



PLANNED DEVELOPMENT
GENERAL DEVELOPMENT PLAN
LAND USE APPLICATION SUBMITTAL | URBAN DESIGN COMMISSION
MARCH 20, 2019



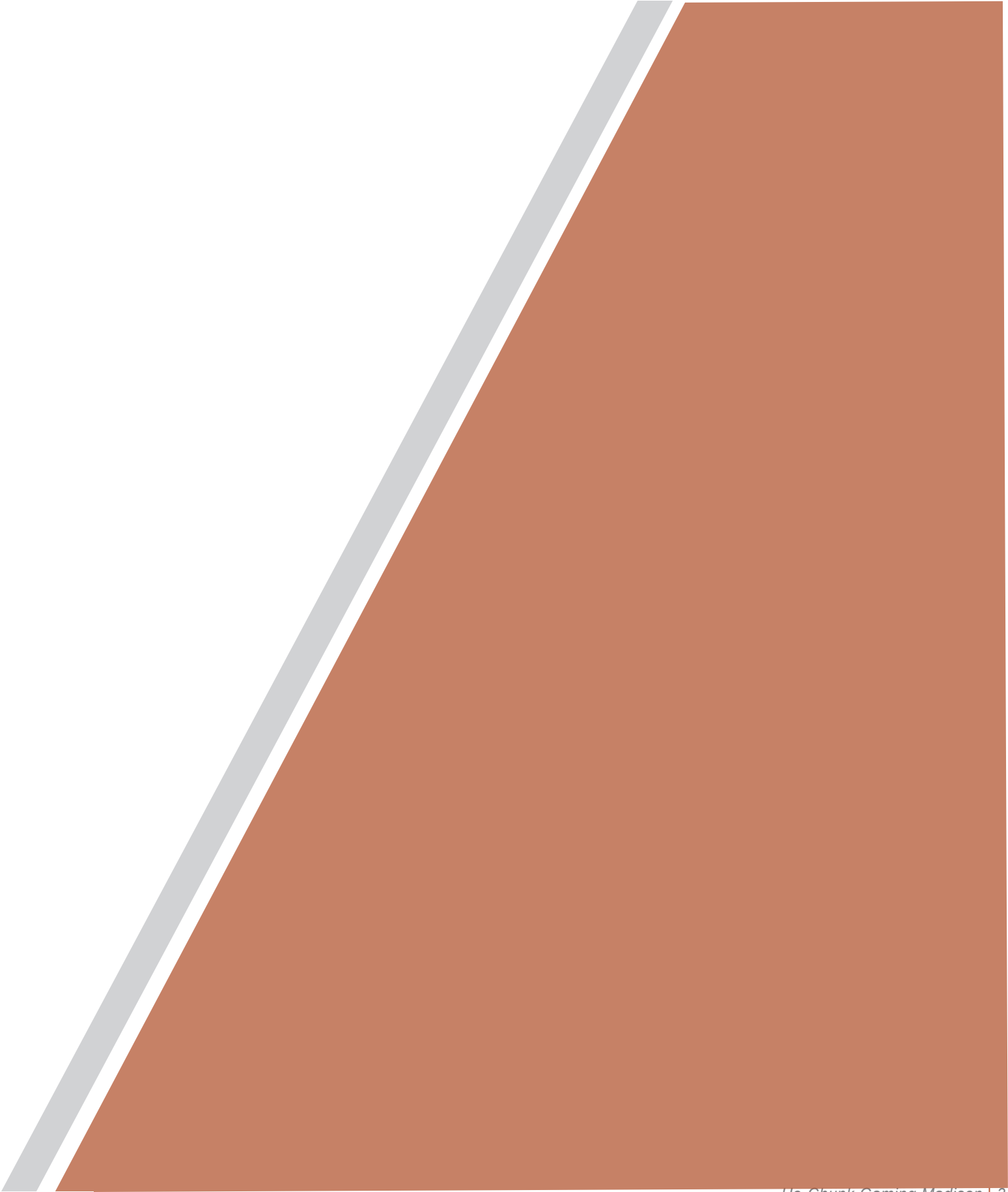


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SECTION 1

INTRODUCTION

- 1.1 | UDC APPLICATION
- 1.2 | PRE-APPLICATION NOTIFICATION
- 1.3 | LETTER OF INTENT



1.1 | UDC APPLICATION

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4002 Evan Acres Road, Madison, WI 53718
Title: Four Lakes District

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 5/8/2019
☐ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☒ Planned Development (PD)
☒ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage
☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
Other
☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name	Peter Tan	Company	Strang, Inc.
Street address	811 E. Washington Av., #200,	City/State/Zip	Madison WI 53703
Telephone	608 276-9200	Email	ptan@strang-inc.com
Project contact person	Peter Tan	Company	Strang, Inc.
Street address	811 E. Washington Av., #200,	City/State/Zip	Madison WI 53703
Telephone	608 276-9200	Email	ptan@strang-inc.com
Property owner (if not applicant)	Daniel Brown, Ho-Chunk Nation		
Street address	P.O. Box 667	City/State/Zip	Black River Falls, WI 54615
Telephone	608 223-9576 x 3538	Email	Dan.Brown@ho-chunk.com

Urban Design Commission Application (continued)

UDC

5. Required Submittal Materials

- ☐ Application Form
- ☐ Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ Development plans (Refer to checklist on Page 4 for plan details)
- ☐ Filing fee
- ☐ Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

6. Applicant Declarations

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 1/16/2019.
- The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Peter Tan Relationship to property Architect
Authorizing signature of property owner [Signature] Date 3/11/19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☒ Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

1.2 | PRE-APPLICATION NOTIFICATION

Peter Tan

From: Peter Tan
Sent: Tuesday, January 22, 2019 8:50 AM
To: 'Mike Tierney'
Cc: 'Tim Parks'; 'Matt Tucker'; Glaeser, Janine; Dan.Brown@ho-chunk.com; Samie Chambers (Samie.chambers@ho-chunk.com); Erik J. Lincoln; Jon D. Warner; Jonathan Nelson; Sixto Villegas
Subject: Ho-Chunk Gaming Madison PD-GDP Notification of Filing to Alder

Dear Alderperson Mike Tierney,

Thank you very much for meeting with us to review the Ho Chunk Gaming Madison Planned Development project on January 14th, 2019. We'd like to inform you that we will be filing a land use application for the rezone of the Ho Chunk site to Planned Development-General Development Plan zoning in March 2019. We are also making an informational presentation of the project to the Urban Design Commission on February 13, 2019.

In the meantime, please let us know if you have any further questions regarding the project.

Best regards,
Peter

Peter Tan, AIA, NCARB, LEED AP
Executive Vice President | Chief Design Officer
608.276.9201 x109 | PTan@strang-inc.com



811 E. Washington Ave. Suite 200 | Madison, WI 53703 | 608.276.9200
W238N1610 Busse Road, Suite 102 | Waukesha, WI 53188 | 262.875.6760
www.strang-inc.com

Voted Number ONE Commercial Architectural Firm
Six Consecutive Years (2013-2018) by the Readers of *InBusiness Magazine*



1.3 | LETTER OF INTENT

ZONING REQUEST:
Planned Development: General Development Plan

PROJECT NAME:
Four Lakes District

PARCEL LOCATION
4002 Evan Acres Road, Madison, WI 53718

PROPERTY OWNER:
*Ho-Chunk Nation
P.O. Box 667
Black River Falls, WI 54615*

**ARCHITECTURE, MECHANICAL/ELECTRICAL/
PLUMBING ENGINEERING, INTERIOR DESIGN**
*Strang
811 E. Washington Ave. #200
Madison, WI 53703*

CIVIL ENGINEERING:
*JSD Professional Services
161 Horizon Drive #101
Verona, WI 53593*

LANDSCAPE ARCHITECTURE:
*SAIKI DESIGN
1110 S. Park Street
Madison, WI 53715*

PRECONSTRUCTION/COST ESTIMATING:
*CG SCHMIDT
10 West Mifflin Street Suite 400
Madison, WI 53703*

BRANDING AND SIGNAGE:
*ZEBRADO
1249 Williamson Street
Madison, WI 53703*

PLANNING:
*URBAN ASSETS
807 East Johnson Street
Madison, WI 53703*

SITE:
The GDP site is 47.5 Acres located at Southeast intersection of Highway 90 and Highway 12/18; Aldermanic District 16; Madison Metropolitan School District. The owner's existing 60,000 sf. building located at the southern corner of the property would remain to be expanded and remodeled.

COMPREHENSIVE PLAN:
The City of Madison Comprehensive Plan identifies this area as a General Commercial District.

EXISTING ZONING:
The site is currently zone General Commercial.

EXISTING USES:
Casino, Parking, Vacant Land, Multifamily Housing Zoned Commercial District

SURROUNDING USES:
North: Commercial/Retail, Hotels, Highway 12/18, Landfill. Zoned Commercial and employment.

South: Highway 90/94

West: Highway 90/94, agriculture and single-family housing beyond

East: City Golf Course

DESIGN NARRATIVE:

OVERALL DESIGN INTENT
A goal of this project is to create a casino/hotel/convention center campus, a cultural and entertainment destination that has a decidedly modern, forward-looking design vision. Traditional motifs and metaphors are interpreted in an abstract, non-literal design idiom, to appeal to, and reach a whole new generation of gamers. The design of this project reflects the historic importance of gaming in Ho-Chunk culture through the millennia and celebrates the Ho-Chunk tradition of gracious hospitality. Outdoor dining and activity areas as well as a large outdoor event space extend the visitor experience to the landscape.

HERITAGE CENTER
The proposed Heritage Center is designed to fulfill the goal of sharing, preserving and celebrating the stories of the Ho-Chunk nation, who has made the Madison area, the "Four Lakes" region their home for thousands of years. As is the case with the rest of the campus, the architecture of the proposed Heritage Center is also conceived of in an abstract, non-literal idiom in order to create a more timeless context for celebrating and honoring the culture and history of the Ho-Chunk people.

STEWARDSHIP OF THE LAND
This project is deeply rooted in the goal of stewardship of the land and the Ho-Chunk nation's connection to their ancestral homeland. The site, civil engineering and landscape architecture is conceived of with this goal of honoring, connecting and restoring the land. The existing wetland on the site will be carefully restored, and the surrounding prairie and oak savanna will feature interpretive walking paths that enable the visitor to enjoy the beauty of the landscape and learn from the experience.

PROPOSED USES:
The General Development Plan (GDP) includes 7 Buildings and 2 Parking Structures. The following is a summary of potential future uses. The final building area, and parking counts will vary based on the Specific Implementation plans.

Building 1	Heritage Center
Building 2	Casino
Building 3	Conference Center
Building 4	Hotel, Spa, Restaurant
Building 5	2 Parking Structures
Building 6	Restaurant
Building 7	2 Future Development Sites

Approximate Total Parking: 2,000 Stalls

ENTRY SEQUENCE AND SITE APPROACH
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.

SITE AND LANDSCAPE DESIGN
The site and landscape design involves sculpting of the land to define and create space - defining the Great Circle, berming to screen the parking structures, creating view corridors and reflecting the Ho-Chunk heritage and tradition of mound building. Circles are important in Ho-Chunk culture as the form of their gathering spaces, and this is reflected in the Great Circle and the Great Room of the the Heritage Center. 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.

(DESIGN NARRATIVE CONTINUED)

“FOUR LAKES”

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.

UNIQUE SITE CHALLENGE: ACOUSTICS

The location of the site immediately northeast of I-90 presents the challenge of creating an pleasant experience for users of the outdoor spaces. The massing strategy of the buildings creates an effective acoustic barrier for highway noise. The Heritage Center and the restored native landscape with its interpretive pathways are located in the center of the site, away from the highway. Water features in the Hotel and Casino Entrance Plaza provide pleasing sound-masking white noise for guests.

UNIQUE SITE CHALLENGE: EXISTING GAS PIPELINE

An existing underground gas pipeline that runs through the site is carefully accommodated in the design. The required setbacks from the pipeline Right-of Way are fully integrated into the design of the Casino/Hotel Entrance Plaza and the Great Circle. An indoor bridge connects the Hotel to the Casino Lobby.

A GATEWAY TO MADISON: TRANSPARENCY AND RELATIONSHIP TO THE PUBLIC REALM

The existing Casino is transformed into a transparent facility that reaches out to the community and a whole new generation of gamers. Floor to ceiling glazing opens up the Lobby to the main entrance to the north. The southwest facade of the Casino-Hotel complex is designed to reflect its role as a gateway element for the city of Madison: The transparent form of the 2nd floor of the Casino reaches out the highway, announcing what happens inside. The curved form and rhythm of the screening elements of the West Parking Structure take on the metaphor of the traditional Ho-Chunk long house. The screening consists of planes that are perpendicular to the direction of traffic on the highway, providing a dynamic experience for the viewer as they drive past the southwest facade.

URBAN DESIGN COMMISSION INFORMATIONAL PRESENTATION, FEBRUARY 13, 2019

Items discussed and the Design Team’s responses:

1) Concern regarding the relatively long distance between the two organizing elements (the restored wetland and the Great Circle) and the people activated buildings. Concern that the great circle is right up against the northwest façade of the east parking structure.

Design Team’s Response:

The Great Circle is a large outdoor celebration/performance space modeled after the traditional Ho-Chunk Pow-Wow grounds. It is appropriately located next to the large garage doors of the conference center which will double as a stage area. In response to the UDC’s concerns, the Great circle has been reconfigured and moved west, to be further away from the parking structure to allow space for the ground to berm up to the parking structure, reducing its visual impact on the Great Circle.

The restored wetlands and the surrounding prairie and oak savanna are conceived of as a quiet contemplative natural space with interpretive walks, reflecting the Ho-Chunk culture’s connection to the land. This natural area is appropriately located in the middle of the site surrounding to the Heritage Center.

The Entrance Plaza next to the Casino and Hotel entrances is an equally significant space to the above two spaces, and it is appropriately designed to reinforce the activity and uses at the entrances. It is conceived of as a open, covered, paved hardscape area to accommodate vehicular dropoff, large groups of people entering and exiting the Casino and Hotel and outdoor dining. Water features that are an abstract representation of the 4 Lakes metaphor and landscape areas further animate the space. Please refer to the rendered perspectives in our submittal package that represent our design vision for this space.

The site plan carefully balances the location vehicular access/dropoff with pedestrian access: driveways curve in from the north and arc around the Great Circle, bringing vehicular access to the two main entrances while

preserving the spatial integrity of the Great Circle.

