

EXHIBIT A
FN 050469

FOREST COUNTY POTAWATOMI LEGACY DISTRICT

GENERAL PLAN DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

August 29, 2005

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS

The Forest County Potawatomi Community of Wisconsin requests that the zoning of the property at and around 1721 West Canal Street be amended from an Industrial Heavy (I/H) District to a General Plan Development (GPD) District in accordance with this submission. The Tribe intends to redevelop its Canal Street facilities over the next several years to reflect market demands and the requirements of the Tribe and the City of Milwaukee.

This Statement of Owner's Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the general development plan:

Plan Sheets

Sheet Index

GPD-0 Cover Sheet / Vicinity Map

GPD-1 Project Team / Sheet Index

GPD-2 ALTA/ACSM Land Title Survey – Existing

GPD-3 Proposed Project Boundary Description

GPD-4 Existing Facilities Site Plan

GPD-5 Proposed Building and Parking Site Plan

GPD-6 Proposed Campus Perimeter Façade Standards

Exhibit A Statistical Sheet

Exhibit B Site Photographs

II. OVERALL DEVELOPMENT CONCEPT

1. Existing Conditions:

The Tribe's existing facility at 1721 West Canal Street (West Canal at 16th Street) is a 3-story building (ground level, mezzanine and 2nd level) that opened in October of 2000. The principal building houses a casino and bingo hall owned and operated by the Forest County Potawatomi Community of Wisconsin.

The facility contains approximately 254,400 total gross square feet (107,500 square feet on the ground floor), and includes casino space, two restaurants, a sports bar, the bingo hall, a theater, as well as support spaces such as offices, employee spaces, kitchens, storage, docks, and warehouse. The facility also has a ground level entry lobby and a third level enclosed pedestrian bridge from the 1,200 car parking structure.

The building's construction is a combination of concrete and steel, with exterior materials of brick, pre-cast concrete, terra cotta, copper and glass/aluminum. Architectural exterior elements reflecting tribal culture are expressed on the building exterior. The existing parking structure is a 4-story concrete structure, which is currently undergoing renovation to add two more floors, with approximately 600 additional parking spaces.

The site for the building contains approximately 7.6 acres of Tribal Trust Land owned by the Secretary of the U. S. Department of the Interior, in trust for the Tribe. There is additional Non-Trust property of approximately 21.5 acres, which is used for surface parking lots and parking structures.

The building is currently in an Industrial Heavy (I/H) zone, and is currently classified as a "non-conforming use".

The Potawatomi Bingo Casino is located in the Menomonee Valley, and employs approximately 1,900 people, more than half of which are racial and ethnic minorities. The proposed expansion will add approximately 1,000 more employment positions. Many of Potawatomi Bingo Casino employees come from the surrounding neighborhoods in Milwaukee. The proposed expansion will help to restore the Menomonee Valley to its historical role as a place of stable employment for families in the surrounding neighborhoods.

2. Proposed Expansion of Facility:

The proposed expansion includes new construction on all three levels, which will create additional area for casino space, and will create additional restaurants. There will be renovation of a portion of the existing casino space, and the creation of additional

employee and office space. There will also be a new 1,800 car parking structure. The new parking structure will connect to the existing parking structure. A new vehicular bridge will connect the parking structures to the James E. Groppi Unity Bridge (formerly the 16th Street Viaduct). New traffic signals will be installed at the intersection with the viaduct.

The square footage of new construction is approximately 518,500 square feet. The total facility square footage will be approximately 772,900 square feet, including a below grade valet parking structure. The expanded and new parking structures will have a capacity of approximately 3,600 cars. The below grade valet parking structure will accommodate 365 additional cars. Existing surface lots in the development will accommodate another 1,400± cars and be used primarily for employees and some overflow valet parking.

The total parking capacity for the development will be approximately 5,400 cars, which meets the expected needs of the facility, so that on-street parking will not be necessary.

3. Approved Uses:

Sheet GPD-5 shows the proposed building and parking zones within the site, as well as circulation facilities and open space. Following are the potential uses as defined in Table 295-703-1, square footages, and maximum heights for each of the zones, as applicable:

- A. Entertainment and Support Facilities with Underground Parking -- Uses within this area may include Gaming Facility, Theater, Conference and Exposition Center, Restaurant – Sit Down, Cultural Institution, and Parking Structure. Maximum gross square footage will be 1,000,000 square feet, with a maximum height of four stories.
- B. Future Development Zone -- Uses within this area may include Parking Lot, Parking Structure, Restaurant – Sit Down, Theater, General Office, and Cultural Institution.
- C. Structured Parking -- Uses may include Parking Structure, and General Office. Maximum parking structure height is 8 parking levels, which would include any office space.
- D. Surface Parking -- Uses may include Parking Lot, including bus parking, and Parking Structure. Maximum parking structure height is 8 parking levels.
- E. Circulation Facilities -- Uses may include roadways, driveways, vehicular bridge, and pedestrian facilities, including elevated walkway, as further defined in III.G.
- F. Open Space -- Uses may include storm water management facilities, landscape areas, and pedestrian facilities, as further defined in III.F.

4. Land Use Plan for the Menomonee Valley:

The Department of City Development along with Menomonee Valley Partners, Inc. has promulgated a plan to revitalize the Menomonee Valley as a distinct district of urban industrial, business, and employment. The plan identified goals for revitalization of the Valley by improving the infrastructure and encouraging new development. The Potawatomi Bingo Casino was recognized in the plan as a member of the Menomonee Valley community. The proposed casino and parking expansion adheres to many of the design and development guidelines developed in the Plan.

The existing Valley is bracketed by the new 6th Street Viaduct on the east, and Miller Park on the west, with reconstructed Canal Street acting as a central spine. A number of improvements have been made within the Valley since development of the Plan, including the at-grade connection of 6th Street to Canal Street, the Marquette Playing Fields, new office buildings and roadway improvements, demolition of outdated industrial buildings, and expansion of the Casino. New improvements currently underway include the Canal Street reconstruction, which will create a connection to the Miller Park area, the light industrial park in the old CMC rail yards area, and the new storm water parks, to enhance water quality prior to discharge to the Menomonee River.

