



PLANNED DEVELOPMENT  
GENERAL DEVELOPMENT PLAN  
LAND USE APPLICATION SUBMITTAL  
MARCH 20, 2019



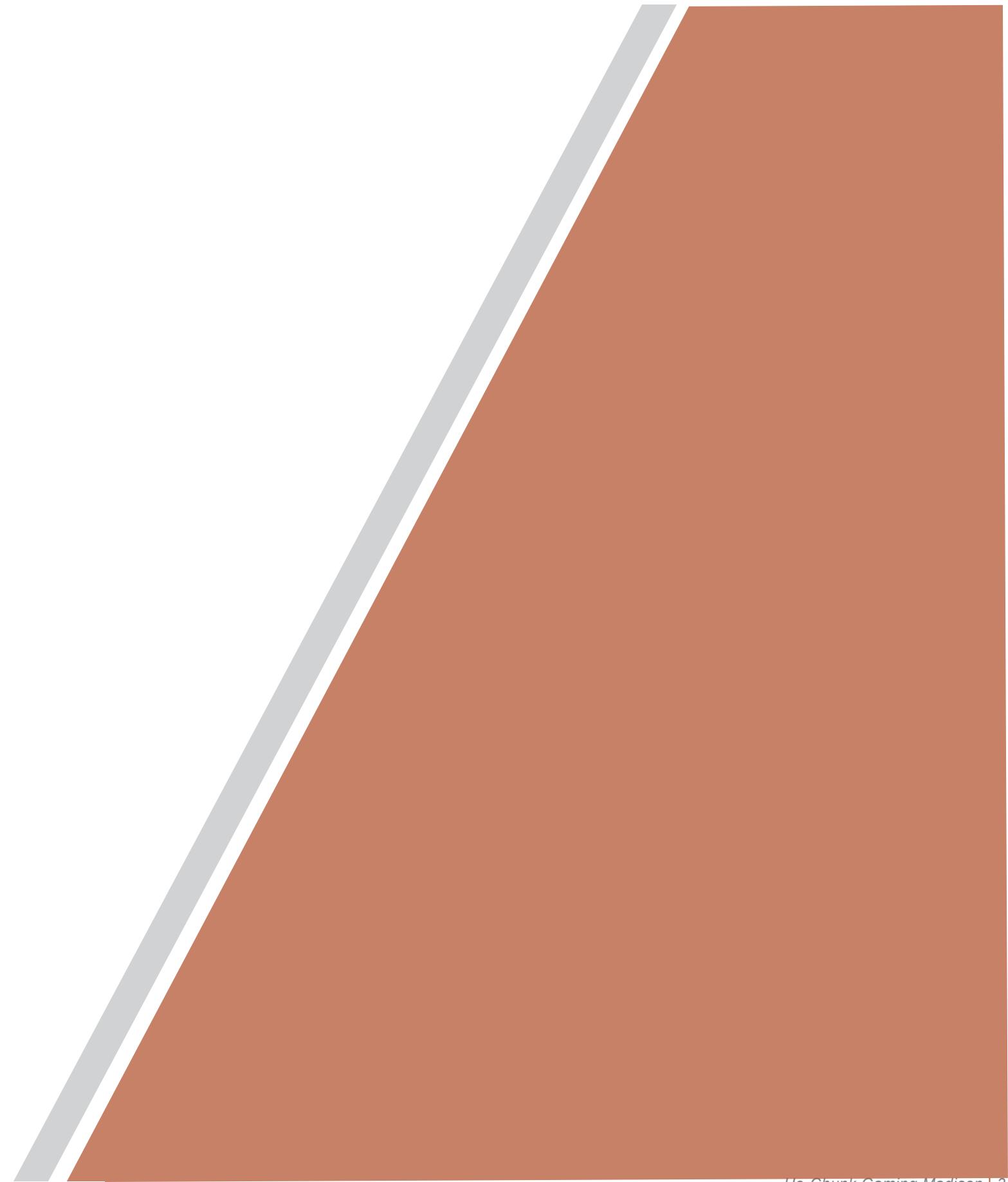


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**SECTION 1**

# INTRODUCTION

- 1.1 | LAND USE APPLICATION
- 1.2 | PRE-APPLICATION NOTIFICATION
- 1.3 | LETTER OF INTENT



## SECTION 2

# ZONING

## 2.1 | ZONING TEXT

## 2.1 | ZONING TEXT

### Statement of Purpose:

This Planned Development zoning is established to allow for the development of a cultural and entertainment destination campus that includes the following: Casino expansion/remodeling, Hotel, Conference Center, Parking Structures, Heritage Center, Outdoor Dining, Outdoor Event Space, Restored Wetlands and Interpretive Paths, Athletic and Retail Facilities as shown on the attached General Development Plan. Implementation of the Planned Unit Development will occur following approval of individual projects on one or more Specific Implementation Plans. This zoning text is applicable to this Planned Development only on land that is outside of Ho-Chunk Sovereign Land.

**1. Permitted Uses:** Uses as permitted on Exhibit A, attached hereto. Uses currently existing on property are also permitted.

**2. Lot Area, Floor Area Ratio and Building Heights:** Lot Area, Building Heights and Floor Area Ratio shall be as shown on approved specific implementation plans.

**3. Yard Requirements:** Yard Areas and Usable Open Space for any residential units shall be provided as shown on approved specific implementation plans.

**4. Landscaping:** Site Landscaping shall be provided as shown on the approved specific implementation plans.

**5. Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading shall be provided as shown on approved specific implementation plans.

**6. Lighting:** Site Lighting shall be provided as shown on approved implementation plans.

**7. Signage:** Signage will be provided per Chapter 31.13(4) of Madison General Ordinances (MGO), as applicable to the PD district, and as approved by the Urban Design Commission or its secretary and by the Zoning Administrator, or through a Comprehensive Design Review per MGO Chapter 31.043(4).

**8. Alterations and Revisions:** No major alteration or revision of this planned development shall be permitted unless approved by the City Plan Commission, however, the zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**9. Outdoor Eating, Gathering and Performance Areas:** Activity in these areas may include the following: Cultural performances, public gatherings, outdoor dining, weddings and celebrations. These Outdoor activity areas shall be shown on approved specific implementation plans approved by the Plan Commission, or as minor alterations to approved and recorded specific implementation plans for existing restaurants when approved by the District Alderperson and Planning Division Director, with the following conditions or as otherwise provided for through the alteration process:

**a. Hours of Operation:** Monday-Sunday – 7:30 am to 11:00 pm;

**b. Music:** Outdoor amplification of sound is permitted within the specified hours of operation.

### EXHIBIT A - PERMITTED USES

The following uses shall be permitted in this Planned Unit Development:

#### 1. Offices

- a. Artist, photographer studio, etc.
- b. Insurance office, real estate office, sales office
- c. General office, professional office

#### 2. Medical facilities

- a. Clinic – Health
- b. Hospital
- c. Medical laboratory
- d. Physical, occupational or massage therapy
- e. Veterinary clinic, animal hospital

#### 3. Retail Sales and Services

- a. Animal boarding facility, kennel, animal shelter
- b. Animal day care
- c. Animal grooming
- d. ATM
- e. Auction rooms
- f. Bank, financial institution
- g. Bicycle-sharing facility
- h. Building material sales
- i. Business sales and services
- j. Contractor's business with showroom or workshop
- k. Dry cleaning plant, commercial laundry
- l. Farmers' market
- m. Food and related goods sales
- n. Free-standing vending
- o. Furniture and household goods sales
- p. Garden center
- q. General retail
- r. Greenhouse, nursery
- s. Laundromat, self-service
- t. Liquor store
- u. Mobile grocery store
- v. Mortuary, funeral home
- w. Non-accessory temporary outdoor events
- x. Package delivery service
- y. Payday loan business
- z. Photocopying
- aa. Post office
- ab. Service business

- ac. Small appliance repair
- ad. Small engine repair
- ae. Sporting goods store, bait shop
- af. Storage locker (personal)
- ag. Telecommunications center
- ah. Tobacco retailer

#### 4. Food and Beverages

- a. Brewpub
- b. Catering
- c. Coffee shop, tea house
- d. Nightclub
- e. Outdoor dining areas
- f. Restaurant
- g. Restaurant-nightclub
- h. Restaurant-tavern
- i. Tasting room
- j. Tavern

#### 5. Commercial Recreation, Entertainment and Lodging

- a. Bed and breakfast establishment
- b. Health/sports club
- c. Hostel
- d. Hotel, inn, motel
- e. Indoor recreation
- f. Lodge, private club, reception hall
- g. Outdoor Performance areas with exterior lighting and sound amplification
- h. Outdoor recreation with pole and building mounted exterior lighting
- i. Stadiums, auditoriums, and arenas with pole and building mounted exterior lighting
- j. Theater, assembly hall, concert hall
- k. Tourist rooming house

#### 6. Automobile Services

- a. Auto body shop
- b. Auto repair station
- c. Auto sales and rental
- d. Auto service station, convenience store
- e. Car wash
- f. Heavy traffic vehicle sales
- g. Motorcycle and moped sales

#### 7. Parking, Storage and Display Facilities

- a. Surface parking facility, private
- b. Surface parking facility, public
- c. Structured parking facility, private

## 2.1 | ZONING TEXT

- d. Structured parking facility, public
- e. Storage locker (personal)

### 8. Transportation

- a. Bus or railroad passenger depot
- b. Private ambulance service
- c. Railroad right-of-way
- d. Taxicab or limousine business
- e. Transit stop or station

### 9. Limited Production, Processing and Storage

- a. Artisan workshop
- b. Bakery, wholesale
- c. Laboratory, research and development
- d. Mail order house
- e. Printing and publishing
- f. Warehousing and storage
- g. Wholesale establishment

### 10. Residential - Family Living

- a. Dwelling units in mixed-use buildings
- b. Live-work unit
- c. Multi-family dwelling (4 dwelling units)
- d. Multi-family dwelling (5-8 dwelling units)
- e. Multi-family dwelling (>8 dwelling units)
- f. Residential building complex
- g. Single-family attached dwelling (3-8 dwelling units)
- h. Single-family attached dwelling (>8 dwelling units)
- i. Single-family detached dwellings
- j. Three-family dwelling - three-unit
- k. Two-family dwelling - two unit
- l. Two-family dwelling – twin

### 11. Residential - Group Living

- a. Adult family home
- b. Assisted living, congregate care, skilled nursing facility
- c. Cohousing community
- d. Community living arrangement (up to 8 residents)
- e. Community living arrangement (9-15 residents)
- f. Community living arrangement (>15 residents)
- g. Convent, monastery or similar residential group
- h. Daytime shelter

- i. Housing cooperative
- j. Lodging house, fraternity or sorority
- k. Mission house
- l. Peer run respite facility

### 12. Civic and Institutional

- a. Cemetery
- b. Colleges and universities
- c. Community Event
- d. Conference and Convention Centers
- e. Cultural and heritage centers
- f. Counseling, community services organization
- g. Day care center
- h. Dormitory
- i. Library, museum
- j. Parks and playgrounds
- k. Place of worship
- l. Public safety or service facilities
- m. Recreation, community, and neighborhood centers
- n. Schools, arts, technical or trade
- o. Schools, public and private

### 13. Agricultural Uses

- a. Agriculture - Animal Husbandry
- b. Agriculture – Cultivation
- c. Community garden
- d. Market garden

### 14. Public Utility and Public Service Uses

- a. Class 1 Collocations
- b. Electric power production and/or heating and cooling plant
- c. Electric substations
- d. Gas regulator stations, mixing and gate stations
- e. Radio Broadcast Service Facility
- f. Sewerage system lift stations
- g. Telecommunications towers, Class 1 Collocations, and transmission equipment buildings
- h. Water pumping stations, water reservoirs

### 15. Accessory Uses and Structures

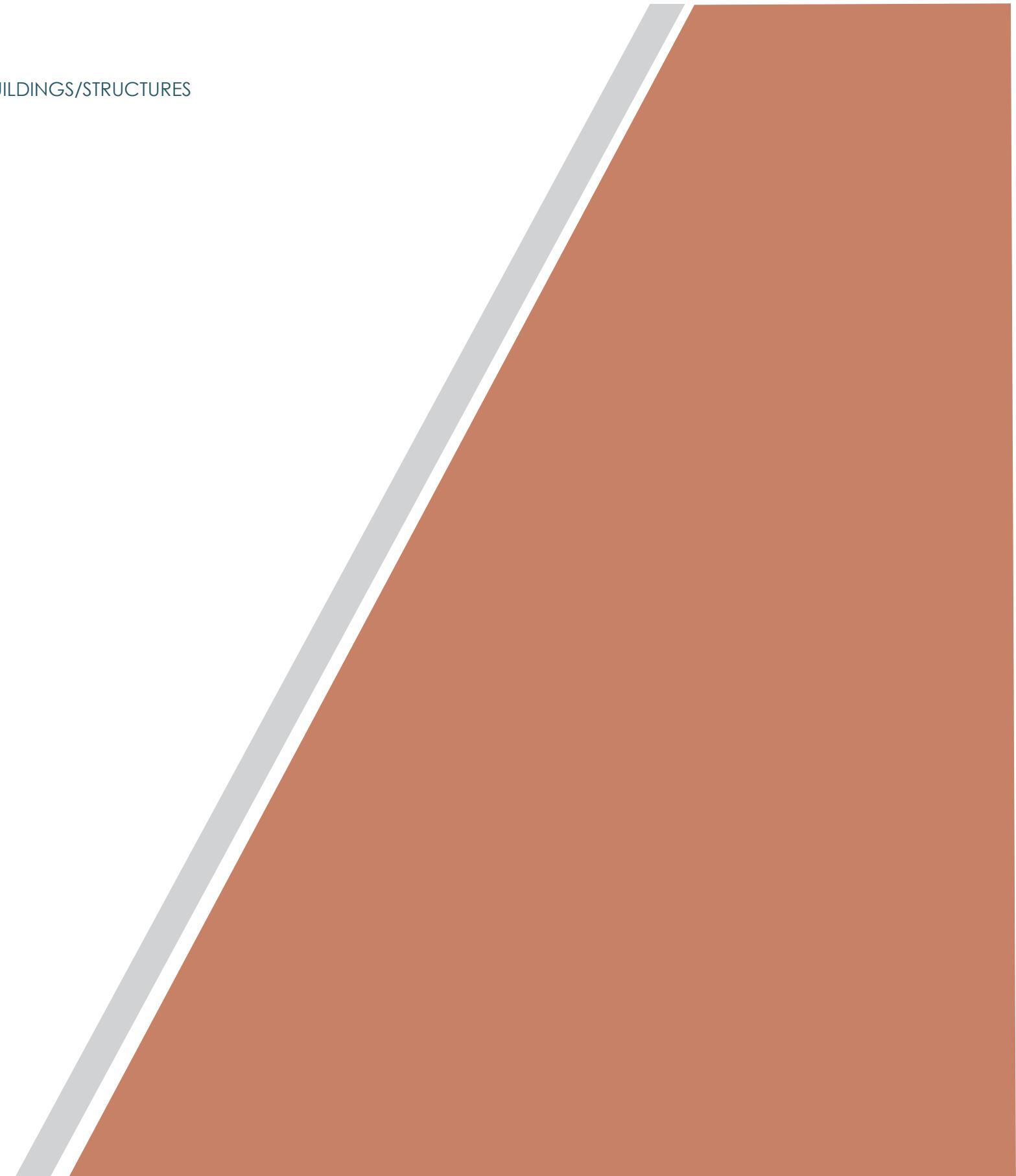
- a. Accessory building or structure
- b. Accessory dwelling unit
- c. Accessory retail alcohol sales
- d. Caretaker's dwelling (nonresidential uses)
- e. Composting

- f. Convent, monastery or similar residential group
- g. Day care center in school or religious institution
- h. Day care home, family
- i. Dependency living arrangements
- j. Emergency electric generator
- k. Home occupation
- l. Keeping of chickens
- m. Keeping of honeybees
- n. Lease of off-street parking facility accessory to nonresidential use to non-users of principal use
- o. Management office, restaurant, limited retail, recreation facilities within multi-family building
- p. Mission house
- q. Outdoor cooking operation
- r. Outdoor display
- s. Outdoor eating area associated with food & beverage establishment
- t. Outdoor recreation
- u. Outdoor storage
- v. Portable shelter mission
- w. Real estate sales office
- x. Solar energy systems
- y. Temporary buildings for storage of construction materials and equipment
- z. Temporary outdoor events
- aa. Towing and wrecker service business
- ab. Vehicle access sales and service windows
- ac. Vending machines
- ad. Wind energy systems
- ae. Yard sales

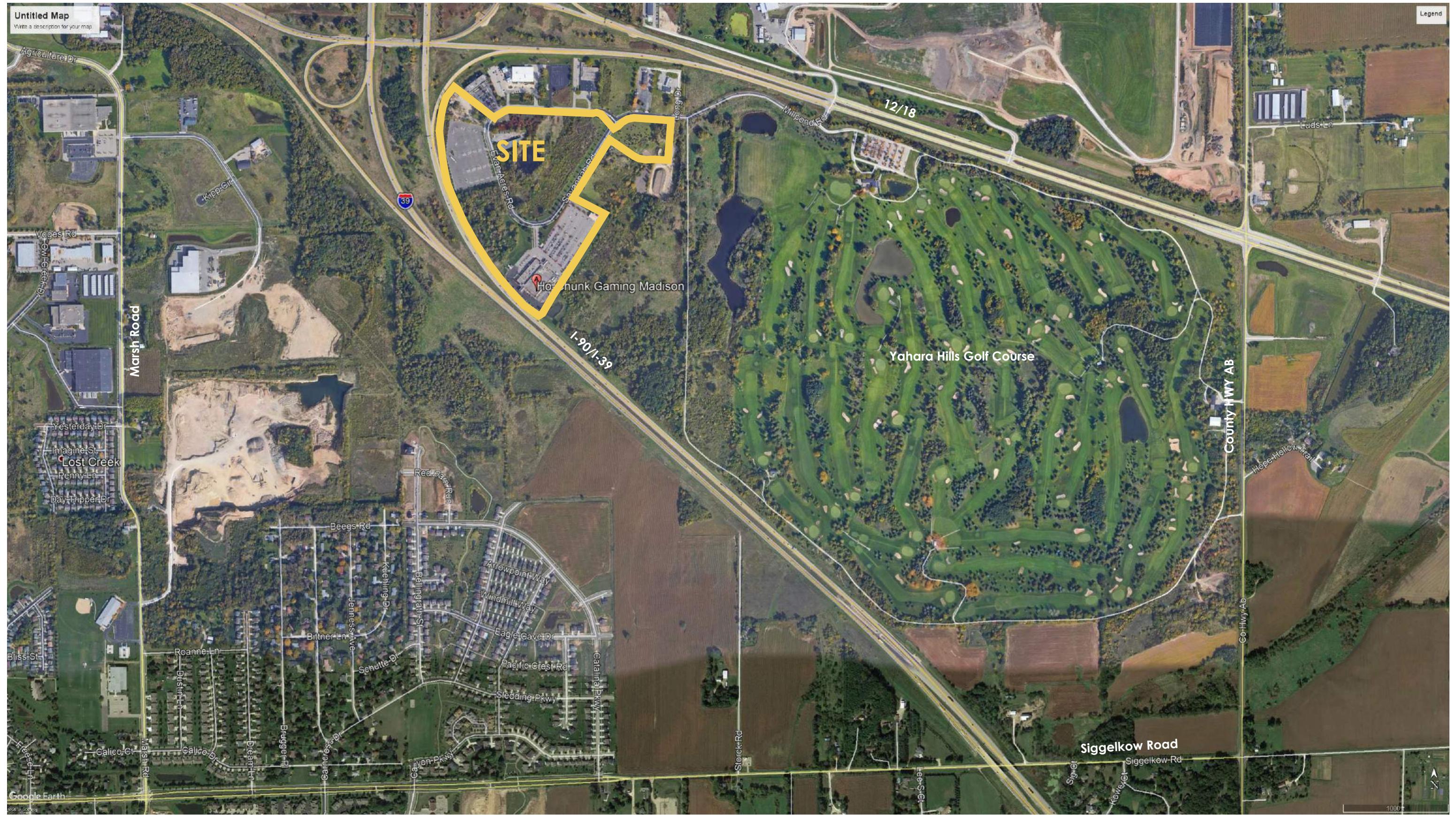
**SECTION 3**

## EXISTING CONDITIONS

- 3.1 | VICINITY MAP & EXISTING SITE AERIAL PHOTOGRAPH – KEY LANDSCAPE FEATURES & EXISTING BUILDINGS/STRUCTURES
- 3.2 | SITE PARCEL MAP
- 3.3 | DRAFT CERTIFIED SURVEY MAP
- 3.4 | EXISTING SITE SURVEY & PARCEL NUMBERS
- 3.5 | EXISTING SITE - LEGAL DESCRIPTIONS
- 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



## 3.1 | VICINITY MAP



### 3.1 | EXISTING SITE AERIAL PHOTOGRAPH – KEY LANDSCAPE FEATURES & EXISTING BUILDINGS/STRUCTURES

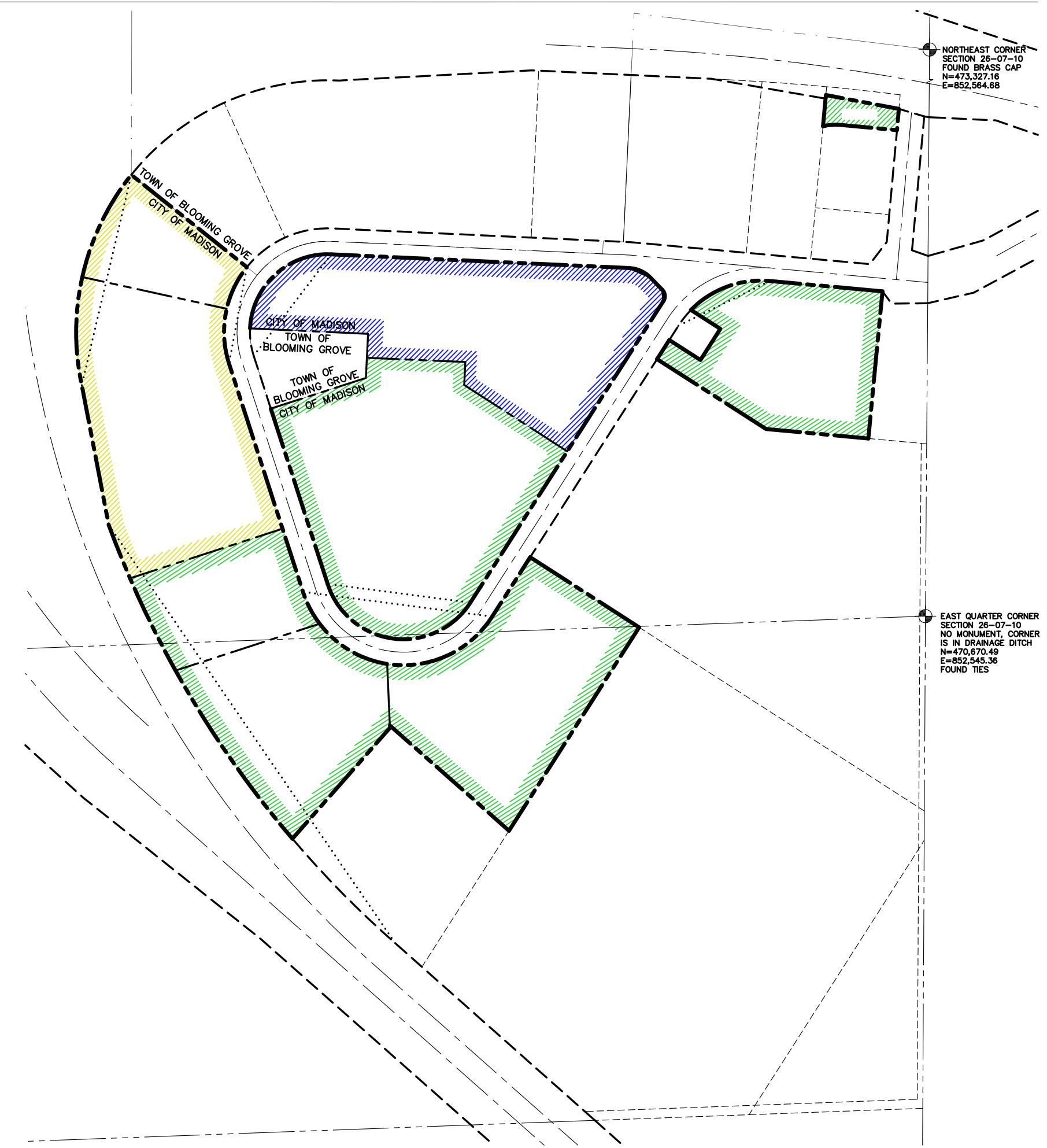
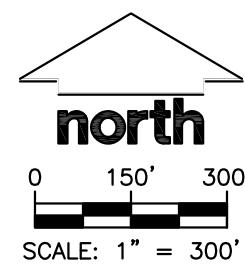


## 3.2 | SITE PARCEL MAP

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### LEGEND

-  HO CHUNK NATION
-  WISCONSIN WINNEBAGO TRIBE HO CHUNK NATION
-  WISCONSIN WINNEBAGO TRIBE



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161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:  
4002 EVAN ACRES ROAD  
MADISON, WI 53716

PROJECT:  
**HO-CHUNK GAMING**  
MADISON

PROJECT LOCATION:  
CITY OF MADISON  
DAINE COUNTY, WI

Design/Drawn: CJO  
Approved: TJB

SHEET TITLE:  
**WISCONSIN WINNEBAGO**  
**TRIBE HO CHUNK NATION**  
**PARCEL MAP**

SHEET NUMBER:

