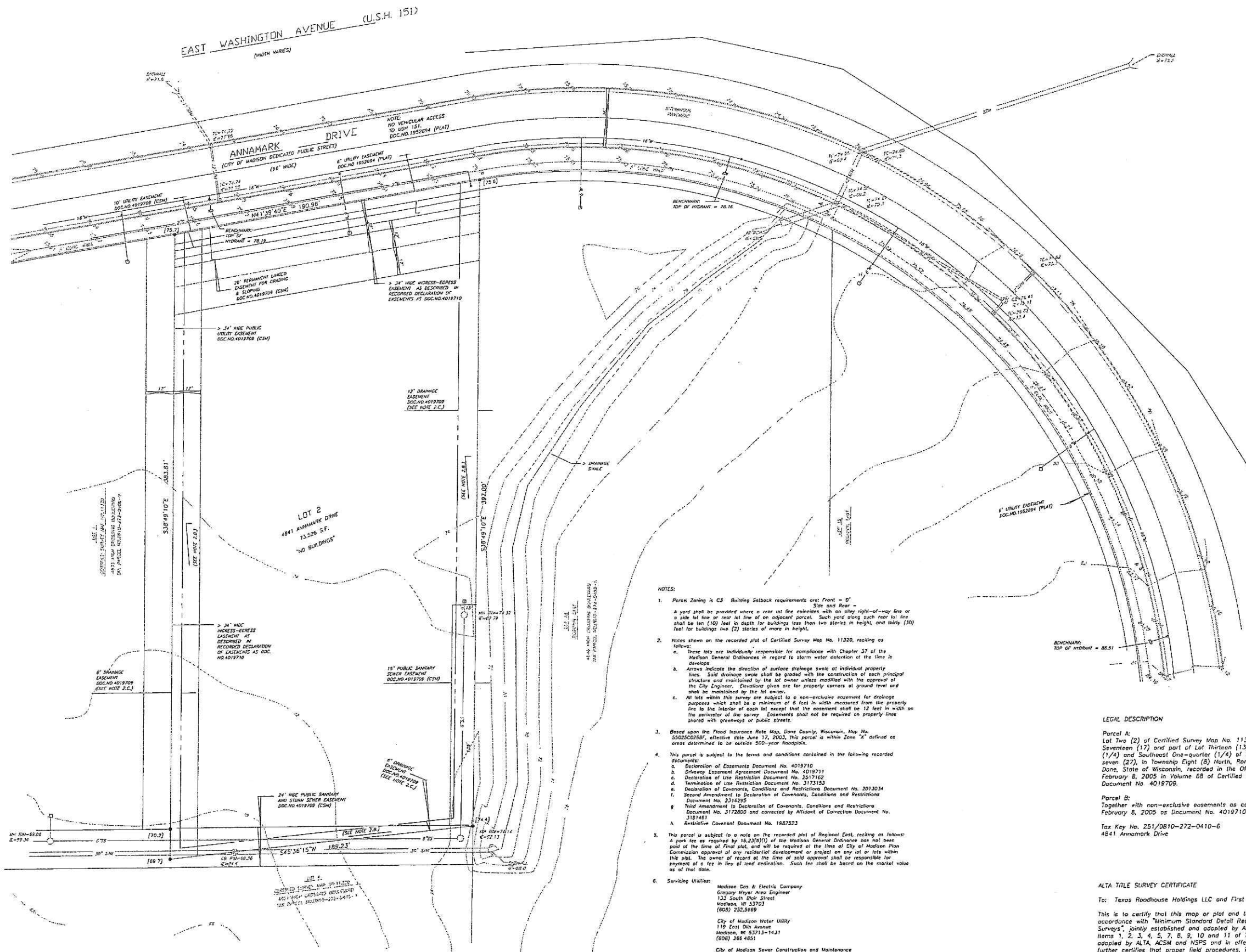
EXISTING HYDRANT

BUS STOP

EXISTING HYDRANT

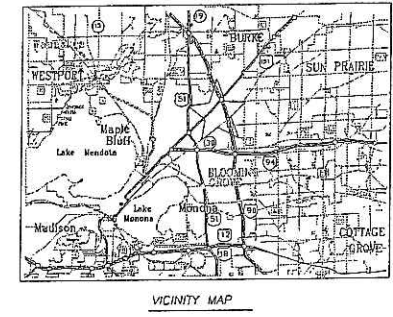
BUS STOP

EXISTING HYDRANT



LEGEND

●	FOUND IRON STAKE
—S—	SANITARY SEWER
—W—	WATER MAIN
—G—	GAS MAIN
—C—	STORM SEWER
⊠	ELECTRIC TRANSFORMER
⊞	MANHOLE
⊞	CATCH BASIN-INLET
⊞	LATERAL LOCATION POST
⊞	HYDRANT
⊞	VALVE
⊞	SIGN
⊞	LOT CORNER ELEVATIONS AS RECORDED ON CERTIFIED SURVEY MAP NO. 11320
⊞	TOP OF CASTING
⊞	INVERT ELEVATION
—	CHAIN-LINK FENCE
—	CONCRETE CURB & GUTTER
—	EXIST. CONTOUR
76.18	SPOT ELEVATION (0 DECIMAL PL.)
NOTE:	ELEVATIONS ARE IN CITY OF MADISON DATUM



DATE: 11-15-05
 SCALE: 1" = 30'
 DRAWN BY: KBC

ALTA/ACSM LAND TITLE SURVEY
4841 ANNAMARK DRIVE
 Lot 2 Certified Survey Map No. 11320
 Located in the NE1/4 and SE1/4 of the NW1/4 of Section 27, T8N,
 City of Madison, Dane County, Wisconsin