The nearest structure to the Casino is the James E. Groppi Unity Bridge, formerly known as the 16th Street Viaduct, which traverses the Valley at just over forty feet above the valley floor. From the Valley floor, the viaduct's structural undercarriage is the dominant feature in the landscape. Other immediate neighbors are Emmpak Foods and Badger Rail, both small industries, and the Marquette Playing Fields to the north.

Miller Park to the west, Potawatomi Bingo Casino in the center, the proposed Harley Davidson Museum to the east, and the proposed Menomonee Valley Park and Henry Aaron Trail comprise an "Overlay of Entertainment" for the Valley. This mixture of uses, connected by Canal Street, will create a new vitality to the Valley and help achieve the goals of the Plan.

This is an excellent opportunity for the City to provide landscaping under the James E. Groppi Unity Bridge and improvements to the viaduct-to-ground stairways. This could be a catalyst in making this micro-area of the Menomonee Valley into an area that is more inviting and responsive to pedestrian traffic.

The immediate environment for visitors arriving and departing the facility by car or bus will be improved with clear and attractive signage, improved lighting and landscaping features, all of which embody the theme of "welcoming" and/or "thanking" the patrons. This same idea will be apparent at the level of the viaduct where the expanded Casino will rise above the level of the viaduct by at least a story in height.

The new vehicular bridge connection from the viaduct to the parking structure, and the façade of the new parking structure will provide the visitors and viewers with a strong sense of "welcome". These features will be visible to this "elevated" neighborhood where there are no other dominant structures. Aside from assisting the flow and

decongestion of traffic at this facility, these visual enhancements will provide interest to the passer-by and the users alike.

The proposed expansion will help achieve the goals of the Plan in many ways by creation of new jobs that are accessible to local residents; encouraging high quality, sustainable development; using existing City infrastructure in job development; and helping reduce urban sprawl. The expansion will promote revitalization of the Valley by providing for a wide range of land uses, and new employment opportunities. It will add visual interest to the Valley, help alleviate traffic congestion by providing a new connection to the viaduct, and improve surface conditions, lighting, viaduct conditions, and traffic signalization. It will have high quality and harmonious architectural and landscape design, will place utilities underground, clean up vacant land, provide off-street parking, and enhance security in the Valley environment.

III. COMPLIANCE WITH STANDARDS

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

A. Size (295-907.2.c-1-a.)

The Forest County Potawatomi Legacy District area subject to the GPD is approximately 1,530,999 square feet (35.146 acres).

B. Density (295-907.3.c.)

Not applicable.

C. Space Between Structures (295-907.3.d.)

The location of structures in the GPD complies with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-65.

D. Setbacks (295-907.3.e.)

Proposed standards for façade and landscaping treatments have been established for street edges within the development. The setbacks are defined below for each façade treatment. Refer to Sheet GPD-6 for the location of the treatments.

Principal Façade is defined as the public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. The Principal Façade areas will be associated with the main buildings and parking structure fronts. The Principal Façade areas will have setbacks from the property line of a minimum of zero feet, to a maximum of 30 feet. The Principal Façade areas will have pedestrian and vehicular entrances designed for the public, as well as for deliveries. The Principal Façade areas will have landscaping and streetscape treatments designed to enhance the pedestrian experience. This could include decorative pavements, special lighting, street trees, planting beds, benches, directional signage, and cultural related features on the building façade and within the pavement. There will also be canopies and seating areas at the entrances and valet parking drop off areas.

Secondary Façade is defined as the area not generally exposed to significant public contact. Secondary Façade areas will be associated with the back of the building areas, parking structures, utilities, and materials management facilities, facing the interiors of the project site. Pedestrian and vehicular access points will not be used by the public. Parking structure facades may be partially open, for ventilation purposes.

Existing Façade will generally remain as is, but may have landscape and streetscape improvements to improve the pedestrian experience, where appropriate.

E. Screening (295-907.3.f.)

Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of surface parking and circulation facilities will be Type "B" landscaping (standard hard urban edge landscaping), and Type "C" Landscaping (modified hard urban edge landscaping) conforming to Section 295-405.1.b-1 through -3. Facilities such as mechanical equipment or enclosures, dumpsters, and other trash collection equipment, will be screened per Section 295-405.1.b-7, Type "G" Landscaping (object screening), wherever these facilities are visible to the public. Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types.

F. Open Spaces (295-907.3.g.)

Open spaces are shown on Sheet GPD-5. Open spaces will include facilities for storm water management, pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing; information features such as signs or kiosks; lighting, shielded so as to not cause glare on adjoining streets and residences; and decorative enhancements, such as flagpoles, artwork, or water features. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

G. Circulation Facilities (295-907.3.h.)

The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as dropoff and loading facilities, and elevated pedestrian and vehicular bridges, are identified on Sheet GPD-5. Adequate access for pedestrians and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and will be adequately screened.

H. Landscaping (295-907.3.i.)

Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Surface parking and circulation facilities will be landscaped and screened in conformance with in Section 295-405.1.b, as specified in III.E above. Open spaces will include the uses and related landscape standards as specified in III.F, above. Landscaping shall meet or exceed the requirements of Section 295-405.1.c, for planting materials, fencing and walls, and berms. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.c-8.

I. Lighting (295-907.3.j.)

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets, or light escape to nearby residences.

J. Utilities (295-907.3.k.)

All new utility lines will be installed underground. New transformers and substations will be installed within buildings or will be otherwise screened from view.

K. Signs (295-907.3.l.)

Signs will be developed per a Master Sign Program, in accordance with Section 295-907.3.l-3, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee. The Master Sign Program includes monument signs, directional signs, identification signs, informational signs, and canopy signs.

The Main Entrance sign will be a monument sign, located on Canal Street, at the northeast corner of the site. It will have a 2-foot tall masonry base, a 15-foot long, 3-foot high sign panel, two sided, metal, externally lit, with a 16-foot tall decorative lantern.

The proposed vehicular bridge connection from the James E. Groppi Unity Bridge to the existing parking structure will be straddled at the face of the parking structure by a 30-foot wide by 15-foot high video screen sign, which will provide directional information and details on activities at the casino. The sign will be metal, and will be internally lit.