**1 OF 1**

JSD PROJECT NO: 17-7893

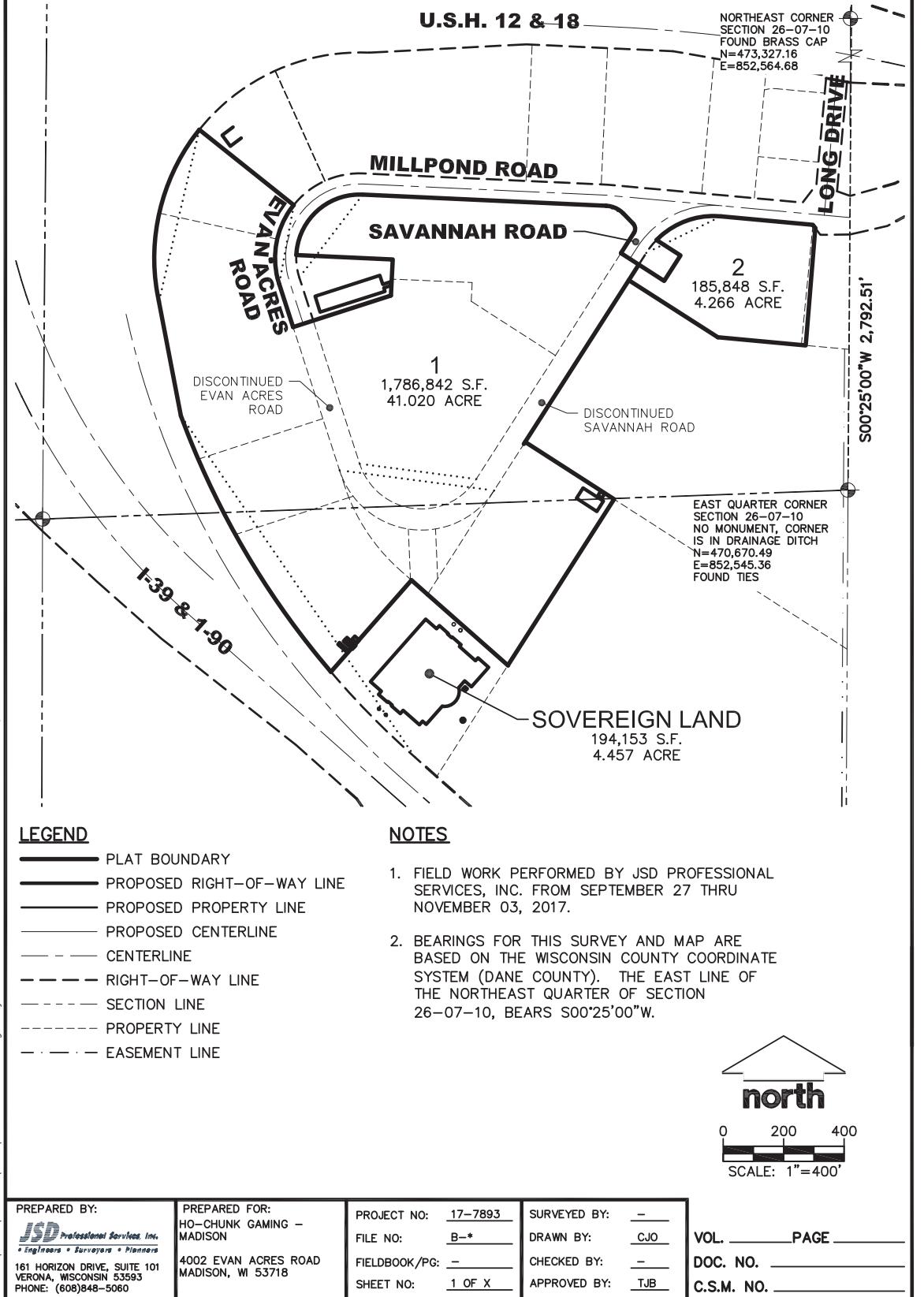
### 3.3 | DRAFT CERTIFIED SURVEY MAP

# DRAFT

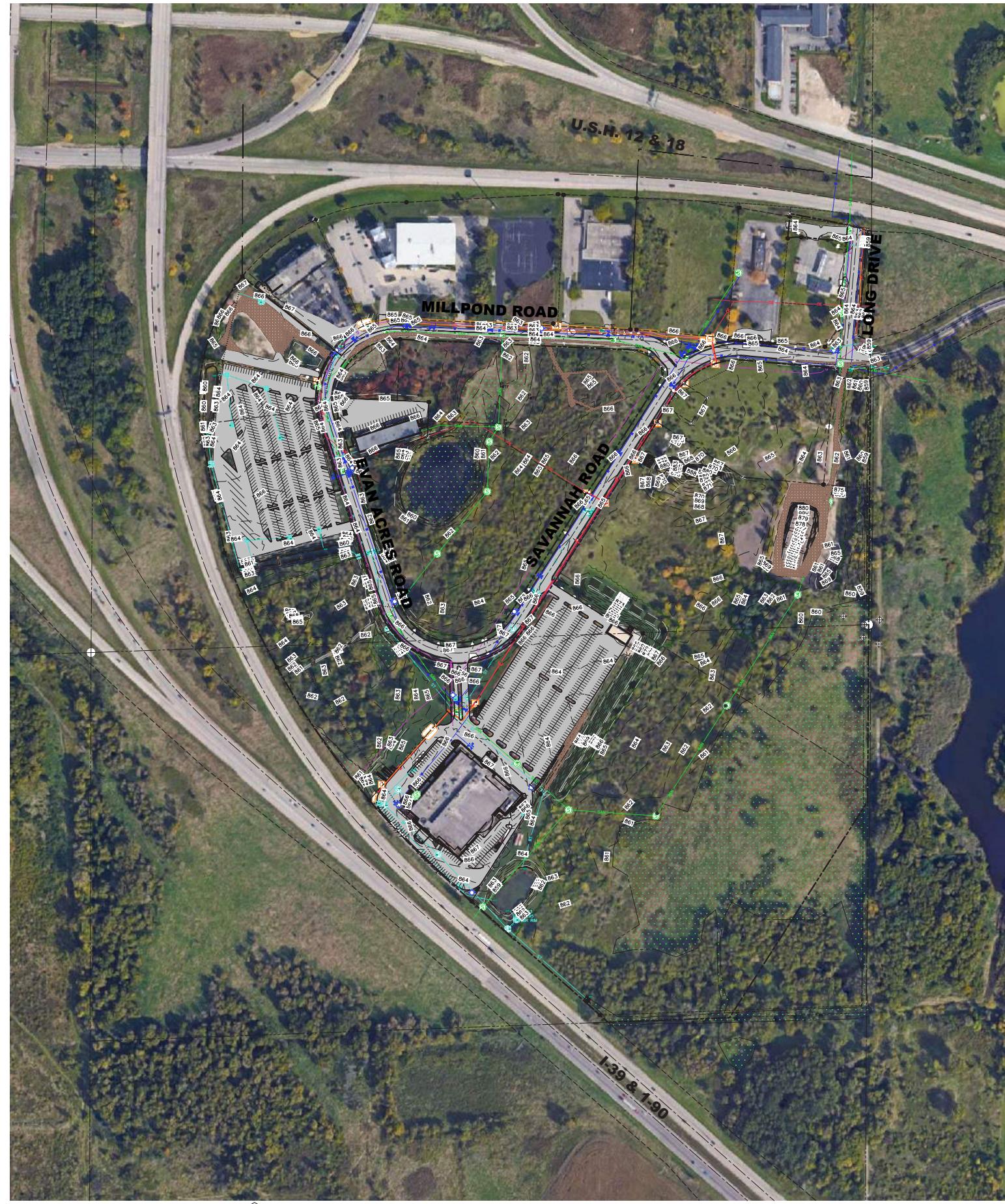
## PRELIMINARY

### CERTIFIED SURVEY MAP NO.

PART OF LOTS 6 AND 7, ALL OF LOT 12, ASSESSOR'S PLAT NO. 10 OF THE TOWN OF BLOOMING GROVE, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 640, LOT 1, CERTIFIED SURVEY MAP No. 729, PART OF LOT 2, CERTIFIED SURVEY MAP No. 772, PART OF LOT 4, CERTIFIED SURVEY MAP No. 4425, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



## 3.4 | EXISTING SITE SURVEY &amp; PARCEL NUMBERS



## ALTA/NSPS LAND TITLE SURVEY

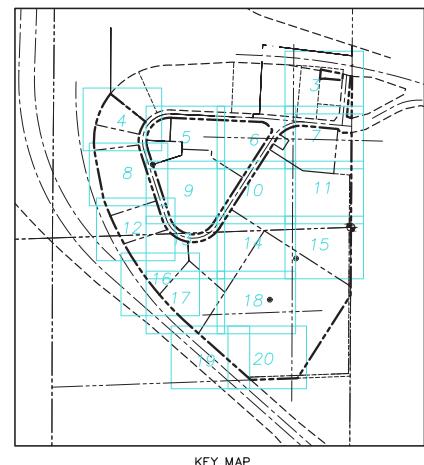
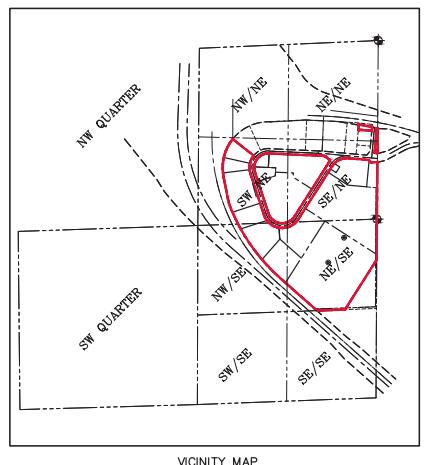
PART OF LOTS 6 AND 7, ALL OF LOT 12, ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 640, LOT 1, CERTIFIED SURVEY MAP No. 729, PART OF LOT 2, CERTIFIED SURVEY MAP No. 772, PART OF LOT 4, CERTIFIED SURVEY MAP No. 4425, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGEND

GOVERNMENT CORNER	EDGE OF GRAVEL
1-1/4" REBAR FOUND	SANITARY SEWER
3/4" REBAR FOUND	WATER LINE
2" IRON PIPE FOUND	STORM SEWER
3/4" x 24" REBAR SET (1.50 LBS/LF)	STORM GAS
BENCHMARK	NATURAL GAS
FINISHED FLOOR SHOT LOCATION	UNDERGROUND ELECTRIC
MAIL BOX	FIBER OPTIC
SIGN	UNDERGROUND TELEPHONE
SANITARY MANHOLE	UNDERGROUND CABLE
HYDRANT	EDGE OF WOODS OR BRUSH
WATER VALVE	EDGE OF WATER
STORM MANHOLE	BITUMINOUS PAVEMENT
ROUND CASTED INLET	CONCRETE PAVEMENT
SQUARE CASTED INLET	SECTION LINE
CURB INLET	PLATED LOT LINE
ENDWALL/END OF PIPE	EASEMENT LINE
GAS REGULATOR/METER	LANDSCAPE LIMITS
GAS VALVE	FENCE LINE
ELECTRIC PEDESTAL	EDGE OF PAVEMENT
ELECTRIC TRANSFORMER	CONCRETE CURB & GUTTER

## NOTES

- FIELD WORK PERFORMED BY JSR PROFESSIONAL SERVICES, INC. FROM SEPTEMBER 27 THRU NOVEMBER 03, 2017.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-10, BEARS 50925007W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE WITNES CORNER MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 26, T07N, R10E, ELEVATION = 859.47.
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURVED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20173900101, 20173900102, 20173900104, 20173900108, 20173900126, 20173900127, 20173915084, 20173915112, 20173915120, 20173914042, 20173914883, 20173914961, 20173915000, 20173915012, 20173915032, 20173915053, 20173915075, 20173915084, 20173915112, 20173915120, 20173915128, 20173915129, 20173915154, AND 20173915221, WITH A CLEAR DATE OF OCTOBER 03, 2017.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
  - CITY OF MADISON ENGINEERING
  - CITY OF MADISON PARKS DIVISION
  - MADISON & BIRCH COMPANY (ELECTRIC AND GAS)
  - CHARTER COMMUNICATIONS
  - AT&T DISTRIBUTION
  - MADISON METRO SEWERAGE DISTRICT
  - KOCH PIPELINE COMPANY
  - PROGRESSIVE PIPELINES
  - AN PIPELINE COMPANY
  - WISCONSIN DEPARTMENT OF TRANSPORTATION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSR PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- AS-BUILT ROAD PLANS WERE SUPPLIED BY THE CITY OF MADISON ENGINEERING DEPARTMENT.
- AIR PHOTO IS FROM GOOGLE EARTH.

KEY MAP  
SCALE 1" = 600'VICINITY MAP  
SCALE 1" = 1000'  
SECTION 26-07-10

CREATE THE VISION TELL THE STORY

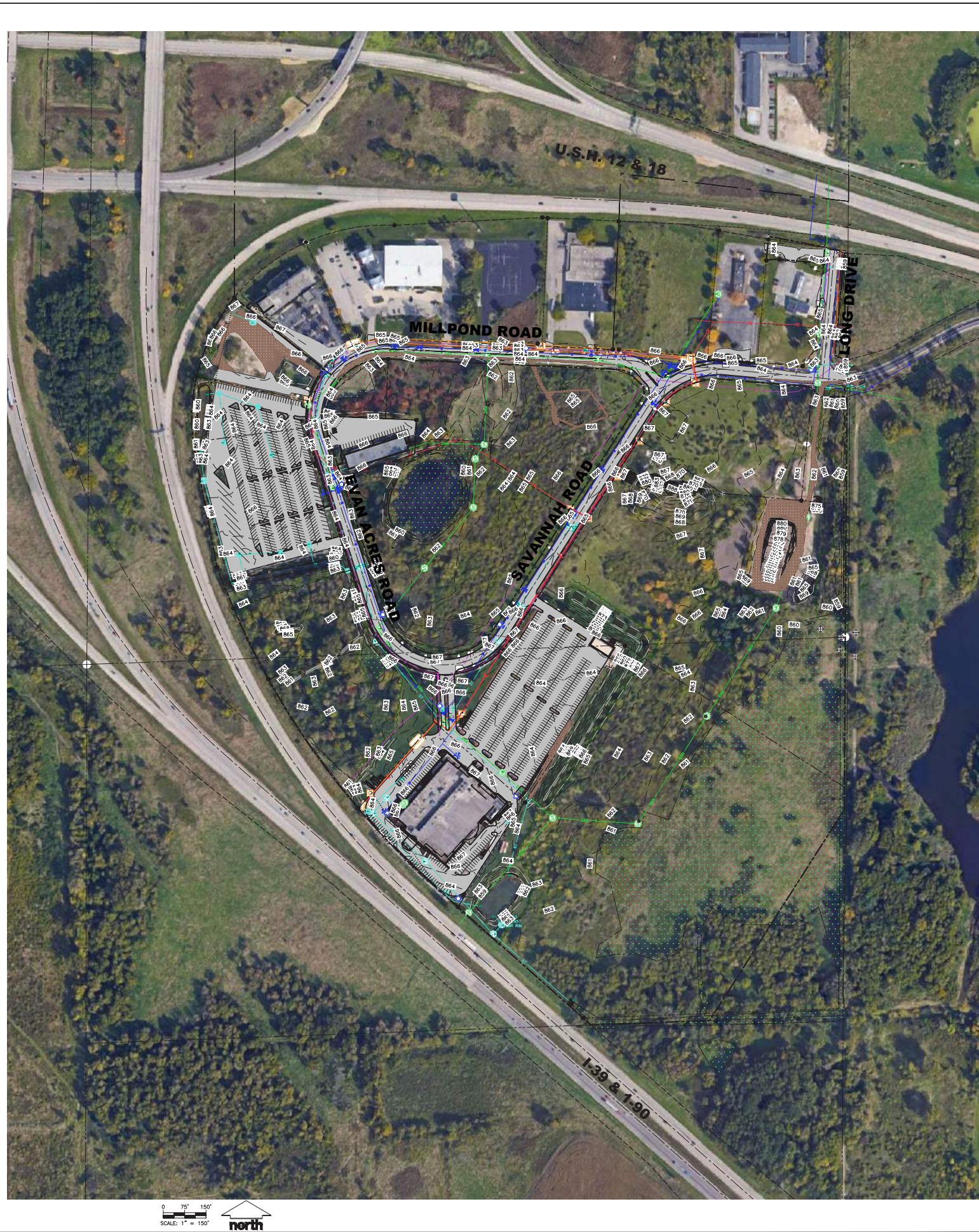
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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
HO-CHUNK GAMING  
MADISONCLIENT ADDRESS:  
4002 EVAN ACRES ROAD  
MADISON, WISCONSIN 53718PROJECT:  
MASTERPLANPROJECT LOCATION:  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

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Design Drawn: JK  
Approved: TJBSHEET TITLE:  
ALTA/NSPS LAND  
TITLE SURVEYMAP NO: E-380  
SHEET NUMBER:

1 OF 21



**ALTA/NSPS LAND TITLE SURVEY**

PART OF LOTS 6 AND 7, ALL OF LOT 12, ASSESSOR'S PLAT NO. 10 OF THE TOWN OF BLOOMING GROVE, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 640, LOT 1, CERTIFIED SURVEY MAP NO. 729, PART OF LOT 2, CERTIFIED SURVEY MAP NO. 772, PART OF LOT 4, CERTIFIED SURVEY MAP NO. 4425, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

The logo for JSD Professional Services, Inc. It features the letters "JSD" in a large, bold, black font with horizontal lines through them. Below "JSD", the words "Professional Services, Inc." are written in a smaller, italicized black font, followed by "Insure - Service - Manage" in a smaller, regular black font.

CREATE THE VISION  TELL THE STORY

MADISON | MILWAUKEE  
KENOSHA | APPLETON | WAUSAU

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**MADISON REGIONAL OFFICE**  
181 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
**P. 608.848.5060**

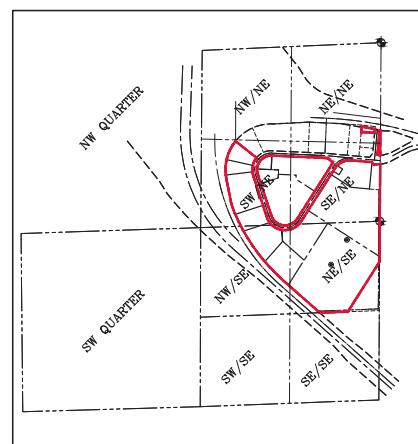
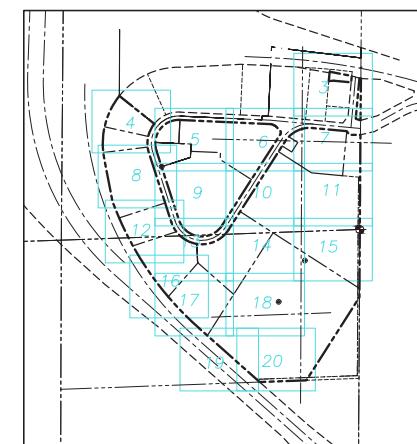
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## HO-CHUNK GAMING MADISON

CLIENT ADDRESS:  
**4002 EVAN ACRES ROAD  
MADISON, WISCONSIN 53718**

## MASTERPLAN

PROJECT LOCATION:  
**CITY OF MADISON  
DANE COUNTY, WISCONSIN**



KEY MAP  
SCALE 1" = 600'

VICINITY MAP  
SCALE 1" = 1000'  
SECTION 26-07-10

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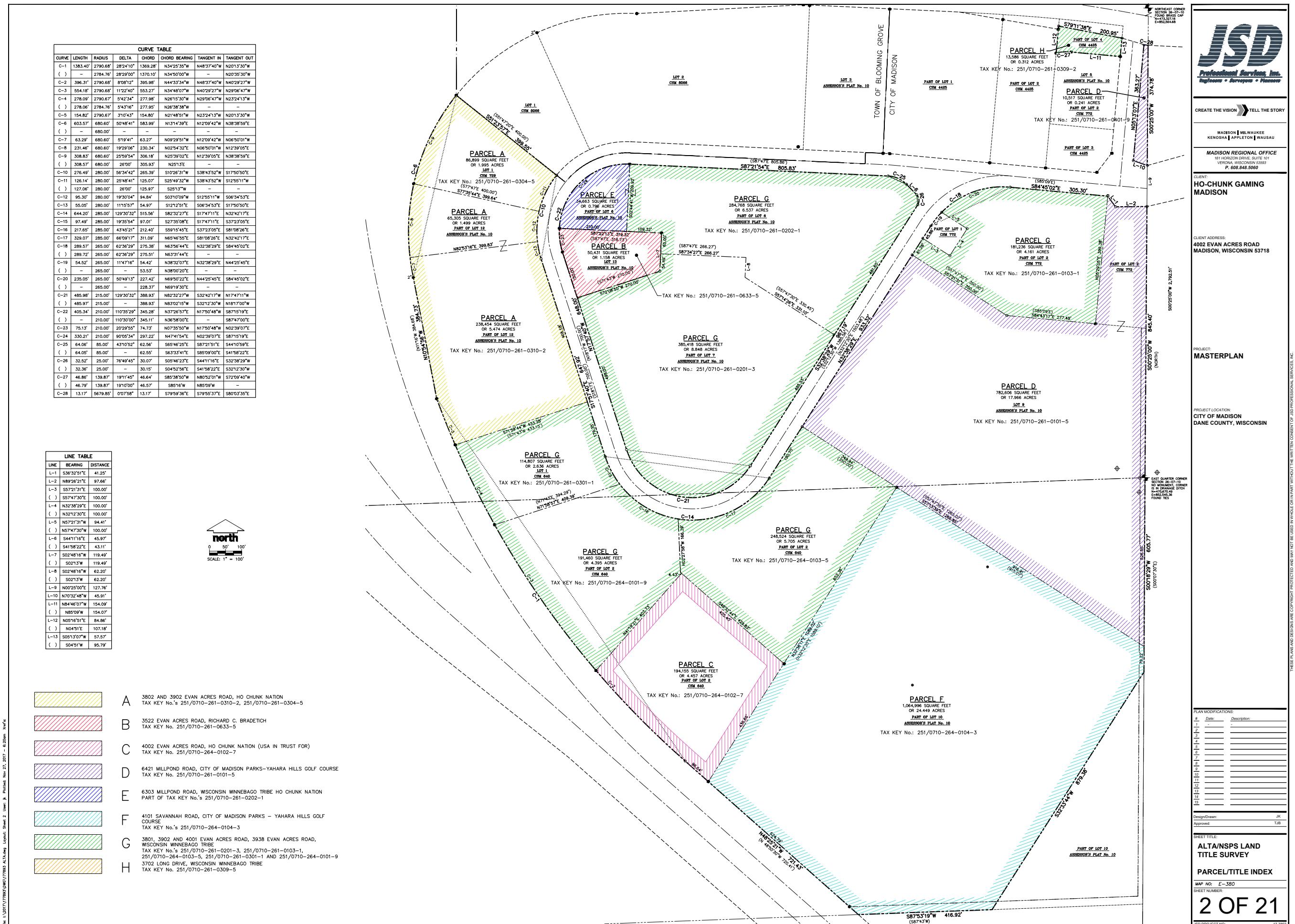
  

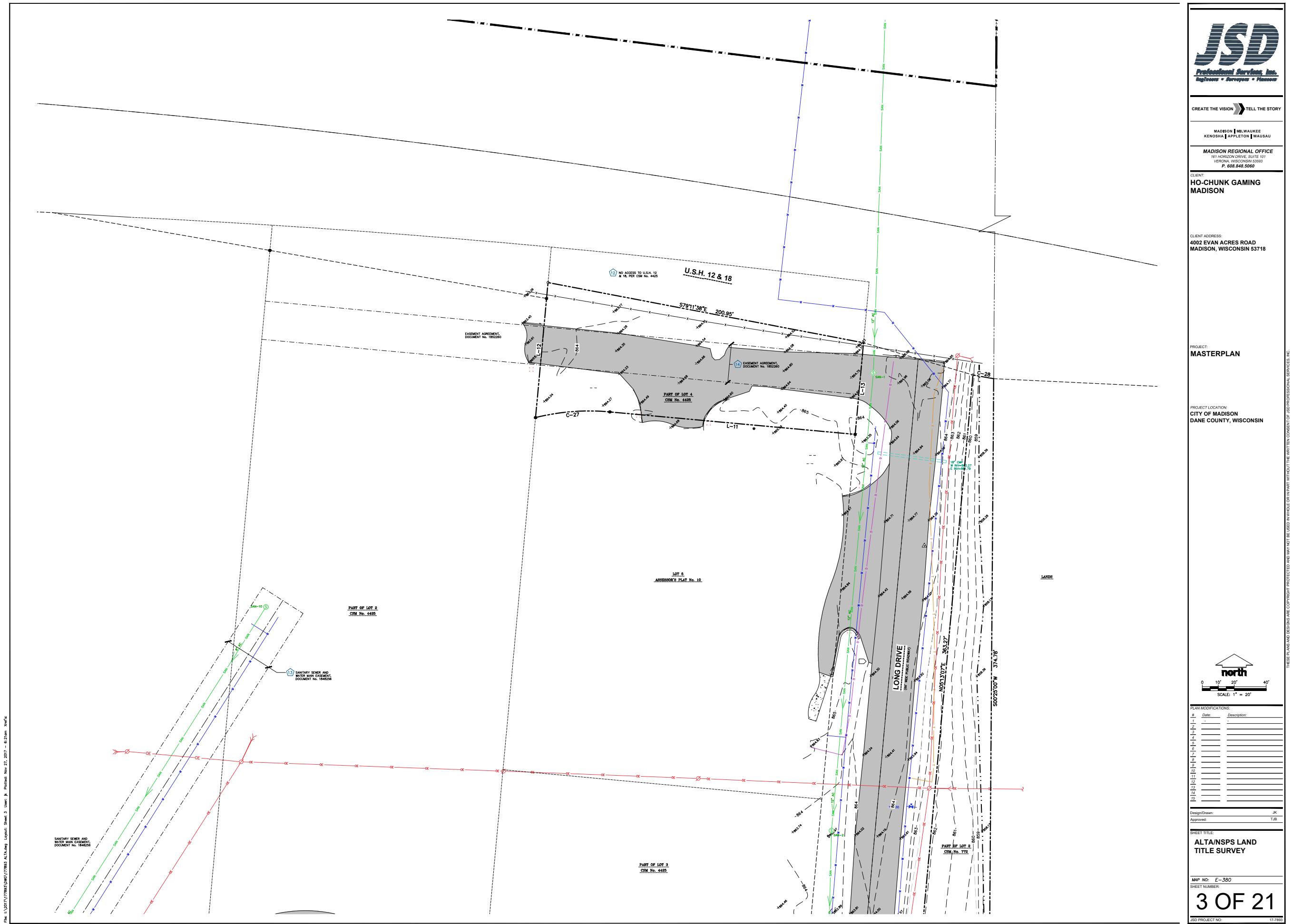
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Approved:	TJB