2) Question regarding whether the project as presented will be executed in phases, with many years in between the phases. The Commission expressed a desire that at each phase, the campus has the character of a complete project. A project phasing plan was requested.

Design Team’s Response:

As shown on Sheet 4.1, the Initial Phase of this project will include all components of the Master Plan, with the exception of the two future development sites on the northwest and the northeast of the campus. Sheet 4.9 Schedule and Phasing Plan shows the project schedule and phasing of the Initial Phase. No time will elapse between each of the phases of the Initial Phase of the Master Plan.

3) Aesthetic concern regarding the Existing Casino Screen Wall

Design Team’s Response:

After carefully considering the Commission’s aesthetic concerns regarding the proposed Existing Casino Screen Wall, our current proposal is to dispense with the idea of the screen wall and instead refinish the exterior of the existing casino to match the clean lines and architectural expression of the rest of the project. We believe that the massing of the Southwest facade of the existing Casino fits well with the massing of the entire composition of the project. This solution will draw more attention to the “prow” of the 2nd floor Casino expansion, which is appropriately hierarchically the most important element on the southwest facade.

4) Suggestion of a green alternative for screening the southwest (highway) facade of the West Parking Structure.

Design Team’s Response:

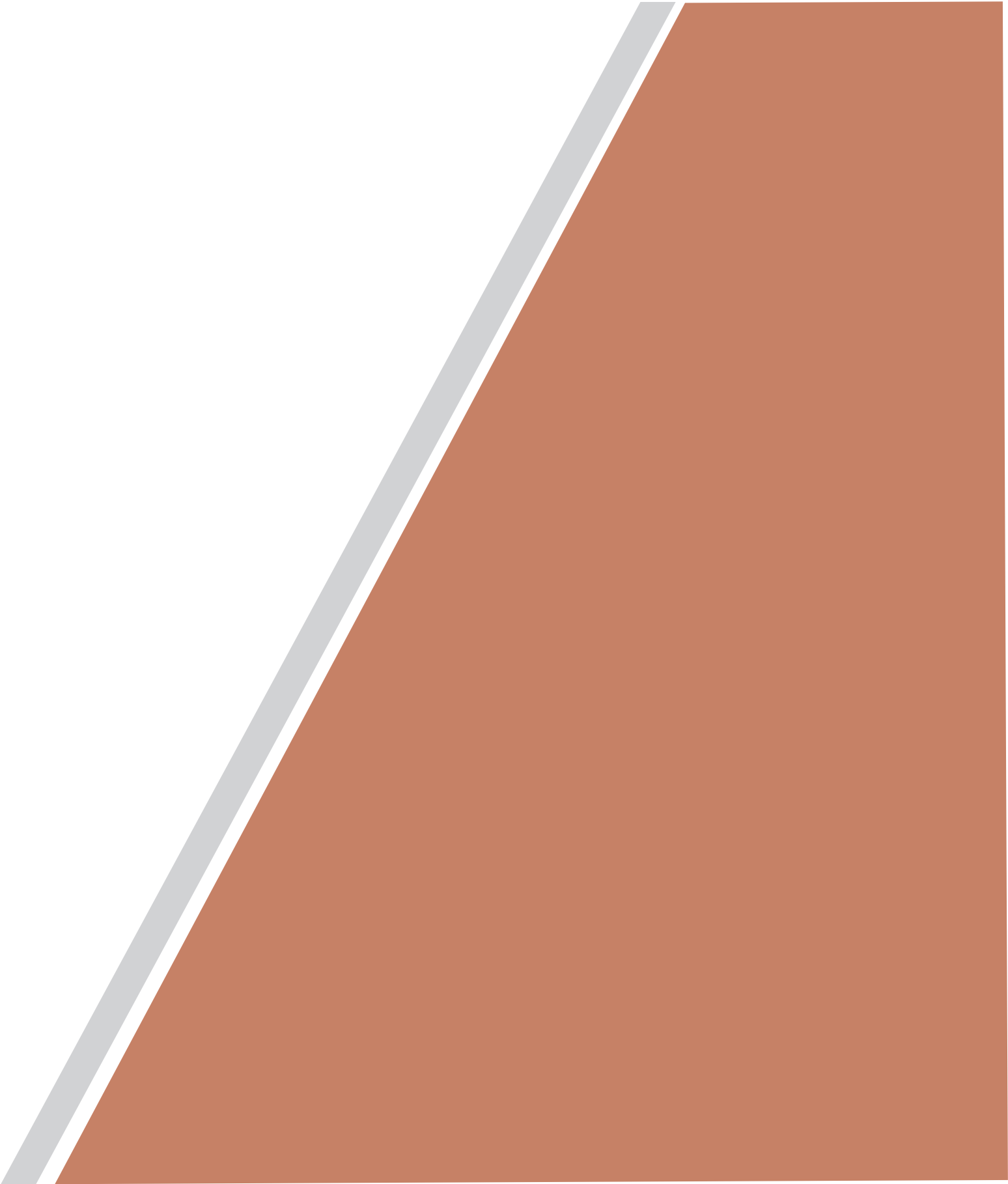
After having explored the Commission’s suggestion for a green alternative for screening, our recommendation is to utilize architectural materials for the screen elements, for the following reasons:

- Use of architectural materials would be more in keeping with the desired aesthetic of the project, and consistent with the long-house metaphor intended for the screen elements.
- Long-term maintenance considerations.
- Year-round screening is more easily achievable.

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 – (NOT USED)~~
- 3.5 | EXISTING SITE - LEGAL DESCRIPTIONS
- 3.6 | PHOTOGRAPHS OF EXISTING & ADJACENT BUILDINGS/STRUCTURES

3.1 | VICINITY MAP



12 | Ho-Chunk Gaming Madison
Existing Site Aerial


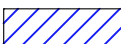

3.1 | EXISTING SITE AERIAL PHOTOGRAPH – KEY LANDSCAPE FEATURES & EXISTING BUILDINGS/STRUCTURES

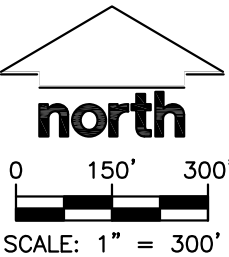
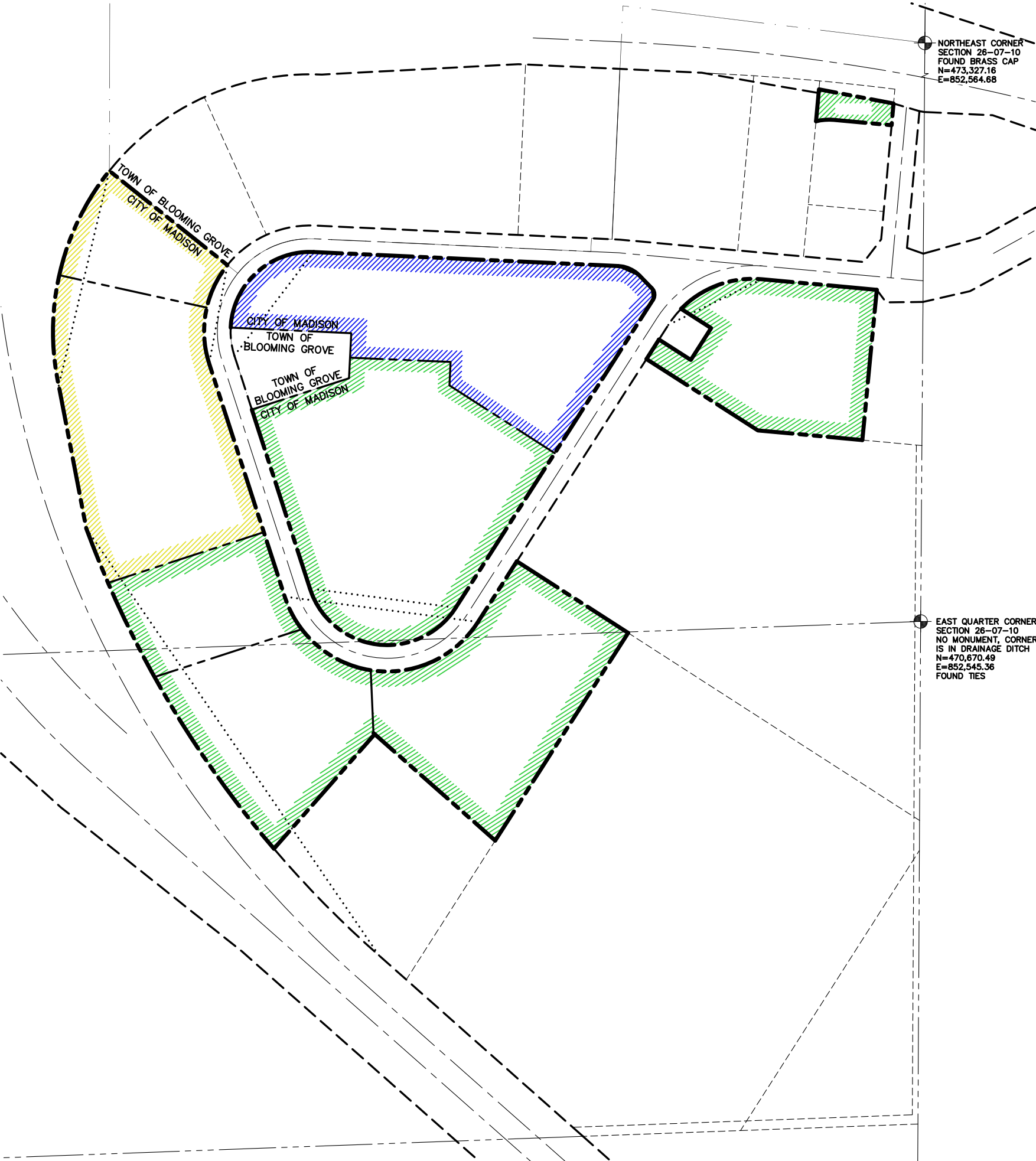


Existing Site Aerial Photo Property Lines

3.2 | SITE PARCEL MAP

LEGEND

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



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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

CLIENT:



CLIENT ADDRESS:
4002 EVAN ACRES ROAD
MADISON, WI 53716

PROJECT:
HO-CHUNK GAMING
MADISON

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

Design/Drawn: CJO
Approved: TJB

SHEET TITLE:
WISCONSIN WINNEBAGO
TRIBE HO CHUNK NATION
PARCEL MAP

SHEET NUMBER:

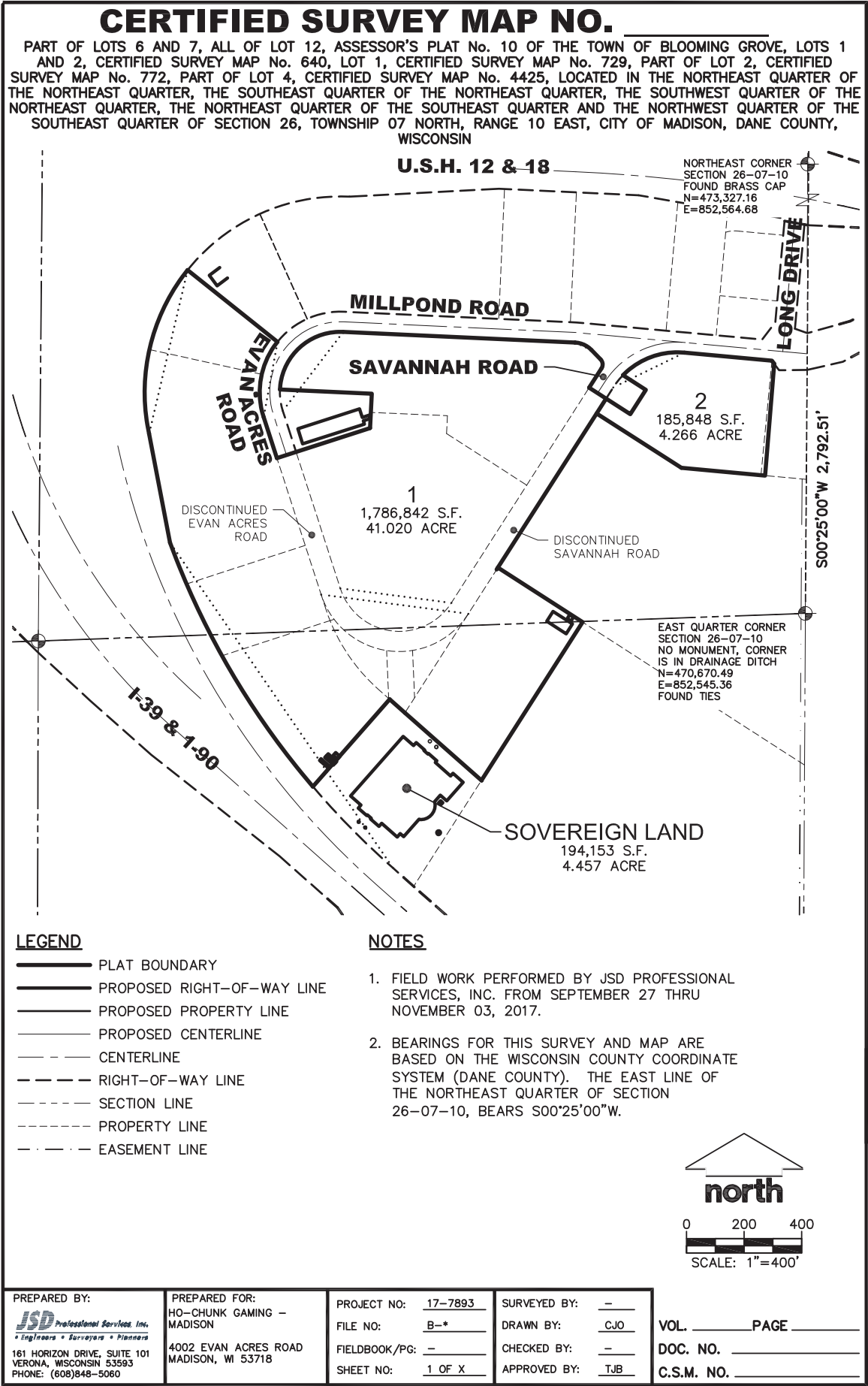
1 OF 1

JSD PROJECT NO:

17-7893

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DRAFT
PRELIMINARY



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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 XXXXX000XG, WHICH HAS NOT BEEN PRINTED.
- ITEM 6(a)(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 5.6.N. TO DEVELOP A NEW SET OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN 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 DEED RECORDED IN VOLUME 819 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 368 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. 4785649. (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 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 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 LOCATED 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 07°02' WEST, 1316.88 FEET ALONG THE EAST LINE OF SAID SECTION 26; THENCE NORTH 85°09' WEST, 344.32 FEET; THENCE SOUTH 32°13' WEST, 481.24 FEET; THENCE NORTH 87°47' WEST, 1365.17 FEET; THENCE SOUTH 18°17' EAST, 353.17 FEET; THENCE SOUTH 71°43' WEST, 35.00 FEET; THENCE NORTH 12°47' WEST, 53.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 82°43' WEST, 400.00 FEET TO THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 231.43 FEET ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET, A CHORD LENGTH OF 230.32 FEET, AND A CHORD BEARING OF NORTH 2°28' EAST; THENCE SOUTH 77°47' 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 2°28' 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 07°02' WEST, 1316.88 FEET ALONG THE EAST LINE OF SAID SECTION 26; THENCE NORTH 85°09' WEST, 344.32 FEET; THENCE SOUTH 32°13' WEST, 481.24 FEET; THENCE NORTH 87°47' WEST, 1365.17 FEET; THENCE SOUTH 18°17' EAST, 353.17 FEET; THENCE SOUTH 71°43' WEST, 35.00 FEET; THENCE NORTH 12°47' WEST, 53.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 82°43' WEST, 400.00 FEET TO THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 231.43 FEET ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET, A CHORD LENGTH OF 230.32 FEET, AND A CHORD BEARING OF NORTH 2°28' EAST; THENCE SOUTH 77°47' 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 2°28' WEST, TO THE POINT OF BEGINNING.