There will be monument signs at key locations around the site, to provide directional information. The signs will range in height from 4.5 feet to 8 feet, and in width from 2.8 feet to 4 feet. These signs may be internally or externally lit. Signs may be located in the right of way, or off-premise, subject to City approval.

There will be pole mounted signs, for directional and other information, that may serve other functions, such as, decorative lighting, flag poles, and time or temperature displays.

Informational signage will be provided at entrance canopies and at parking structure entrances and exits.

The detailed Master Sign Program will be submitted as part of the Detailed Plan Development (DPD) submittal.

L. Survey (295-907)

The ALTA/ASCM Land Title Survey, Sheet GPD-2 shows topography at 1-foot intervals.

IV. MINOR MODIFICATIONS

Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. The Tribe, in generating the plans for the GPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in doing so. However, neither the Tribe nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, the Tribe will retain the right to make minor modifications to the GPD at any time. However, in no event, will any modifications undertaken by the Tribe cause any of those effects sets forth in Section 295-907.2.i-1 through -7, without submittal of a revised GPD plan.

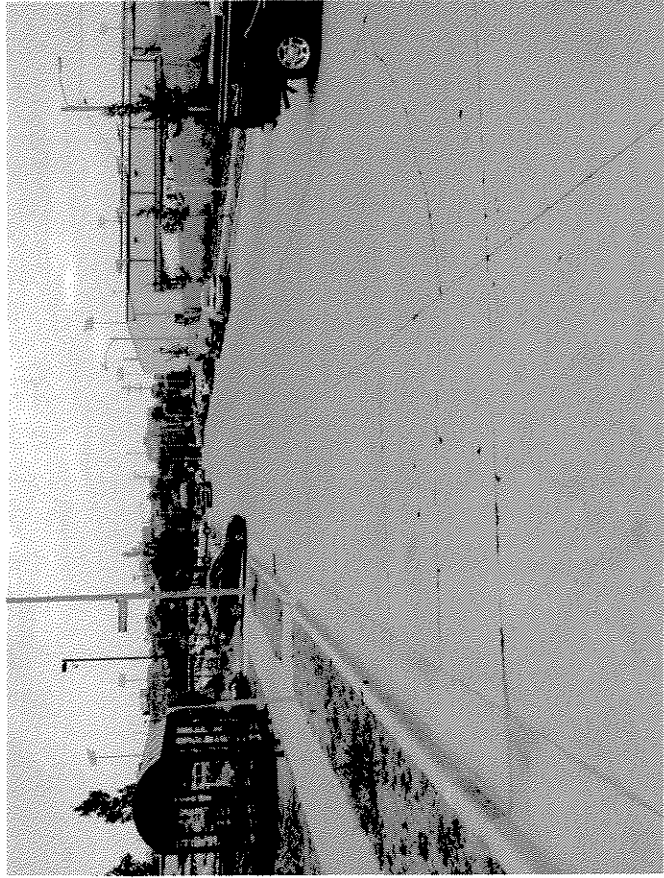
Minor improvements of the site may be allowed without submittal and approval of a general plan if sufficient detail is shown on the approved GPD.

V. "STATISTICAL SHEET" INFORMATION

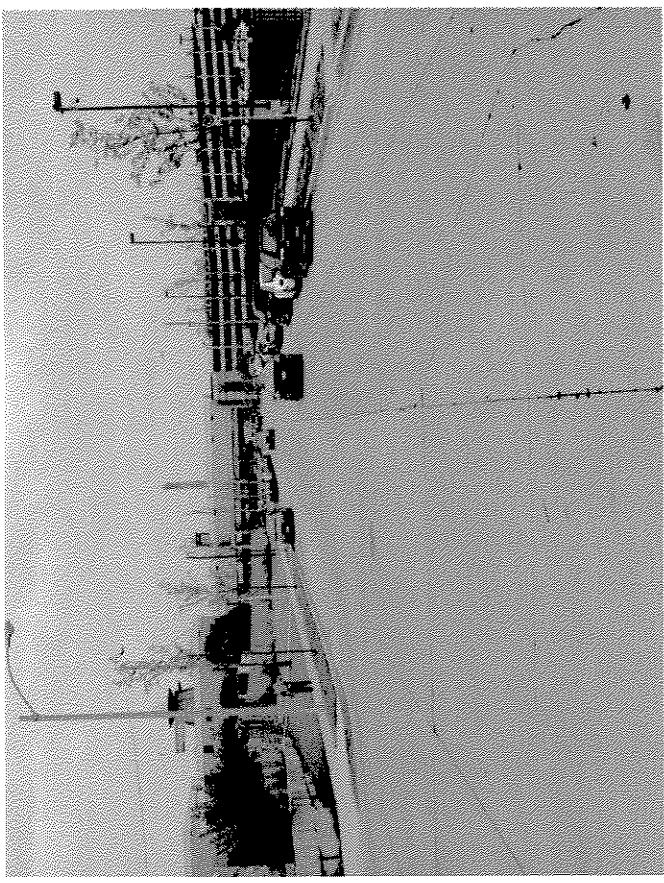
Section 295-907.2.c-1 of the Milwaukee Code of Ordinances provides that this Owner's GPD Project Description contain a statistical sheet setting forth specific information on the project. The pertinent information required under this Section is set forth on the Statistical Sheet attached hereto as Exhibit A.