**ALTA/NSPS LAND  
TITLE SURVEY**

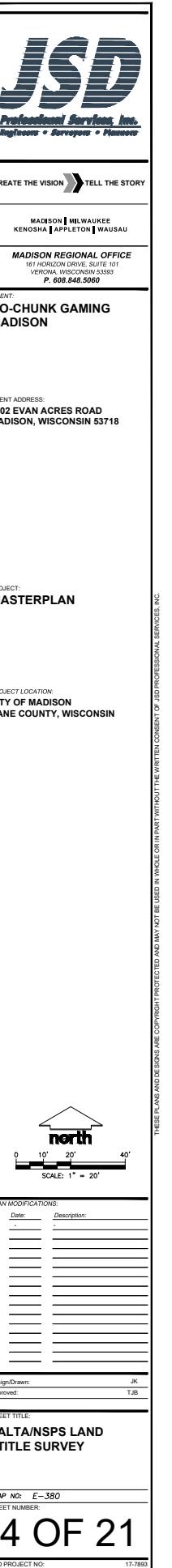
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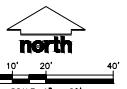
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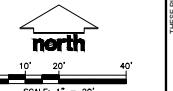


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Approved:	TJB	

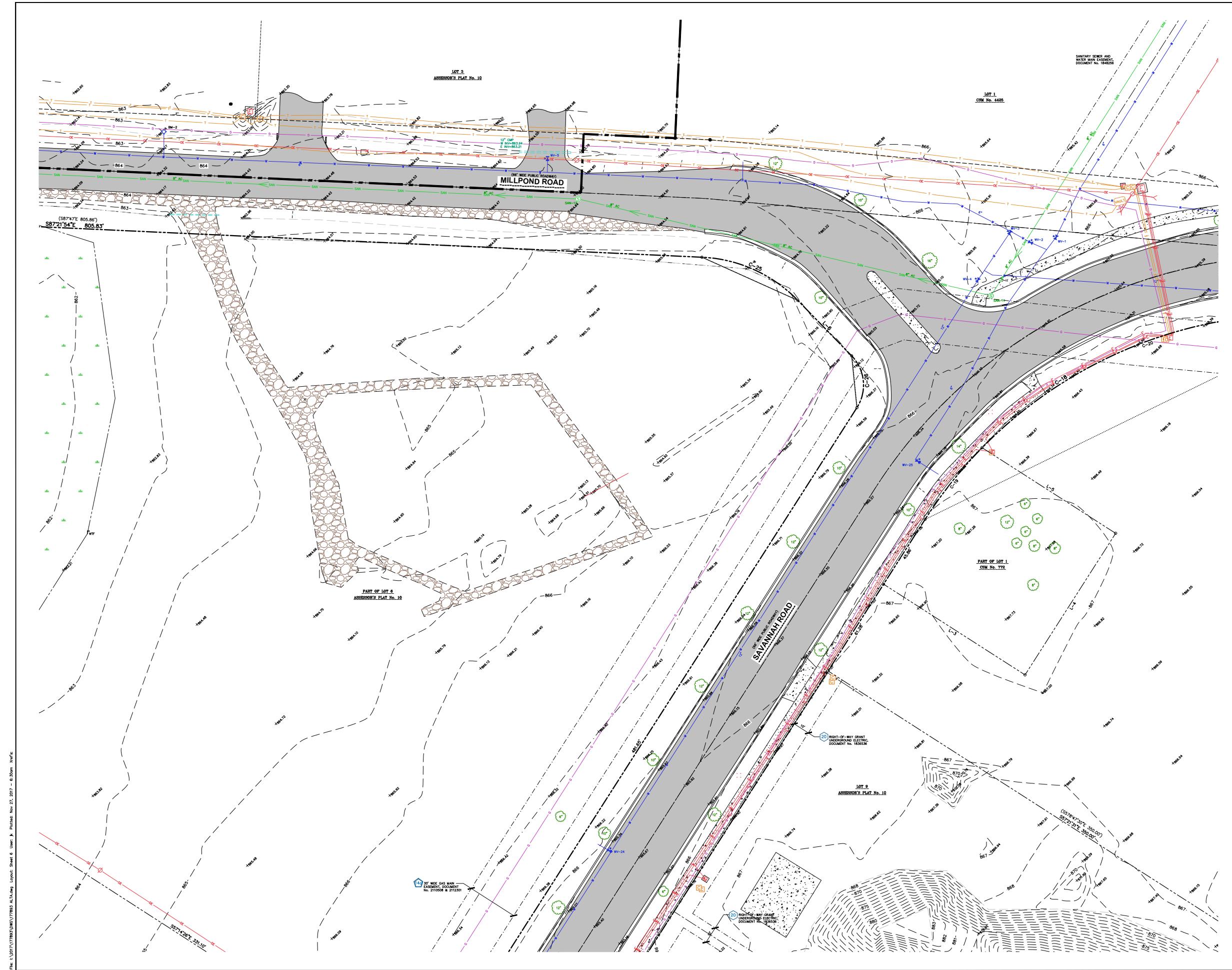
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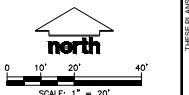
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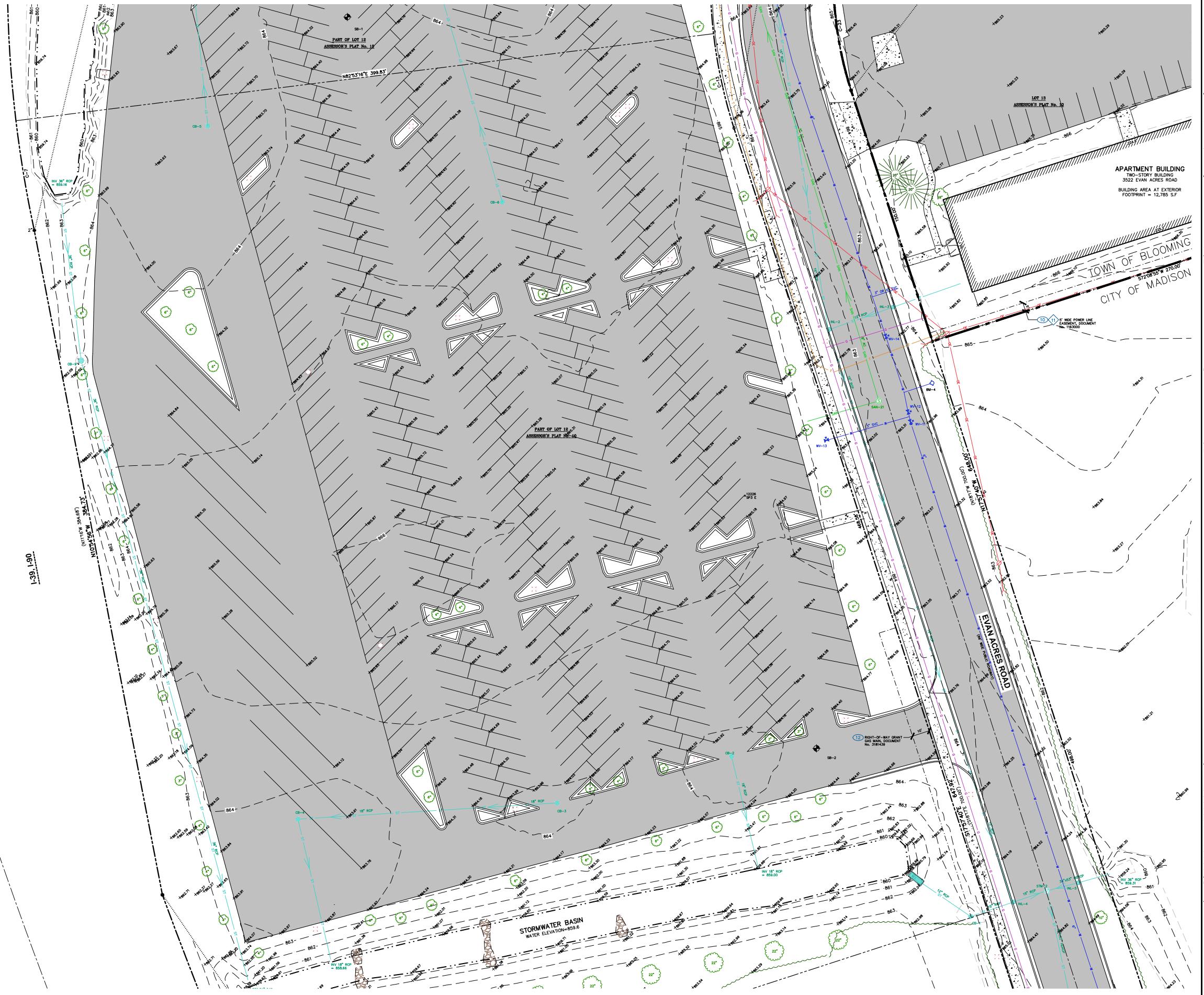
6 OF 21

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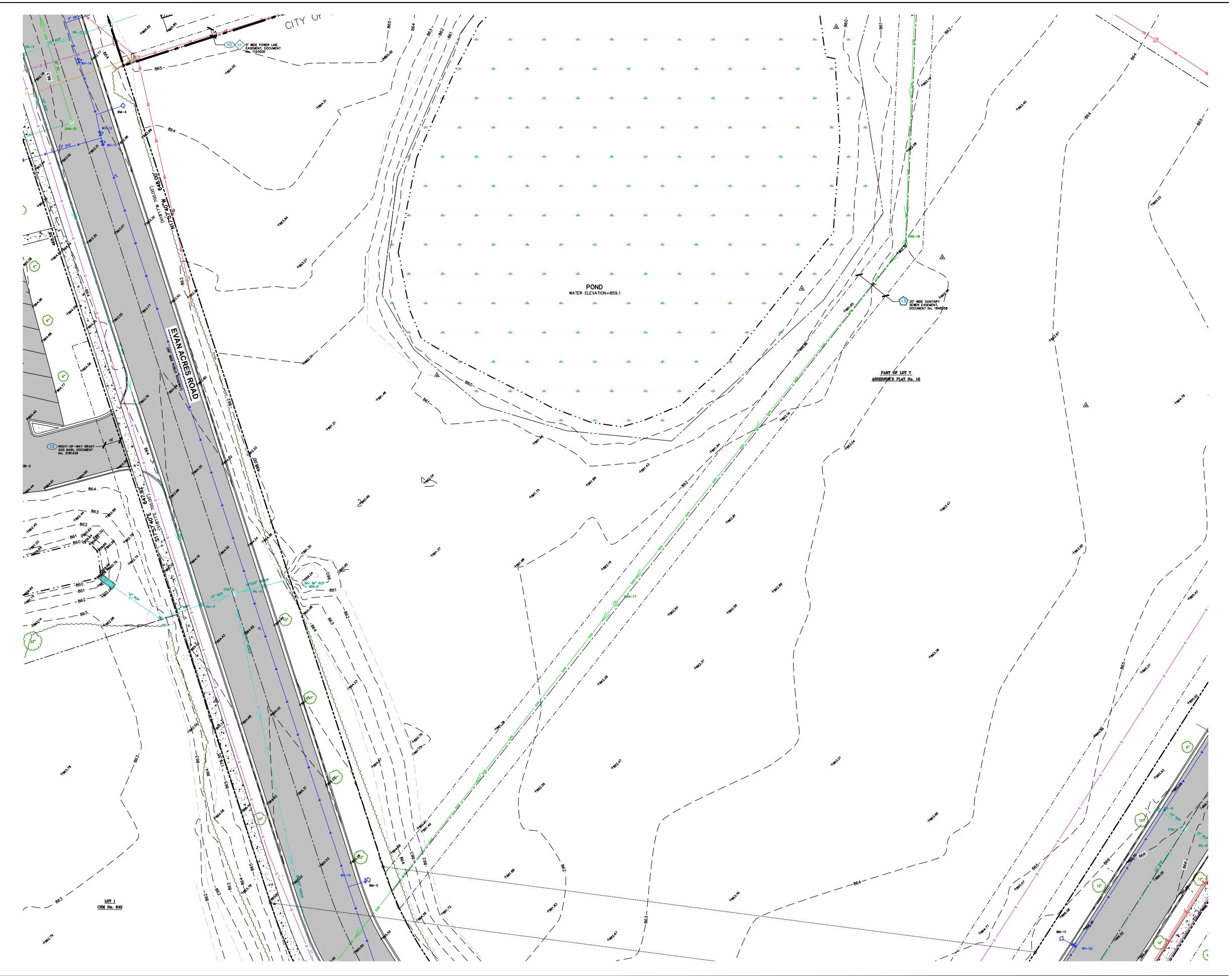




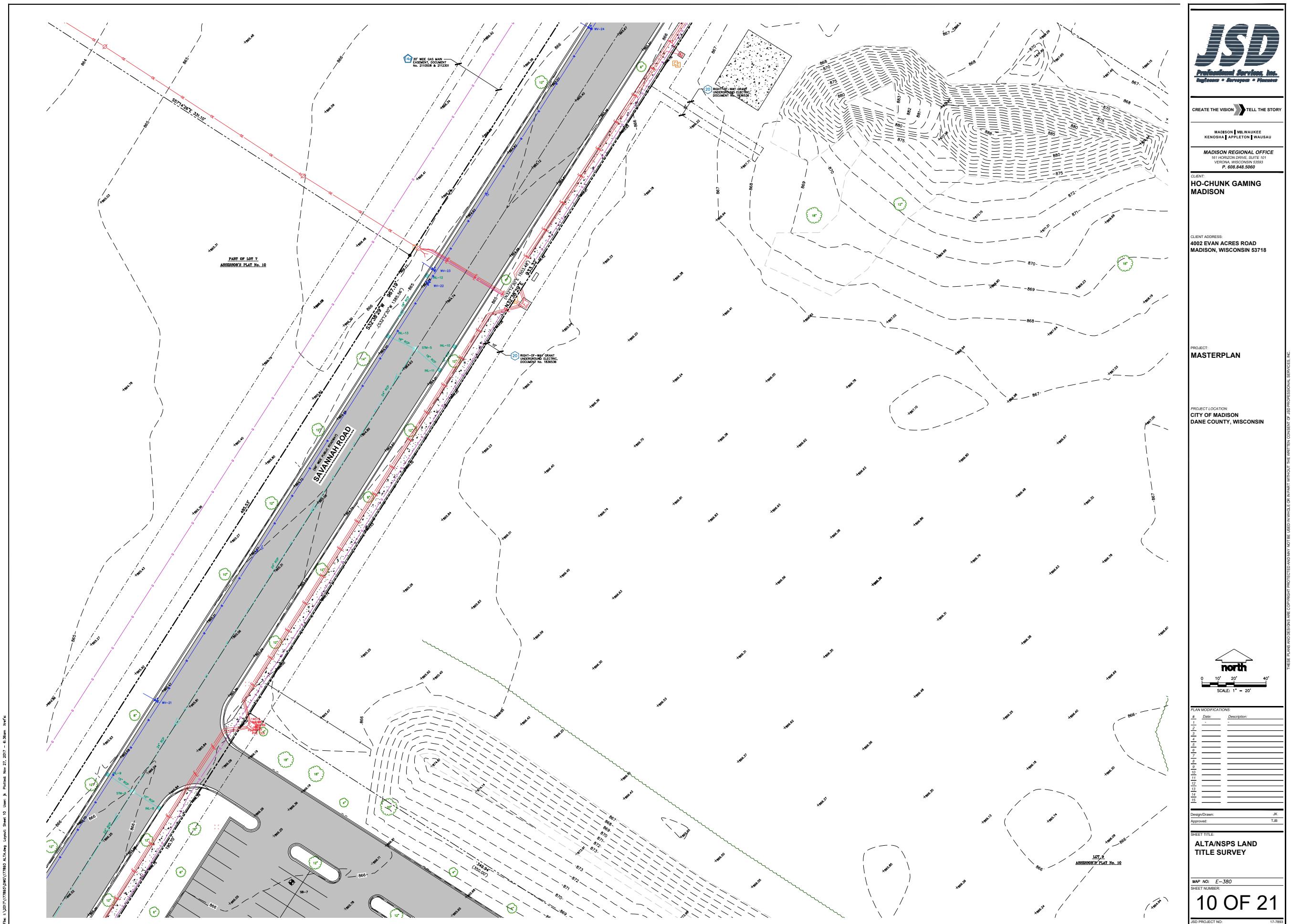
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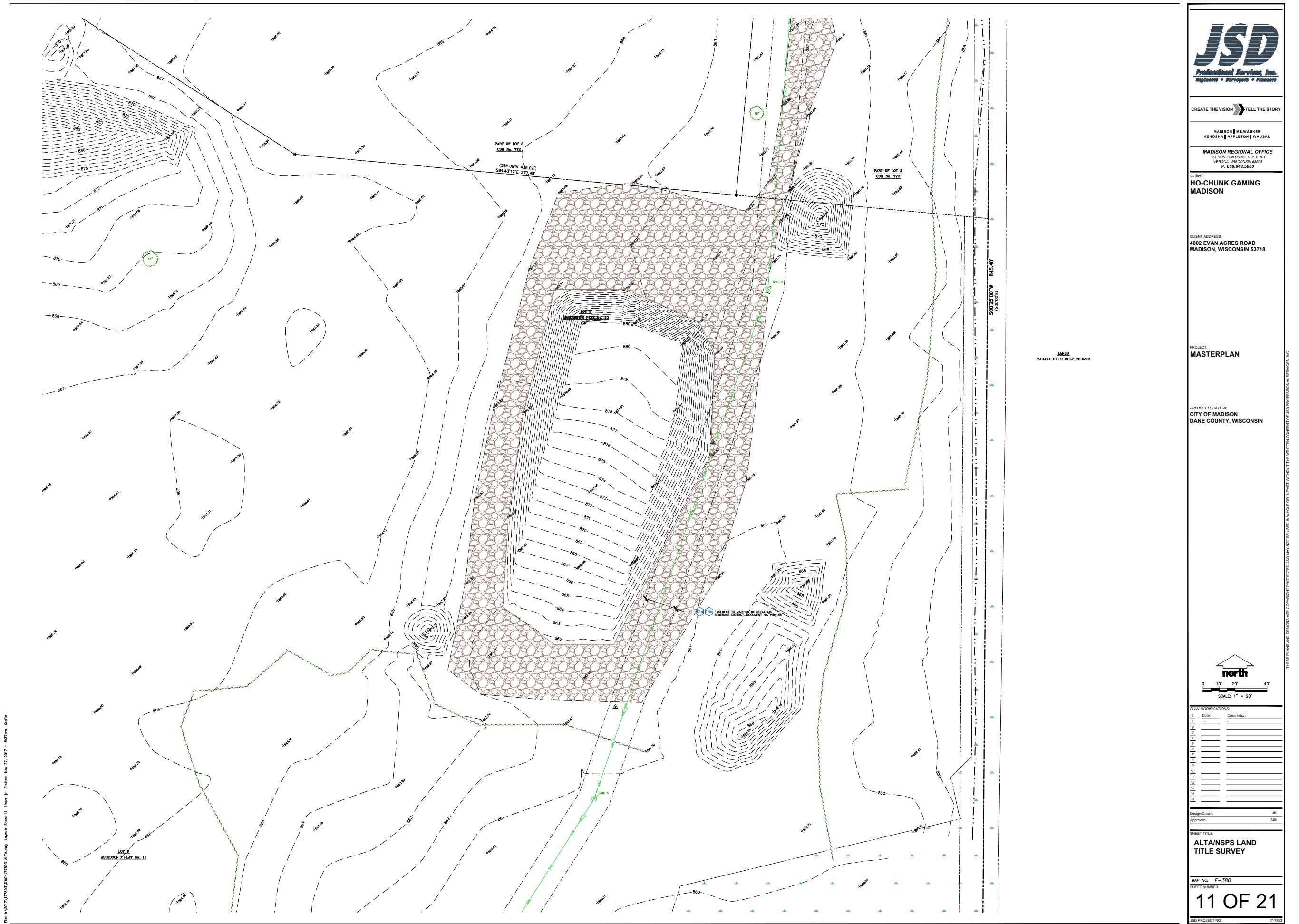


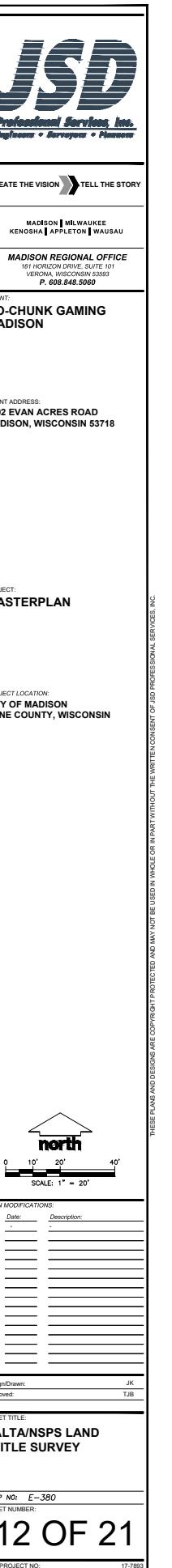
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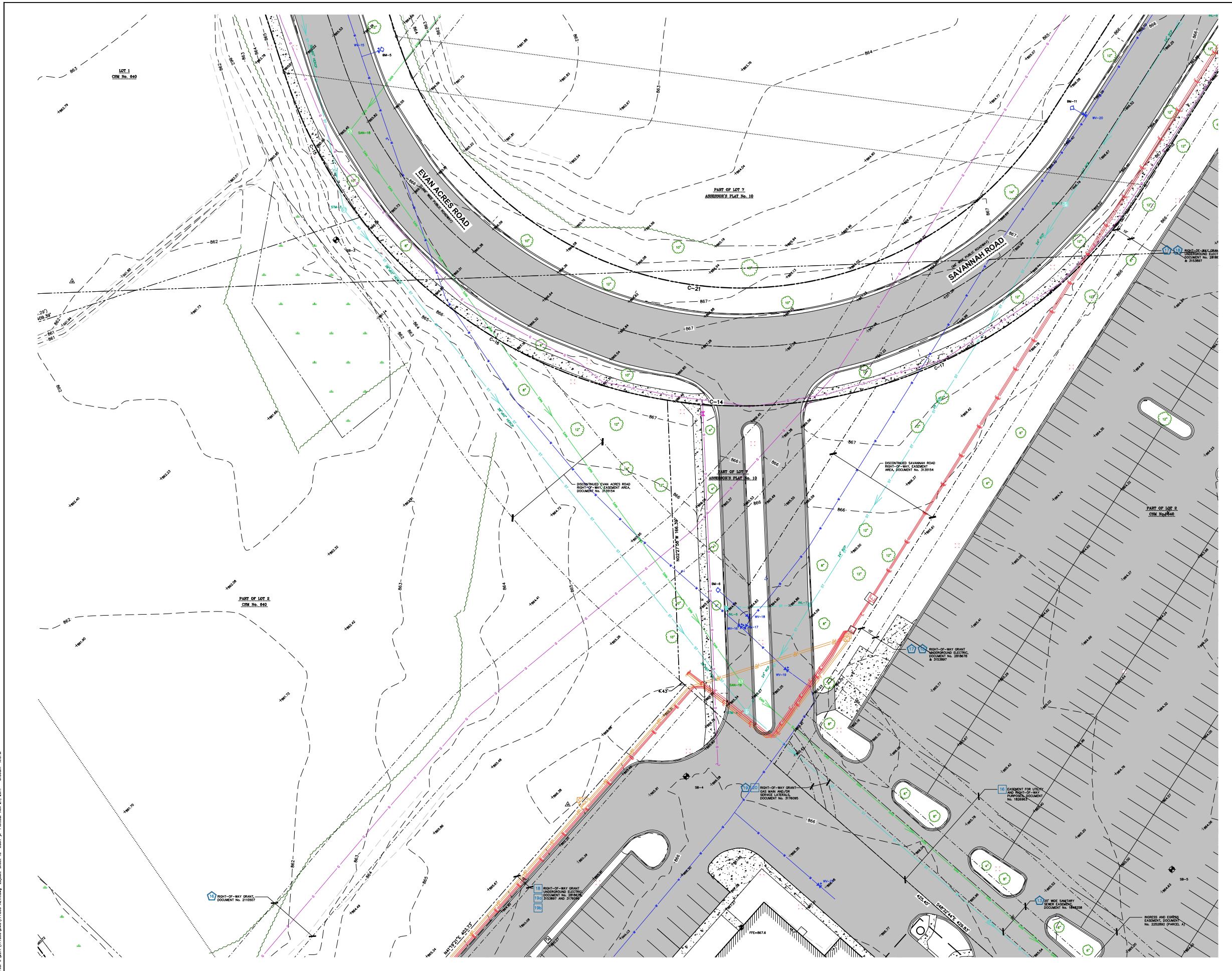