- NOTES:**
- Parcel Zoning is C3. Building setback requirements are: Front - 0', Side and Rear - 5'.
 A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height.
 - Notes shown on the recorded plat of Certified Survey Map No. 11320, reciting as follows:
 - These lots are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water collection at the time of development.
 - Arrows indicate the direction of surface drainage grade of individual property lines. Said drainage grade shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevation given are for property corners at ground level and shall be maintained by the lot owner.
 - All lots within this survey are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets.
 - Based upon the Flood Insurance Rate Map, Dane County, Wisconsin, Map No. 55025C0286F, effective date June 17, 2003, this parcel is within Zone "X" defined as areas determined to be outside 500-year floodplain.
 - This parcel is subject to the terms and conditions contained in the following recorded documents:
 - Declaration of Easements Document No. 4019710
 - Driveway Easement Agreement Document No. 4019711
 - Declaration of Use Restriction Document No. 2317162
 - Termination of Use Restriction Document No. 3173153
 - Declaration of Covenants, Conditions and Restrictions Document No. 2316295
 - Second Amendment to Declaration of Covenants, Conditions and Restrictions Document No. 3172600 and corrected by Affidavit of Correction Document No. 3181481
 - Restrictive Covenant Document No. 1687523
 - This parcel is subject to a note on the recorded plat of Regional East, reciting as follows: A park fee as required by 16.20(1)(f) of the Madison General Ordinance has not been paid at the time of final plat, and will be required at the time of City of Madison Plan Commission approval of any residential development or project on any lot or lots within this plat. The owner of record at the time of said approval shall be responsible for payment of a fee in lieu of land dedication. Such fee shall be based on the market value as of that date.
 - Serviceing Utilities:
 - Madison Gas & Electric Company
 Gregory Meyer Area Engineer
 133 South Blair Street
 Madison, WI 53703
 (608) 252-5669
 - City of Madison Water Utility
 119 East Din Avenue
 Madison, WI 53711-1431
 (608) 268-4651
 - City of Madison Sewer Construction and Maintenance
 1602 Elm Street
 Madison, WI 53713
 (608) 265-4430
 - Charter Communications
 2701 Daniels Street
 Madison, WI 53718
 (608) 274-3822
 - SRC
 152 Dixon Street
 Madison, WI 53704
 (608) 252-2423
 - Parcel area 73,526 square feet (1.68 acres)
 - Surveyed for: Greengard/Farrow
 3455 Solt Creek Lane, Suite 100
 Arlington Heights, IL 60005

LEGAL DESCRIPTION

Parcel A:
 Lot Two (2) of Certified Survey Map No. 11320, being a redivision of Lots Sixteen (16), Seventeen (17) and part of Lot Thirteen (13), Regional East, located in the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-seven (27), in Township Eight (8) North, Range Ten (10) East, in the City of Madison, County of Dane, State of Wisconsin, recorded in the Office of the Register of Deeds for Dane County on February 8, 2005 in Volume 68 of Certified Survey Maps, at Pages 252 to 255, inclusive, as Document No. 4019709.

Parcel B:
 Together with non-exclusive easements as contained in a Declaration of Easements recorded on February 8, 2005 as Document No. 4019710.

Tax Key No. 251/0810-272-0410-6
 4841 Annamark Drive

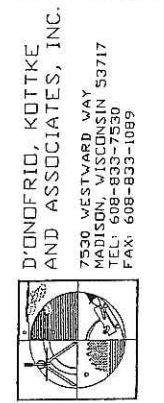
ALTA TITLE SURVEY CERTIFICATE

To: Texas Roadhouse Holdings LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 7, 8, 9, 10 and 11 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements which control land boundaries for ALTA / ACSM Land Title Surveys."

Dated at Madison, Wisconsin, this _____ day of November, 2005.

Wayne D. Borsness, Registered Land Surveyor, S-1561



D'ONOFRIO, KOTTKE
 AND ASSOCIATES, INC.
 7530 WESTWARD WAY
 MADISON, WISCONSIN 53717
 TEL: 608-833-7530
 FAX: 608-833-1099

ANNAMARK DRIVE

PROPOSED PYLON SIGN

OFFSITE CONSTRUCTION PARKING

FRONT DOORS
TEXAS ROADHOUSE
7135 SF
FFE. 74.50
FOR BUILDING FOOTPRINT SEE ARCHITECTURAL PLANS

± 1.688 ACRES

2 STORY
6,500 SF
FOOTPRINT
22 STALLS BELOW
CONSTRUCTION BY OTHERS

3 STORY
8,000 SF
FOOTPRINT
CONSTRUCTION BY OTHERS

2 STORY
7,000 SF
FOOTPRINT
20 STALLS BELOW

115 SP TOTAL SPACES

DRIVE-THROUGH DROPOFF

OFFICE USE RESTRICTED

GreenbergFarrow

3455 Salt Creek Lane, Suite 100
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

PROJECT INFORMATION

SITE AREA
TEXAS ROADHOUSE 1.688 ACRES

BUILDING AREA
TEXAS ROADHOUSE 7,135 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
TEXAS ROADHOUSE	SEE NOTE*	83	115
OFFSITE CONSTRUCTION PARKING			31