EXHIBIT A
GENERAL PLAN DEVELOPMENT STATISTICAL SHEET
FOREST COUNTY POTAWATOMI LEGACY DISTRICT

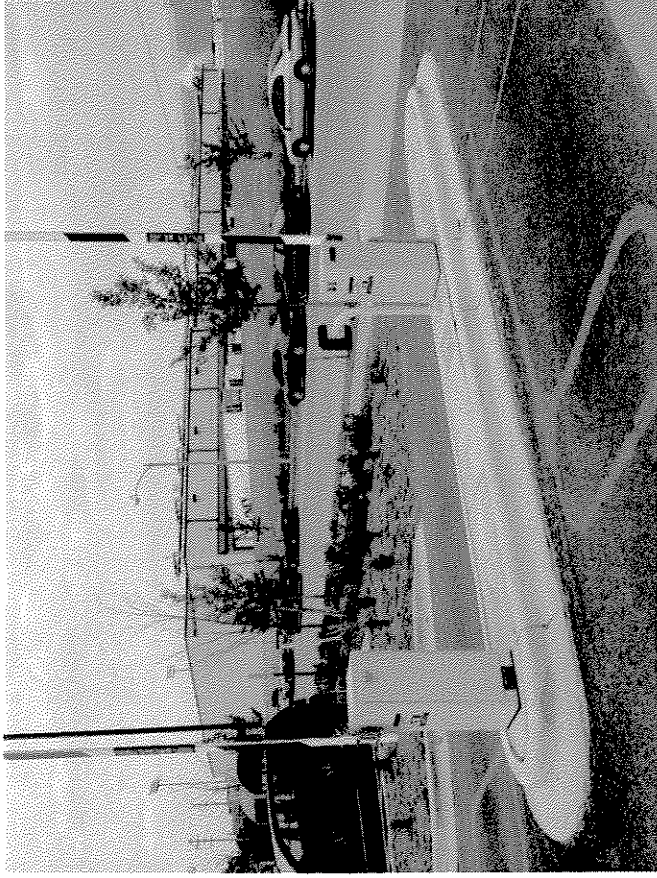
2.b-1-a	Gross Land Area	<u>1,347,306</u> sf <u>30.93</u> ac
2.b-1-b	Maximum Amount of Land Covered by Principal Buildings	<u>265,300</u> sf <u>6.1</u> ac <u>20</u> percent of total
2.b-1-c	Maximum Amount of Land Devoted to Parking, Drives and Parking Structures	<u>720,000</u> sf <u>16.5</u> ac <u>53</u> percent of total
2.b-1-d	Minimum Amount of Land Devoted to Landscaped Green Space	<u>300,000</u> sf <u>6.9</u> ac <u>22</u> percent of total
2.b-1-e	Total Area Devoted to Non-Residential Uses	<u>1,347,306</u> sf <u>30.93</u> ac <u>100</u> percent of total
2.b-1-f	Proposed Number of Buildings	<u>2</u>
2.b-1-i	Parking Spaces Provided	<u>1400</u> Surface <u>3965</u> Structured <u>5365</u> Total <u>6.9</u> Number of cars per 1,000 square feet