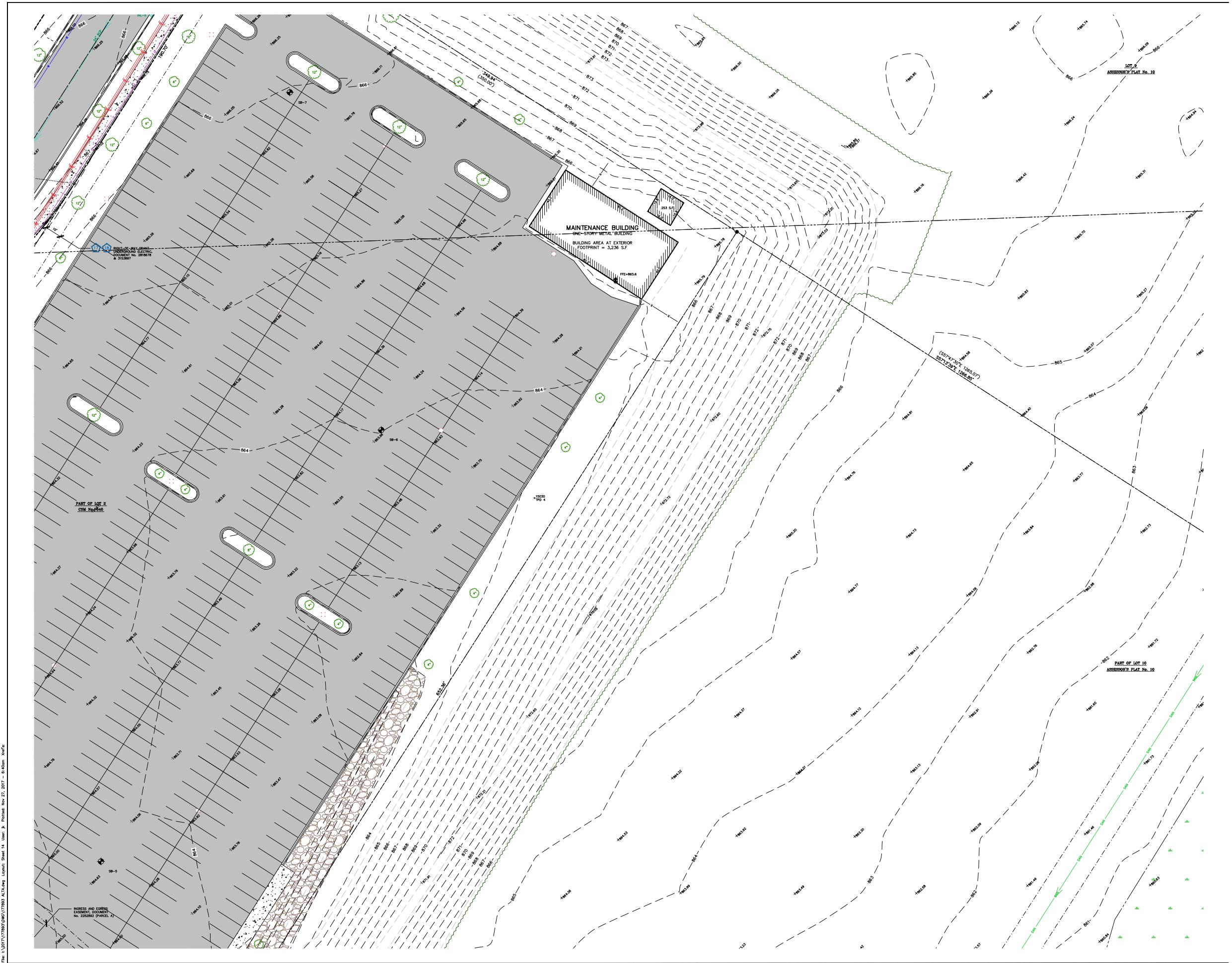
<b>ISD</b>	
Professional Services, Inc.	
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SEE THE VISION ➤ TELL THE STORY	
MADISON   MILWAUKEE ENOSIA   APPLETON   WAUSAU	
<b>MADISON REGIONAL OFFICE</b> 1411 PORTAGE AVENUE 101 VERMONT, WISCONSIN 53593 P. 608.848.5060	
<b>CHUNK GAMING</b> ISON	
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TERPLAN	
LOCATION OF MADISON COUNTY, WISCONSIN	
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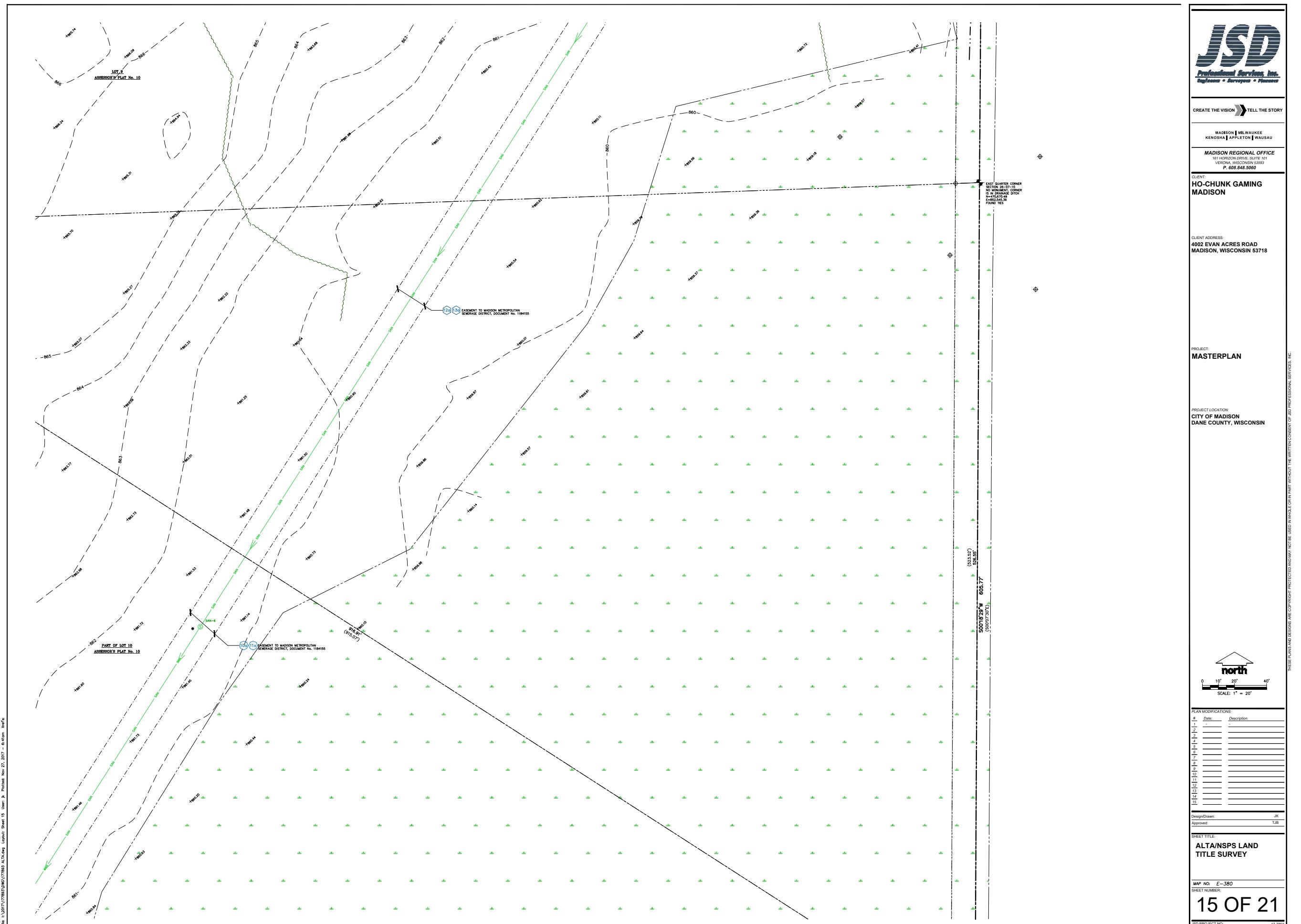














CREATE THE VISION  TELL THE STORY

MADISON | MILWAUKEE  
KENOSHA | APPLETON | WAUSAU

**MADISON REGIONAL OFFICE**  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
**P. 608.848.5060**

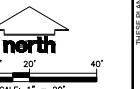
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## O-CHUNK GAMING ADISON

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**102 EVAN ACRES ROAD  
ADISON, WISCONSIN 53718**

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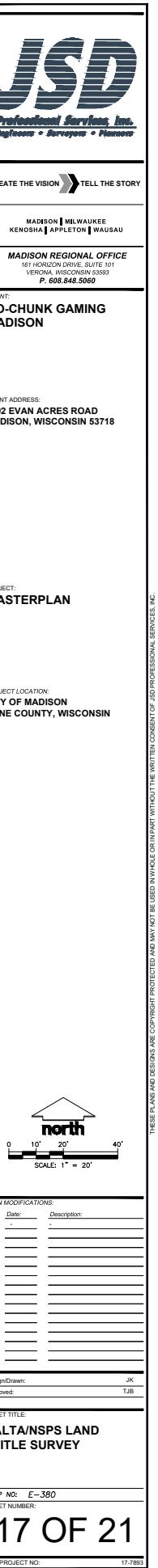
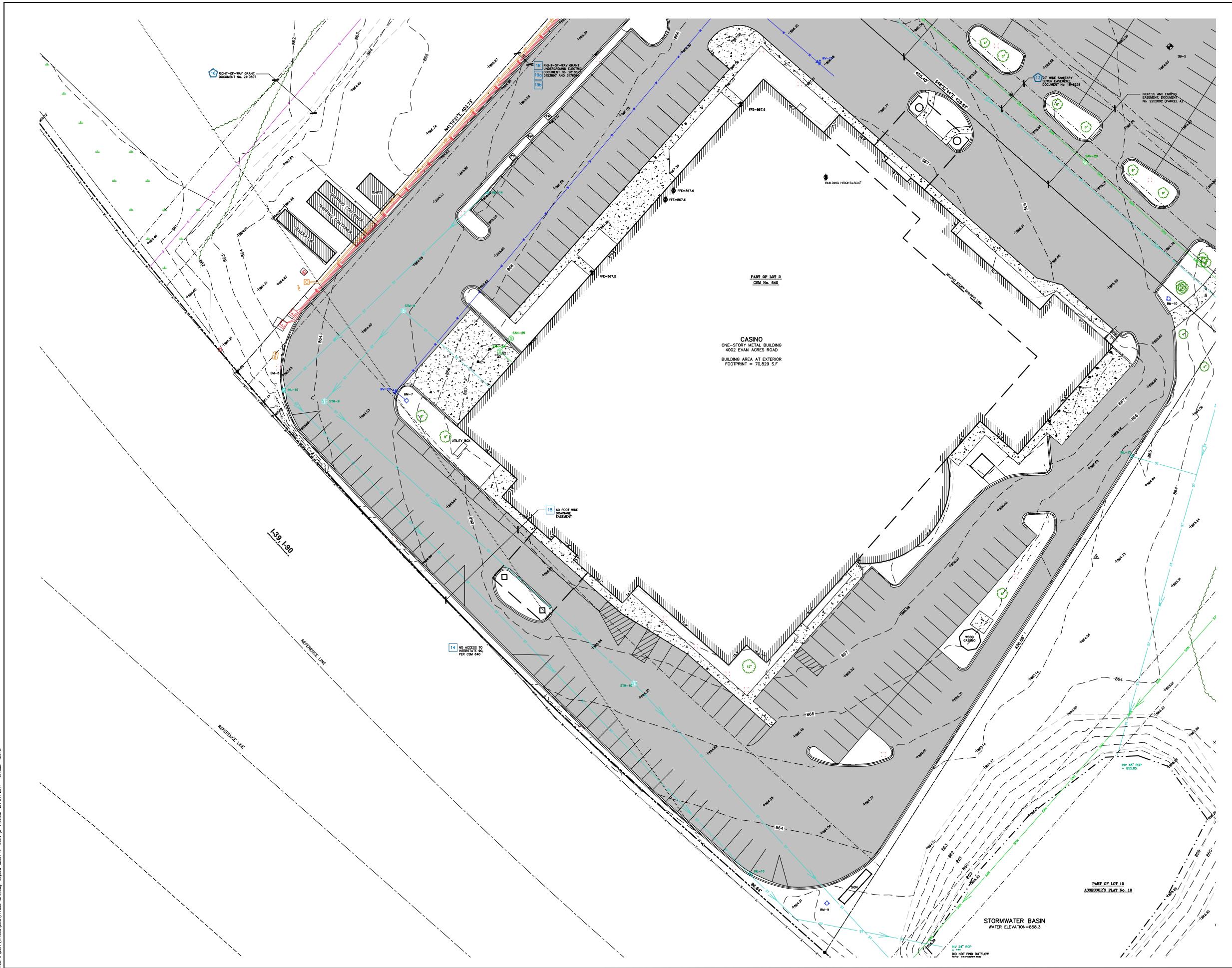
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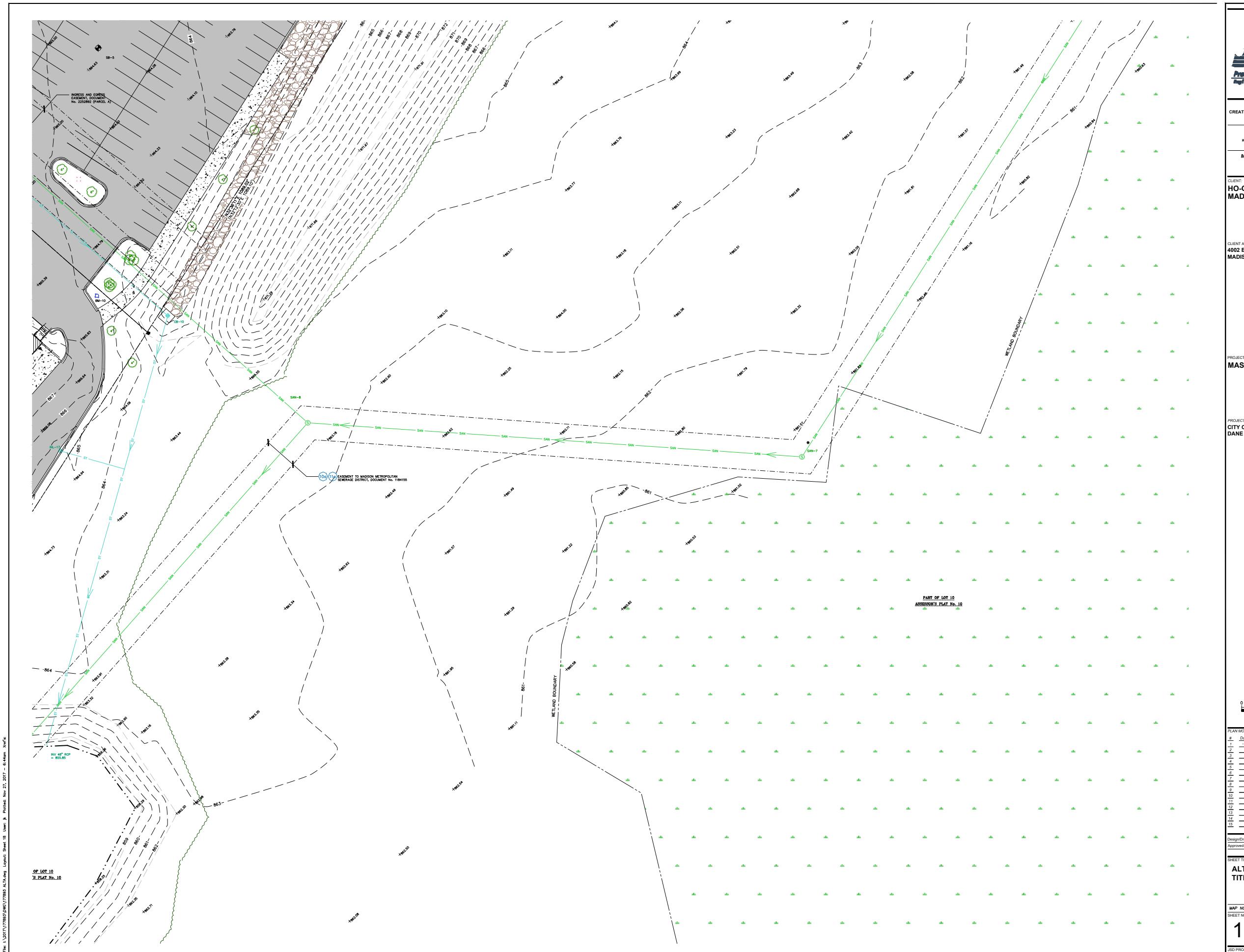


sign/Drawn: JK  
Reviewed: TJB  
  
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**TITLE SURVEY**

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16 OF 21







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## 3.5 | EXISTING SITE - LEGAL DESCRIPTION

## NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER XXXXXXXXX, WHICH HAS NOT BEEN PRINTED.  
 ITEM 6(b) CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY THE INSURER.  
 ITEM 9 THERE ARE XXX PARKING SPACES AND XXX HANDICAP SPACES FOR A TOTAL OF XXX PARKING SPACES.  
 ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.i. TO DEVELOP A VIEW OF THE UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, OR RELIABLY, DETERMINED. ADDITIONALLY, SOME UTILITIES, BY THEIR NATURE, ARE LONG DISTANCE, AND CABLE CARRIERS MAY BE IGNORED OR REASSESS AN INCOMPLETE REQUEST. IN THESE CASES, THE SURVEYOR SHALL MARK ON THE PLANS OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.  
 ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.  
 ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
 ITEM 18 WETLAND  
 ITEM 19 THERE ARE OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY THAT ARE NOT SHOWN IN THEIR ENTIRETY DUE TO THE LARGE GRAPHICAL NATURE THEREOF.

## PARCEL A - 3902 EVAN ACRES ROAD

## NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS:

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872520-MAD, COMMITMENT DATE: OCTOBER 09, 2017 AT 7:30 A.M.)  
 ⑩ SUBJECT TO A 5 FOOT EASEMENT FOR POWER LINE FACILITIES ALONG THE SOUTHERLY LINE OF PROPERTY AS DISCLOSED IN RECD RECORDED IN VOLUME B19 OF DEEDS, PAGE 460 AS DOCUMENT NO. 11630000. (PARCEL 1).  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (AFFECTS LOT 13, ASSESSOR'S PLAT NO. 10).  
 ⑪ SIGN AGREEMENT CONTAINED IN DOCUMENT RECORDED APRIL 1, 1965 IN VOLUME 424 OF MISC., PAGE 366 AS DOCUMENT NO. 1127407. (PARCEL 1).  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (SIGN LOCATION IS IN U.S.H. 12 & 18 RIGHT-OF-WAY).  
 ⑫ GRANT OF RIGHT-OF-WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 28, 1999 AS DOCUMENT NO. 3181439. (PARCEL 1).  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑬ GRANT OF RIGHT-OF-WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED MAY 23, 2011 AS DOCUMENT NO. 4765649. (PARCEL 1).  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑭ DECLARATION OF CONDITIONS AND COVENANTS RECORDED FEBRUARY 25, 2013 AS DOCUMENT NO. 4964265. (PARCEL 1).  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.  
 ⑮ GRANT OF RIGHT-OF-WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED JULY 1, 1997 AS DOCUMENT NO. 2866618.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

## LEGAL DESCRIPTION (AS FURNISHED-3902 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872520-MAD, COMMITMENT DATE: OCTOBER 09, 2017 AT 7:30 A.M.)

PARCEL 1:  
 PART OF LOT 12, ASSESSOR'S PLAT NO. 10 OF THE TOWN OF BLOOMING GROVE, BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, SAID PROPERTY BEING IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 070° WEST, 1316.88 FEET ALONG THE EAST LINE OF SAID SECTION 26; THENCE NORTH 8509' WEST, 344.32 FEET; THENCE SOUTH 32°3' WEST, 481.24 FEET; THENCE NORTH 8747' WEST, 1365.17 FEET; THENCE SOUTH 1817' EAST, 353.17 FEET; THENCE SOUTH 7143' WEST, 35.00 FEET; THENCE NORTH 1247' WEST, 53.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 8243' WEST, 400.00 FEET TO THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 231.43 FEET TO THE LEFT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 180.32 FEET, AND A CHORD BEARING OF NORTH 228' EAST; THENCE SOUTH 2774' EAST, 400.00 FEET; THENCE 95.29 FEET ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CHORD LENGTH OF 94.84 FEET, AND A CHORD BEARING OF SOUTH 228' WEST, TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND GENERALLY DESCRIBED AS LOT 12, ASSESSOR'S PLAT NO. 10 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPTING, HOWEVER, A PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 070° WEST, 1316.88 FEET ALONG THE EAST LINE OF SAID SECTION 26; THENCE NORTH 8509' WEST, 344.32 FEET; THENCE SOUTH 32°3' WEST, 481.24 FEET; THENCE NORTH 8747' WEST, 1365.17 FEET; THENCE SOUTH 1817' EAST, 353.17 FEET; THENCE SOUTH 7143' WEST, 35.00 FEET; THENCE NORTH 1247' WEST, 53.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 8243' WEST, 400.00 FEET TO THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 231.43 FEET TO THE LEFT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 180.32 FEET, AND A CHORD BEARING OF NORTH 228' EAST; THENCE SOUTH 2774' EAST, 400.00 FEET; THENCE 95.29 FEET ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CHORD LENGTH OF 94.84 FEET, AND A CHORD BEARING OF SOUTH 228' WEST, TO THE POINT OF BEGINNING.

TAX KEY NO.: 251/070-261-0310-2

PROPERTY ADDRESS: 3902 EVAN ACRES ROAD

PARCEL 2:

LOT 1 OF CERTIFIED SURVEY MAP NO. 729, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON DECEMBER 7, 1971, IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 271, AS DOCUMENT NO. 1315556, BEING A REDIVISION OF LOT 1 OF ASSESSOR'S PLAT NO. 10 OF THE TOWN OF BLOOMING GROVE, BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.  
 TAX PARCEL NO.: 251/070-261-0304-5  
 PROPERTY ADDRESS: 3902 EVAN ACRES ROAD

## PARCEL B - 3522 EVAN ACRES ROAD

## NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS--3522 EVAN ACRES ROAD

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872531-MAD, COMMITMENT DATE: OCTOBER 05, 2017 AT 7:30 A.M.)  
 ⑩ NOTES AS SET FORTH ON PLAT OF BLOOMING GROVE ASSESSOR'S PLAT NO. 10 RECORDED AS DOCUMENT NO. 1200320.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.  
 ⑪ FIVE (5) FOOT EASEMENT FOR POWER LINE FACILITIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME B19 OF RECORDS, PAGE 460, AS DOCUMENT NO. 11630000.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑫ SANITARY SEWER EASEMENT RECORDED IN VOLUME 452 OF MISC., PAGE 563, AS DOCUMENT NO. 1171914.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑬ EASEMENT FOR PUBLIC HIGHWAY RECORDED IN VOLUME 771 OF RECORDS, PAGE 158, AS DOCUMENT NO. 1504432.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)  
 ⑭ SANITARY SEWER EASEMENT RECORDED IN VOLUME 3 OF RECORDS, PAGE 443, AS DOCUMENT NO. 1204785.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.  
 ⑮ RESOLUTION RECORDED IN VOLUME 633 OF RECORDS, PAGE 238, AS DOCUMENT NO. 1459293.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.  
 ⑯ NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT RECORDED MARCH 10, 2000, AS DOCUMENT NO. 4516723.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.  
 ⑰ NOTICE OF DEFERRED SPECIAL ASSESSMENT RECORDED JULY 19, 2013, AS DOCUMENT NO. 5007885.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.  
 ⑲ ASSIGNMENT OF RENTS MADE BY RICHARD C. BRADETICH d/b/a RBC PROPERTIES, LLC TO BANK OF LAKE MILLS RECORDED JULY 24, 2007 AD DOCUMENT NO. 4334261.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

## LEGAL DESCRIPTION (AS FURNISHED--3522 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872531-MAD, COMMITMENT DATE: OCTOBER 05, 2017 AT 7:30 A.M.)

LOT THIRTEEN (13), ASSESSOR'S PLAT NO. 10, TOWN OF BLOOMING GROVE, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.  
 TAX ID NO.: 009/070-261-0633-5  
 PROPERTY ADDRESS: 3522 EVAN ACRES ROAD

File: L:\2017\17893\17893.dwg

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User: J.K.