TAX KEY No.: 251/0710-261-0310-2

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, COUNTY OF DANE, STATE OF WISCONSIN.

TAX PARCEL No.: 251/0710-261-0304-5

PROPERTY ADDRESS: 3802 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 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 819 OF RECORDS, PAGE 460, AS DOCUMENT No. 1163000.
- THIS ITEM DOES 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 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 PLOTTED HEREON. (NOW IN MILLPOND ROAD)
- 15 RESOLUTION RECORDED IN VOLUME 633 OF RECORDS, PAGE 238, AS DOCUMENT No. 1450903.
- 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, 2009, 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.
- 18 ASSIGNMENT OF RENTS MADE BY RICHARD C. BRADETCH 4/b/o RBC PROPERTIES, LLC TO BANK OF LAKE MILLS RECORDED JULY 24, 2007 AS 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.: 008/0710-261-0635-5

PROPERTY ADDRESS: 3522 EVAN ACRES ROAD

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 GSN 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.
- 17a 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.
- 17b ASSIGNMENT, RECORDED OCTOBER 31, 1990 AS DOCUMENT No. 2231689.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 18 REVOCABLE RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC, RECORDED DECEMBER 12, 1996 AS DOCUMENT No. 2818678.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 19a 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.
- 19b AFFIDAVIT, RECORDED DECEMBER 3, 1999 AS DOCUMENT No. 3176096.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 20 RIGHT-OF-WAY GRANT GAS MAIN AND/OR SERVICE LATERALS, RECORDED DECEMBER 3, 1999 AS DOCUMENT No. 3176095.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 21 DECLARATION OF EASEMENT RECORDED JANUARY 7, 2015 AS DOCUMENT No. 5121759.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 22 CIVIL JUDGMENT ENTERED IN 2011CLO00015 ON FEBRUARY 4, 2011 AGAINST HO-CHUNK NATION AND IN FAVOR OF STEINER ELECTRIC COMPANY IN THE AMOUNT OF \$2,021.83.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 23 CIVIL JUDGMENT ENTERED IN 2011CLO00016 ON FEBRUARY 4, 2011 AGAINST HO-CHUNK NATION AND IN FAVOR OF STEINER ELECTRIC COMPANY IN THE AMOUNT OF \$6,721.30.
- THIS ITEM DOES 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.7N., 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 48°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 396.82 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°-58'-00" E, 425.03 FEET; THENCE S 32°-12'-30" W, 458.51 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR DRAINAGE 60 FEET IN WIDTH ADJACENT TO AND PARALLEL TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90 ALONG THE ENTIRE SOUTHWESTERLY PART OF THE PARCEL, AND OTHER VALID RIGHTS-OF-WAY OF RECORD.

FOR INFORMATIONAL PURPOSES ONLY:

TAX ID No.:251/0710-264-0102-7

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.)

- 10 EASEMENT TO SODOCNY 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.
- 11 AGREEMENT RE. RIGHT-OF-WAY AND UTILITIES RECORDED APRIL 1, 1965 IN VOL. 424 OF MISC., PAGE 368 AS DOCUMENT No. 1127407.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)
- 12a 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.
- 12b CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 13a CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 13b MATTERS SHOWN ON ASSESSOR'S PLAT No. 10 RECORDED NOVEMBER 16, 1967 IN VOL. 33 OF PLATS, PAGES 32-33, AS DOCUMENT No. 1200320.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 14 SANITARY SEWER EASEMENT RECORDED JANUARY 12, 1968 IN VOLUME 3 OF RECORDS, PAGE 443, AS DOCUMENT No. 1204785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. (NOW IN MILLPOND ROAD)
- 17 SANITARY SEWER EASEMENT 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 PLOTTED HEREON. (NOW IN MILLPOND ROAD)
- 18 MATTERS SHOWN ON CERTIFIED SURVEY MAP No. 772 RECORDED FEBRUARY 21, 2017 IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 325, AS DOCUMENT No. 1317721.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 19 EASEMENT FOR PUBLIC HIGHWAY RECORDED FEBRUARY 2, 1977 IN VOLUME 771, PAGE 158 AS DOCUMENT No. 1504432.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. (NOW MILLPOND ROAD)
- 20 RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC RECORDED JUNE 6, 1984 IN VOLUME 5744, PAGE 31, AS DOCUMENT No. 1836536.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 21a RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108, PAGE 45 AS DOCUMENT No. 2110508 AND RECORDED NOVEMBER 12, 1988 IN VOLUME 12148, PAGE 5 AS DOCUMENT No. 2112501.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 21b ASSIGNMENT BY KOCH PIPELINES, INC. TO KOCH REFINING COMPANY RECORDED OCTOBER 31, 1990 IN VOL. 14981, 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.
- 21c CONVEYANCE OF RIGHTS IN LAND BY KOCH REFINING COMPANY L.P. TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010050.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 22a RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108, PAGE 47 AS DOCUMENT No. 2110509.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 22b ASSIGNMENT BY KOCH PIPELINES, INC. TO KOCH REFINING COMPANY RECORDED OCTOBER 31, 1990 IN VOL. 14981, 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.
- 22c CONVEYANCE OF RIGHTS IN LAND BY KOCH REFINING COMPANY L.P. TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010050.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-6421 MILLPOND ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872564-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

PARCEL 1:

LOT NINE (9), ASSESSOR'S PLAT No. 10 TOWN OF BLOOMING GROVE, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

AND

PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 772 RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, PAGE 325, AS DOCUMENT No. 1317721, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, BEING A PART OF LOT 8 OF ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP No. 772, THENCE NORTH 85°09' WEST, 157.75 FEET; THENCE NORTH 43°1' EAST, 399.98 FEET TO THE SOUTH LINE OF MILLPOND ROAD; THENCE SOUTH 85°09' EAST, 70.00 FEET ALONG THE SOUTH LINE OF MILLPOND ROAD; THENCE NORTH 43°1' EAST, 529.63 FEET ALONG THE EAST LINE OF LONG DRIVE TO THE SOUTH LINE OF U.S. HIGHWAY 12 AND 18; THENCE 8.92 FEET ALONG A CIRCULAR CURVE TO THE RIGHT ALONG THE SOUTH LINE OF U.S. HIGHWAY 12 AND 18 HAVING A RADIUS OF 5679.85 FEET, A CHORD LENGTH OF 8.92 FEET, AND A CHORD BEARING OF SOUTH 82°20'32" EAST; THENCE SOUTH 932.51 FEET ALONG THE EAST LINE OF SECTION 26 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PROPERTY DESCRIBED IN DEED RECORDED JULY 15, 1997 AS DOCUMENT No. 2870419.

PARCEL 1b:

PART OF LOT 2, CERTIFIED SURVEY MAP No. 772, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGE 325 AS DOCUMENT No. 1317721, BEING A SUBDIVISION OF LOT 8, ASSESSOR'S PLAT No. 10 OF THE TOWN OF BLOOMING GROVE, LOCATED IN THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: AT THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 772; THENCE N32°12'30"E, ALONG THE WESTERLY LINE OF LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 772, ALSO BEING THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAVANNAH ROAD, 161.28 FEET TO THE NORTHERMOST POINT OF SAID LOT 1, AND THE POINT OF BEGINNING; THENCE CONTINUING N32°12'30"E, ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE, 92.79 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N63°31'44"E, 25.99 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MILLPOND ROAD; THENCE S89°09'00"E, ALONG SAID RIGHT-OF-WAY LINE, 146.04 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 265.00 FEET RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S69°19'30"W, 228.37 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, CERTIFIED SURVEY MAP No. 772; THENCE N57°47'30"W, ALONG SAID NORTHERLY LINE, 5.41 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

TAX ID No.:251/0710-261-0101-5

ADDRESS: 6421 MILLPOND ROAD

PARCEL E – 6303 MILLPOND ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872563-MAD, COMMITMENT DATE: OCTOBER 17, 2017 AT 7:30 A.M.)

- 10a SANITARY SEWER EASEMENT DATED DECEMBER 18, 1967 AND RECORDED JANUARY 12, 1968 AS DOCUMENT No. 1204785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 11a SANITARY SEWER EASEMENT DATED JULY 2, 1984 AND RECORDED AUGUST 23, 1984 AS DOCUMENT No. 1848258.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 12a STORM SEWER EASEMENT DATED JULY 13, 1984 AND RECORDED AUGUST 23, 1984 AS DOCUMENT No. 1848255.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 13a RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. DATED SEPTEMBER 26, 1988 AND RECORDED NOVEMBER 2, 1988 AS DOCUMENT No. 2112301.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 13b ASSIGNMENT OF INTEREST FROM KOCH PIPELINES, INC. TO KOCH REFINING COMPANY DATED OCTOBER 23, 1990 AND RECORDED OCTOBER 31, 1990 AS DOCUMENT No. 2231689.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 14a RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE INSURED PREMISES LYING WITHIN VACATED PORTIONS OF EVAN ACRES ROAD AND PORTIONS OF SAVANNAH ROAD, PURSUANT TO SECTION 66.1005 (2) WISCONSIN STATUTE.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-6303 MILLPOND ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872563-MAD, COMMITMENT DATE: OCTOBER 17, 2017 AT 7:30 A.M.)

PART OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, ALSO BEING A PART OF LOT 6, ASSESSOR'S PLAT No. 10, BLOOMING GROVE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, ASSESSOR'S PLAT No. 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 13 OF SAID ASSESSOR'S PLAT No. 10; THENCE S89°09'00" E, 129.87 FEET ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CHORD LENGTH OF 269.98 FEET, AND A CHORD BEARING OF NORTH 47 DEGREES 13'00" EAST TO A POINT ON THE SOUTHERLY LINE OF MILLPOND ROAD; THENCE SOUTH 2 DEGREES 13'00" WEST, 210.00 FEET; THENCE NORTH 87 DEGREES 47'00" WEST, 210.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED RECORDED FEBRUARY 1, 1999 AS DOCUMENT No. 3077053 AND RE-RECORDED JULY 16, 1999 AS DOCUMENT No. 3135154.

TAX ID No.: 251/0710-261-0202-1

PROPERTY ADDRESS: 6303 MILLPOND ROAD

PARCEL F – 4101 SAVANNAH ROAD

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872565-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

- 10a 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.
- 10b CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 11a EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463, PAGE 480, AS DOCUMENT No. 1184156.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 11b CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 12a 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.
- 12b CONVEYANCE OF RIGHTS IN LAND BY MADISON METROPOLITAN SEWERAGE DISTRICT TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 21, 1998 AS DOCUMENT No. 3010051.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 13 MATTERS SHOWN ON ASSESSOR'S PLAT No. 10 RECORDED NOVEMBER 16, 1967 IN VOLUME 33 OF PLATS, PAGES 32-33, AS DOCUMENT No. 1200320.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED-4101 SAVANNAH ROAD)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-872565-MAD, COMMITMENT DATE: OCTOBER 13, 2017 AT 7:30 A.M.)

LOT TEN (10), ASSESSOR'S PLAT No. 10 TOWN OF BLOOMING GROVE, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON BY INSTR

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.)

11 GRANT OF EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967 IN VOLUME 463 OF RECORDS, PAGE 480 AS DOCUMENT No. 1184156.

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

12 SANITARY SEWER 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.

13 SANITARY SEWER 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. 1849258. (PARCEL A AND C)

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

14 RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 45 AS DOCUMENT No. 2110509 AND RECORDED NOVEMBER 2, 1988 AS DOCUMENT No. 2112301. (PARCEL A, B AND D)

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

15 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.

16 RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 47 AS DOCUMENT No. 2110509. (PARCEL D)

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

17 RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED OCTOBER 24, 1988 IN VOLUME 12108 OF RECORDS, PAGE 42 AS DOCUMENT No. 2110507. (PARCEL D)

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

18 RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 12, 1996 AS DOCUMENT No. 2918678. (PARCEL C)

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

19 RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 9, 1999 AS DOCUMENT No. 3153897. (PARCEL C)

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

20 RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED DECEMBER 3, 1999 AS DOCUMENT No. 3176095. (PARCEL C)

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

21 RESOLUTION RECORDED JUNE 22, 2015 AS DOCUMENT No. 5161887. (PARCEL C AND D)

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

22 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, EXCEPT THE FOLLOWING PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 OF SAID ASSESSOR'S PLAT No. 10, SAID POINT BEING IN THE NORTHWEST CORNER OF LOT 13 OF SAID ASSESSOR'S PLAT No. 10; THENCE 329.87 FEET ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CHORD LENGTH OF 296.98 FEET, AND A CHORD BEARING NORTH 47°37'00" EAST TO A POINT ON THE SOUTHERLY LINE OF MILLPOND ROAD; THENCE SOUTH 02°13'00" WEST, 210.00 FEET; THENCE NORTH 87°47'00" WEST, 210.00 FEET ALONG THE SOUTH 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 RECORDED 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. 1317721, 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 RECORDED JULY 16, 1999 AS DOCUMENT No. 3135154.