North on former 20th Street



East on former Pittsburgh, from 20th



From employee parking lot, towards Emmepak



From employee lot, towards northwest



From employee lot, toward east



From employee lot, towards southwest



From employee lot, towards south



From guest (RACM) lot, towards west



From 19th Street, towards northeast



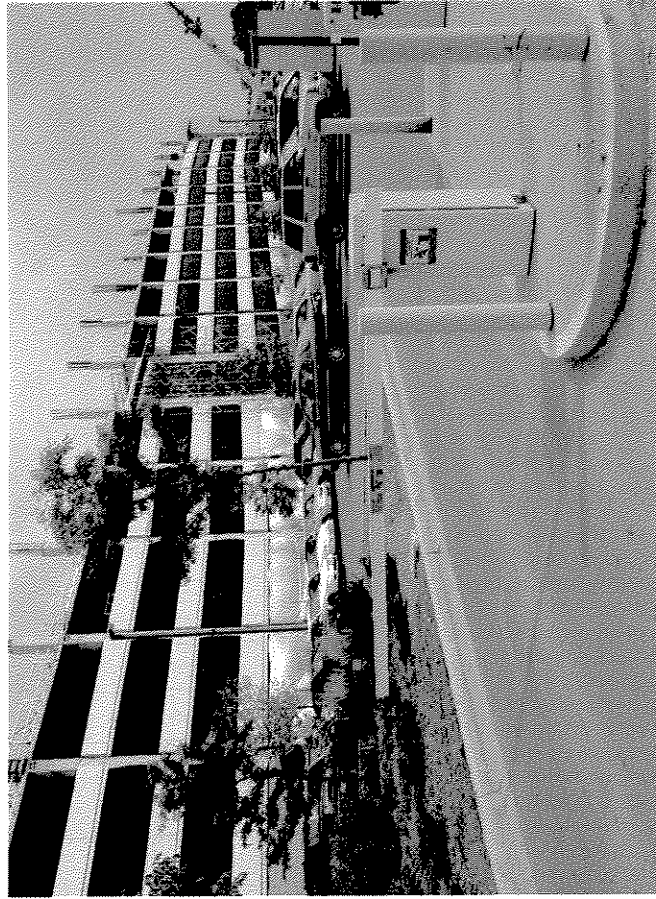
From Pittsburgh and 19th, towards south



Towards vacated Pittsburgh Avenue cul-de-sac



Loading area, off Pittsburgh



West face of existing parking deck



From Pittsburgh, north, towards main entry



From Pittsburgh, east, towards viaduct

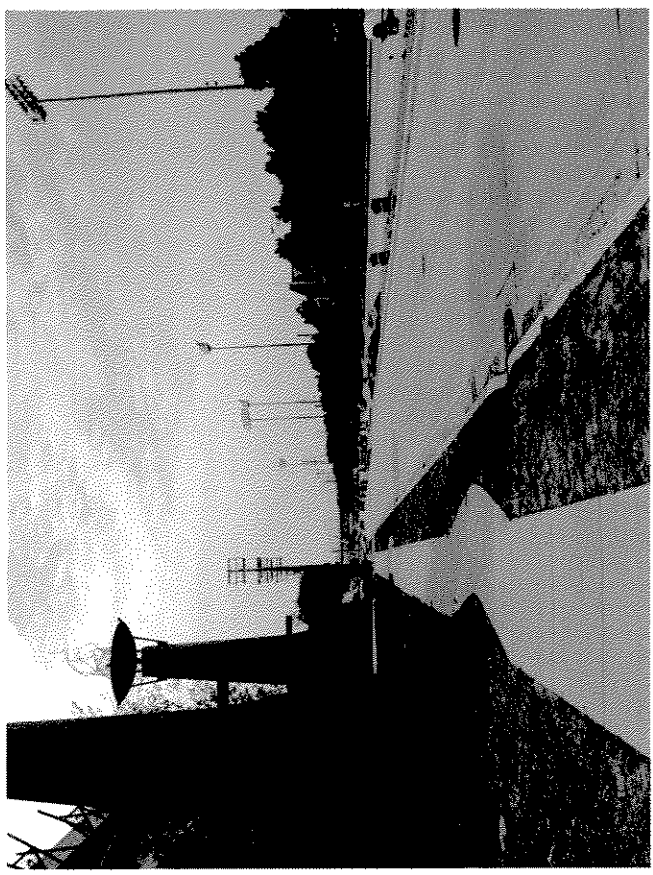


From main entry, northeast, toward Badger Rail

Potawatomi GPD - Exhibit B



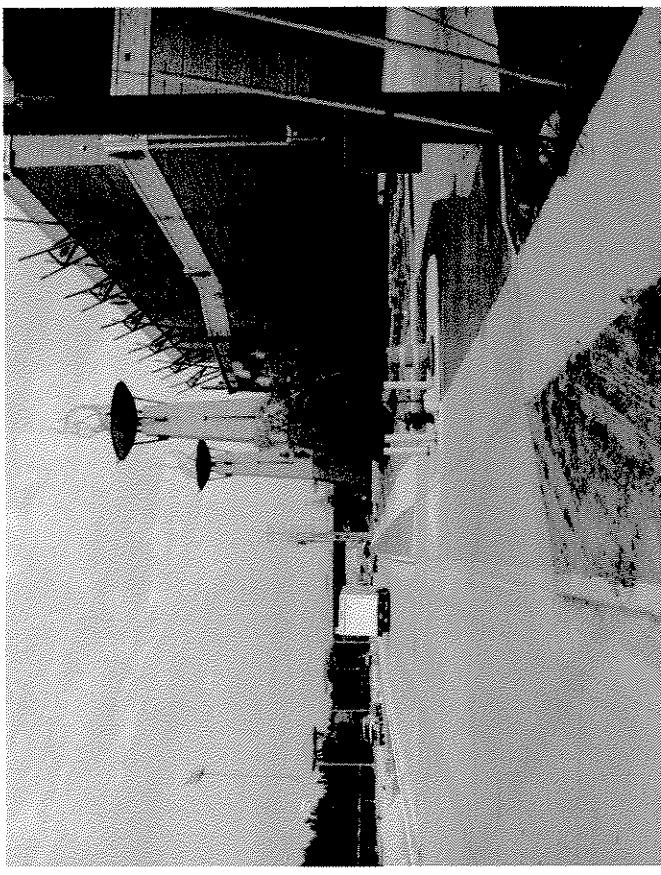
From Canal Street, south, towards main entry



From Canal Street, towards west



From Canal Street, north, at west wall



From Canal Street, towards east

Potawatomi Bingo Casino Expansion

Forest County Potawatomi Community of Wisconsin

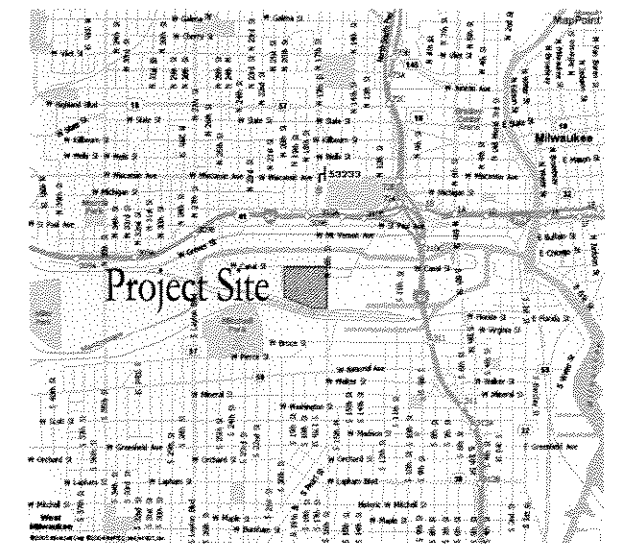
1721 West Canal Street
Milwaukee, Wisconsin 53233