Last: 2017-07-27

6:00 am

## PARCEL C - 4002 EVAN ACRES ROAD

## NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872507-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)  
 ⑪ EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 AS DOCUMENT NO. 1184155.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.  
 ⑫ EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 AS DOCUMENT NO. 1184156.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.  
 ⑬ EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 AS DOCUMENT NO. 1184158.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.  
 ⑭ NO ACCESS TO INTERSTATE 90, AS SHOWN BY CSM 640.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑮ EASEMENT, AS DISCLOSED BY QUIT CLAIM DEED, RECORDED MARCH 18, 1983 AS DOCUMENT NO. 1772881.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑯ EASEMENT, AS DISCLOSED BY QUIT CLAIM DEED, RECORDED APRIL 6, 1984 AS DOCUMENT NO. 1826963.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑰ RIGHT-OF-WAY GRANT, RECORDED OCTOBER 24, 1988 AS DOCUMENT NO. 2110507.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.  
 ⑯ ASSIGNMENT, RECORDED OCTOBER 31, 1990 AS DOCUMENT NO. 2231659.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.  
 ⑰ REVOCABLE RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, RECORDED DECEMBER 12, 1996 AS DOCUMENT NO. 2818678.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑯ RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, RECORDED SEPTEMBER 9, 1999 AS DOCUMENT NO. 3153897.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑯ AFFIDAVIT, RECORDED DECEMBER 3, 1999 AS DOCUMENT NO. 3176096.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑯ RIGHT-OF-WAY GRANT GRANT UNDERGROUND MAIN AND/OR SERVICE LATERALS, RECORDED DECEMBER 3, 1999 AS DOCUMENT NO. 3176095.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.  
 ⑯ DECLARATION OF EASEMENT RECORDED JANUARY 7, 2015 AS DOCUMENT NO. 5121759.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

## LEGAL DESCRIPTION (AS FURNISHED--4002 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872507-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

PART OF LOT 2 CERTIFIED SURVEY MAP NO. 640, BEING A PART OF LOT 11 OF ASSESSOR'S PLAT NO. 10 OF THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, ALSO BEING A PART OF THE E1/2 OF SECTION 26, T.N., R.10E., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 OF CSM NO. 640 (SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90); THENCE N 45°-50' -30" W, 96.03 FEET; THENCE 397.17 FEET ALONG A CIRCULAR CURVE TO THE RIGHT (ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90) HAVING A RADIUS OF 2784.76 FEET A CHORD LENGTH OF 398.82 FEET, AND A CHORD BEARING OF N 45°-00' -00" W; THENCE N 41°-02' -00" E, 403.11 FEET TO THE SOUTHEASTERLY LINE OF EVAN ACRES ROAD; THENCE S 48°-50' -00" E, 425.03 FEET; THENCE S 32°2' -30" W, 435.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR DRAINAGE 60 FEET IN WIDTH ADJACENT TO THE PARALLEL NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90 ALONG THE ENTIRE SOUTHEASTERLY PART OF THE PARCEL, AND OTHER VALID RIGHTS-OF-WAY OF RECORD.

FOR INFORMATIONAL PURPOSES ONLY:

TAX ID NO.: 251/070-261-0101-5

ADDRESS: 4002 EVAN ACRES ROAD

## PARCEL D - 6421 MILLPOND ROAD

## NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-872564-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)  
 ⑪ EASEMENT TO SONY CY OIL COMPANY RECORDED AUGUST 24, 1964 IN VOL. 44 OF MISC., PAGE 98 AS DOCUMENT NO. 1110490.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑫ AGREEMENT RE: RIGHT-OF-WAY AND UTILITIES RECORDED APRIL 1, 1965 IN VOL. 424 OF MISC., PAGE 366 AS DOCUMENT NO. 1127407.  
 THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)

⑬ EASEMENT, TO MADISON METROPOLITAN SEWERAGE DISTRICT, RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 478, AS DOCUMENT NO. 1184155.  
 THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

⑭ CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT NO. 3010501.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑮ EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 484, AS DOCUMENT NO. 1184158.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑯ CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT NO. 3010501.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑰ EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 486, AS DOCUMENT NO. 1184159.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑱ CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT NO. 3010501.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑲ EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 488, AS DOCUMENT NO. 1184160.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑳ CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT NO. 3010501.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

⑳ MATTERS SHOWN ON ASSESSOR'S PLAT NO. 10 RECORDED NOVEMBER 16, 1967 IN VOL. 33 OF PLATS, PAGES 32-33, AS DOCUMENT NO. 1203032.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

⑳ SANITARY SEWER EASEMENT RECORDED JANUARY 12, 1968 IN VOLUME 3 OF RECORDS, PAGE 443, AS DOCUMENT NO. 1204785.

**PARCEL G – 3801, 3902, 4001 SAVANNAH ROAD AND 3938 EVAN ACRES ROAD**

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-872516-MAD, COMMITMENT DATE: OCTOBER 23, 2017 AT 7:30 A.M.)

GRANT OF EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463 OF RECORDS, PAGE 480 AS DOCUMENT NO. 118456.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

GRANT OF EASEMENT GRANTED TO THE CITY OF MADISON RECORDED JANUARY 26, 1968 IN VOLUME 6 OF RECORDS, PAGE 132 AS DOCUMENT NO. 1205590.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

GRANT OF EASEMENT GRANTED TO THE TOWN OF BLOOMING GROVE SANITARY SEWER DISTRICT NO. 8, RECORDED AUGUST 23, 1984 IN VOLUME 6021 OF RECORDS, PAGE 84 AS DOCUMENT NO. 1848258. (PARCEL A AND C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 45 AS DOCUMENT NO. 2110526 AND RERECORED NOVEMBER 2, 1988 AS DOCUMENT NO. 121301. (PARCEL A, B AND D)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ASSIGNMENT TO KOCH REFINING COMPANY RECORDED OCTOBER 31, 1990 IN VOLUME 14981 OF RECORDS, PAGE 52 AS DOCUMENT NO. 2231689.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 47 AS DOCUMENT NO. 2110509.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 42 AS DOCUMENT NO. 2110527. (PARCEL D)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT NO. 5161897. (PARCEL C AND D)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

DECLARATION OF EASEMENT RECORDED JANUARY 7, 2015 AS DOCUMENT NO. 5121759. (PARCEL C)

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED—3801, 3902 AND 4001 SAVANNAH ROAD AND 3938 EVAN ACRES ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-872516-MAD, COMMITMENT DATE: OCTOBER 23, 2017 AT 7:30 A.M.)

PARCEL A:

ALL OF LOT SIX (6) AND SEVEN (7), ASSESSOR'S PLAT NO. 10, TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, THE FOLLOWING PROPERTY BEING PART OF THE TOWN OF BLOOMING GROVE, LOT 13, SAD POINT BEING IN THE NORTHEAST CORNER OF LOT 13 OF SAID ASSESSOR'S PLAT NO. 10, BEING A CHORD LENGTH OF 210.00 FEET ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CHORD LENGTH OF 238.98 FEET, AND A CHORD BEARING NORTH 47°33'00" EAST, TO A POINT ON THE SOUTHERN LINE OF SAID LOT 6 TO THE POINT OF BEGINNING, FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN DEED RECORDED FEBRUARY 1, 1999 AS DOCUMENT NO. 3077053 AND RERECORED JULY 16, 1999 AS DOCUMENT NO. 3135154.

TAX PARCEL NO. 251/0710-261-0201-3 PART OF ABOVE DESCRIPTION

PARCEL B:

LOT TWO (2), CERTIFIED SURVEY MAP NO. 772, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 325 AS DOCUMENT NO. 131721, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART DESCRIBED IN DEED RECORDED APRIL 1, 1991 IN VOLUME 18313 OF RECORDS, PAGE 42 AS DOCUMENT NO. 2252892. FURTHER EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN DEED RECORDED FEBRUARY 1, 1999 AS DOCUMENT NO. 3077053 AND RERECORED JULY 16, 1999 AS DOCUMENT NO. 3135154.

TAX PARCEL NO. 251/0710-261-0103-1

PARCEL C:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 640 RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 156, AS DOCUMENT NO. 1303026, BEING PART OF LOT ELEVEN (11) OF ASSESSOR'S PLAT NO. TEN (10) OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, SECTION 14, MARYLAND PARISH, DANE COUNTY, WISCONSIN.

BEGINNING AT THE NORTHEWEST CORNER OF SAID LOT 2 OF CSM NO. 640, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAVANNAH ROAD; THENCE SOUTH 57°47'30" EAST, 350.00 FEET; THENCE NORTH 45°58'00" WEST, 354.19 FEET; THENCE NORTH 32°12'30" EAST, 598.85 FEET ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAVANNAH ROAD TO THE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF VACATED EVANS ROAD AND SAVANNAH ROAD IN RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT NO. 5161887.

TAX PARCEL NO. 251/0710-264-0103-5

PARCEL D:

ALL OF LOT ONE (1) AND PART OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 640 RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 156, AS DOCUMENT NO. 1303026, BEING PART OF LOT ELEVEN (11) OF ASSESSOR'S PLAT NO. TEN (10) OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 2 OF CSM NO. 640; SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 90; THENCE NORTH 71°30'00" EAST, 403.11 FEET; THENCE NORTH 88°00'00" WEST, 295.57 FEET ALONG A CIRCULAR CURVE TO THE LEFT HAVING A CHORD LENGTH OF 454.54 FEET; A CHORD LENGTH OF 508.87 FEET AND A CHORD BEARING OF NORTH 35°12'4" WEST, 403.11 FEET; THENCE NORTH 87°47'30" WEST, 278.76 FEET, A CHORD LENGTH OF 553.14 FEET, A CHORD BEARING OF NORTH 35°12'4" WEST TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF VACATED EVANS ROAD AND SAVANNAH ROAD IN RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT NO. 5161887.

TAX PARCEL NO. 251/0710-261-0301-1, 251/0710-264-0101-9

**PARCEL H – 3702 LONG DRIVE**

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-872566-MAD, COMMITMENT DATE: OCTOBER 06, 2017 AT 7:30 A.M.)

NO ACCESS TO U.S.H. 12 & 18 AS NOTED ON CERTIFIED SURVEY MAP NO. 4425.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

SANITARY SEWER AND WATER MAIN EASEMENT RECORDED IN VOLUME 6021 OF RECORDS, PAGE 82, AS DOCUMENT NO. 1848256.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

EASEMENT AGREEMENT RECORDED IN VOLUME 6116 OF RECORDS, PAGE 13, AS DOCUMENT NO. 1852280.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

**LEGAL DESCRIPTION (AS FURNISHED—3702 LONG DRIVE)**

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-872566-MAD, COMMITMENT DATE: OCTOBER 06, 2017 AT 7:30 A.M.)

LOT FOUR (4), CERTIFIED SURVEY MAP NO. 4425, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 19 OF CERTIFIED SURVEY MAPS, PAGES 98 AND 99, AS DOCUMENT NO. 1843805, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT LAND CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2286607.

TAX ID NO.: 251/0710-261-0309-5

PROPERTY ADDRESS: 3702 LONG DRIVE

**SURVEYOR'S CERTIFICATE**

TO:

i) (BANK/LENDER),  
ii) (TITLE COMPANY),  
iii) (CLIENT).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS \_\_\_\_\_ OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON \_\_\_\_\_.

JOHN KREBS, S-1878 DATE  
PROFESSIONAL LAND SURVEYOR

**BENCHMARKS**

BENCH	ELEVATION	DESCRIPTION
BM-1	866.14	TOP NUT ON HYDRANT AT LONG DRIVE AND MILLFOND ROAD
BM-2	866.59	TOP NUT ON HYDRANT MID-POINT
BM-3	867.69	TOP NUT ON HYDRANT ON CORNER OF MILLFOND AND EVAN ACRES RD
BM-4	866.92	TOP NUT ON HYDRANT IN FRONT OF HOLIDAY APARTMENTS
BM-5	869.02	TOP NUT ON HYDRANT ON SOUTH END OF EVAN ACRES ROAD
BM-6	867.81	TOP NUT ON HYDRANT ON HO-CHUNK MAIN DRIVEWAY
BM-7	868.39	TOP NUT ON HYDRANT WEST OF CASINO
BM-8	866.14	PEDESTAL BOX ON LIGHT POLE PEDESTAL WEST OF CASINO
BM-9	865.58	TOP NUT ON HYDRANT SOUTH OF CASINO
BM-10	865.14	TOP NUT ON HYDRANT EAST OF CASINO
BM-11	863.95	TOP NUT ON HYDRANT ON SOUTH END OF SAVANNAH RD

\*DO NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

**STORM SEWER INLETS**

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	864.48	862.03	15"	RCP
	SW	861.98	15"	RCP
INL-2	862.48	860.33	15"	RCP
	SW	859.16	15"	RCP
	SE	858.99	15"	RCP
INL-3	862.50	860.80	15"	RCP
	SW	860.60	15"	RCP
INL-4	864.06	857.03	18"	RCP
	SW	856.15	15"	RCP
	SE	856.36	18"	RCP
INL-5	864.13	859.23	34" x 33"	RCP
	SW	858.00	34" x 33"	RCP
INL-6	864.58	860.53	15"	RCP
	W	860.20	15"	RCP
INL-7	864.50	859.16	24"	RCP
	NE	858.94	24"	RCP
INL-8	865.57	862.55	15"	RCP
	SW	860.30	15"	RCP
INL-9	865.48	862.58	15"	RCP
	SE	861.71	15"	RCP
INL-10	863.95	861.40	15"	RCP
	SW	860.35	18"	RCP
INL-11	864.20	861.40</		

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 01 South View

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 02 East View

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 03 North View

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Ho-Chunk Aerial 04 West View

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



South View of Existing Casino from I-90



Southwest View of Existing Casino from I-90



West View of Existing Casino from I-90

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



South View of BP Gas Station from Millpond Road



Southeast View of Reverend Jim's Roadhouse from Millpond Road

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



North View of Existing Casino Parking Lot from Savannah Road



North View of Existing Casino Entrance From Savannah Road/Evan Acres Road Intersection

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES

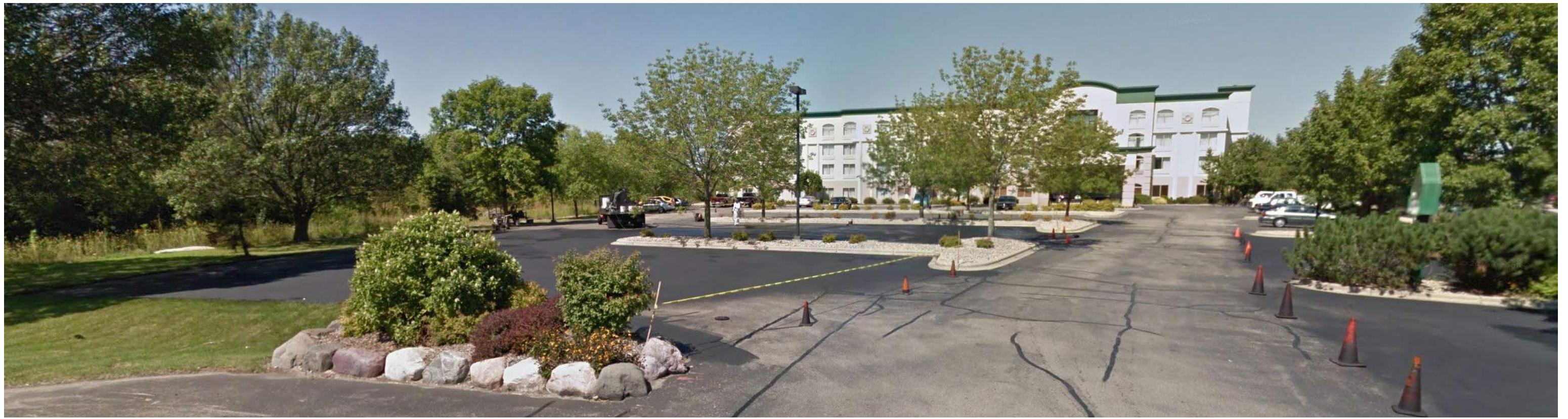


South View of ABC Supply Co Inc From Millpond Road



South View of Harley Davidson of Madison From Millpond Road

### 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES



Southeast View of Magnuson Grand Hotel From Millpond Road



Northwest View of Holiday Apartments From Evan Acres Road

**SECTION 4**

# GENERAL DEVELOPMENT PLAN DRAWINGS & DOCUMENTS

- 4.1 | DEVELOPMENT MASTER PLAN, BUILDING DATA, & UTILIZATION
- 4.2 | DEVELOPMENT MASTER PLAN, INITIAL PHASE
- 4.3 | CONCEPTUAL BUILDING FLOOR PLANS
- 4.4 | CONCEPTUAL BUILDING ELEVATIONS
- 4.5 | BUILDING RELATIONSHIP AND HEIGHT DIAGRAM
- 4.6 | PERSPECTIVES SHOWING GENERAL DESIGN CHARACTER, MASS, AND ORIENTATION
- 4.7 | CONCEPTUAL LANDSCAPE DESIGN
- 4.8 | PROPOSED CIRCULATION SYSTEMS
- 4.9 | SCHEDULE AND PHASING PLAN

## 4.1 | DEVELOPMENT MASTER PLAN, BUILDING DATA & UTILIZATION



### BUILDINGS

- 1 - HERITAGE CENTER**  
-26,700 SF
- 2 - CASINO EXPANSION AND REMODEL**  
-180,300 SF  
- 2 STORY GAMING AREA  
- WALKABLE GAMING ROOFTOP  
- EXPANDED FOODCOURT  
- WATER FEATURE
- 3 - CONFERENCE CENTER**  
-40,800 SF OF MEETING SPACE  
(SUBDIVIDABLE)
- 4 - HOTEL, SPA, RESTAURANT, PARKING GARAGE**  
A - HOTEL 95,444 SF  
B - SPA 6,200 SF  
C - RESTAURANT (90 SEAT) 9,400 SF  
D - PARKING GARAGE 970 CARS  
E - CENTRAL PLANT 16,500 SF
- 5 - PARKING GARAGE**  
-910 CARS
- 6 - 150 SEAT RESTAURANT**  
-8,560 SF
- 7 - FUTURE DEVELOPMENT SITE**

### SITE

- A: THE GREAT CIRCLE**  
- FLEXIBLE OUTDOOR EVENT SPACE
- B: CASINO DROP-OFF / VALET**
- C: HOTEL DROP-OFF / VALET**
- D: HERITAGE CENTER DROP-OFF**
- E: RESTORED WETLAND WITH WALKING TRAILS**  
- START TO FOUR LAKES DEJOPE CONCEPT ON SITE
- F: OUTDOOR AMPHITHEATRE**
- G: PEDESTRIAN WALKWAY BELOW ROADWAY**
- H: PHOTOVOLTAIC SCREENWALL**
- I: MAIN ENTRY**  
- START TO BRANDED EXPERIENCE
- J: CITY OF MADISON PARK**
- K: SECONDARY ENTRY**
- L: HWY 90 / 94**
- M: GAS PIPELINE EASEMENT**

## 4.2 | DEVELOPMENT MASTER PLAN, INITIAL PHASE



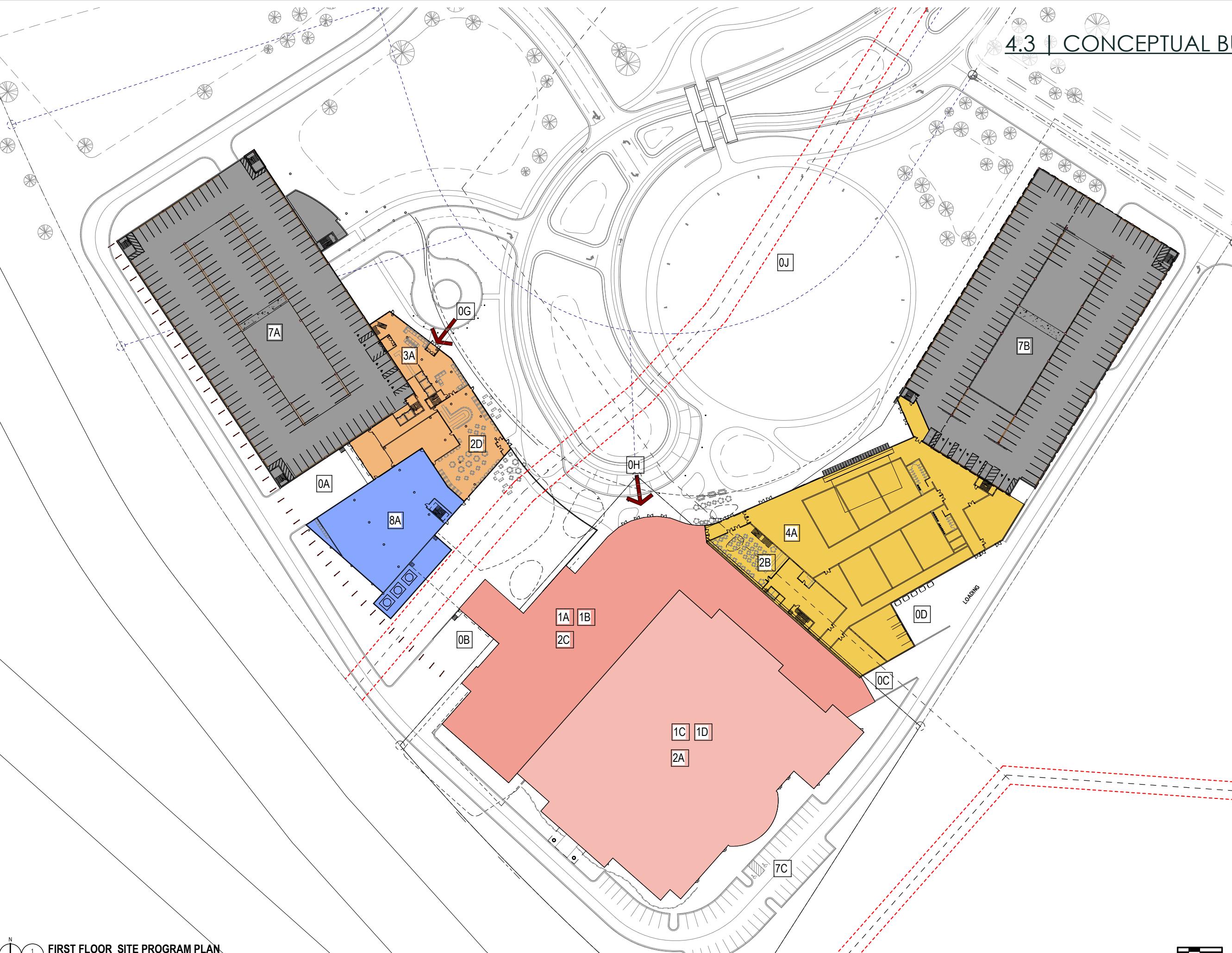
### BUILDINGS

- 1 - HERITAGE CENTER**  
-26,700 SF
- 2 - CASINO EXPANSION AND REMODEL**  
-180,300 SF  
- 2 STORY GAMING AREA  
- WALKABLE GAMING ROOFTOP  
- EXPANDED FOODCOURT  
- WATER FEATURE
- 3 - CONFERENCE CENTER**  
-40,800 SF OF MEETING SPACE  
(SUBDIVIDABLE)
- 4 - HOTEL, SPA, RESTAURANT, PARKING GARAGE**  
A - HOTEL 95,444 SF  
B - SPA 6,200 SF  
C - RESTAURANT (90 SEAT) 9,400 SF  
D - PARKING GARAGE 970 CARS  
E - CENTRAL PLANT 16,500 SF
- 5 - PARKING GARAGE**  
-910 CARS
- 6 - 150 SEAT RESTAURANT**  
-8,560 SF

### SITE

- A: THE GREAT CIRCLE**  
- FLEXIBLE OUTDOOR EVENT SPACE
- B: CASINO DROP-OFF / VALET**
- C: HOTEL DROP-OFF / VALET**
- D: HERITAGE CENTER DROP-OFF**
- E: RESTORED WETLAND WITH WALKING TRAILS**  
- START TO FOUR LAKES DEJOPE  
CONCEPT ON SITE
- F: OUTDOOR AMPHITHEATRE**
- G: PEDESTRIAN WALKWAY BELOW ROADWAY**
- H: PHOTOVOLTAIC SCREENWALL**
- I: MAIN ENTRY**  
- START TO BRANDED EXPERIENCE
- J: CITY OF MADISON PARK**
- K: SECONDARY ENTRY**
- L: HWY 90 / 94**
- M: GAS PIPELINE EASEMENT**