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

PARCEL C:

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, ALSO BEING A PART OF THE EAST 1/2 OF SECTION 26, TOWN 7 NORTH, RANGE 10 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 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 SOUTH 32°12'30" WEST, 653.19 FEET; THENCE NORTH 48°59'00" WEST, 354.19 FEET; THENCE NORTH 32°12'30" EAST, 508.56 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 640; SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE NORTH 71°43'00" EAST, 394.29 FEET TO THE SOUTHWEST LINE OF EVAN ACRES ROAD; THENCE 295.53 FEET ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 635.54 FEET, A CHORD LENGTH OF 293.87 FEET AND A CHORD BEARING OF SOUTH 35°37'35" EAST, 51.09 FEET; THENCE SOUTH 41°02'00" WEST, 403.11 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-90; THENCE 554.05 FEET ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2784.76 FEET, A CHORD LENGTH OF 553.14 FEET, A CHORD BEARING OF NORTH 35°12'14" 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.)

12 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.

13 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.

14 EASEMENT AGREEMENT RECORDED IN VOLUME 6116 OF RECORDS, PAGE 13, AS DOCUMENT No. 1852260.

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. 2886670.

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 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
PROFESSIONAL LAND SURVEYOR

DATE

BENCHMARKS			
BENCH MARK	ELEVATION	DESCRIPTION	
BM-1 (500)	868.14	TOP NUT ON HYDRANT AT LONG DRIVE AND MILLPOND ROAD	
BM-2 (501)	866.59	TOP NUT ON HYDRANT MID-POINT ON MILLPOND ROAD	
BM-3 (502)	867.69	TOP NUT ON HYDRANT ON CORNER OF MILLPOND AND EVAN ACRES RD	
BM-4 (503)	866.92	TOP NUT ON HYDRANT IN FRONT OF HOLIDAY APARTMENTS	
BM-5 (504)	869.02	TOP NUT ON HYDRANT ON SOUTH END OF EVAN ACRES ROAD	
BM-6 (505)	867.81	TOP NUT ON HYDRANT IN HO-CHUNK MAIN DRIVEWAY	
BM-7 (506)	868.39	TOP NUT ON HYDRANT WEST OF CASINO	
BM-8 (512)	866.14	MARKER BOX ON LIGHT POLE PEDESTAL WEST OF CASINO	
BM-9 (507)	863.55	TOP NUT ON HYDRANT SOUTH OF CASINO	
BM-10 (508)	865.14	TOP NUT ON HYDRANT EAST OF CASINO	
BM-11 (509)	866.22	TOP NUT ON HYDRANT ON SOUTHERN END OF SAVANNAH RD	

*** 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.

STORM SEWER INLETS					
INLET ID	RM	ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
INL-1	864.48	N	862.03	15" RCP	
INL-2	862.48	SW	861.98	15" RCP	
		NE	860.33	15" RCP	
INL-3	862.50	NW	859.16	15" RCP	
		SE	859.15	15" RCP	
INL-4	864.06	NE	860.80	15" CMP	
		SW	860.60	15" RCP	
INL-5	864.13	NW	859.16	15" RCP	
		SE	859.15	15" RCP	
INL-6	864.58	NE	859.23	34"x33" RCP	
		SW	859.23	34"x33" RCP	
INL-7	864.50	NE	860.53	15" RCP	
		W	—	15" RCP	
INL-8	865.57	NW	858.30	24" RCP	
		SW	862.55	15" RCP	
INL-9	865.48	SE	862.58	15" RCP	
		SW	861.00	15" RCP	
INL-10	863.95	NW	860.40	15" RCP	
		SW	860.35	18" RCP	
INL-11	863.95	SW	860.84	18" RCP	
		SE	860.42	18" RCP	
INL-12	864.09	SW	860.22	18" RCP	
		SE	860.22	18" RCP	
INL-14	864.79	SW	861.47	12" RCP	
		NE	863.48	12" RCP	
INL-15	863.48	SW	860.27	15" RCP	
		SE	858.89	24" RCP	
INL-16	862.99	NW	857.08	24" RCP	
		SE	855.49	24" RCP	
INL-17	864.28	SE	858.28	15" RCP	

— = UNABLE TO MEASURE PIPE/S, SETBACK IN STRUCTURE

STORM SEWER MANHOLES					
STRUCT. ID	RM	ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
STM-1	864.21	NE	862.77	15" RCP	
		SE	860.75	15" RCP	
STM-2	864.66	NE	859.25	34"x33" RCP	
		SW	859.24	15" RCP	
STM-3	864.66	SE	859.19	38"x60" RCP	
		NW	858.63	38"x60" RCP	
STM-4	865.39	SE	858.55	38"x60" RCP	
		NW	857.03	38"x60" RCP	
STM-5	864.53	NE	856.83	36" RCP	
		SE	856.36	38"x60" RCP	
STM-6	866.06	SE	859.89	18" RCP	
		SW	859.78	24" RCP	
STM-7	866.77	NW	859.72	18" RCP	
		SE	859.70	18" RCP	
STM-8	864.59	SW	859.24	24" RCP	
		NE	858.71	24" RCP	
STM-9	864.12	SE	860.29	15" RCP	
		SW	860.33	15" RCP	
STM-10	865.48	NE	860.12	15" RCP	
		SE	859.98	15" RCP	
STM-11	863.22	NW	859.35	15" RCP	
		SE	859.39	15" RCP	
STM-12	864.65	NW	858.80	18" RCP	
		W	861.89	12" CMP	
		W	861.89	12" CMP	
		S	862.06	18" CMP	

SANITARY SEWER MANHOLES					
STRUCT. ID	RM	ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
SAN-1	864.77	NE	853.13	12" AC	
SAN-2	863.36	NE	852.62	12" AC	
		SW	852.43	12" AC	
SAN-3	863.52	NE	851.78	12" AC	
		SE	852.35	4" AC	
SAN-4	862.28	S	851.48	18" RCP	
		N	851.78	18" RCP	
SAN-5	860.66	NW	851.74	18" RCP	
		NE	851.33	8" PVC	
SAN-6	861.64	NW	853.11	18" RCP	
		SW	850.74	18" RCP	
SAN-7	861.42	NE	850.79	18" RCP	
		W	850.24	18" RCP	
SAN-8	863.23	E	849.86	18" RCP	
		NW	850.09	12" AC	
SAN-9	864.12	NE	849.82	18" RCP	
		SW	849.43	18" RCP	
SAN-10	865.93	NE	849.43	18" RCP	
		SW	849.43	18" RCP	
SAN-11	865.69	NE	858.17	6" AC	
		SW	857.29	6" AC	
SAN-12	864.92	NE	855.93	6" AC	
		NW	855.80	6" AC	
SAN-13	864.18	SE	854.82	6" AC	
		W	854.72	6" AC	
SAN-14	863.09	E	853.24	6" AC	
		W	853.26	6" AC	
SAN-15	863.45	S	853.12	6" AC	
		SW	852.69	12" AC	
SAN-16	863.02	N	852.57	12" AC	
		W	853.59	6" VOP	
SAN-17	862.61	N	852.71	6" AC	
		W	853.59	6" VOP	
SAN-18	865.61	NE	851.41	12" AC	
SAN-19	865.26	SE	851.41	12" AC	
		SW	850.79	12" AC	
SAN-20	865.31	NW	850.45	12" AC	
		SW	850.29	12" AC	
SAN-21	863.17	SW	857.83	8" AC	
		NW	857.67	8" AC	
SAN-22	864.62	SE	856.52	8" AC	
		NE	856.42	8" AC	
SAN-23	856.47	SW	854.96	8" AC	
		NE	854.86	8" AC	
SAN-24	867.29	-	-	-	-

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



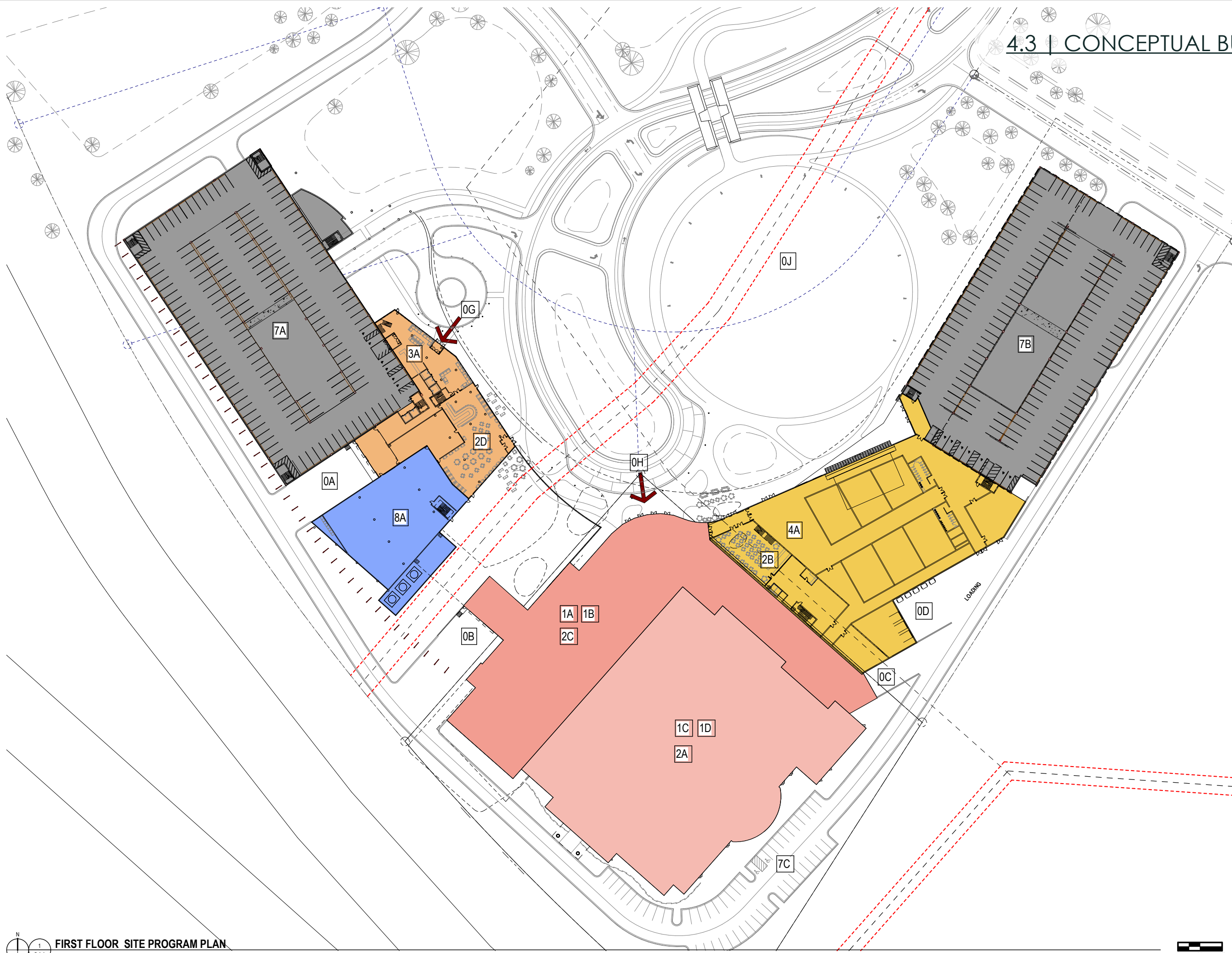
BUILDINGS

- 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



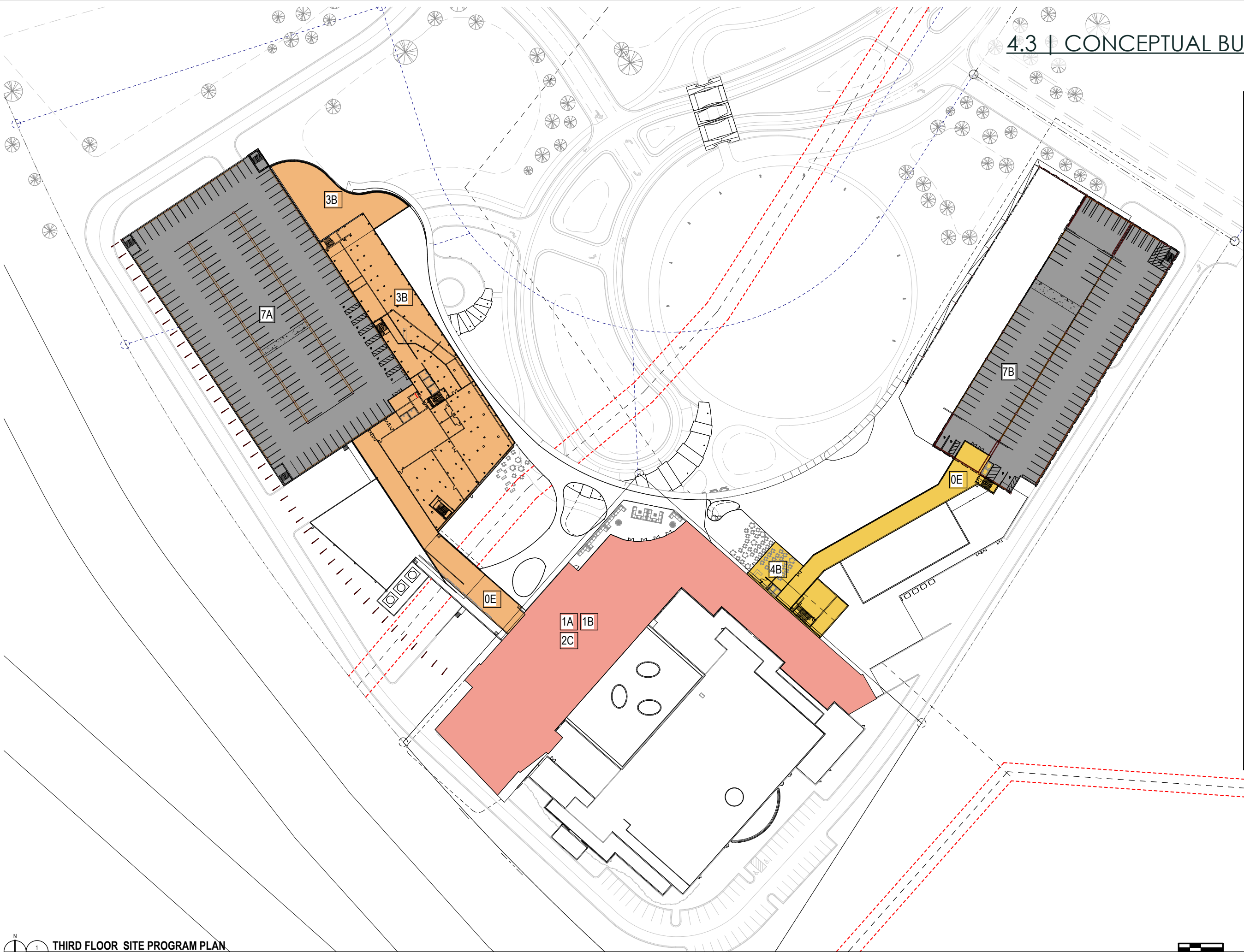
PROGRAM SUMMARY - LEVEL 1		
##	DESCRIPTION	TOTAL AREA - LEVELS
0A	HOTEL LOADING / RECEIVING	
0B	CASINO LOADING / RECEIVING	
0C	F&B LOADING / RECEIVING	
0D	CONFERENCE CENTER LOADING / RECEIVING	
0E	BRIDGE	
0G	HOTEL DROP OFF	
0H	CASINO DROP OFF	
0J	OUTDOOR EVENT SPACE	
1A	CASINO LOBBY ADDITION - 16,000 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	