Casino Building & Parking Garages

EXHIBIT A
File No. 050469
ZND/CC



3D Perspective - View from NE

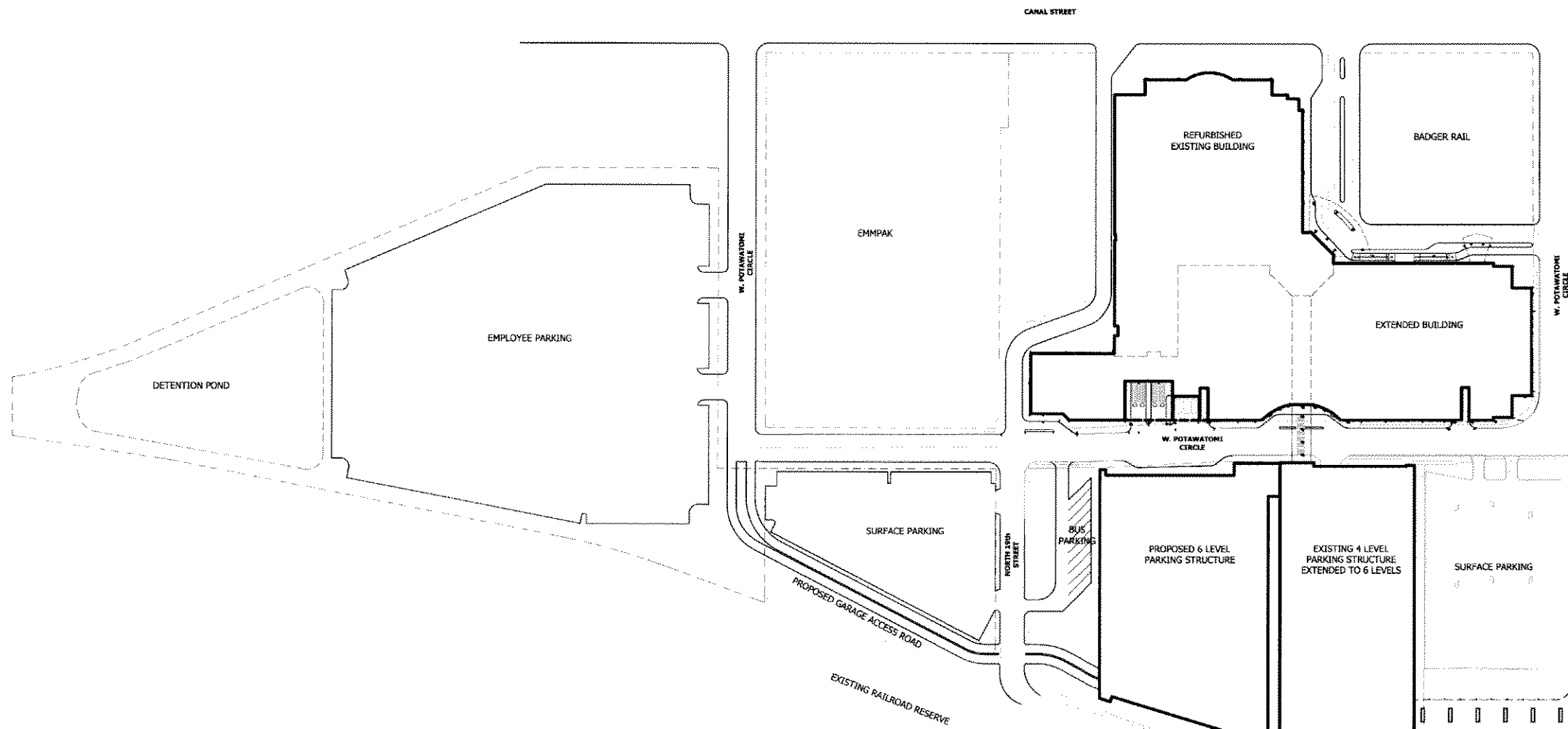


Vicinity Map

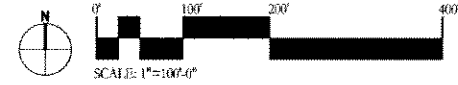
GPD-0

SHEET INDEX

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PRECINCT PLAN



PROJECT TEAM

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- Hnedak Bobo Group**
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 One Honey Creek Corporate Center / 135 South Oak Street / Suite 401
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 Web: www.graef.com
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 1212 Flower Street / 2nd Floor / Los Angeles, CA 90015
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- Finnegan Erickson & Associates**
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 Ph: 702-766-6260/Fax: 702-766-8854
 Web: www.fea-world.com
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- RHR Consulting Engineers, Inc.**
 3711 Regulus Drive / Las Vegas, NV 89102
 Ph: 702-872-2441/Fax: 702-873-9997
 Web: www.rhr.com
- Lighting Design*
- Creative Lighting Design & Engineering**
 North 14th West 158th Cedar Lane / Cornwells, WI 53027
 Ph: 262-747-4432/Fax: 262-242-1020
 Web: www.cld-inc.com
- Security & Access Solutions*
- Con-Tech Consultants**
 8500 Dublin Boulevard / Suite 205 / Dublin, CA 94568
 Ph: 925-825-2070/Fax: 925-829-2350
 Web: www.con-tech.com
- Food Service & Lodging*
- FSA Design**
 501 Corporate Park / Suite 470 / Duluth, GA 30096
 Ph: 310-645-6745/Fax: 310-645-6744
 Web: www.fsa-design.net
- Signage & Graphics*
- Lorenz+Yoo Design**
 109 Liberty Street / Newark, CA 94705-1926
 Ph: 710-642-2828/Fax: 710-698-2452
 Web: www.lorenz+yoo.com
- Parking*
- Walker Parking Consultants**
 125 Hawthorn Drive / Suite 175 / Kennewick, WA 98544
 Ph: 702-218-1444/Fax: 770-218-0528
 Web: www.walkerparking.com
- Construction Manager*
- Gilbane**
 101 West Pleasant Street / Suite 104
 Milwaukee, WI 53212
 Ph: 414-233-8800/Fax: 414-275-6913
 Web: www.gilbane.com/region/604_milwaukee.asp



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in association with:



Engberg Anderson Design Partnership, Inc.