## 4.3 | CONCEPTUAL BUILDING FLOOR PLANS



### PROGRAM SUMMARY - LEVEL 1

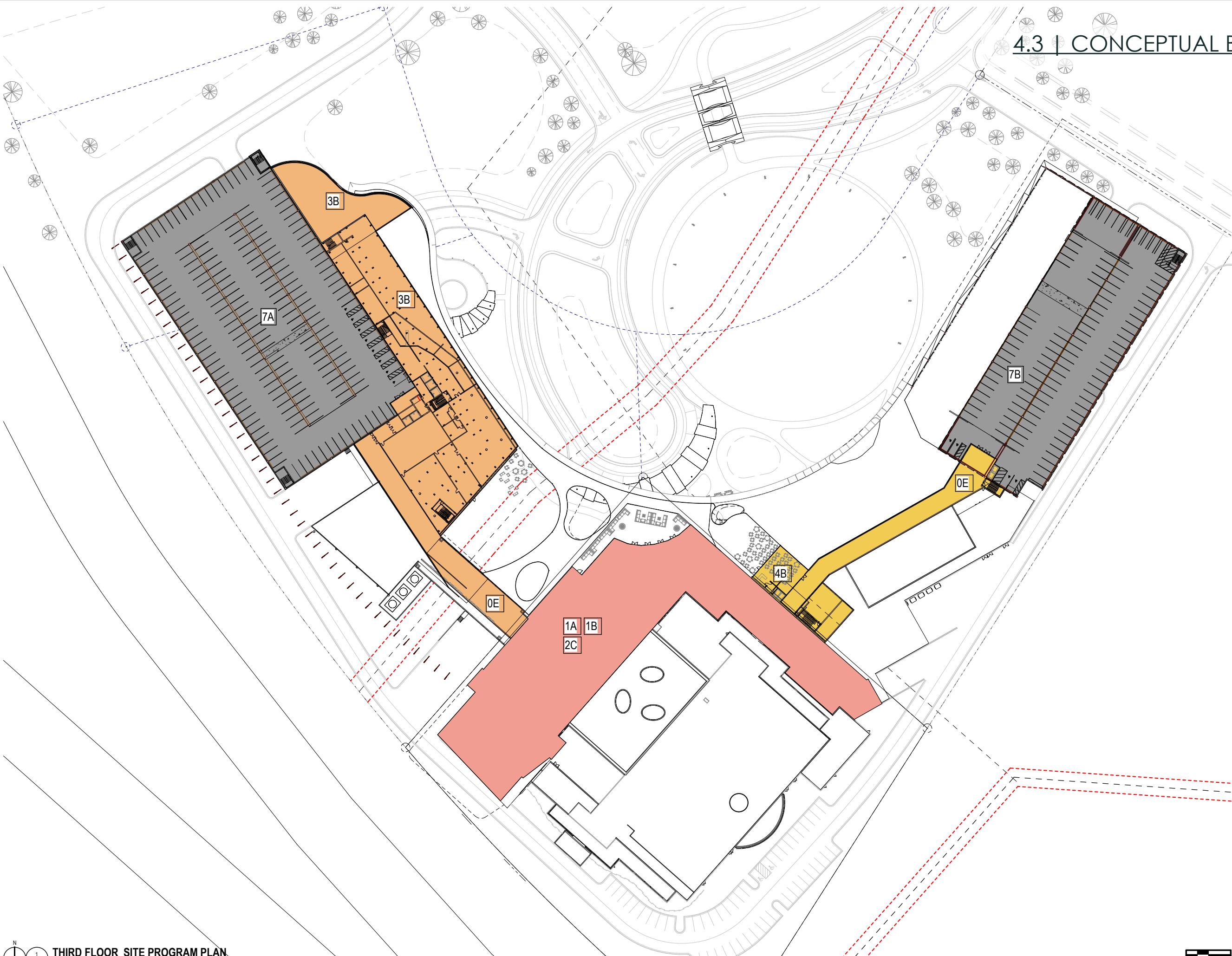
#### ## - DESCRIPTION - TOTAL AREA - LEVELS

0A - HOTEL LOADING / RECEIVING
0B - CASINO LOADING / RECEIVING
0C - F&B LOADING / RECEIVING
0D - CONFERENCE CENTER LOADING / RECEIVING
0E - BRIDGE
0G - HOTEL DROP OFF
0H - CASINO DROP OFF
0J - OUTDOOR EVENT SPACE
1A - CASINO LOBBY ADDITION - 16,000 SF - 2
1B - CASINO GAMING & SUPPORT ADDITION - 68,900 SF - 2
1C - CASINO FLOOR - EXISTING - 40,550 SF - 1
1D - CASINO TEAM - 33,750 SF - 2
1E - ADMIN TEAM - 9,000 SF - 1
2A - FOOD COURT - 7,500 SF - 1
2B - 150 SEAT RESTAURANT - 8,560 SF - 1
2C - BAR / CLUB - 4,600 SF - 2
2D - F & B LOCAL RESTAURANT - 9,400 SF - 1
3A - HOTEL LOBBY - 7,844 SF - 1
3B - HOTEL POOL, SPA, LOUNGE & SUPPORT - 34,720 SF - 1
3C - HOTEL GUEST ROOMS - 87,600 SF - 3
4A - CONFERENCE CENTER - 40,800 SF - 1
4B - TENANT SPACE - 5,400 SF - 1
5A - HERITAGE CENTER - 26,700 SF - 2
6A - SPORTS FACILITY - 111,000 - 2
7A - 970 CAR PARKING RAMP - 210,000 SF - 4
7B - 910 CAR PARKING RAMP - 210,000 SF - 3-6 (PHASE 2)
7C - 53 CAR SURFACE PARKING LOT
8A - CENTRAL PLANT - 16,500 SF - 1



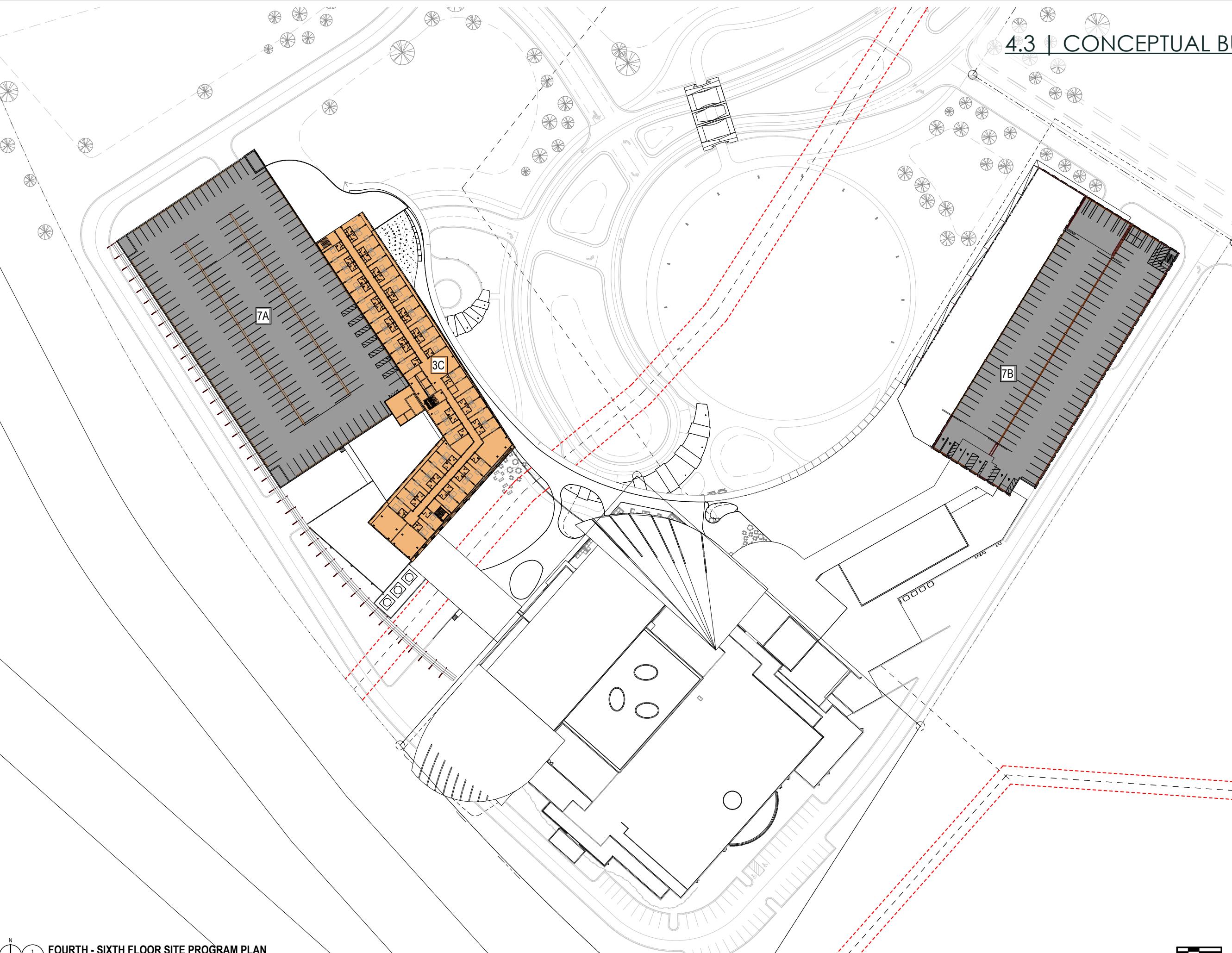
PROJECT TITLE	HO CHUNK GAMING MADISON	
MADISON, WISCONSIN		
SHEET NAME	FIRST FLOOR - SITE PROGRAM PLAN	
PROJECT NO.	2017044	
DATE:	01/23/2019	SHEET NO.
COPYRIGHT STRANG, INC. 2019		

## 4.3 | CONCEPTUAL BUILDING FLOOR PLANS



PROJECT TITLE	HO CHUNK GAMING MADISON	
MADISON, WISCONSIN		
SHEET NAME	THIRD FLOOR - SITE PROGRAM PLAN	
PROJECT NO.	2017044	
DATE:	01/23/2019	SHEET NO.
COPYRIGHT STRANG, INC. 2019		

## 4.3 | CONCEPTUAL BUILDING FLOOR PLANS



### PROGRAM SUMMARY - LEVEL 4-6

#### ## - DESCRIPTION - TOTAL AREA - LEVELS

0A - HOTEL LOADING / RECEIVING
0B - CASINO LOADING / RECEIVING
0C - F&B LOADING / RECEIVING
0D - CONFERENCE CENTER LOADING / RECEIVING
0E - BRIDGE
0G - HOTEL DROP OFF
0H - CASINO DROP OFF
0J - OUTDOOR EVENT SPACE
1A - CASINO LOBBY ADDITION - 16,000 SF - 2
1B - CASINO GAMING & SUPPORT ADDITION - 69,900 SF - 2
1B - CASINO FLOOR - EXISTING - 40,550 SF - 1
1C - CASINO TEAM - 33,750 SF - 1
1D - ADMIN TEAM - 9,000 SF - 1
2A - FOOD COURT - 7,500 SF - 1
2B - 150 SEAT RESTAURANT - 8,560 SF - 1
2C - BAR / CLUB - 4,600 SF - 2
2D - F & B LOCAL RESTAURANT - 9,400 SF - 1
3A - HOTEL LOBBY - 7,844 SF - 1
3B - HOTEL POOL, SPA, LOUNGE & SUPPORT - 34,720 SF - 1
3C - HOTEL GUEST ROOMS - 87,600 SF - 3
4A - CONFERENCE CENTER - 40,800 SF - 1
4B - TENANT SPACE - 5,400 SF - 1
5A - HERITAGE CENTER - 26,700 SF - 2
6A - SPORTS FACILITY - 111,000 - 2
7A - 970 CAR PARKING RAMP - 210,000 SF - 4
7B - 910 CAR PARKING RAMP - 210,000 SF - 3-6 (PHASE 2)
7C - 53 CAR SURFACE PARKING LOT
8A - CENTRAL PLANT - 16,500 SF - 1



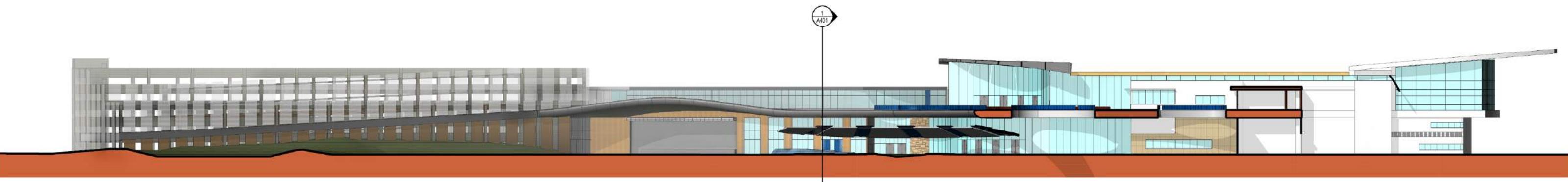
PROJECT TITLE	HO CHUNK GAMING MADISON	
MADISON, WISCONSIN		
SHEET NAME	TYPICAL HOTEL ROOM FLOORS 4 - 6 - SITE PROGRAM PLAN	
PROJECT NO.	2017044	
DATE:	01/23/2019	SHEET NO.
COPYRIGHT STRANG, INC. 2019		

## 4.4 | CONCEPTUAL BUILDING ELEVATIONS



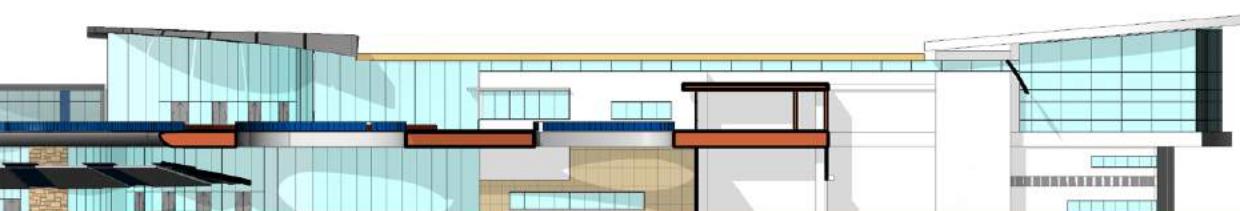
1 A401 OVERALL ELEVATION/SECTION - NE

SCALE: 1/32" = 1'-0" ON 22X34 SHEET  
SCALE: 1/64" = 1'-0" ON 11X17 SHEET



2 A401 OVERALL ELEVATION/SECTION - NW

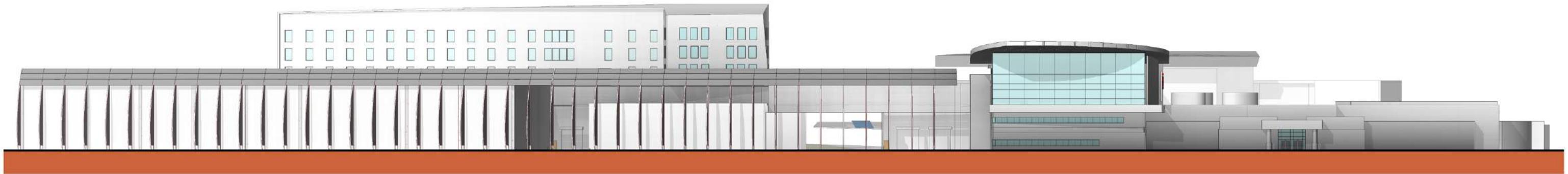
SCALE: 1/32" = 1'-0" ON 22X34 SHEET  
SCALE: 1/64" = 1'-0" ON 11X17 SHEET



PROJECT TITLE	HO CHUNK GAMING MADISON	
MADISON, WISCONSIN		
SHEET NAME	SITE ELEVATIONS/SECTIONS	
PROJECT NO.	2017044	
DATE	01/23/2019	SHEET NO.
COPYRIGHT STRANG, INC. 2019		A401

0' 16' 32' 64'

## 4.4 | CONCEPTUAL BUILDING ELEVATIONS



1 OVERALL ELEVATION/SECTION - SW

A402  
SCALE: 1/32" = 1'-0" ON 22X34 SHEET  
SCALE: 1/64" = 1'-0" ON 11X17 SHEET



2 OVERALL ELEVATION/SECTION - SE

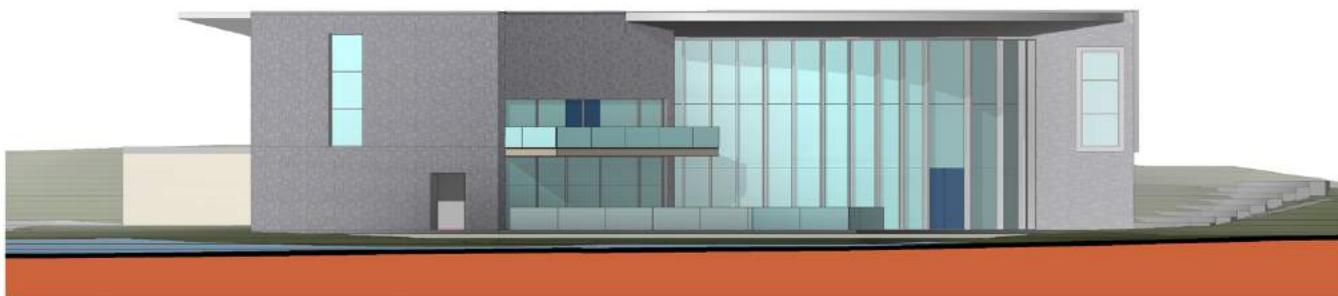
A402  
SCALE: 1/32" = 1'-0" ON 22X34 SHEET  
SCALE: 1/64" = 1'-0" ON 11X17 SHEET



PROJECT TITLE HO CHUNK GAMING MADISON	0' 16' 32' 64'
MADISON, WISCONSIN	
SHEET NAME SITE ELEVATIONS/SECTIONS	
PROJECT NO. 2017044 DATE 01/23/2019 SHEET NO.	

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## 4.4 | CONCEPTUAL BUILDING ELEVATIONS

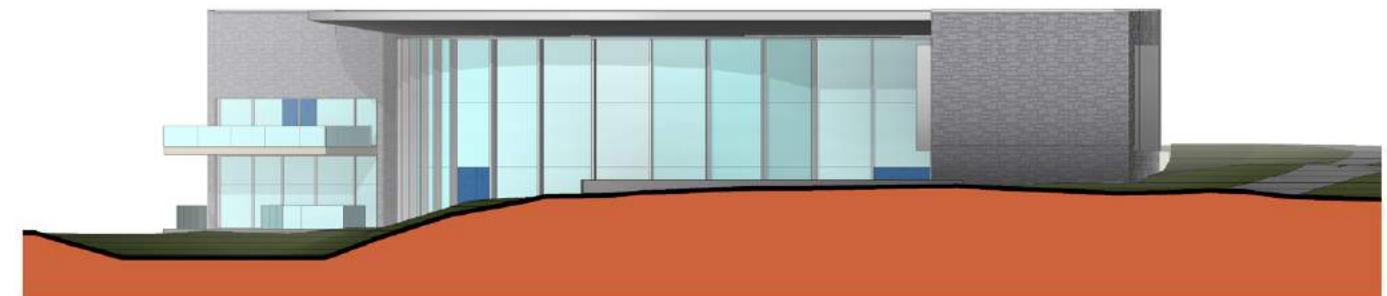


1 ELEVATION - HERITAGE CENTER - WEST

A408

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SCALE: 1/32" = 1'-0" ON 11X17 SHEET

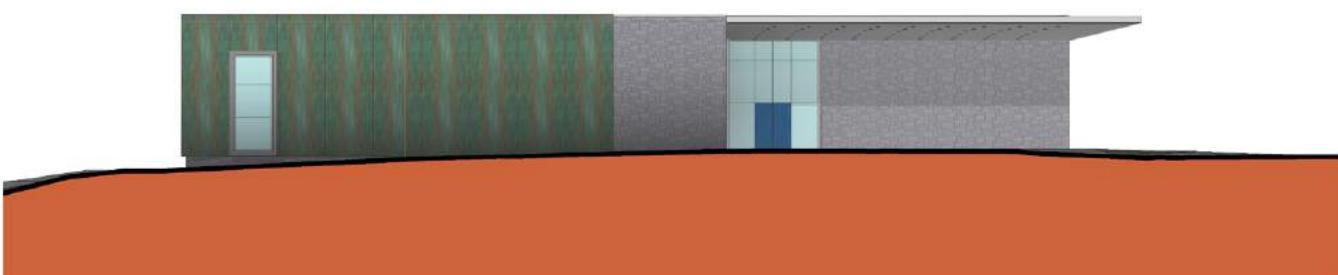


3 ELEVATION - HERITAGE CENTER - SOUTH

A408

SCALE: 1/16" = 1'-0" ON 22X34 SHEET

SCALE: 1/32" = 1'-0" ON 11X17 SHEET

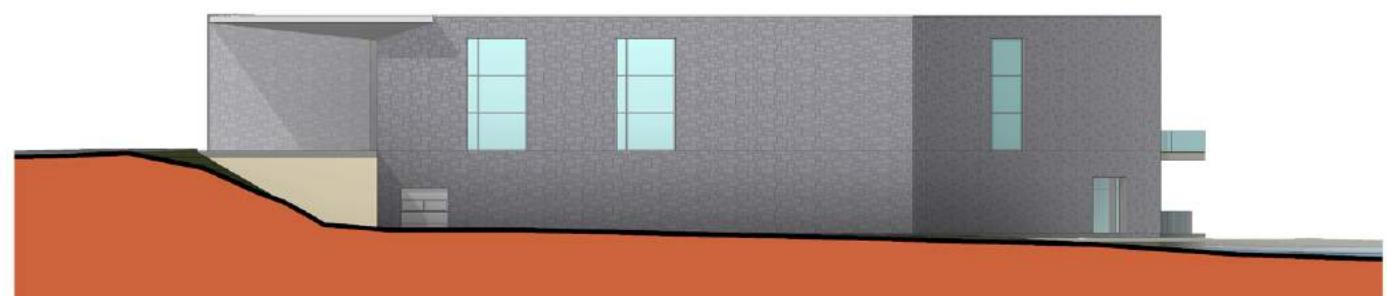


2 ELEVATION - HERITAGE CENTER - EAST

A408

SCALE: 1/16" = 1'-0" ON 22X34 SHEET

SCALE: 1/32" = 1'-0" ON 11X17 SHEET



4 ELEVATION - HERITAGE CENTER - NORTH

A408

SCALE: 1/16" = 1'-0" ON 22X34 SHEET

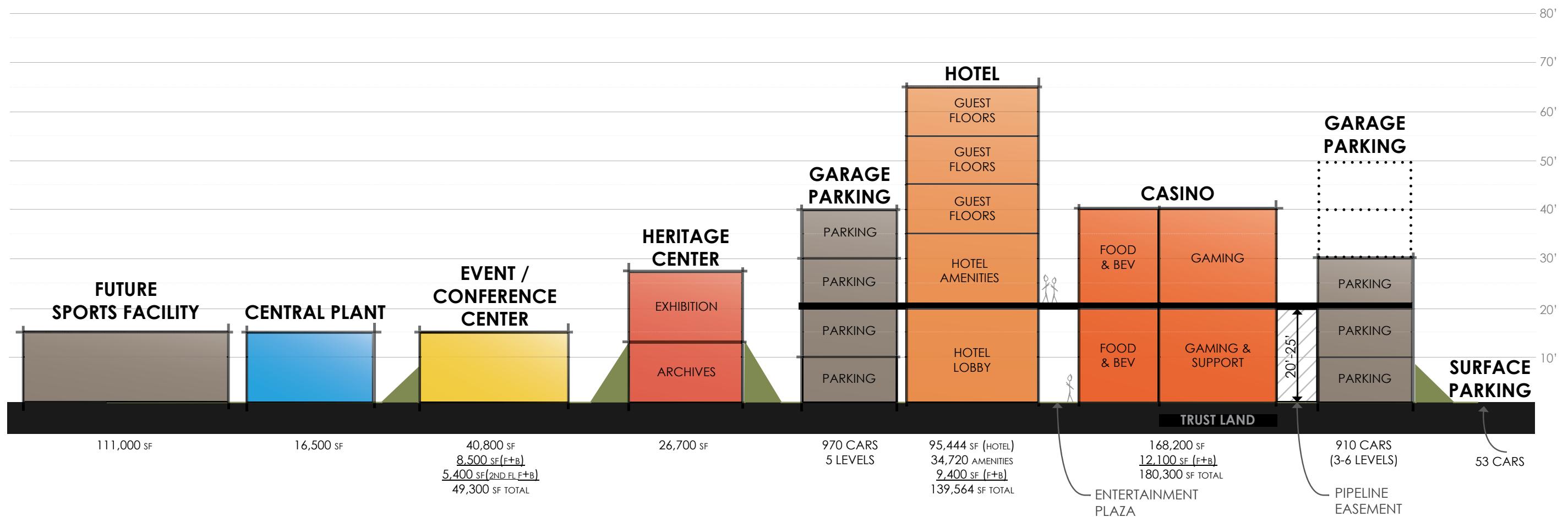
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



PROJECT TITLE	HO CHUNK GAMING MADISON	
MADISON, WISCONSIN		
SHEET NAME	EXTERIOR ELEVATIONS - HERITAGE CENTER	
PROJECT NO.	2017044	
DATE	01/23/2019	SHEET NO.
COPYRIGHT STRANG, INC. 2019		A409

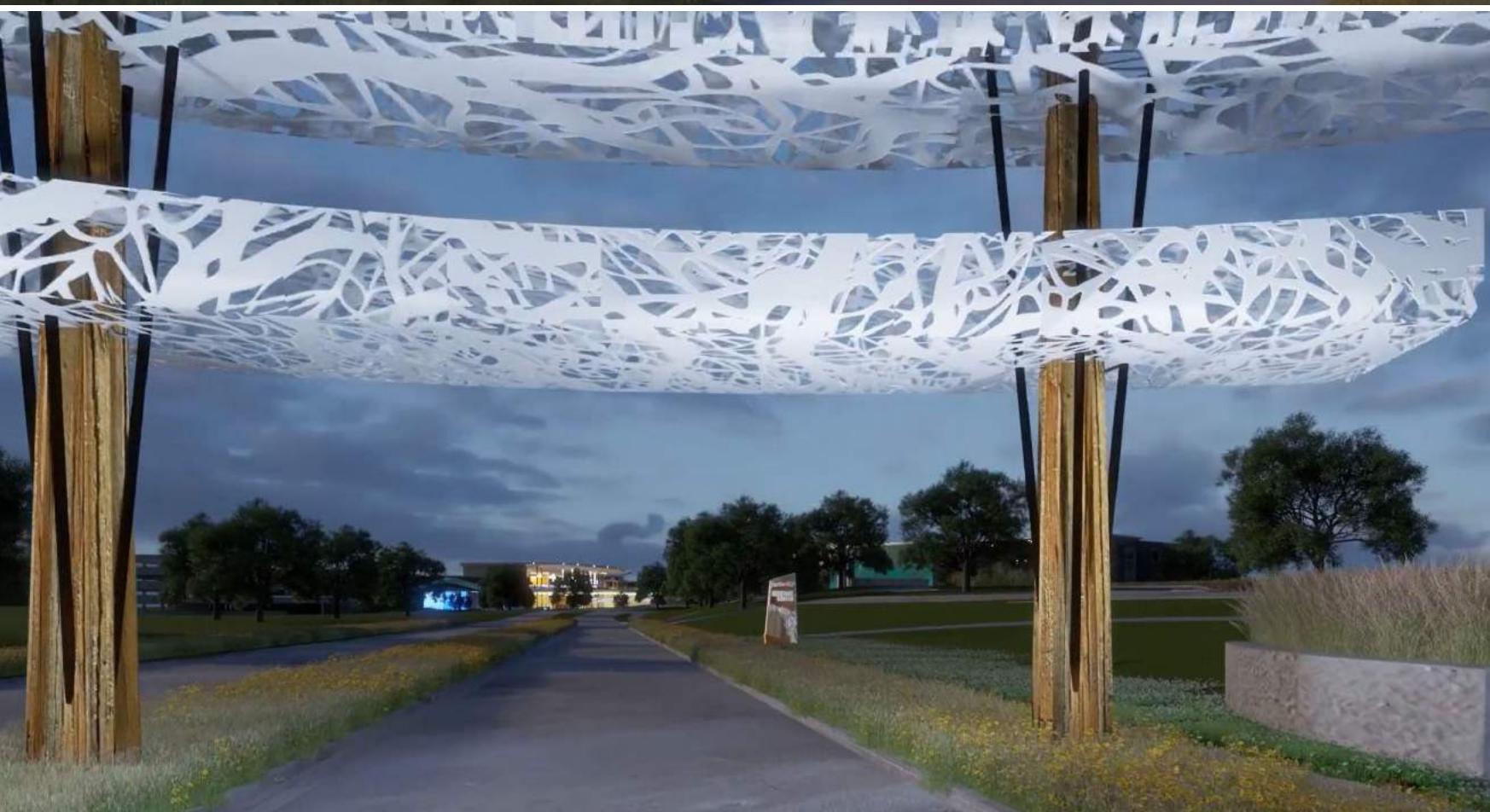
0' 16' 32' 64'

## 4.5 | BUILDING RELATIONSHIP AND HEIGHT DIAGRAM









As one approaches the site from the east along Millpond Road, one experiences an unfolding vision of the project. An entry gateway element and a water feature greets the visitor, framing views of the campus and the restored landscape beyond.