STRANG
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

PROJECT TITLE HO CHUNK GAMING MADISON	
MADISON, WISCONSIN	
SHEET NAME FIRST FLOOR - SITE PROGRAM PLAN	
PROJECT NO. 2017044	DATE 01/23/2019
SHEET NO. 5.4.1	
COPYRIGHT STRANG, INC. 2019	

4.3 | CONCEPTUAL BUILDING FLOOR PLANS



PROGRAM SUMMARY - LEVEL 3

- 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 THIRD FLOOR - SITE PROGRAM PLAN		
PROJECT NO.	2017044	
DATE:	01/23/2019	SHEET NO.
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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 - EXISITING - 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

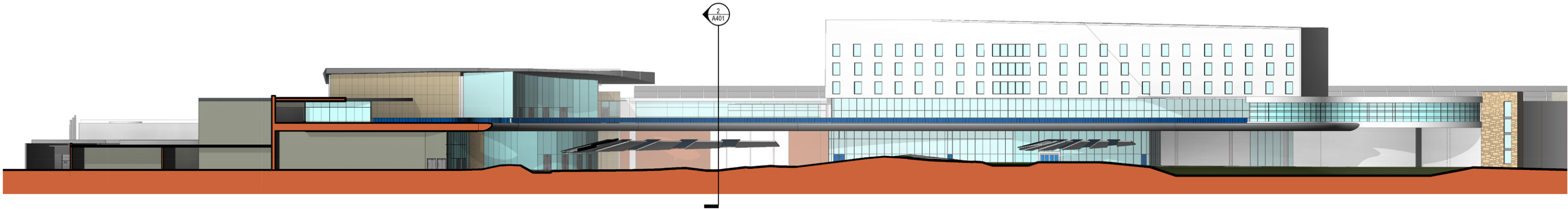
- 6A - SPORTS FACILITY - 111,000 - 2

- 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

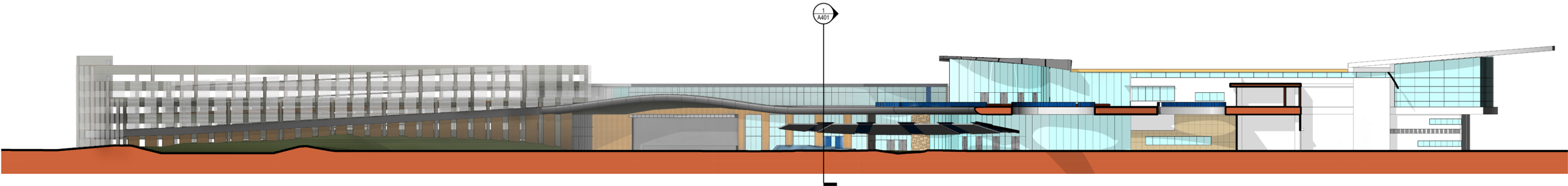
- 8A - CENTRAL PLANT - 16,500 SF - 1



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		5.4.3



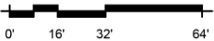
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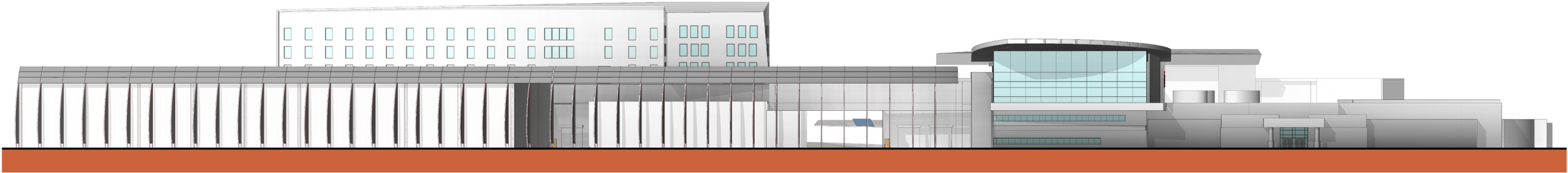


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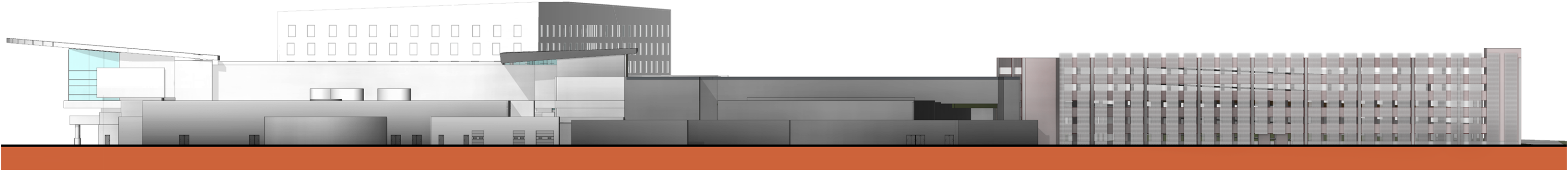


PROJECT TITLE HO CHUNK GAMING MADISON		
MADISON, WISCONSIN		
SHEET NAME SITE ELEVATIONS/SECTIONS		
PROJECT NO.	2017044	SHEET NO. A401
DATE:	01/23/2019	
COPYRIGHT STRANG, INC. 2019		





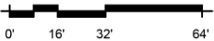
1 OVERALL ELEVATION/SECTION - SW
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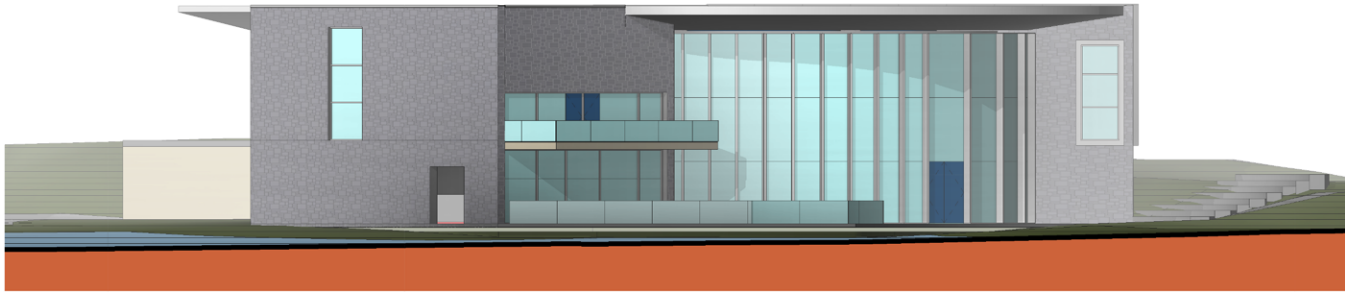


2 OVERALL ELEVATION/SECTION - SE
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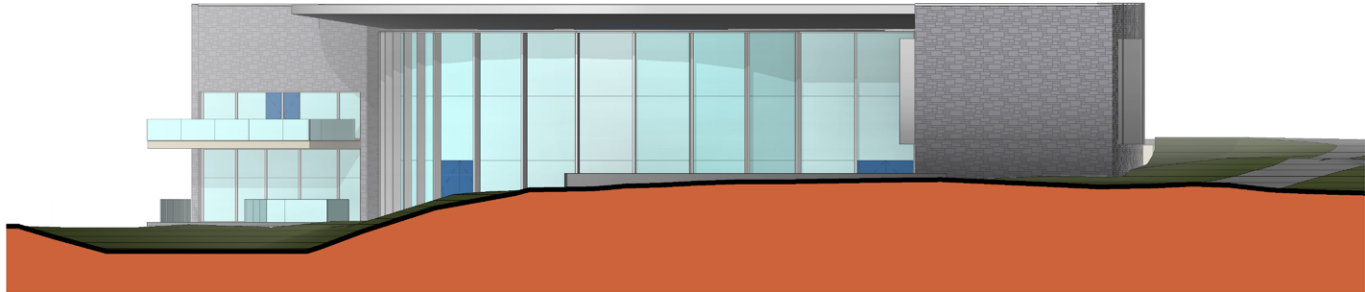


PROJECT TITLE	
HO CHUNK GAMING MADISON	
MADISON, WISCONSIN	
SHEET NAME	
SITE ELEVATIONS/SECTIONS	
PROJECT NO.	2017044
DATE:	01/23/2019
COPYRIGHT STRANG, INC. 2019	SHEET NO.
A402	

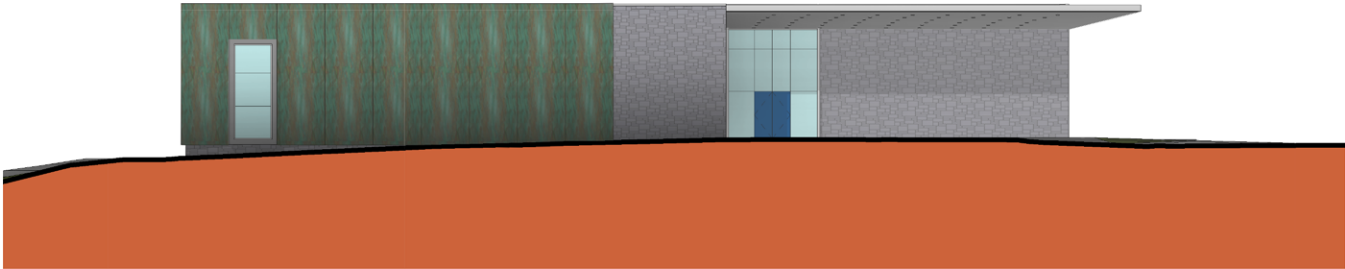




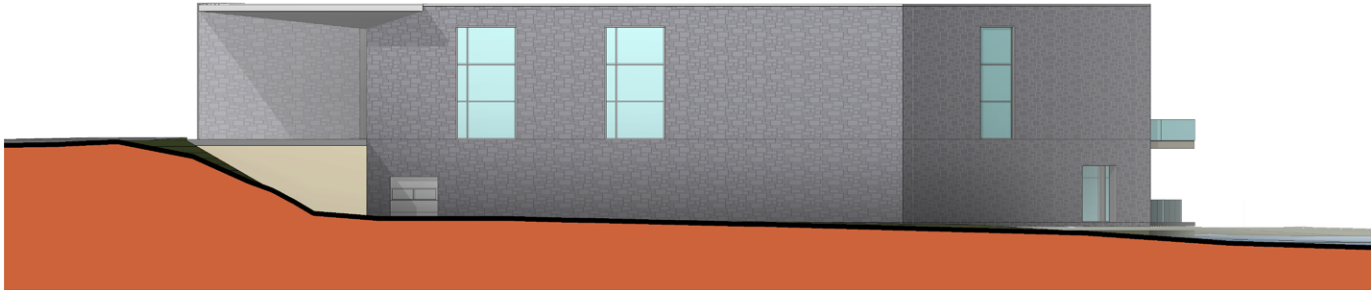
1
A409
ELEVATION - HERITAGE CENTER - WEST
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SCALE: 1/32" = 1'-0" ON 11X17 SHEET



3
A409
ELEVATION - HERITAGE CENTER - SOUTH
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



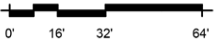
2
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ELEVATION - HERITAGE CENTER - EAST
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
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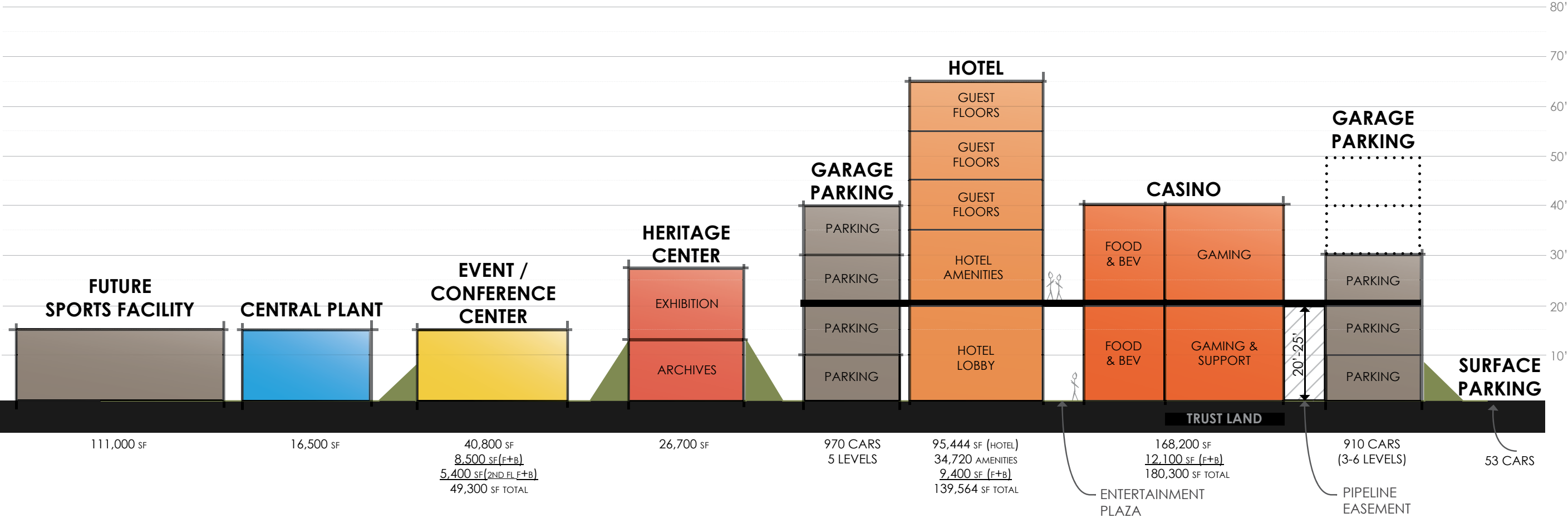
4
A409
ELEVATION - HERITAGE CENTER - NORTH
SCALE: 1/16" = 1'-0" ON 22X34 SHEET
SCALE: 1/32" = 1'-0" ON 11X17 SHEET



