

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 8, 2019

TITLE: 4002 Evan Acres Road – PD, Ho-Chunk
Casino/Hotel/Convention Center Campus
and Heritage Center. 16th Ald. Dist.
(54472)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: May 8, 2019

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, Christian Harper, Shane Bernau, Craig Weisensel and Rafeeq Asad.

SUMMARY:

At its meeting of May 8, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of the General Development Plan (GDP) for the Ho-Chunk casino/hotel/convention center campus and heritage center located at 4002 Evan Acres Road. Registered in support of the project were Daniel Brown and Peter Tan, representing Ho-Chunk Gaming Madison.

Tan gave an overview of the project site. The goal of the project is to create an entertainment destination with the casino, hotel, conference center and heritage center. The reconfigured site plan shows more breathing room. The great circle is modeled after the traditional Ho-Chunk grounds as a grassy area where performances can be held and will include a series of hardscape and fountains that begin to inform the entrance of the hotel and casino. This will be built over a 29-month period with no stops. A principal access will be created across from the access drive to the landfill.

The Commission discussed the following:

- Addressing the restored wetlands area adjacent to the heritage center, is your thinking that it will be a project within a project, subcontracted to somebody with experience?
 - Yes absolutely. It's a very important part of this project, it is deeply connected to Ho-Chunk culture and the connection to the land has to be done right. It is an existing wetland that will be enhanced and restored and brought to its original glory.
- I see the more structured paths leading from that to the main building. I assume walking paths and trails throughout this property would be open to the general public?
 - Yes.
- That's an existing wetland. Was it natural or from when they did the highway?
 - Interesting question, we don't know.
- It's worth physically showing on this plan where the walkways happen, whether it's a trail or section of boardwalk. Or is it your intent to not disturb the wetland at all with any built feature?

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- The thought is that the right thing to do is tread lightly with boardwalks.
- Images show a circle of trees and a circle of light poles. Are we approving either or? There's not consistency in these documents.
 - Our intent was to paint the vision more than specificity.
- I'd like to see Phase 1 by itself if there is a gap in development.
 - We wouldn't do just Phase 1 without Phase 2. They're back-to-back.
- What happens if for any reason you can't immediately do Phase 2 and 3?
 - We've built on a number of occasions. The commitment to this is to avoid delays at all costs.
- When the SIP comes in, it should stand on its own.
- The apartment building is unfortunately going to contribute to the experience. I love the metaphors in the landscape. Maybe that should be denser south of that building to separate it from the experience.
 - The apartment building itself, we will acquire and raze that. That's the intent.
 - It's shown because we cannot legally make it part of the project since we don't currently hold that property.
- We're basically approving the general site concept.

ACTION:

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED FINAL APPROVAL** of the GDP. The motion was passed on a vote of (7-0).

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