PARKING RATIO PROVIDED 16.2 SP/1,000 SF

* 30% OF THE CAPACITY IN PERSONS OF DINING/ BAR/WAITING AREAS CAPACITY= 275

ZONING CLASSIFICATION

JURISDICTION CITY OF MADISON, WI
EXISTING ZONING C-3: PLANNED COMMERCIAL
REQUIRED ZONING C-3: PLANNED COMMERCIAL

SIGNAGE REGULATIONS

TBV

LANDSCAPE REGULATIONS

TBV

BUILDING SETBACKS

FRONT	TBV
SIDE	TBV
REAR	TBV

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON A SITE CONCEPT PLAN BY DIMENSION IV MADISON DATED 06-28-04.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
09/07/05	INITIAL RELEASE	DM
09/13/05	CUIL-DE-SAC	BM
11/07/05	REVISED PARKING, SURVEY INFO	RCM
12/26/05	INSERTED REVISED SITE PLAN & SURVEY	RCM



TEXAS ROADHOUSE
TEXAS ROADHOUSE
MADISON, WI

(SWQ) US 151 (Washington Ave) & I-39

GFA PROJECT NUMBER 20050922.2



WI-50922A4
SHEET 2 of 2

Drawing Name: J:\G05\050922\050922.dwg; Project Name: 20050922; Date: 12/26/05; Scale: 1/8"=1'-0"; Plot Size: 11x17; Plot Date: 12/26/05 10:45:00 AM; Plotter: HP DesignJet 500; Plot Style: TexasRoadhouse.ctb; User: jg05; PLOT: 12/26/05 10:45:00 AM; PLOTTER: HP DesignJet 500; PLOT STYLE: TexasRoadhouse.ctb; USER: jg05

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments	Suppliers #
SHADE TREES							
GT	Gleditsia triacanthos var. inermis Skyline	Skyline Honeylocust	3" Cal.	B&B	11	Small leaves	JN, BC, MC
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	4	Tolerant to salt	JN, BC, MC, LI
ORNAMENTAL TREES							
Ag	Amelanchier x Grand 'Autumn Brilliance'	Autumn Brill Serviceberry	6' MS	B&B	7	20' O.C. spacing, Multi-stem	JN, BC, MC, LI
Mc (1)	Malus sp. 'Camelot'	Camzarn (Camelot) Crabapple	2" Cal.	B&B	2	10'Hx8'W, Rose pink flowers	JN, BC
Mi (1)	Malus sp. 'Indian Magic'	Indian Magic Crabapple	2" Cal.	B&B	4	15'Hx15'W, Rose pink flowers	JN, MC, MI, LI
EVERGREEN TREES							
PG	Picea glauca var. densata	Black Hills Spruce	6' Ht.	Cont.	3	15' O.C. spacing	JN, BC, MC, LI
EVERGREEN SHRUBS							
JF (2)	Juniperus chinensis 'Fruitlandii'	Fruitland Juniper	18" Ht.	Cont.	64	3'Hx6'W, bright green foliage	See Alts.
Jh (1)	Juniperus chinensis 'Hooks'	Hooks' Juniper	4' Ht.	Cont.	20	15'Hx3'W, AKA - Hooks #6	JN, MI
Tm (1)	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	Cont.	15	5'Hx6'W, dark green foliage	JN, BC, LI, MI
To (1)	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3' Ht.	Cont.	7	12'Hx4'W, upright pyramidal	JN, MC, MI
DECIDUOUS SHRUBS							
Cl	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	5 Gal.	Cont.	13	5' O.C. spacing	JN, BC
Cs	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	5 Gal.	Cont.	15	5' O.C. spacing	JN, MC, LI, MI
Ra	Rhus aromatica 'Gro Lo'	Grow Lo Sumac	5 Gal.	Cont.	20	5' O.C. spacing	JN, MC, LI, MI
PERENNIALS / GRASSES							
cf	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 Gal.	Cont.	61	2' O.C. spacing	JN, BC, MC, LI
rf	Rudbeckia hirta	Black-Eyed Susan	2 Gal.	Cont.	28	2'-6" O.C. spacing	JN, BC, MC, LI
sh	Sporobolus heterolepis	Prairie Dropseed	2 Gal.	Cont.	37	3' O.C. spacing	JN, BC, MC, LI
Yf	Yucca filamentosa	Adam's-needle Yucca	2 Gal.	Cont.	106	3' O.C. spacing	BC, MC, LI
GROUNDCOVERS							
ef (1)	Euonymus fortunei var. 'Coloratus'	Purpleleaf Wintercreeper	2" P.P.	Cont.	215	12" O.C. spacing	JN, BC, MC
	No-Mow Fescue	6 Fescue Varieties	5 lbs. min	#50091		Install per directions	Prairie Nursery

NOTES:

(1) VEGETATION PER TEXAS ROADHOUSE LANDSCAPE MANUAL (OHIO VALLEY LIST)

(2) ALTERNATIVES / SUPPLIERS FOR FRUITLAND JUNIPER

- Juniperus chinensis 'Sea Green' Sea Green Juniper 4'Hx6'W, mint green JN, MC, MI
- Juniperus x Pfitzeriana 'Kallo's Compacta' Kallay's Compact Pfitzer 3'Hx6'W, bright green JN, MC, MI