**GENERAL PLAN DEVELOPMENT
FOREST COUNTY POTAWATOMI LEGACY DISTRICT**



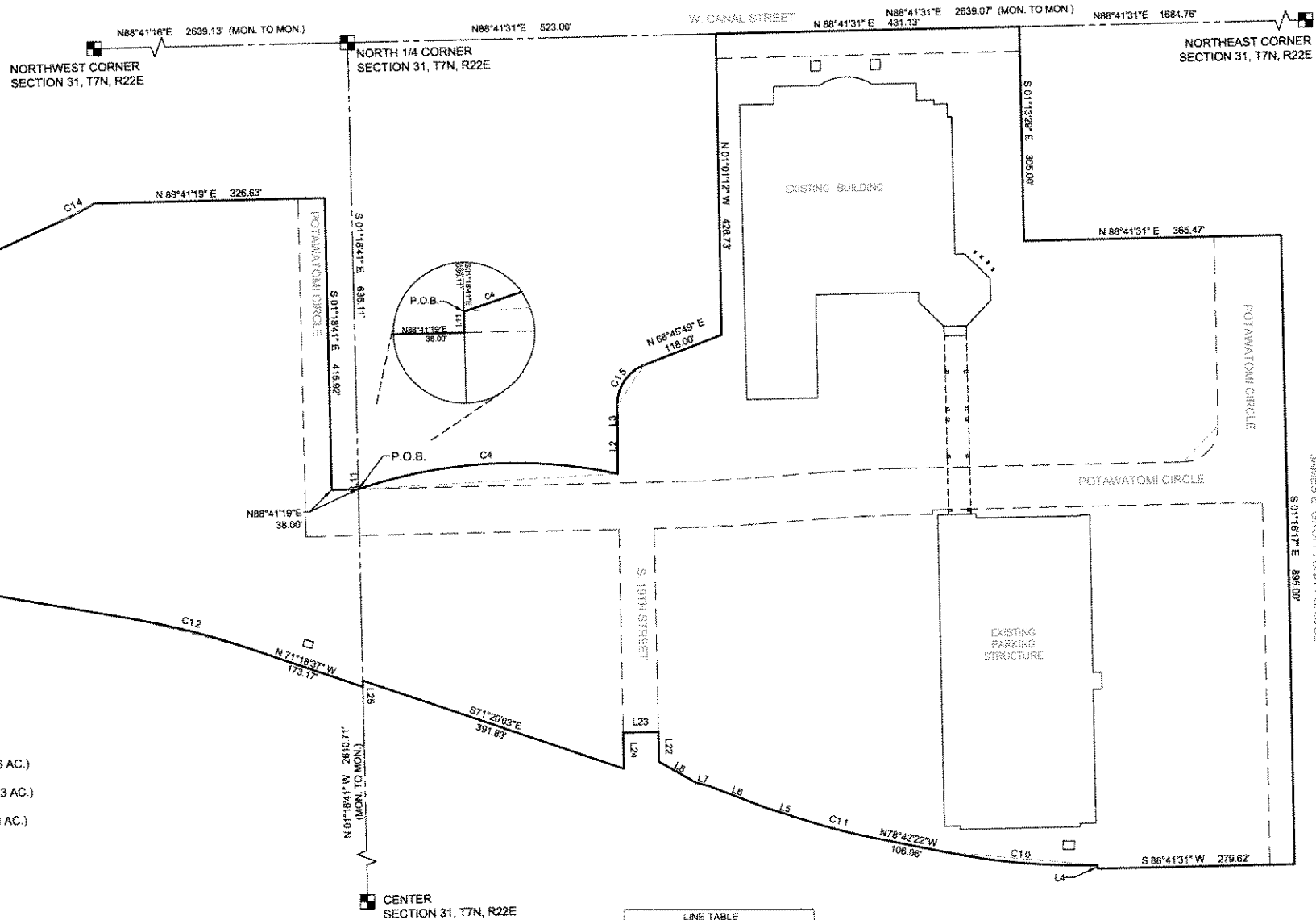
**POTAWATOMI BINGO CASINO EXPANSION
MILWAUKEE, WISCONSIN**

POTAWATOMI GPD LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

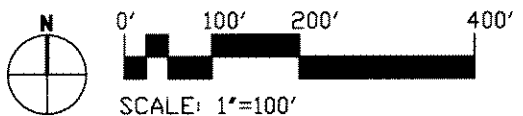
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 22 EAST; THENCE SOUTH 01°18'41" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 636.11 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY 373.86 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 692.59 FEET, THROUGH A CENTRAL ANGLE OF 30°54'41", AND WHOSE CHORD BEARS NORTH 88°38'28" EAST, 369.14 FEET; THENCE NORTH 00°13'29" EAST, 50.99 FEET; THENCE NORTH 01°01'12" WEST, 46.90 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 73.05 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 69°45'30", AND WHOSE CHORD BEARS NORTH 33°53'05" EAST, 68.62 FEET; THENCE NORTH 68°45'49" EAST, 118.00 FEET TO A POINT ON THE WEST LINE OF PARCEL 2 OF C.S.M. NO. 5100; THENCE NORTH 01°01'12" WEST ALONG SAID WEST LINE 428.73 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 22 EAST; THENCE NORTH 88°41'31" EAST ALONG SAID NORTH LINE, 431.13 FEET; THENCE SOUTH 01°13'29" EAST ALONG THE EAST LINE OF SAID PARCEL 2 OF C.S.M. NO. 5100, 305.00 FEET; THENCE NORTH 88°41'31" EAST ALONG THE NORTH OF SAID PARCEL 2, 385.47 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01°16'11" EAST ALONG SAID EAST LINE, 895.00 FEET; THENCE SOUTH 88°41'31" WEST, 279.62 FEET; THENCE NORTH 01°17'46" WEST, 5.00 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE WESTERLY 219.51 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 985.15 FEET, THROUGH A CENTRAL ANGLE OF 12°46'00", AND WHOSE CHORD BEARS NORTH 85°04'04" WEST, 219.06 FEET; THENCE NORTH 78°42'22" WEST, 106.06 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 98.17 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 881.58 FEET, THROUGH A CENTRAL ANGLE OF 6°22'49", AND WHOSE CHORD BEARS NORTH 75°30'58" WEST, 98.12 FEET; THENCE NORTH 72°19'33" WEST, 62.05 FEET; THENCE NORTH 68°47'39" WEST, 83.30 FEET; THENCE NORTH 78°42'32" WEST, 18.03 FEET; THENCE NORTH 80°21'41" WEST, 60.70 FEET; THENCE NORTH 01°13'22" WEST, 42.24 FEET; THENCE SOUTH 88°40'38" WEST, 50.00 FEET; THENCE SOUTH 01°13'22" EAST, 51.20 FEET; THENCE NORTH 71°20'03" WEST, 391.83 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°18'41" EAST ALONG SAID EASTLINE, THENCE NORTH 71°18'37" WEST, 173.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 169.65 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1082.71 FEET, THROUGH A CENTRAL ANGLE OF 8°58'40", WHOSE CHORD BEARS NORTH 75°47'57" WEST, 169.48 FEET; THENCE NORTH 80°17'17" WEST, 640.86 FEET; THENCE NORTH 82°32'27" WEST, 248.03 FEET; THENCE NORTH 01°18'41" WEST, 93.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE EASTERLY 243.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1262.73 FEET, THROUGH A CENTRAL ANGLE OF 11°03'16", AND WHOSE CHORD BEARS NORTH 70°53'43" EAST, 243.25 FEET; THENCE NORTH 65°17'06" EAST, 804.26 FEET; THENCE EASTERLY 54.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 570.19 FEET, THROUGH A CENTRAL ANGLE OF 5°30'43", AND WHOSE CHORD BEARS NORTH 62°31'43" EAST, 54.83 FEET; THENCE NORTH 88°41'19" EAST, 326.63 FEET TO THE CENTERLINE OF POTAWATOMI CIRCLE; THENCE SOUTH 01°18'41" EAST ALONG SAID CENTERLINE, 415.92 FEET; THENCE NORTH 88°41'19" EAST, 38.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01°18'41" WEST ALONG SAID EAST LINE, 0.06 FEET TO THE POINT OF BEGINNING. CONTAINING 1,530,999 SQUARE FEET MORE OR LESS.