The Heritage Center is located on a rise in the land to the east of the entrance drive. One enters the Heritage Center on the upper level, and looks out over the circular Great Room towards a framed vista of the restored native landscape and the Casino-Hotel-Conference Center campus beyond.



The Casino and Hotel Entrance Plaza is an open covered pedestrian activated public space that accommodates vehicular dropoff, large groups of people entering and exiting the Casino and Hotel, and pleasant outdoor dining. Reflecting the Ho-Chunk name "DeJope" which means "Four Lakes", a chain of bio-retention basins, dry streams, landscape and hardscape forms and water features come together to represent the metaphor of Madison's chain of lakes that has graced the Ho-Chunk Nation's ancestral homeland for millennia..



Rooftop dining and gaming spaces provide guests with panoramic views of the Entrance Plaza, the Great Circle and the restored wetlands.



The Great Circle is a large circular lawn-covered green space that will be the venue for celebrations and performances. On axis with the Great Circle is a large overhead garage door that opens up the Conference Center to the outside, creating a stage for performances and celebrations. The Great Circle lawn will provide ample space for audiences.

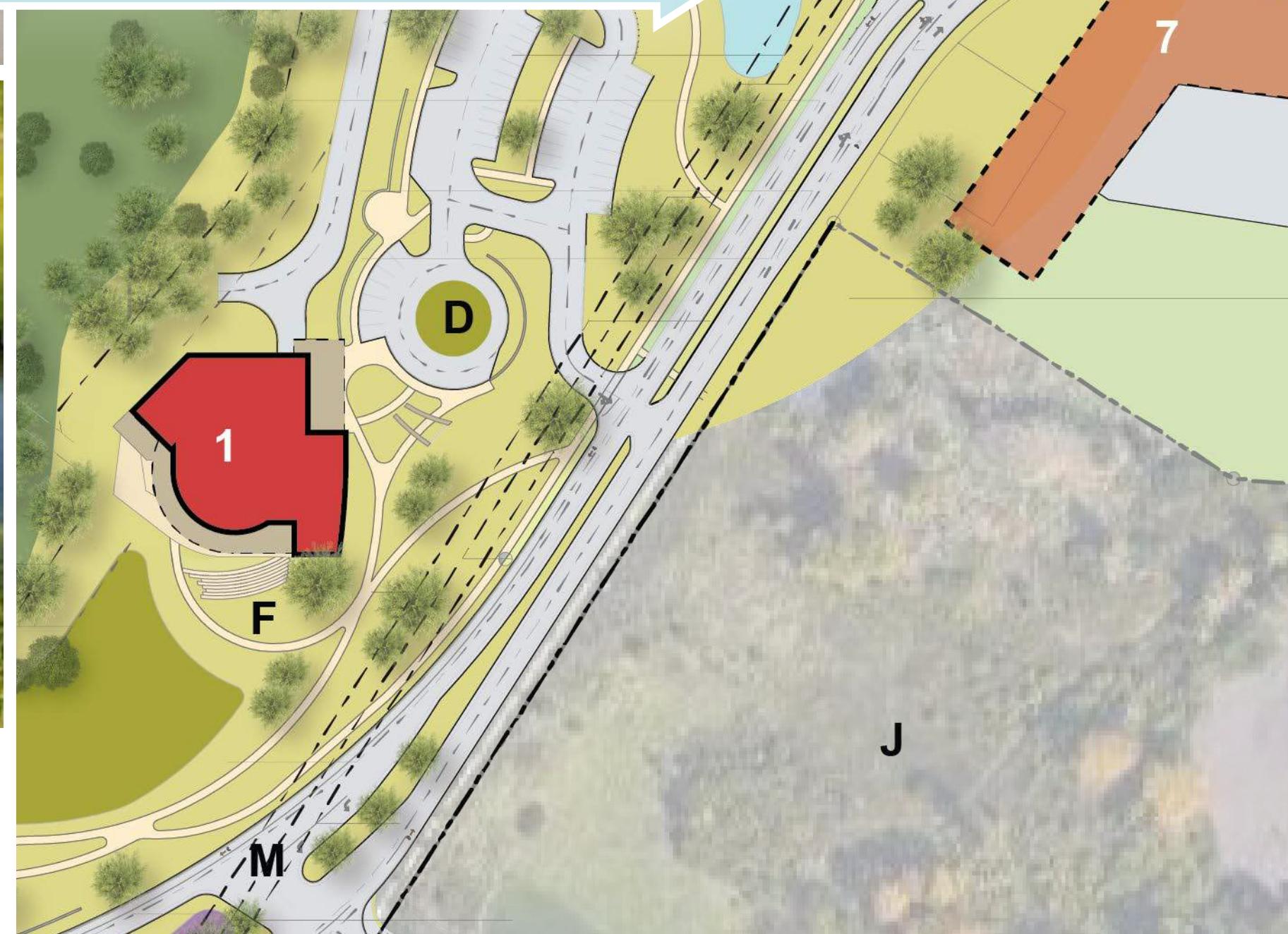


LEGEND
Open Water
Wetlands
Dry Basins
Prairie & Oak Savanna
Lawn
Walkways
Hardscape Under Canopy
Dry Stream
Coniferous Tree
Deciduous Tree