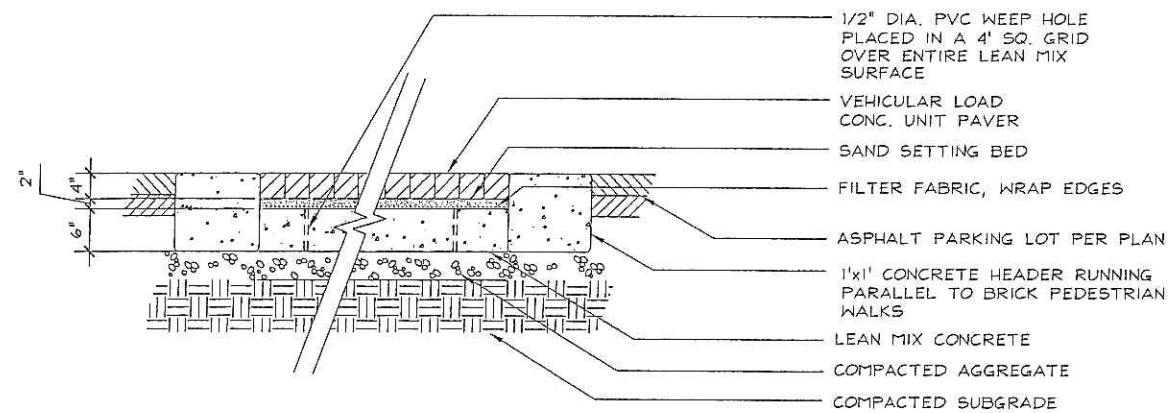
*** SUPPLIER INFORMATION:**

- | | |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| JN - JOHNSON'S NURSERY, INC
1810 N257 MARCY ROAD
MONROE FALLS, WI 53051
262.252.4980 P
262.252.4415 F | MI - MINOR'S GARDEN CENTER
7777 NORTH 76TH ST.
MILWAUKEE, WI 53223
414.354.4830 P
414.354.5205 F |
| BC - THE BRUCE COMPANY OF WISCONSIN
P.O. BOX 620580
MIDDLETON, WI 53562
608.836.7041 P
608.836.0920 F | LI - LIEDS NURSERY FARMS, INC.
N63 W2205R HWY 74
SUSSEX, WI 53089
262.246.6401 P
262.246.3822 F |
| MC - MCKAY NURSERY
750 SOUTH MONROE STREET
WATERLOO, WI 53594
800.236.4242 P
920.478.3615 F | |

- THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS
- PLANT MATERIAL: SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED; ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS AND DISEASES.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THE REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER.
- MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH CRUSHED RED BRICK MULCH OR APPROVED EQUAL - 3" DEEP OVER WEED PREV. FABRIC. MULCH ALONG THE PERIMETER OF THE BUILDING SHALL BE 3/4" - 1 1/4" WASHED RIVER GRAVEL 3" DEEP OVER WEED PREV. FABRIC.
- PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY OWNER.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
- ALL PLANT MATERIAL SHALL BE PLACED WITHIN A MULCHED PLANTING BED AS INDICATED IN NOTE NO. 5, AND ALL BEDS (EXCLUDING INDIVIDUAL TREE PLANTINGS) SHALL BE "EDGED" W/STEEL EDGING.
- LAWN AND PLANT BEDS WILL BE IRRIGATED. THE IRRIGATION SYSTEM WILL INCLUDE ALL PIPING, HEADS, CONTROLLER, BACKFLOW PREVENTER, WIRING, SLEEVES UNDER HARD SURFACES AND OTHER NORMAL EQUIPMENT TO PROVIDE 100% COVERAGE OF ALL PLANTED AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL BE TREATED WITH A 'PREEN' APPLICATION
- 'LAWN' AREAS SHALL BE FINISH-GRADED AND SEEDED AT A RATE OF 4 LBS. PER 1,000 SQ. FT.
- AREAS LABELED 'LAWN' SHALL RECEIVE A MIXTURE OF THE FOLLOWING TYPES:
40% PALMER RYEGRASS 20% BARON BLUEGRASS
20% NASSAU BLUEGRASS 20% PENNLAWN CREEPING RED FESCUE
- AREA LABELED 'NO-MOW SEED MIX' SHALL BE SEEDED WITH PRAIRIE NURSERY (OR APPROVED EQUAL) "NO MOW MIX" ITEM # 50091 - 1.800.476.9453 (SEE LANDSCAPE PLANT LEGEND)

LANDSCAPE POINTS / BUILDING DATA

CITY OF MADISON REQUIREMENTS			
Parking Stalls Provided Total	146 stalls		
Texas Roadhouse Parking	115 stalls		
Offsite Construction Parking	31 stalls		
Loading Area	75 points		
Canopy Trees Required	11 trees		
Required Landscape Points	712 points		
TEXAS ROADHOUSE LANDSCAPE POINTS			
Required Canopy Trees	11 Trees	x	0 Pts. = 0
Canopy Trees 2-2.5'	4 Trees	x	35 Pts. = 140
Canopy Trees 1.5'-2"	11 Trees	x	15 Pts. = 165
Evergreen Trees 3'+ Ht.	30 Trees	x	15 Pts. = 450
Deciduous Shrub	48 Shrubs	x	2 Pts. = 96
Evergreen Shrub	75 Shrubs	x	3 Pts. = 225
TOTAL LANDSCAPE POINTS	181 Units		1076 Pts.
Required Landscape Pts.			712 Pts.
Additional Pts.			364 Pts.