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

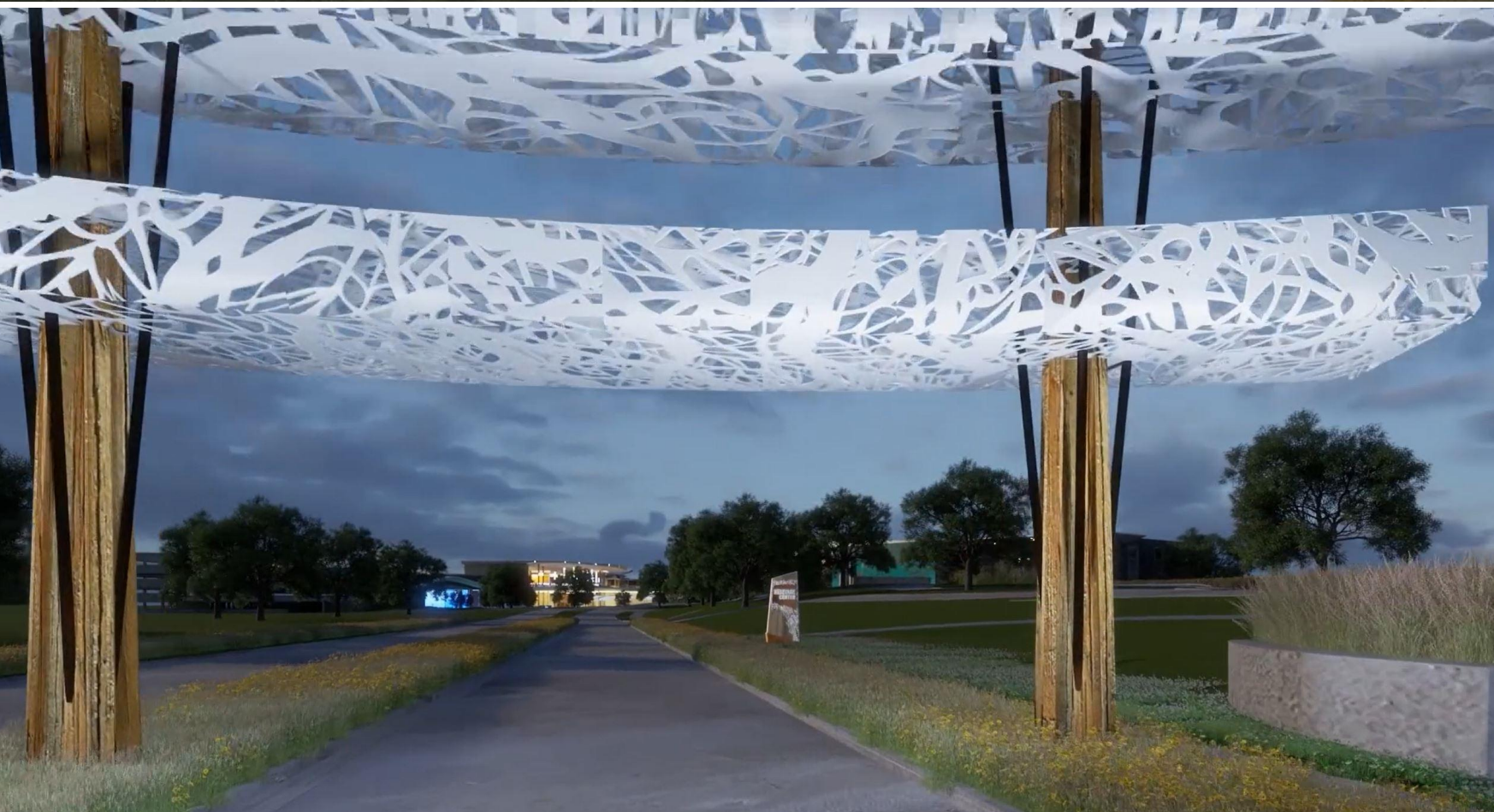


4.5 | BUILDING RELATIONSHIP AND HEIGHT DIAGRAM









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..




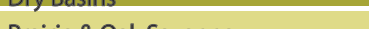

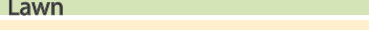






Rooftop dining and gaming spaces provide guests with panoramic views of the Entrance Plaza, the Great Circle and the restored wetlands.



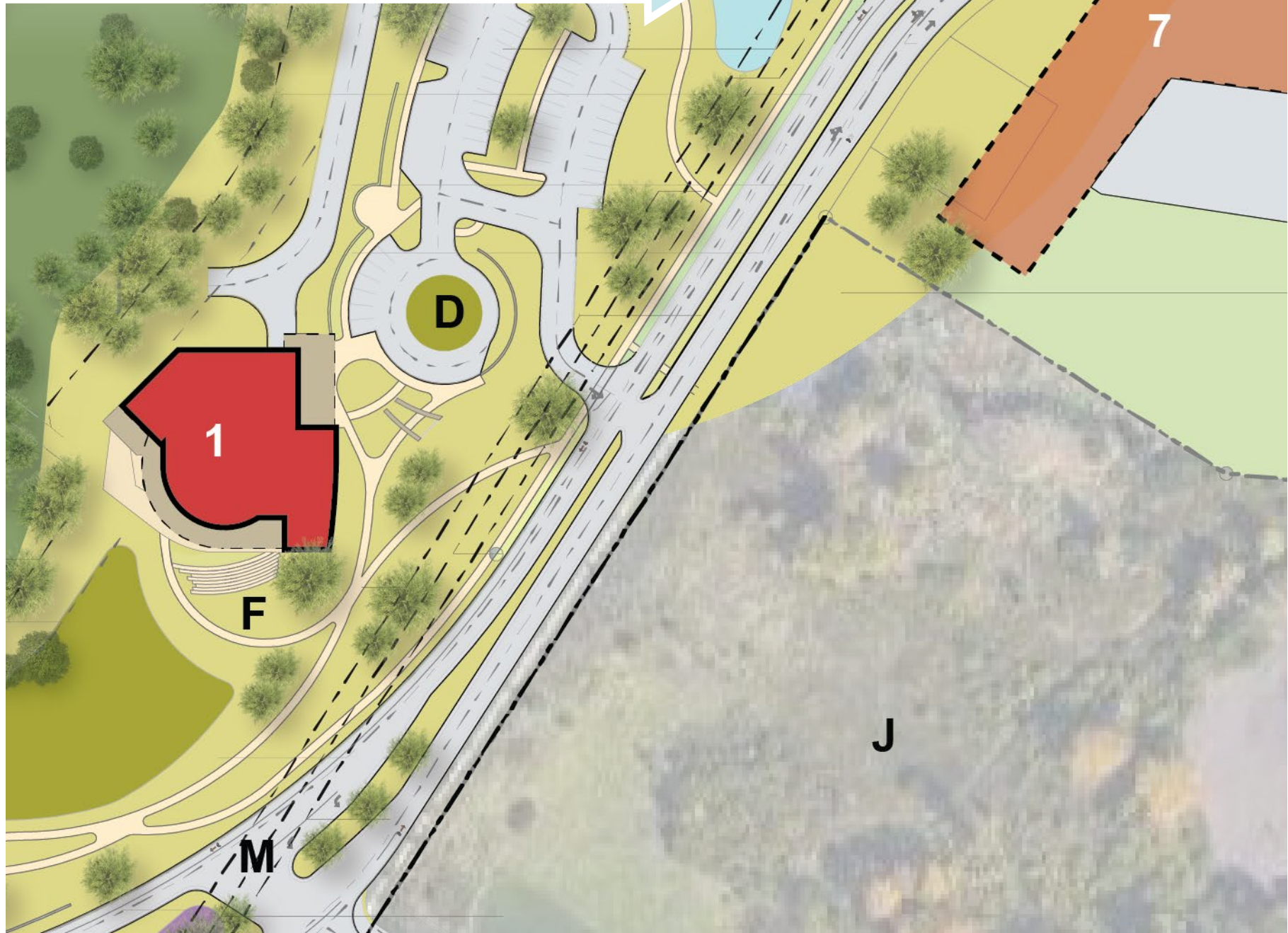
The Great Circle is a large circular lawn-covered green space that will be the venue for celebrations and performances. On axis with the Great Circle is a large overhead garage door that opens up the Conference Center to the outside, creating a stage for performances and celebrations. The Great Circle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

Landscape Plan

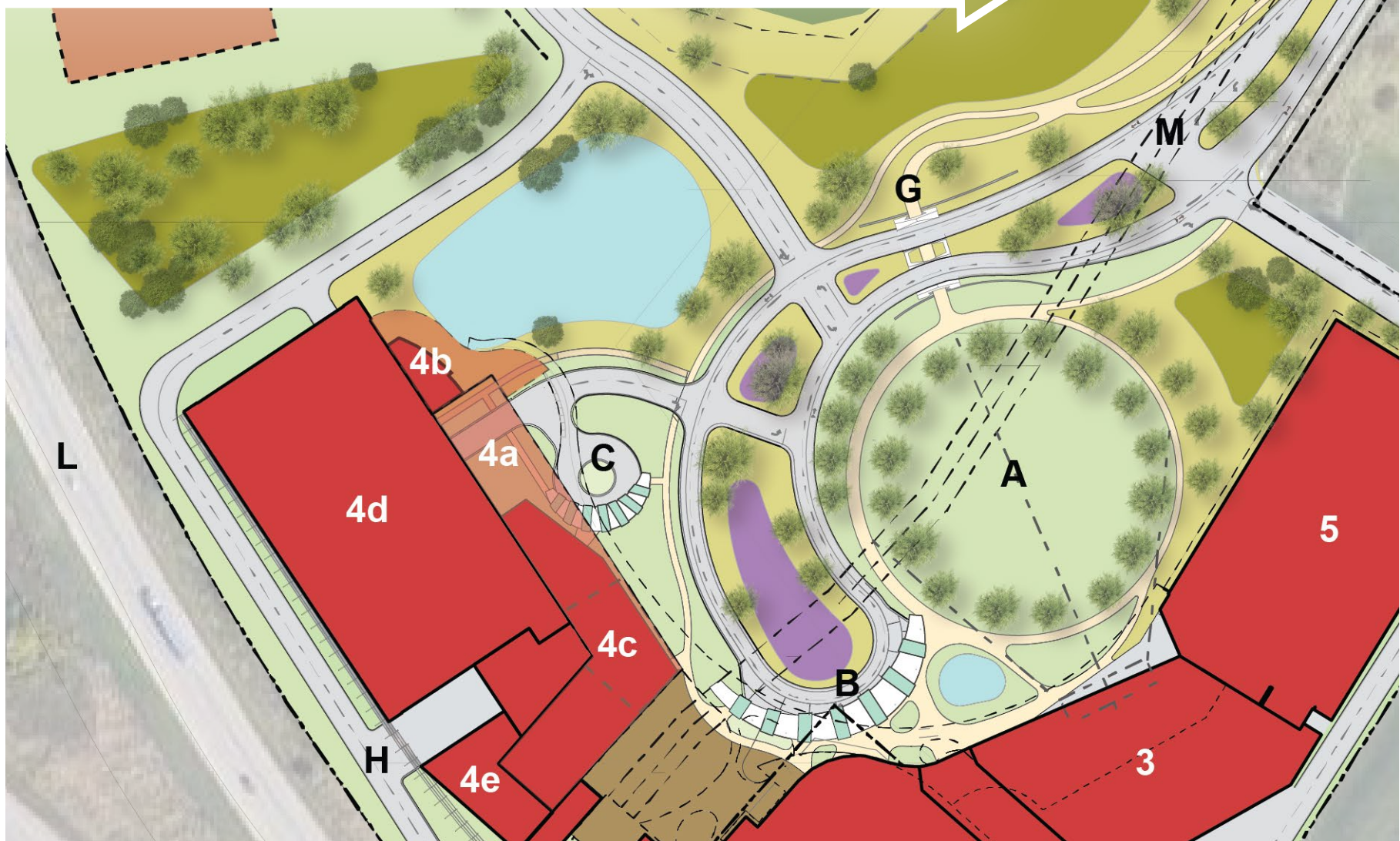
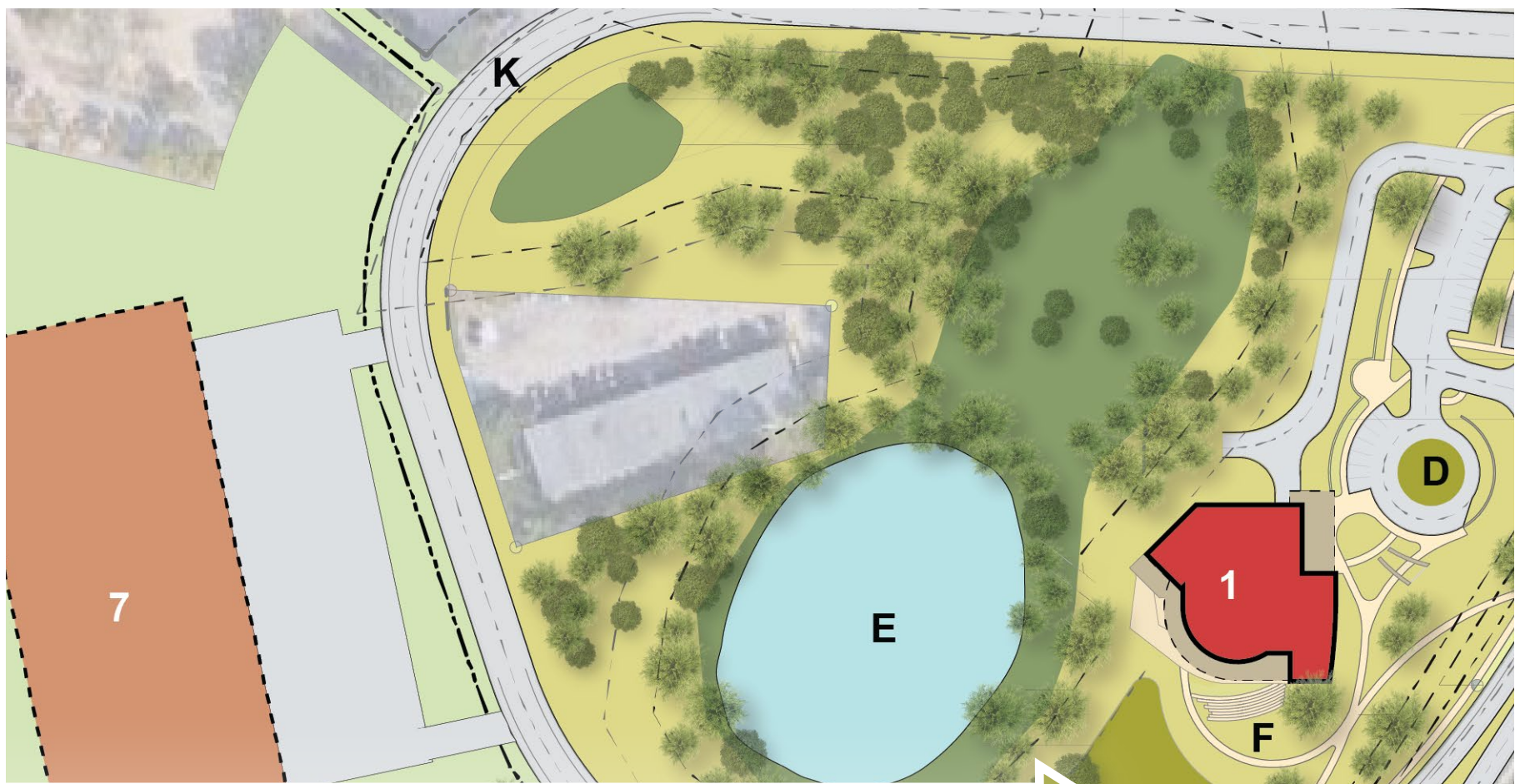




