



CO80464.400

April 22, 2009

CBL & Associates Properties, Inc.  
Attn: Tom Reddy  
CBL Center, Suite 500  
2030 Hamilton Place Blvd  
Chattanooga, TN 37421-6000  
Phone: 423-490-8266

**Subject: Longhorn Steakhouse (former Smokey Bones Bldg)  
418 S. Gammon Road  
Madison, WI**

Dear Mr. Reddy,

Please find enclosed the **original** City of Madison – Planning Commission – Land Use application, for **owner signature**.

Please overnight it back to me, at the address listed below, for Friday delivery.

Thank you very much for your assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Janet Reid', written over a large, circular scribble.

Janet Reid  
Project Development Manager  
GHA Architecture/Development  
14110 Dallas Parkway, Suite 100  
Dallas, TX 75254  
Phone: 214-461-9628

cc: Jack DeGagne – Darden Restaurants, Inc.  
file

Real Estate  
Development Services  
Site Development  
Architecture  
Construction Manag.

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

# 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](http://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 \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Parcel No. \_\_\_\_\_  
 Aldermanic District \_\_\_\_\_  
 GQ \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
**For Complete Submittal**  
 Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrbrhd. 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)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **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 - CBC 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 ½ 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.<sup>00</sup> 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](mailto: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 10/24/08 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Janet Reich Date \_\_\_\_\_

Signature [Signature] Relation to Property Owner Tenant Agent

Authorizing Signature of Property Owner [Signature] Date 4/23/09  
*Director of Peripheral Property*