1 VEHICULAR LOAD UNIT PAVER - SECTION
SCALE 1"=1'-0"

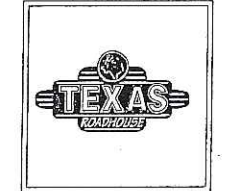


Professional Seal

Revision Date

Project Name

TEXAS ROADHOUSE



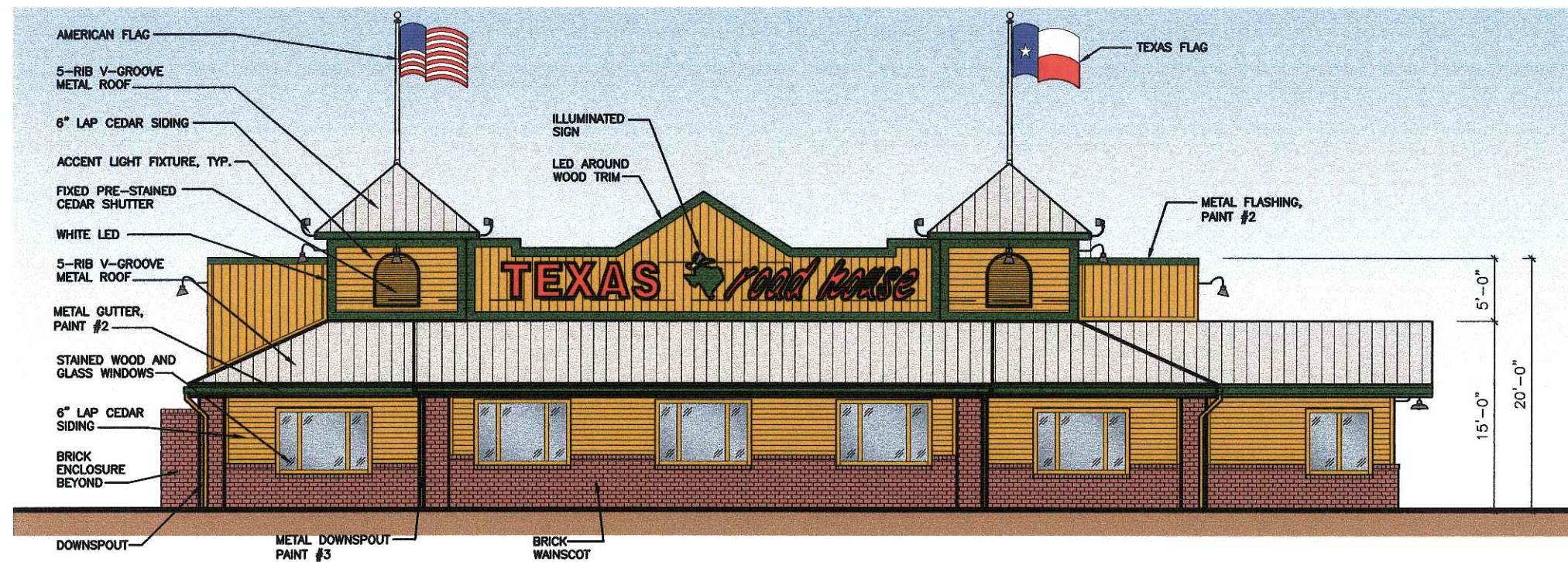
4841 Annamark Drive
MADISON, WISCONSIN

Drawn By: AW
Checked By: CT
File: P-LS
Issued For: UDC
Issue Date: 12/21/2005
Project No. 2141

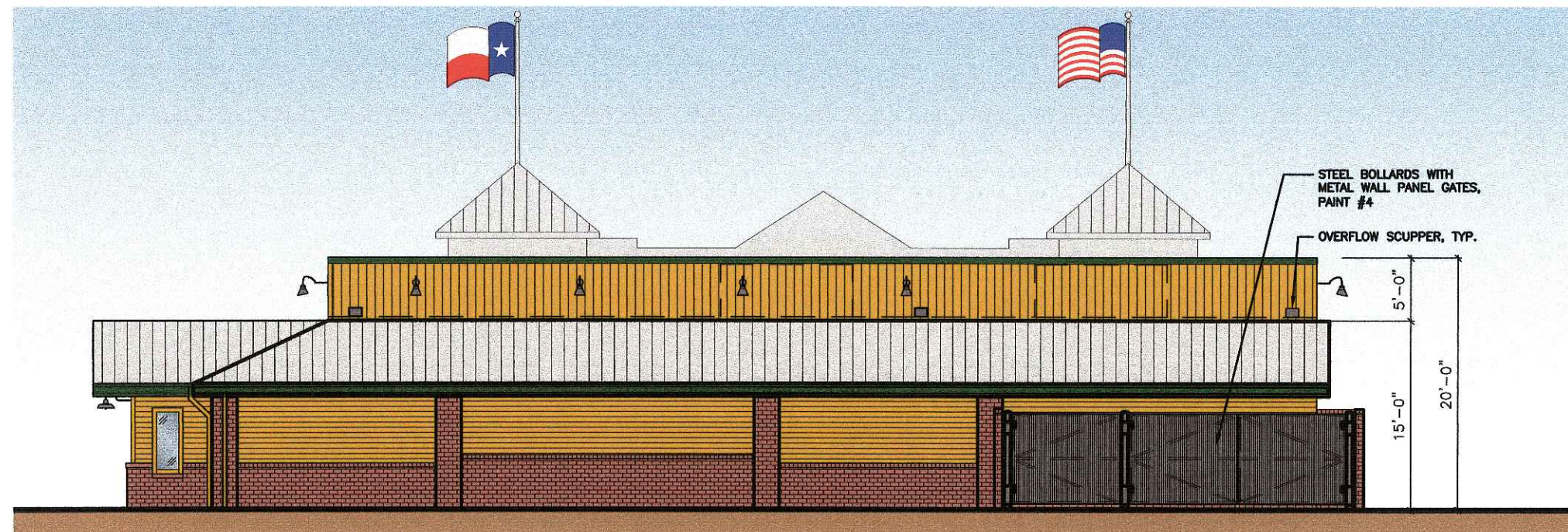
OPTION
LANDSCAPE PLANT LEGEND

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Sheet Number

L-1.1



FRONT (NORTH) ELEVATION
SCALE: N.T.S.