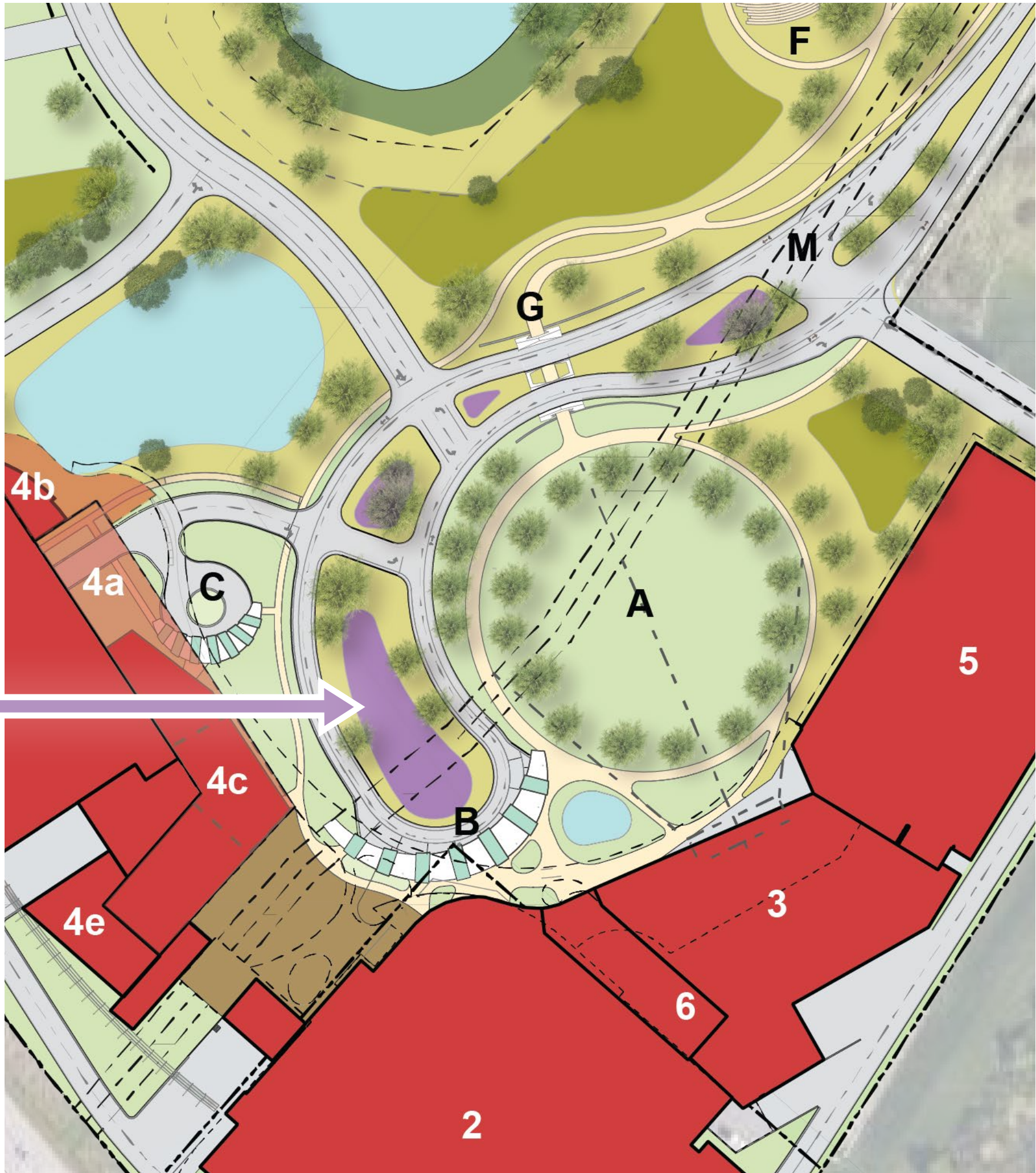
Entry Water Feature



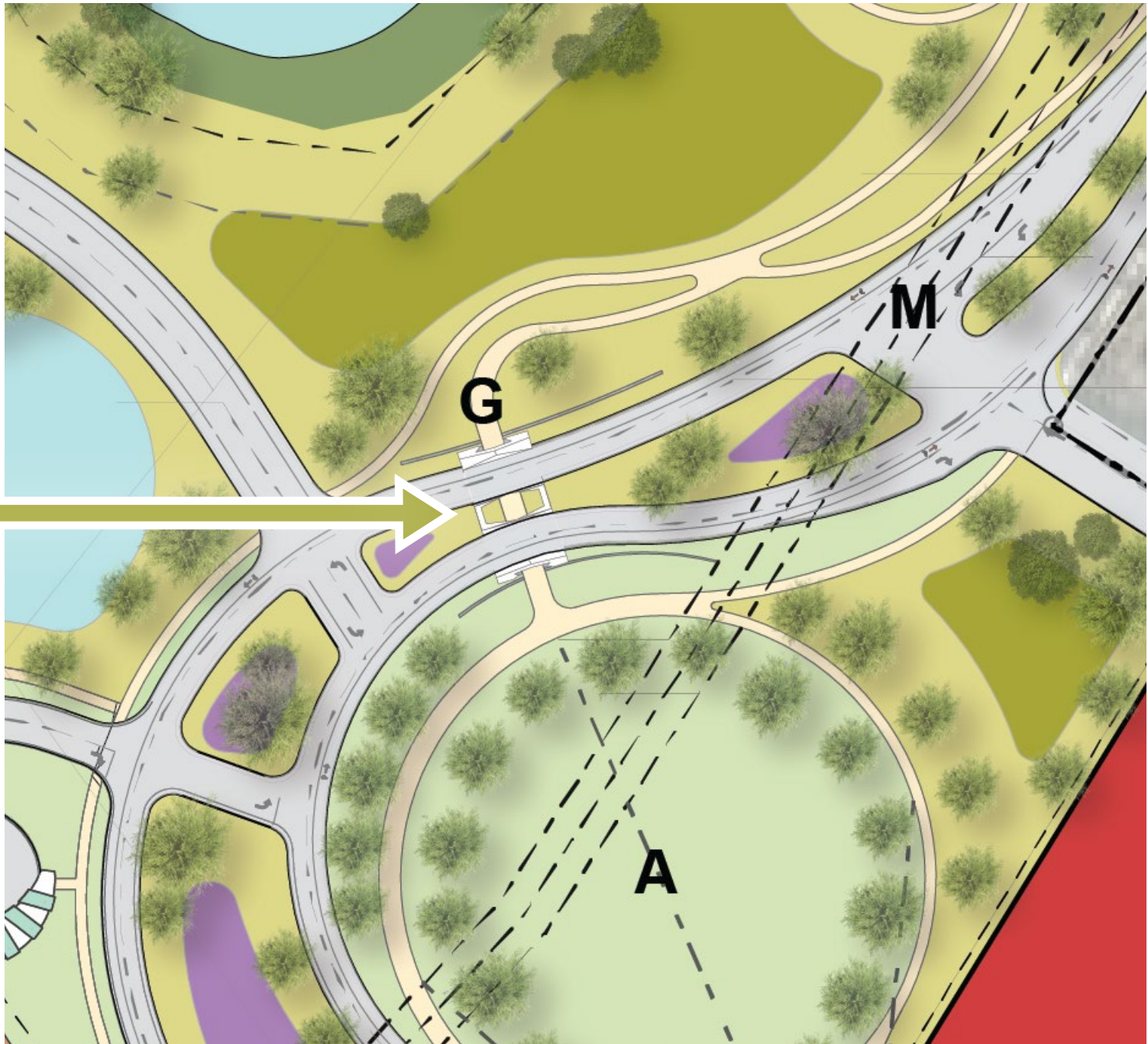
Ponds & Wetland



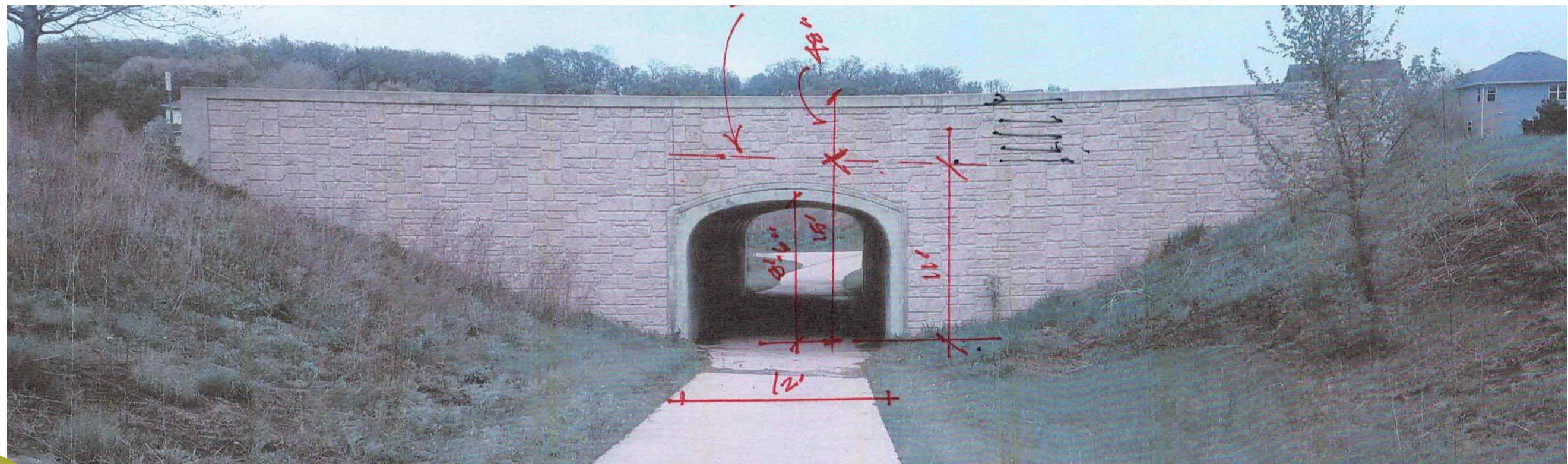
Dry Basins



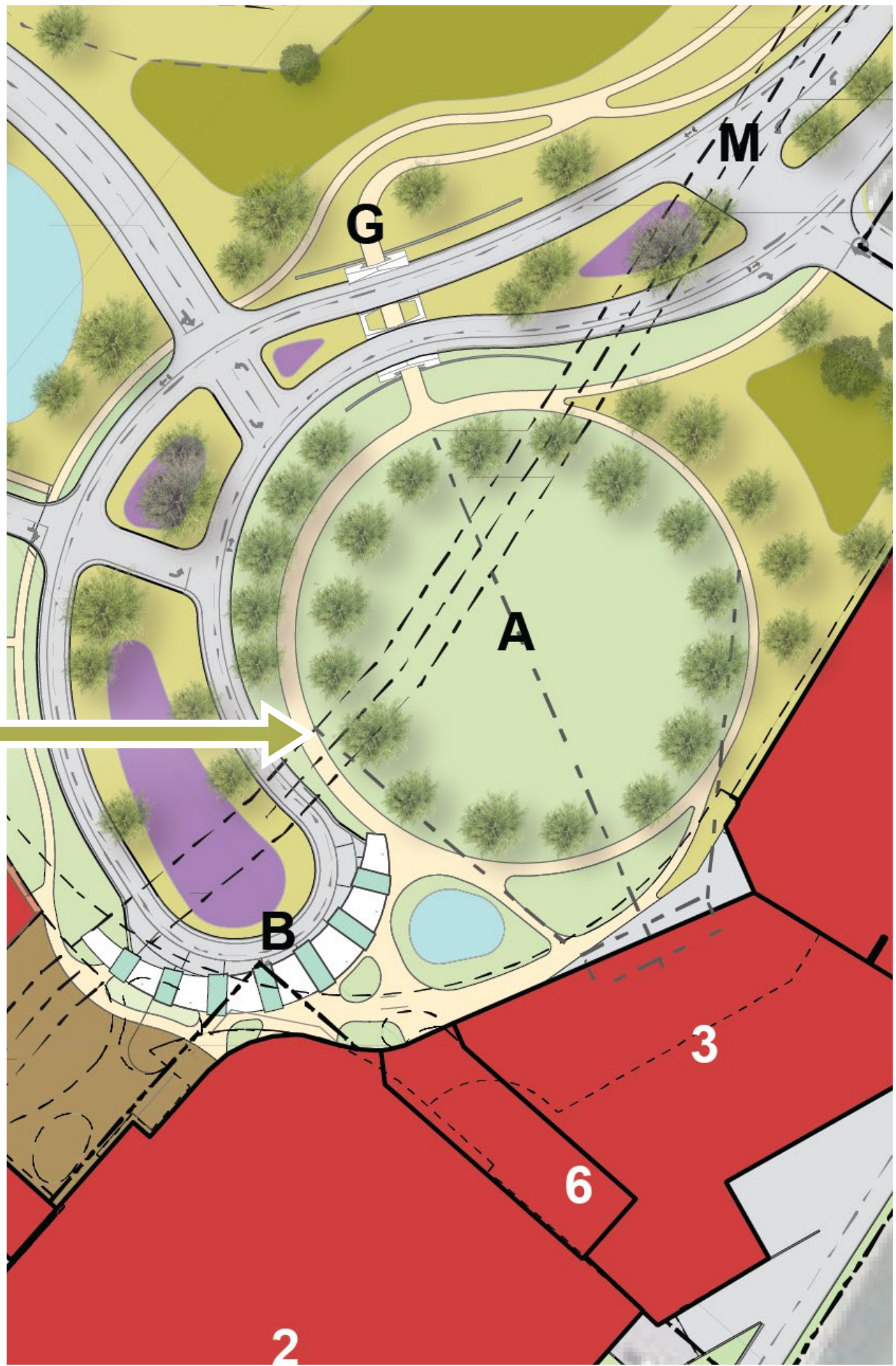
Dry Streams



Pedestrian Tunnel

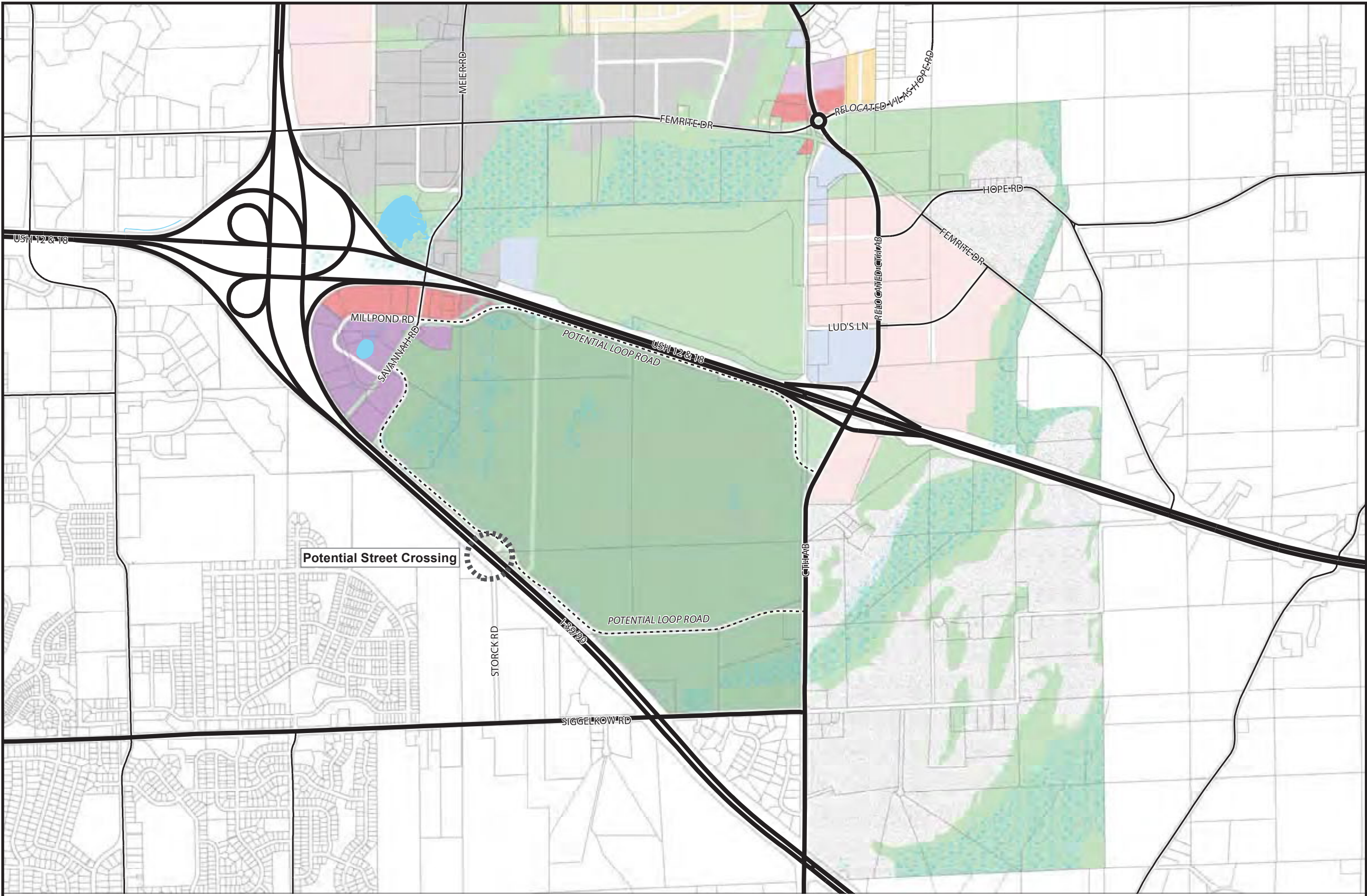


Pedestrian Tunnel



Circular Lawn

4.8 | COMMUNITY
CONNECTIVITY
DIAGRAM



Map 9:
Transportation Plan - Roadways

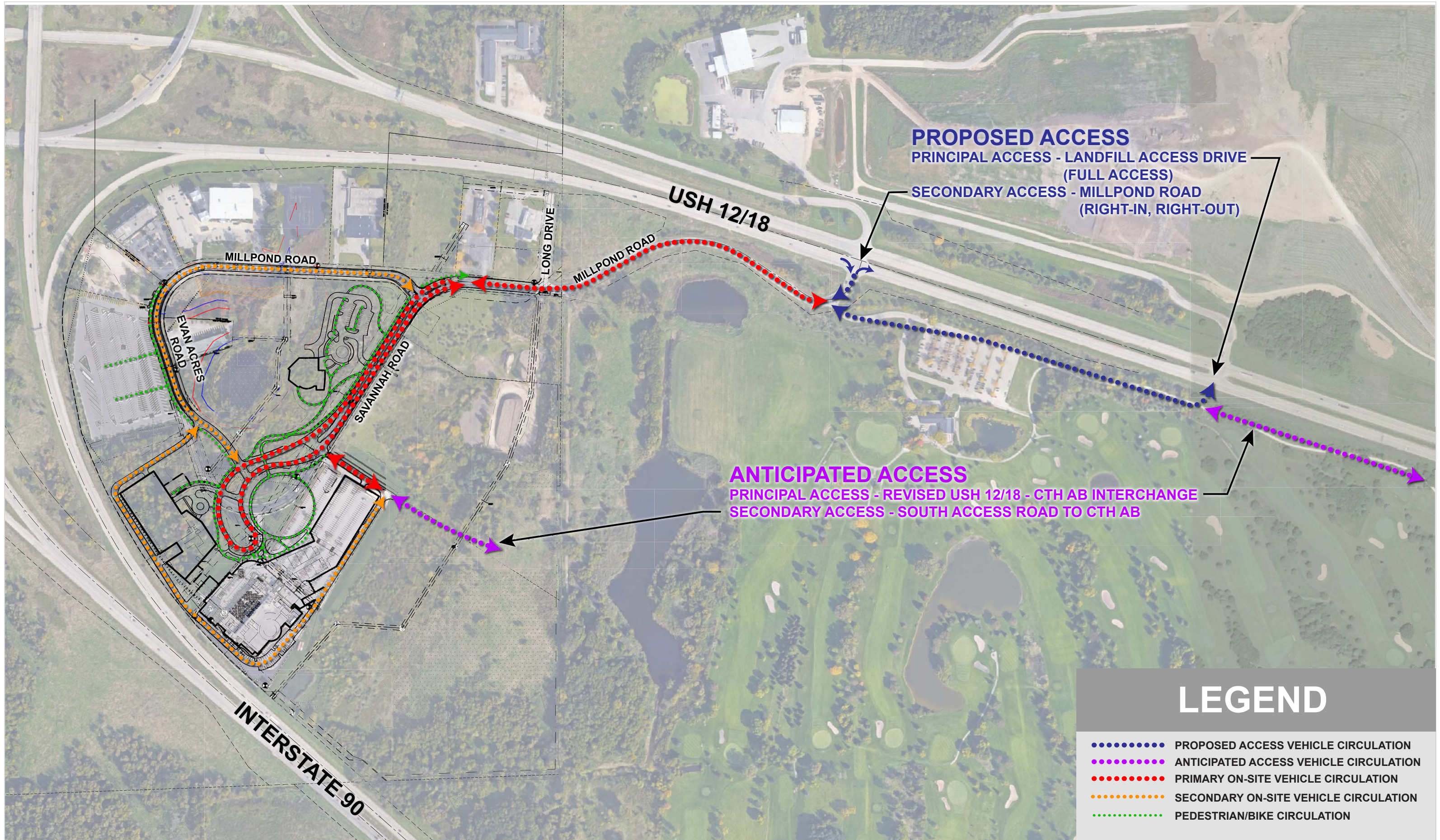
Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Planned Street Functional Classification

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

0 300 600 1,200 1,800 Feet





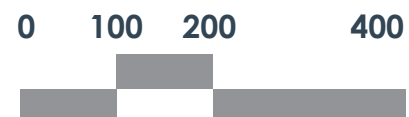
PROJECT NUMBER • 177893

HO-CHUNK GAMING MADISON

MADISON, WI

DATE 02.27.19

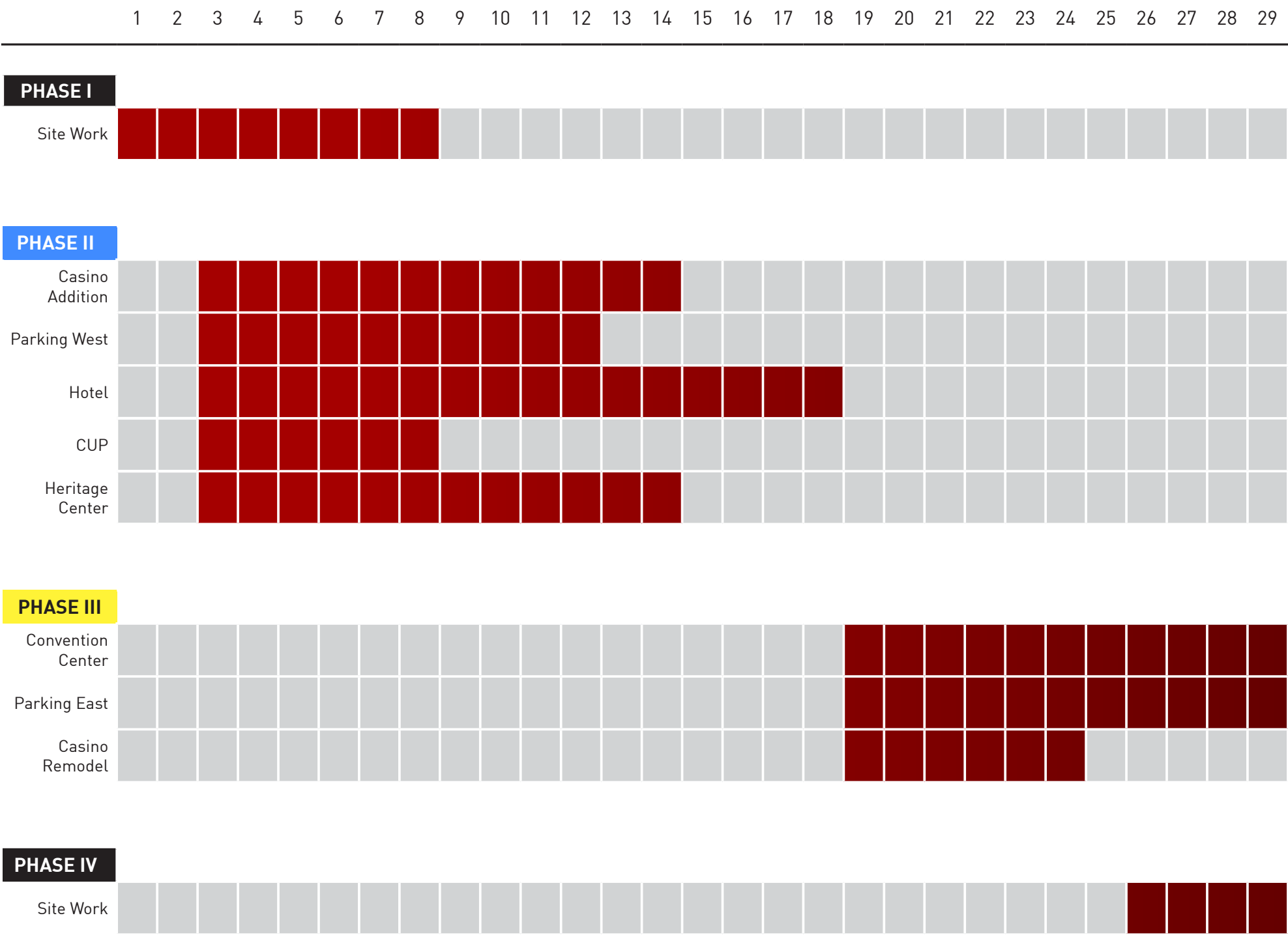
CIRCULATION EXHIBIT



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



SCHEDULE & PHASING PLAN





SCHEDULE & PHASING PLAN