## 4.7 | CONCEPTUAL LANDSCAPE DESIGN

# Landscape Plan

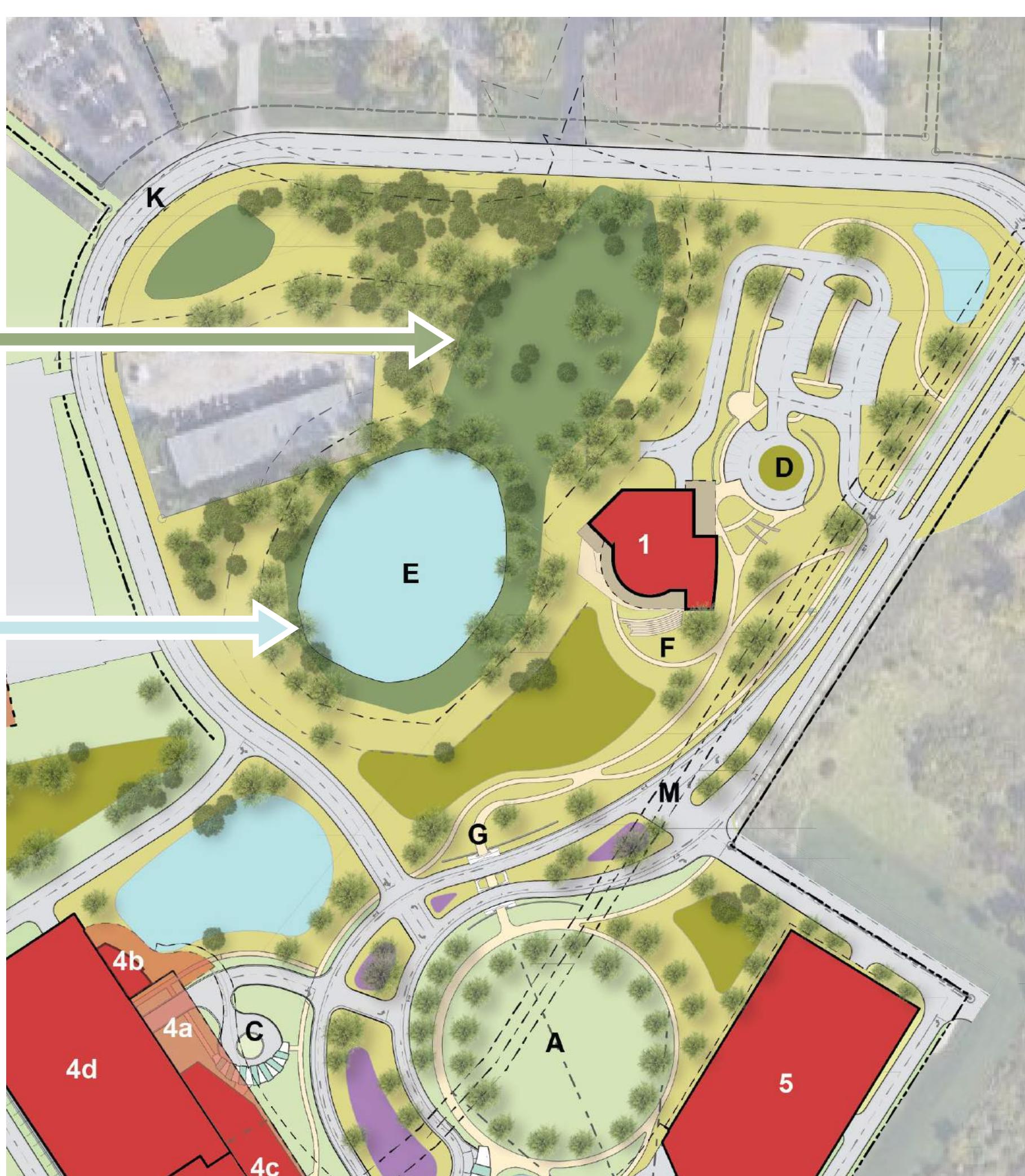


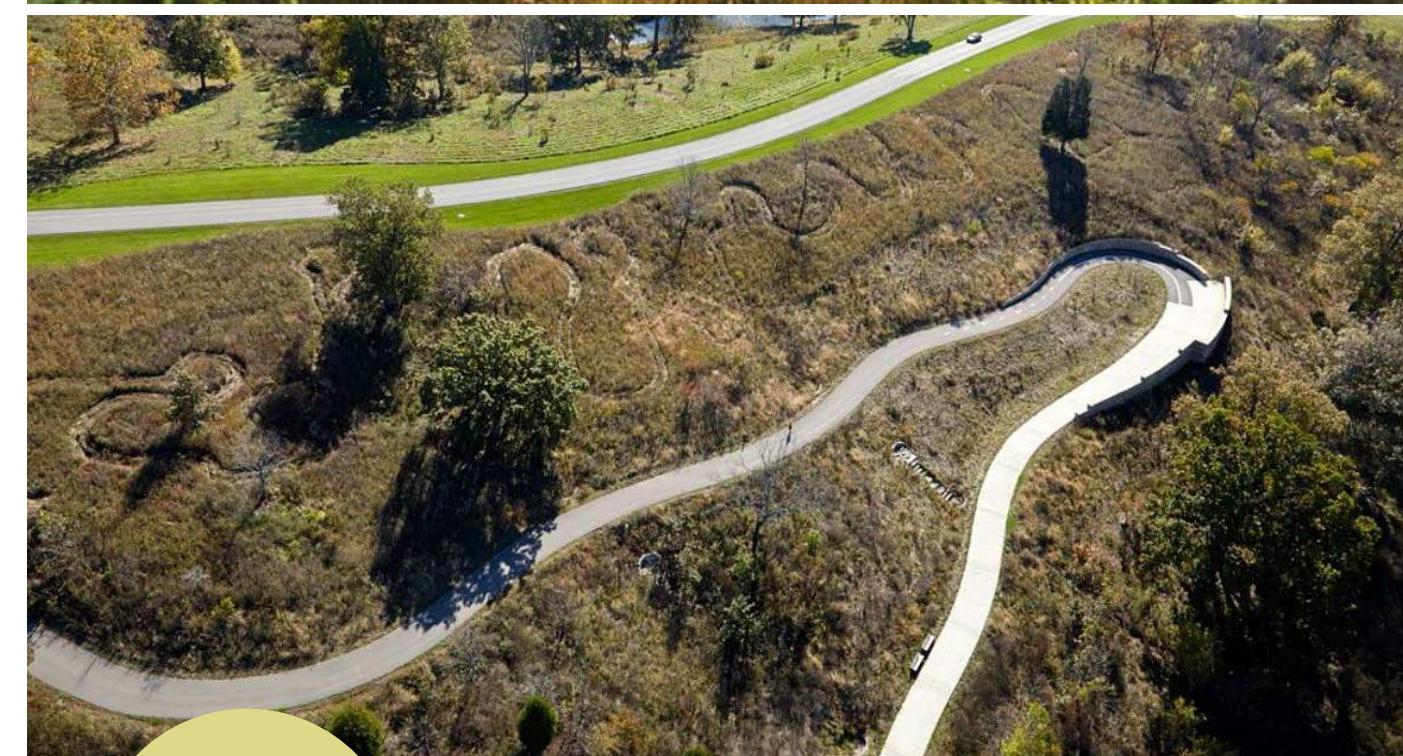


# Entry Water Feature

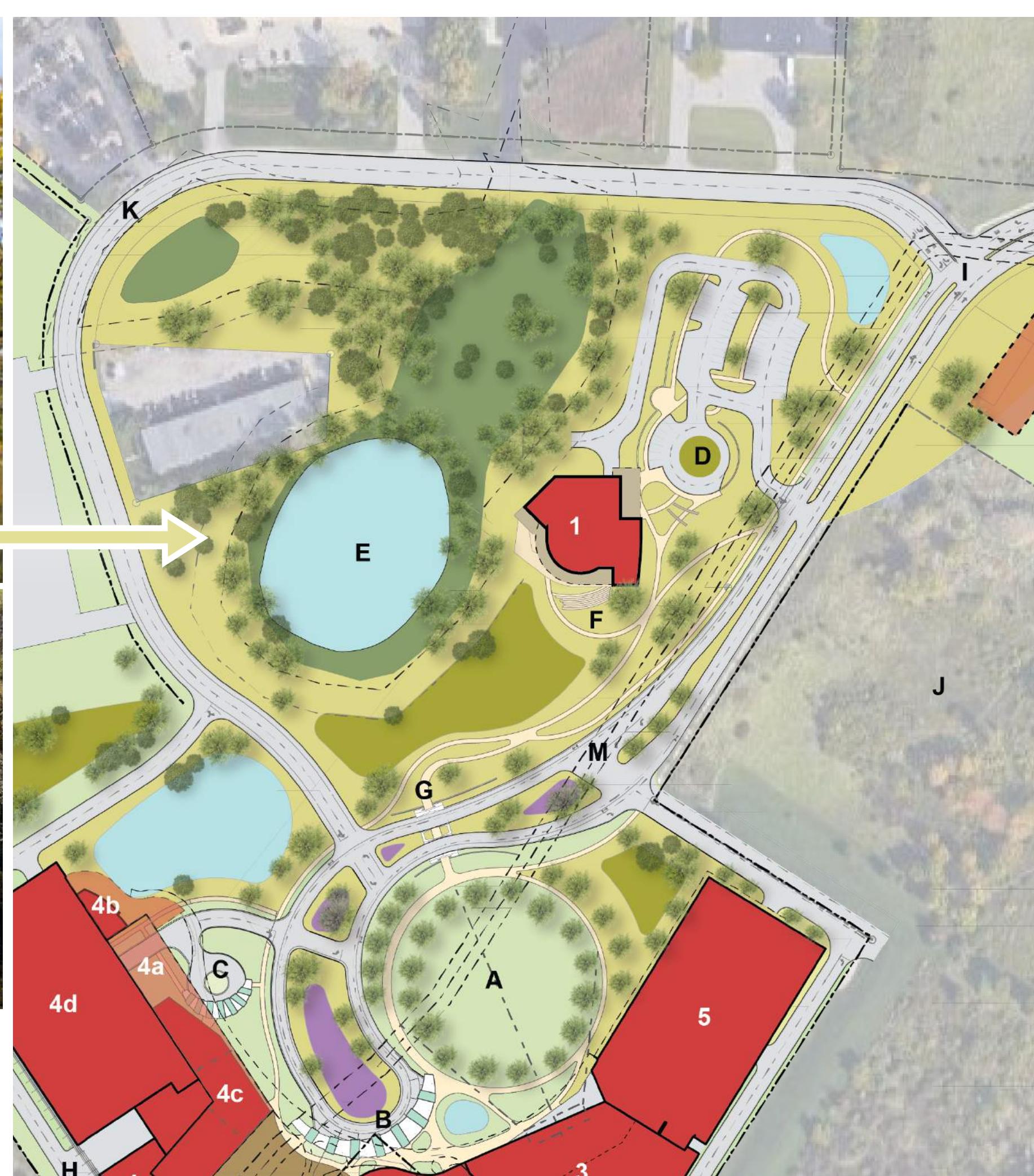


Ponds & Wetland



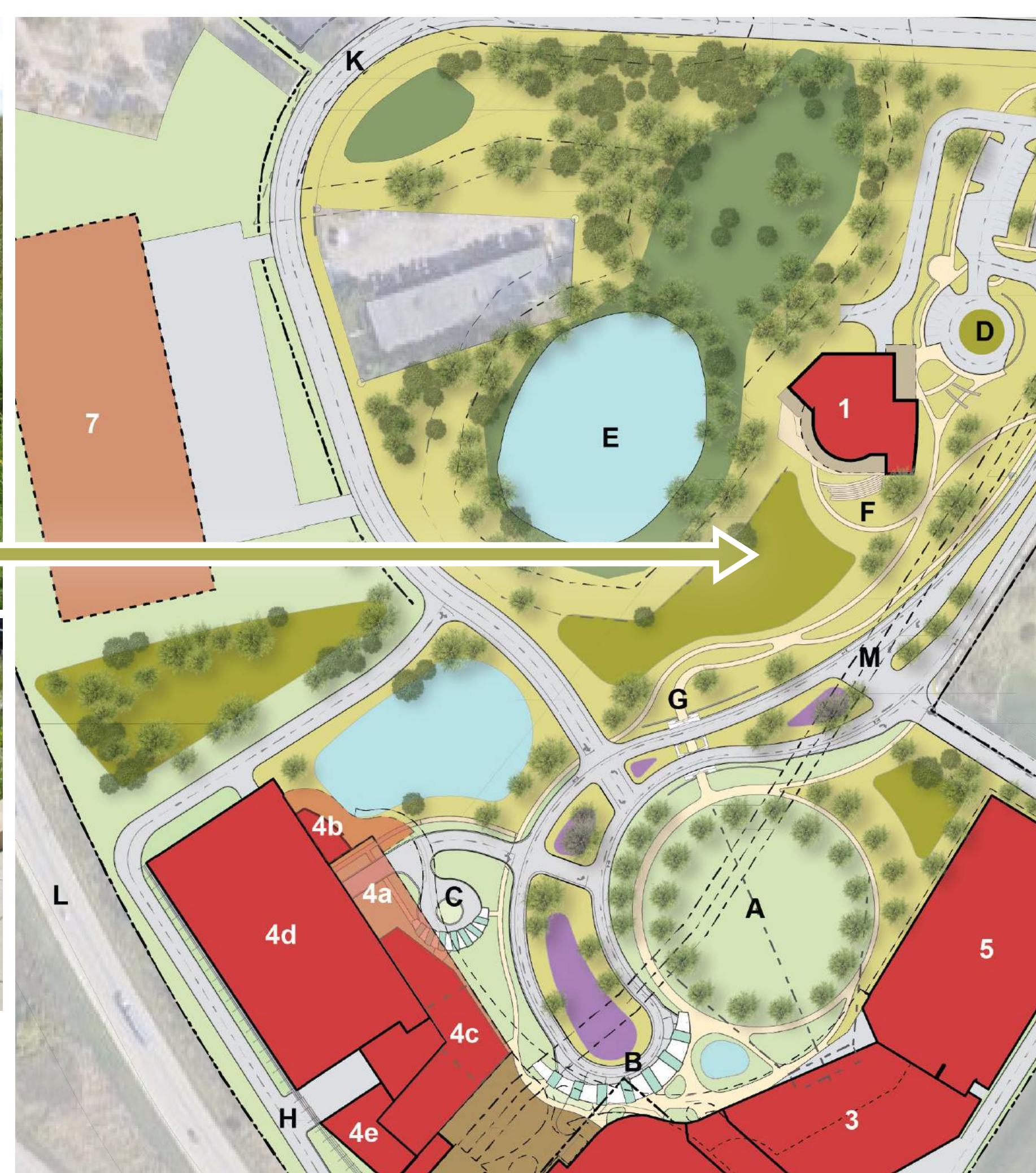


Prairie & Oak Savanna



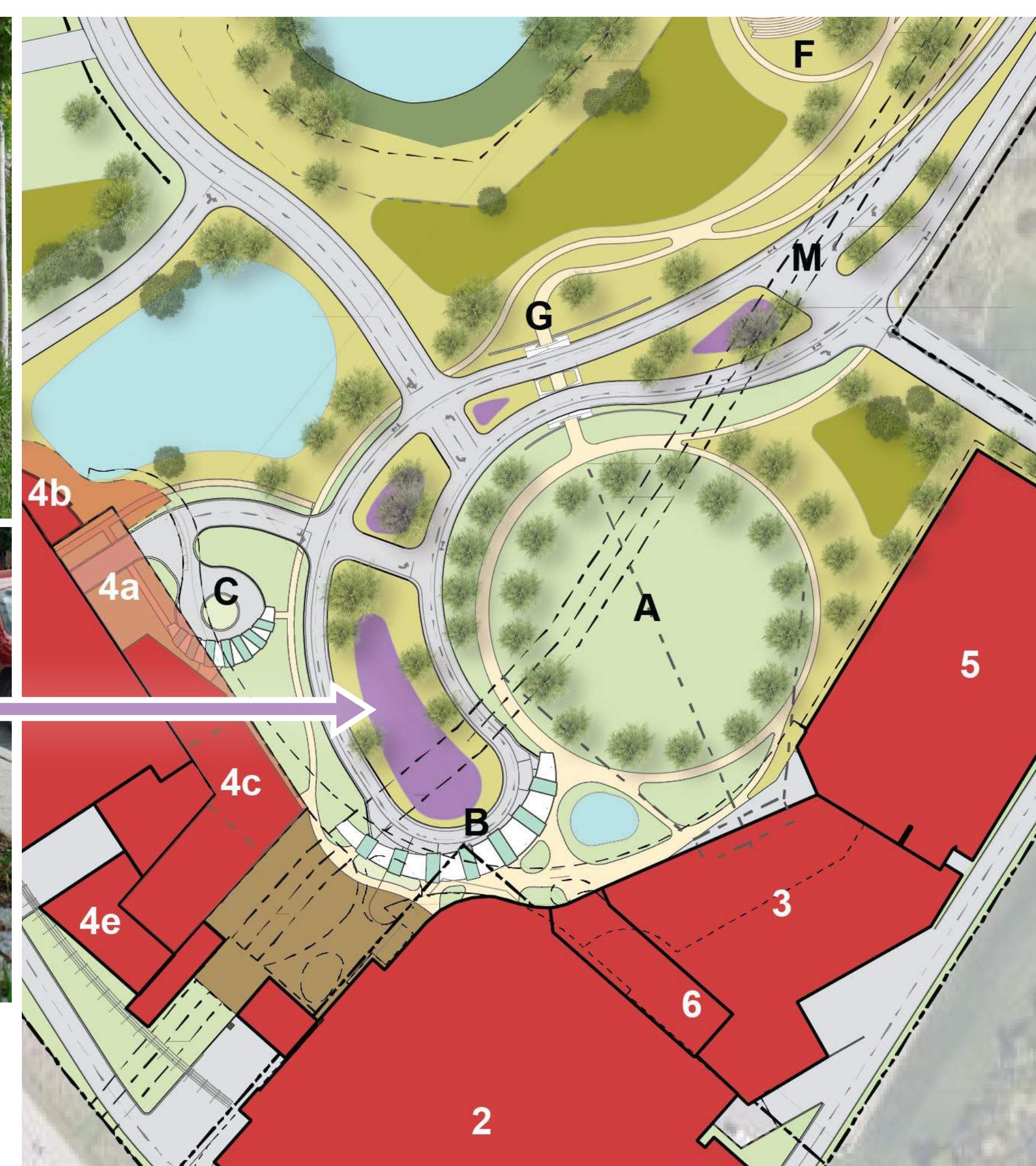


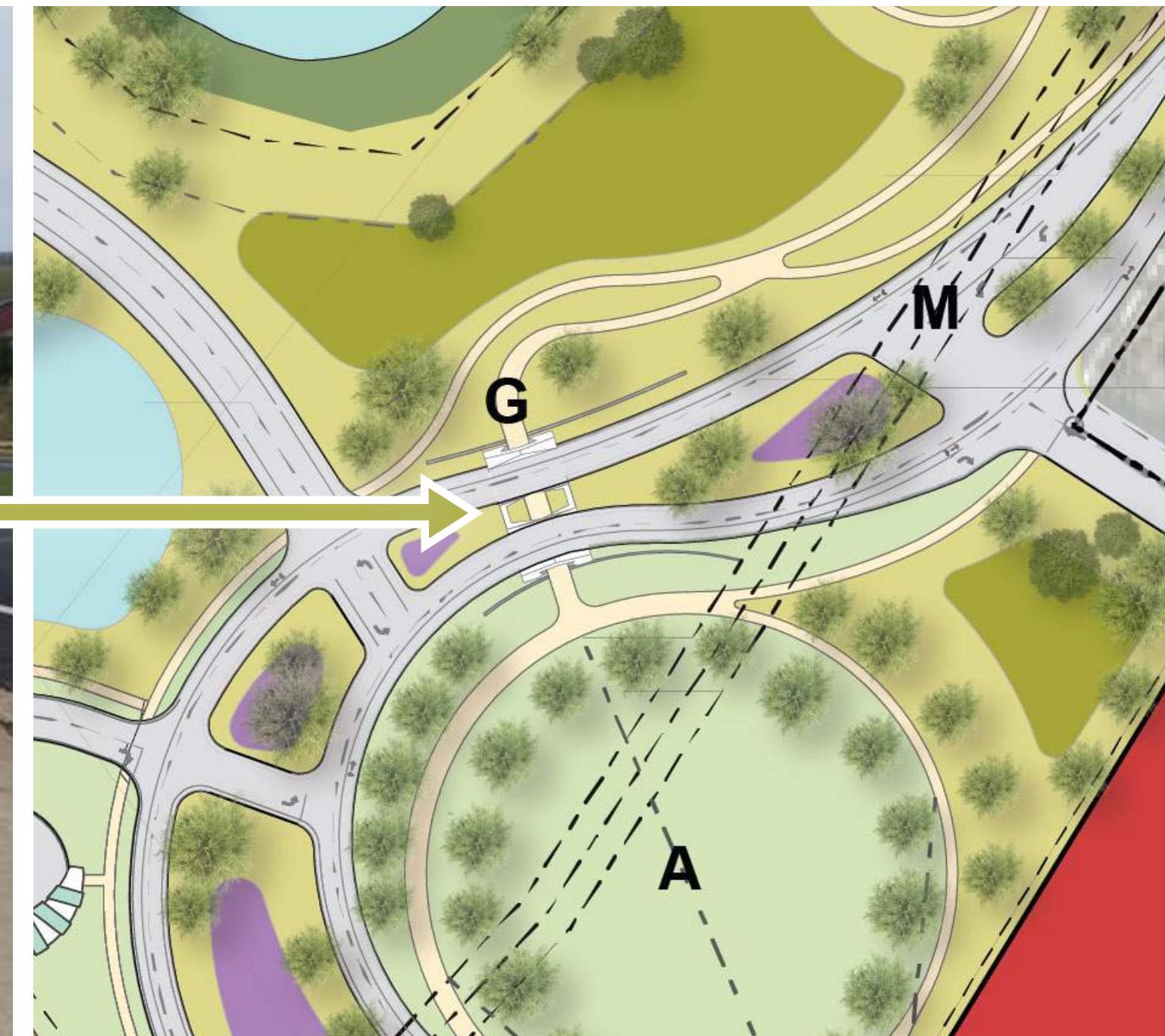
**Dry Basins**



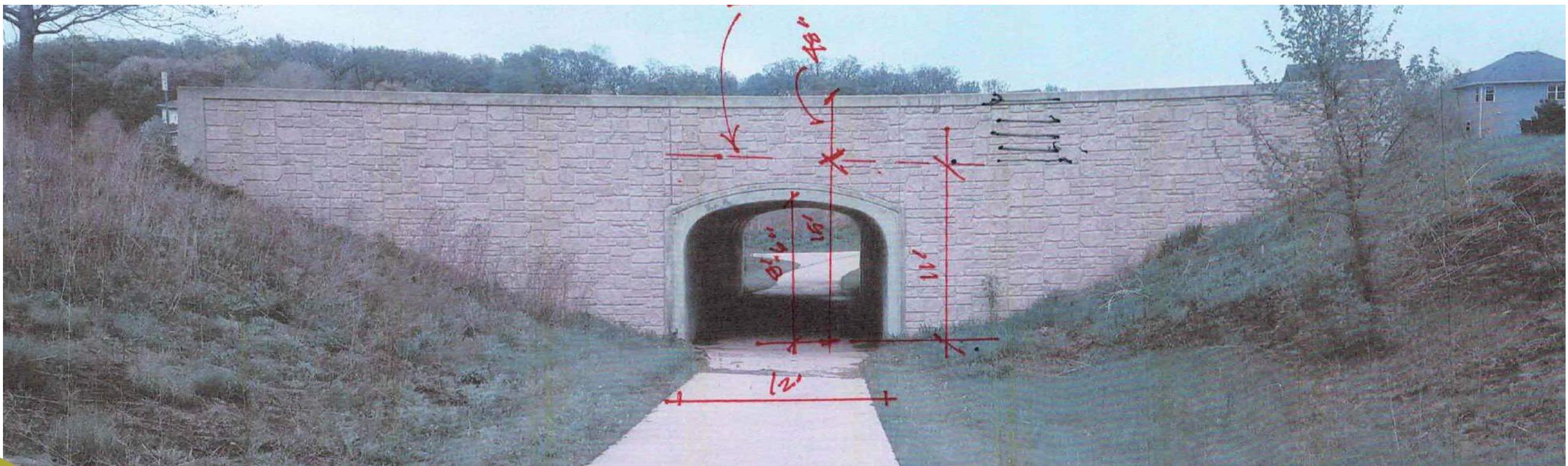


Dry Streams





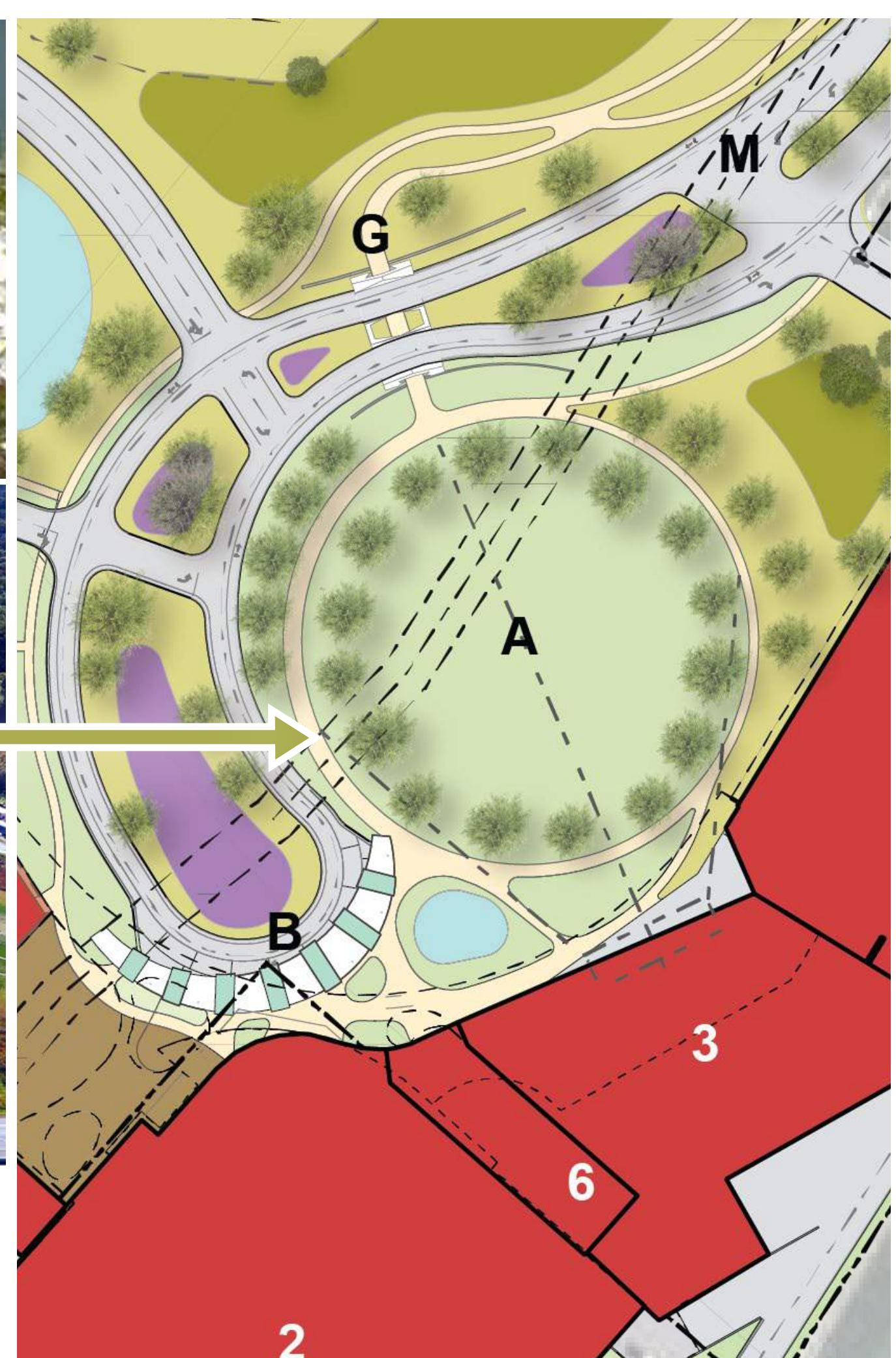
Pedestrian Tunnel



Pedestrian Tunnel



**Circular Lawn**

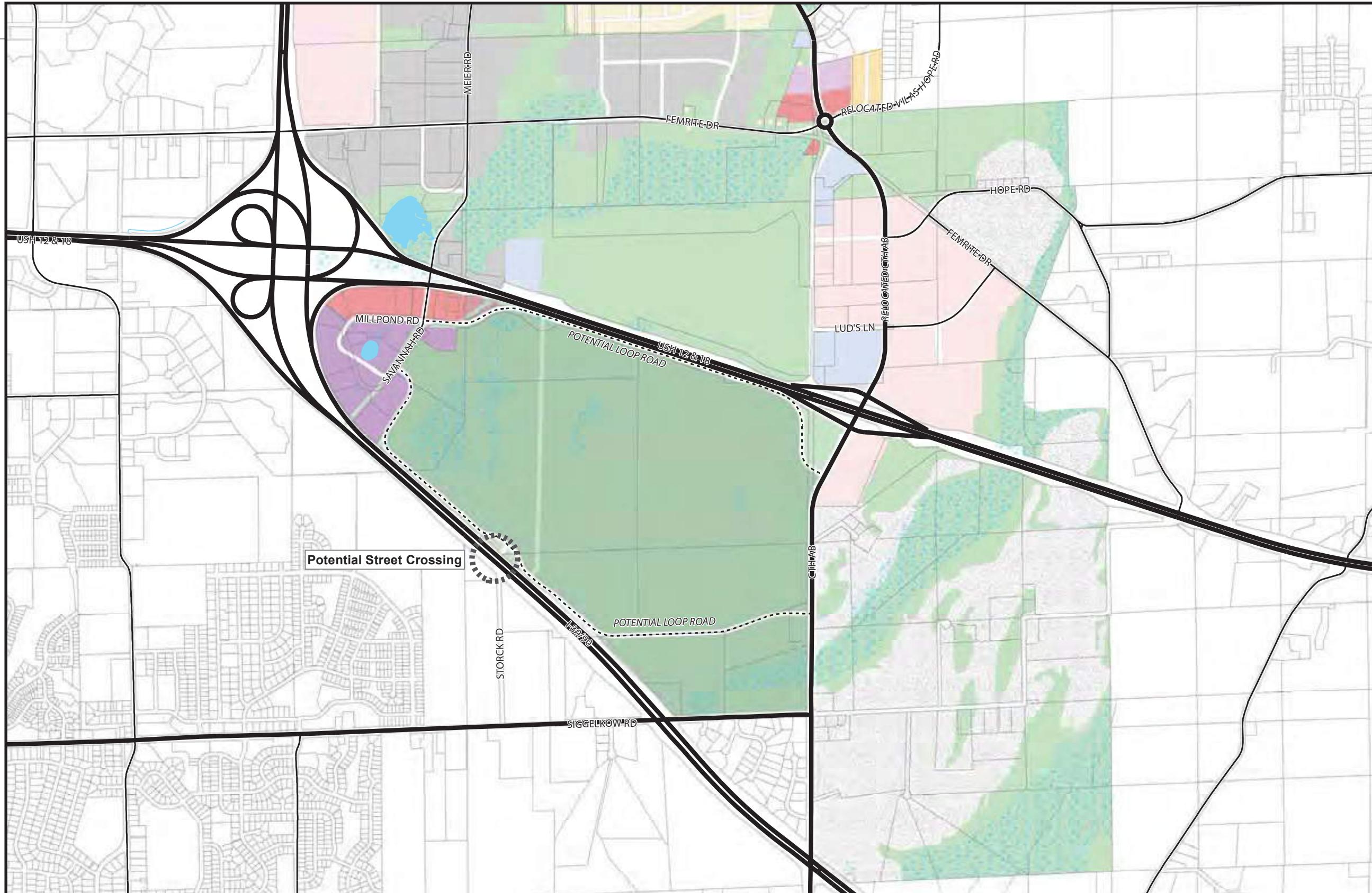


**2**

**3**

**6**

## 4.8 | COMMUNITY CONNECTIVITY DIAGRAM



Map 9:  
Transportation Plan - Roadways

### Planned Street Functional Classification

- Arterial
- Collector

Low density residential development contingent upon vehicular crossing of railroad tracks.

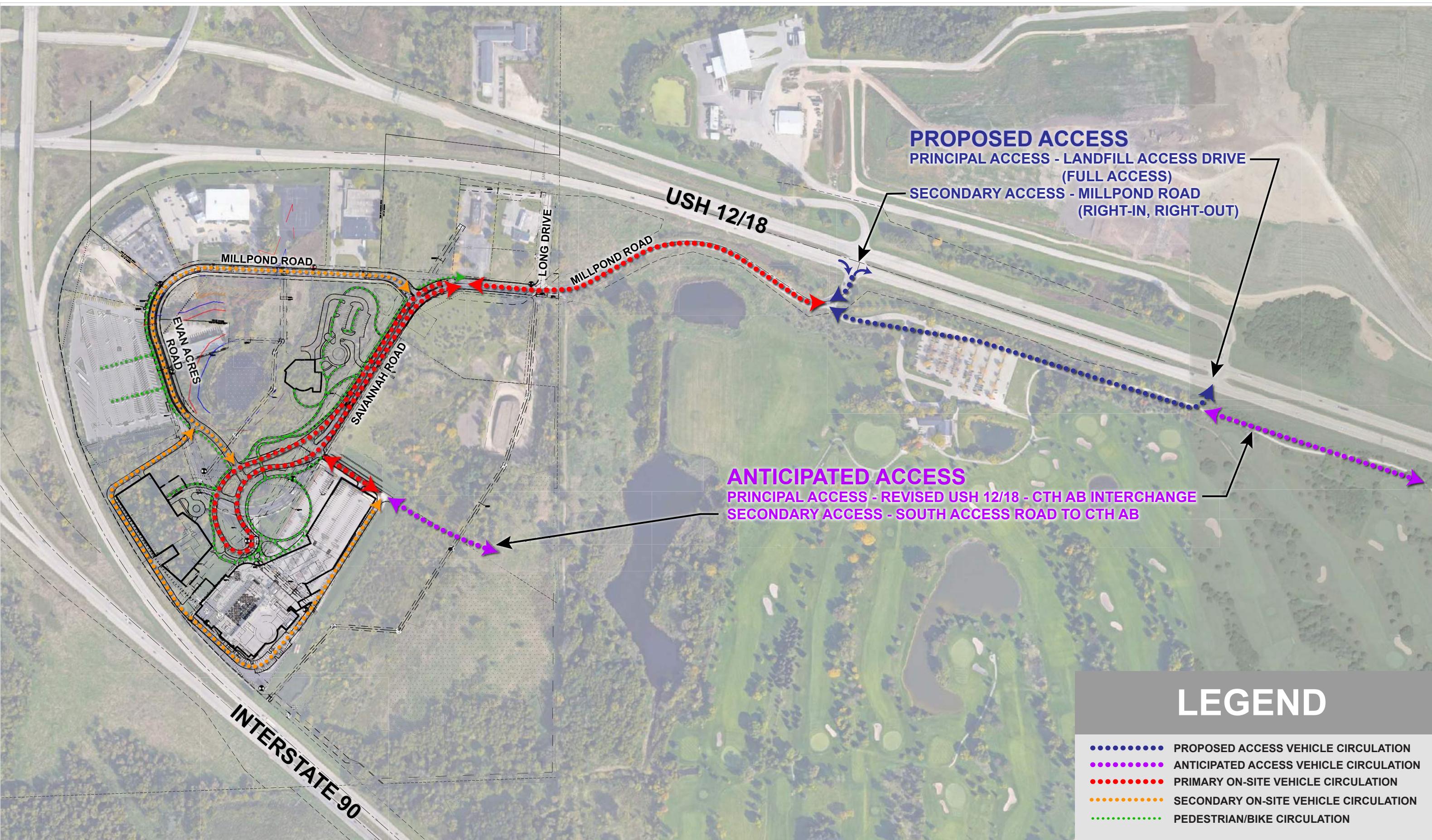
Yahara Hills  
Neighborhood Development Plan

City of Madison Planning Division

0 300 600 1,200 1,800 Feet



Prepared by the City of Madison Planning Division | January 2017



PROJECT NUMBER • 177893

HO-CHUNK GAMING MADISON

MADISON, WI

CIRCULATION EXHIBIT

DATE 02.27.19



0 100 200 400

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners



# SCHEDULE & PHASING PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

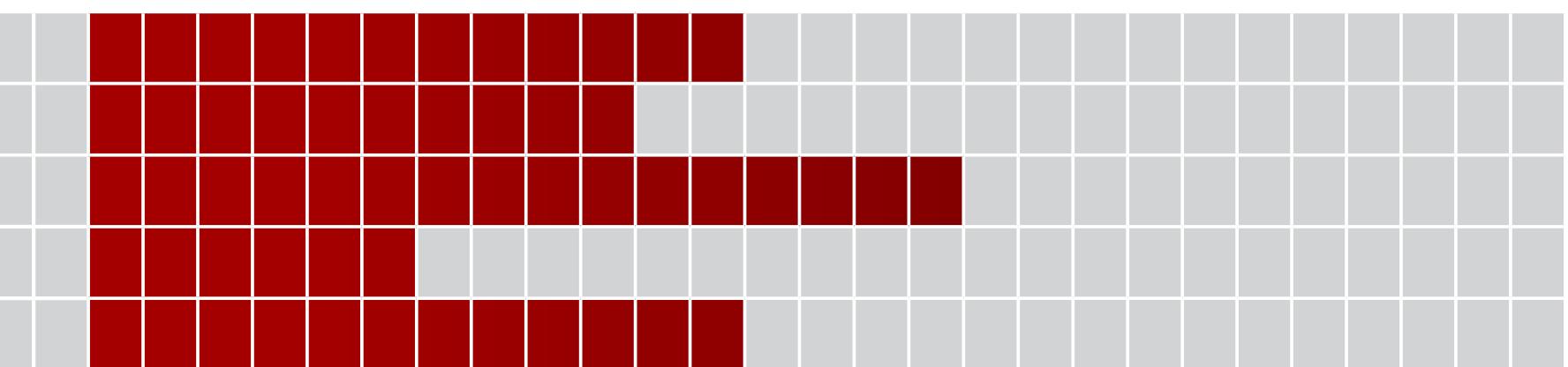
## PHASE I

Site Work



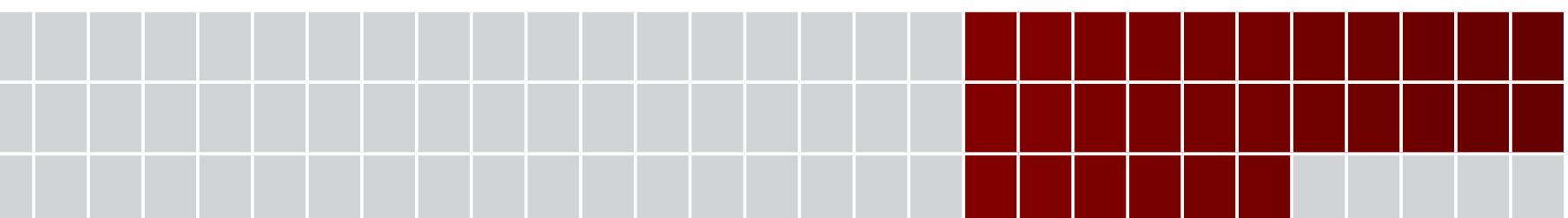
## PHASE II

Casino Addition  
Parking West  
Hotel  
CUP  
Heritage Center



## PHASE III

Convention Center  
Parking East  
Casino Remodel



## PHASE IV

Site Work





# SCHEDULE & PHASING PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

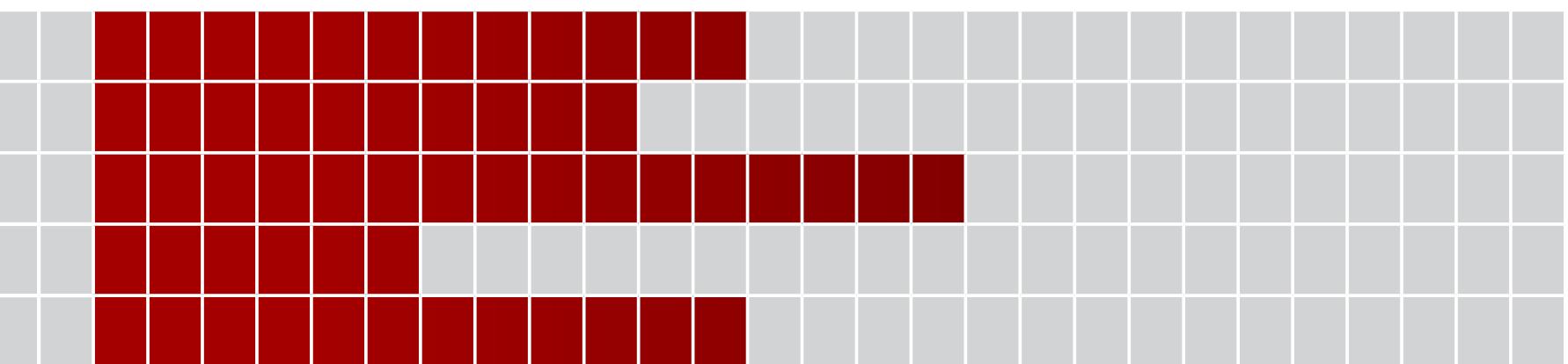
## PHASE I

Site Work



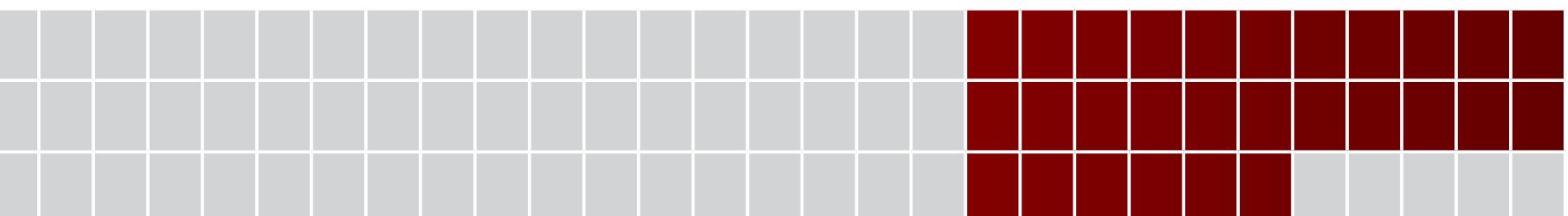
## PHASE II

Casino Addition  
Parking West  
Hotel  
CUP  
Heritage Center



## PHASE III

Convention Center  
Parking East  
Casino Remodel



## PHASE IV

Site Work



HO-CHUNK  GAMING  
MADISON