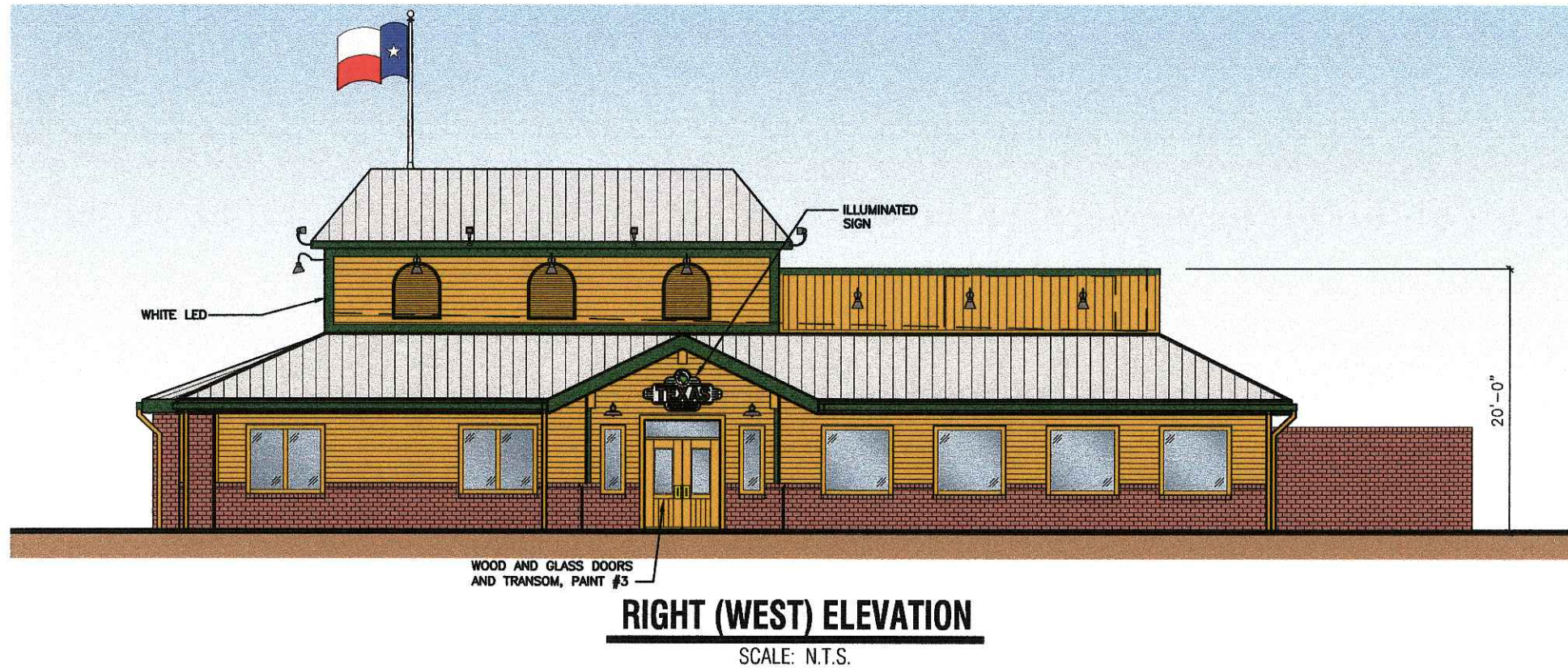
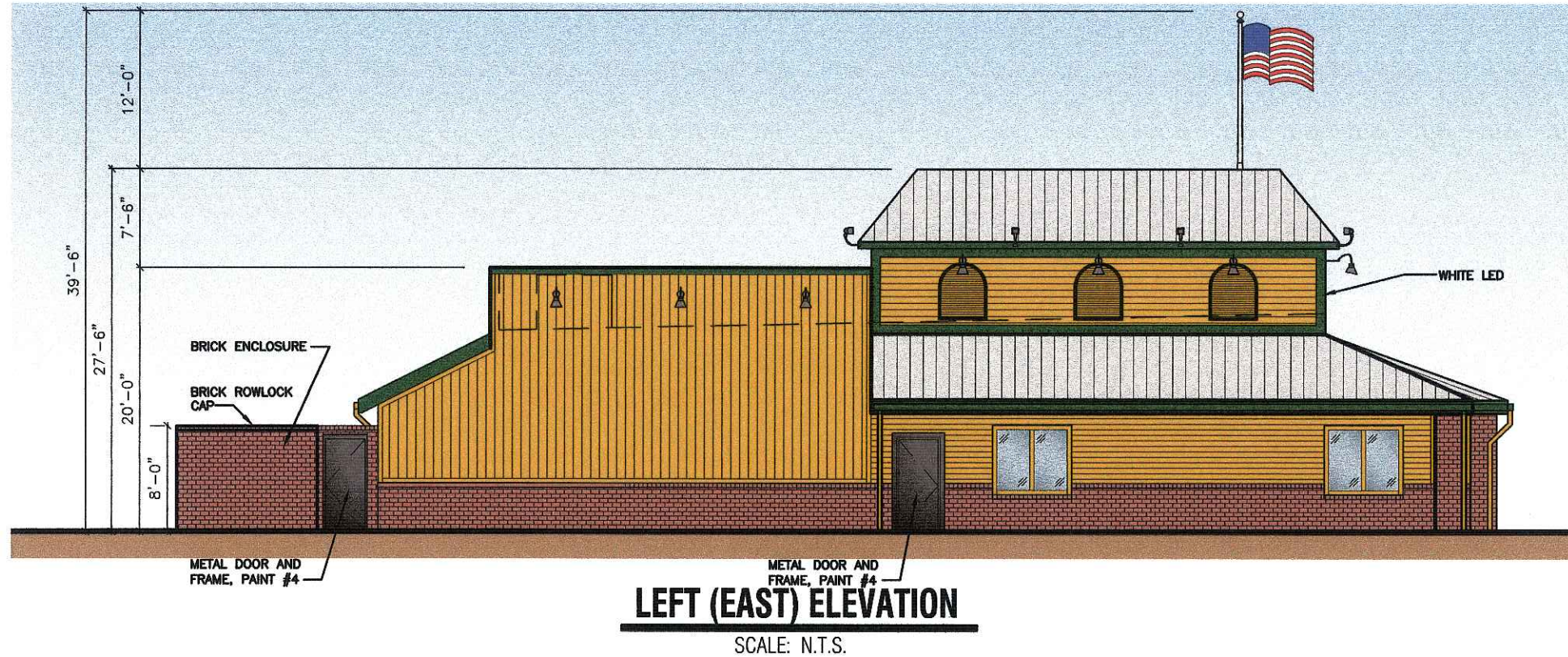


