

October 6, 2020

To: City of Madison Planning Division  
Urban Design Commission  
215 Martin Luther King, JR. Blvd.  
Madison WI 53701-2985  
T: 608.266-4635

Re: Texas Roadhouse Land Use Submittal - Letter of Intent

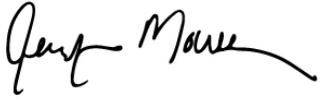
The proposed Texas Roadhouse project involves the new construction of an approximate 8,305-square foot out of ground single story stand-alone restaurant. The development is a casual dining restaurant offering a moderately priced, full-service, casual dining concept serving an assortment of Texas themed entrées and made-from-scratch sides. The estimated interior dining seating capacity is 330 seats. A separate "To Go" vestibule is provided for employee/customer interaction for take-out orders.

The site location takes up approximately 1.42 acres of the southernmost portion of the larger commercial development which includes existing Wal-Mart and At Home stores. The project proposes a new parking lot/drive aisles with approximately 76 parking spaces (14 of which are located on the Wal-Mart parcel), foundation and parking lot landscaping, and an approximate 207 linear foot retaining wall in the southwest portion of the site. The retaining wall is needed due to site grading constraints and to minimize the impact to the existing landscape buffer along Watts Road. The southern edge of the parking field adheres to the Site Plan approved by the UDC at the 02/26/20 meeting. The site plan has incorporated the CSM and GDP conditions of approval relating to: relocating the Watts Road sidewalk to provide for an 8-foot wide terrace, providing a concrete slab for bus stop bench, and providing for pedestrian access around the north and east ends of the site.

The exterior building materials encompass cedar siding, brick veneer wainscoting, brick pilasters and metal roofing. Additional brick pilasters, faux windows, metal roofing and cedar siding details have been added to break up the blank building facades. There are two rooftop mounted flagpoles; one is the US flag with the other being the Texas state flag.

In general, Texas Roadhouse 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.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Mowen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jennifer M. Mowen, ASLA, CDP  
Associate Principal  
GreenbergFarrow

Cc: Danielle Benedict, GreenbergFarrow  
Matt Budde, GreenbergFarrow