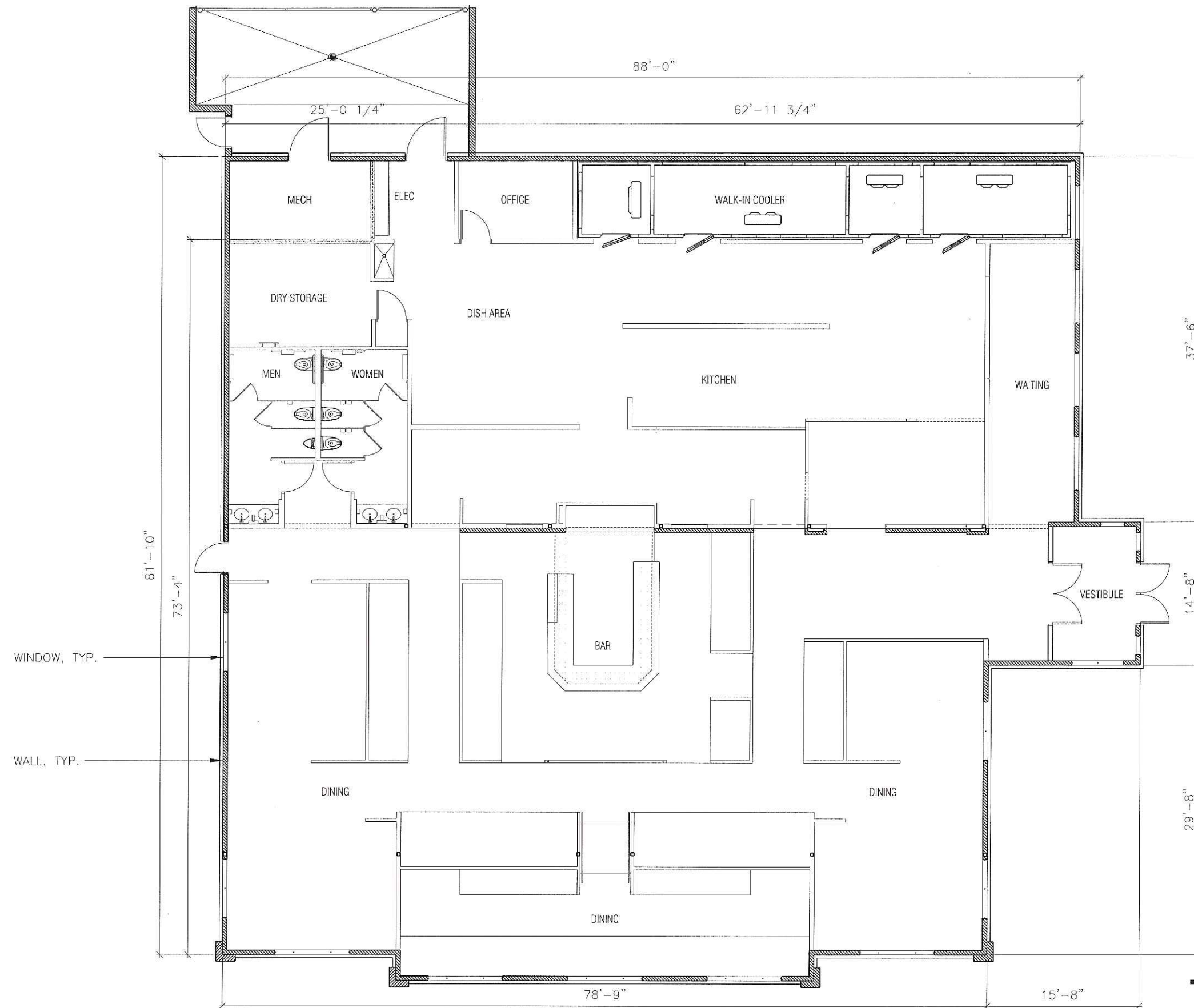
REAR (SOUTH) ELEVATION
SCALE: N.T.S.

EXTERIOR FINISH SCHEDULE	
BUILDING ITEMS	DESCRIPTION
WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR HENRY POOR LUMBER 3200 REAGAN DRIVE LAFAYETTE, IN 47906 CONTACT: DOUG MILLER PHONE: 800-255-7913 AMTECO #510 STAIN FORMULA
FRONT ENTRANCE WOOD DOORS	AMTECO TWP510 STAIN FORMULA AND TWO COATS OF URETHANE
TRIM	PAINT #1: PORTER PAINTS #617 "EXTERIOR GLOSS" FINISH COLOR - DARK GREEN FORMULA: 2Y16E/2Y13L/8Y10P/1Y24C/2YV NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)
METAL FLASHING AND GUTTERS	PAINT #2: PORTER PAINTS #617 "EXTERIOR GLOSS" FINISH COLOR - DARK GREEN FORMULA: 2Y16E/2Y13L/8Y10P/1Y24C/2YV
WOOD DOOR FRAME & DOWNSPOUTS	PAINT #3: PORTER PAINTS #610 "EXTERIOR GLOSS" FINISH COLOR TO MATCH PRE-STAINED CEDAR - PRIMER/TWO FINISH COATS #614 BASE 14YJ/2Y3M/1424K/4P/2Y-V
BRICK SIDING	CHEROKEE SANFORD BRICK COMPANY "PHOENIX" #143 OVERSIZE SANFORD, NORTH CAROLINA 1-800-277-2700
METAL ROOF	5 RIBBED V GROOVED COLOR: GALVALUME
DUMPSTER GATES, BOLLARDS, METAL DOORS & FRAMES	PAINT #4: PORTER PAINTS "EXTERIOR GLOSS" BLACK - PRIMER/TWO FINISH COATS

DISCLAIMER

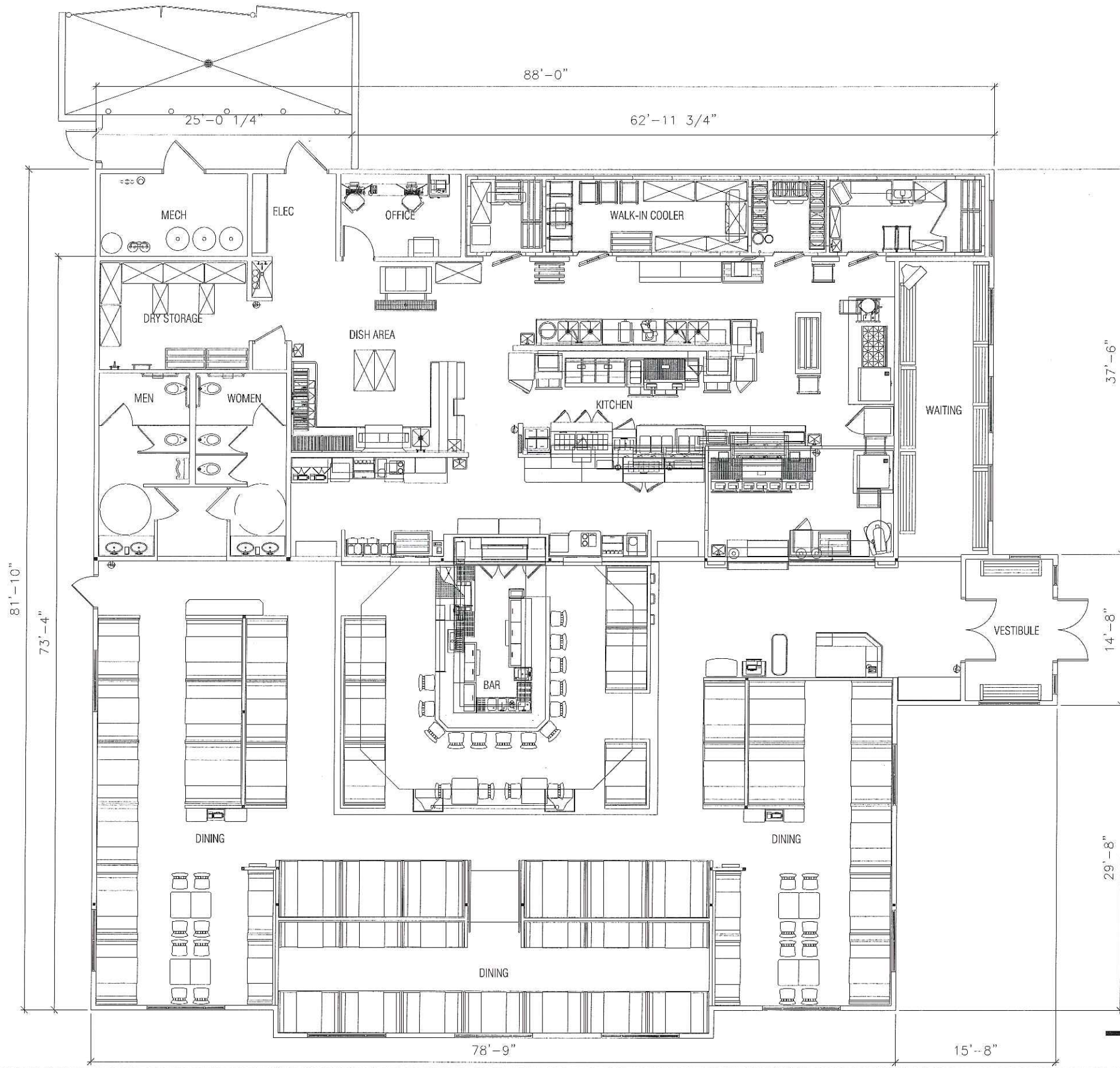
NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES





FLOOR PLAN

SCALE: N.T.S.



SEATING PLAN

SCALE: N.T.S.