TOTAL SITE AREA = 1,530,999 SQ. FT. (35.146 AC.)
 RIGHT-OF-WAY AREA = 183,590 SQ. FT. (4.223 AC.)
 PROPERTY AREA = 1,347,306 SQ. FT. (30.930 AC.)



GPD-3

PROPOSED PROJECT BOUNDARY DESCRIPTION



LINE	BEARING	LENGTH
L2	N01°13'28"E	50.99
L3	N01°01'12"W	46.90
L4	N01°17'46"W	5.00
L5	N72°19'33"W	62.05
L6	N68°47'35"W	83.30
L7	N76°45'32"W	18.03
L8	N60°21'41"W	60.70
L11	N01°18'41"W	0.06
L22	N01°13'22"W	42.24
L23	S88°46'38"W	50.00
L24	S01°13'22"E	51.20
L25	S01°18'41"E	8.70

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C4	373.86'	692.59'	30°54'41"	N88°38'28"E	369.14'
C10	219.51'	985.15'	12°46'00"	N85°04'04"W	219.06'
C11	98.17'	881.58'	6°22'49"	N75°30'58"W	98.12'
C12	169.65'	1082.71'	8°58'40"	N75°47'57"W	169.48'
C13	243.63'	1262.73'	11°03'16"	N70°53'43"E	243.25'
C14	54.85'	570.19'	5°30'43"	N62°31'43"E	54.83'
C15	73.05'	60.00'	69°45'30"	N33°53'05"E	68.62'



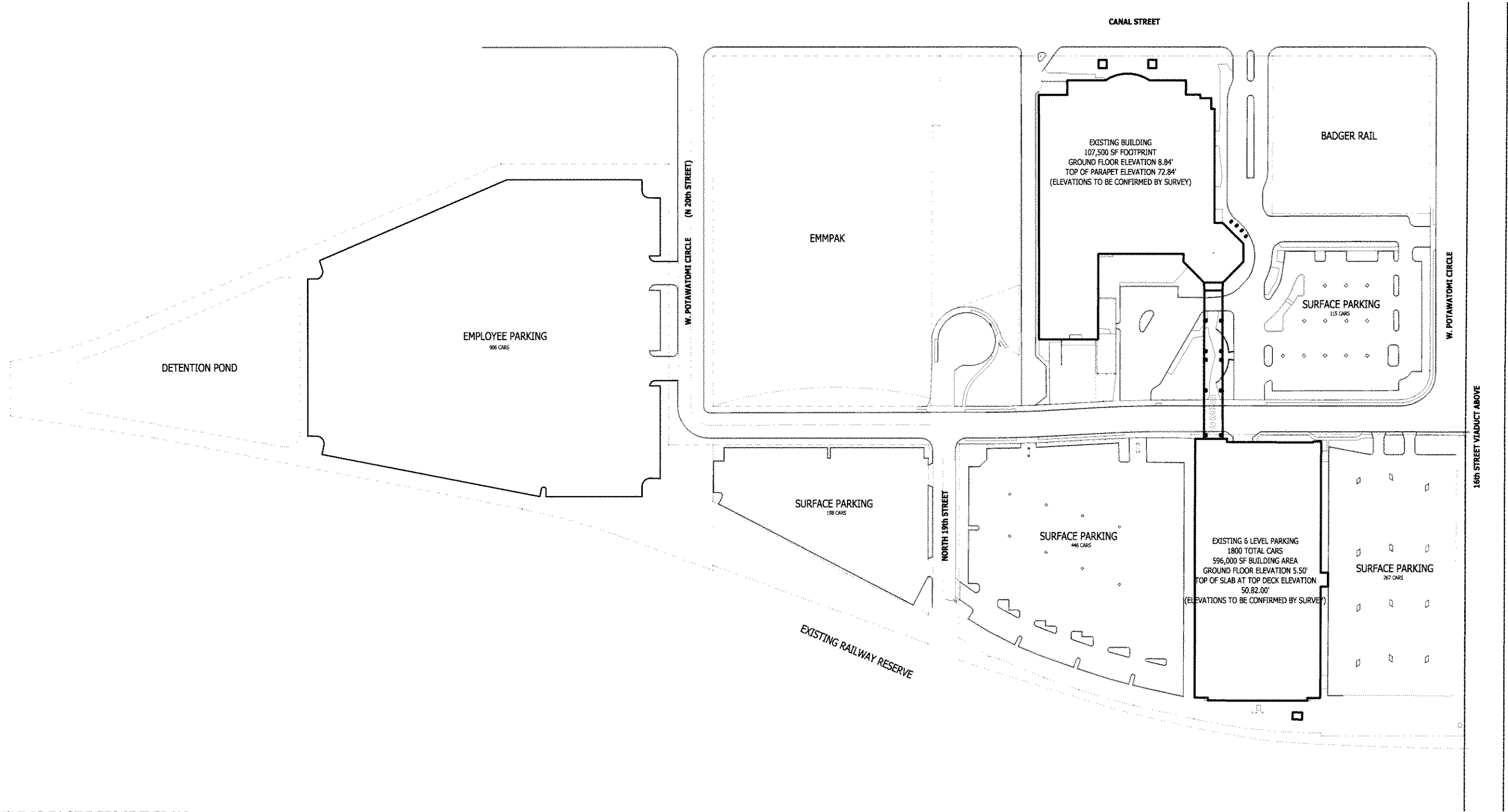




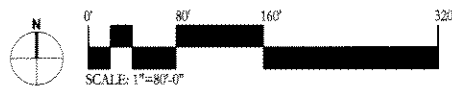

in association with: **GENERAL PLAN DEVELOPMENT**
FOREST COUNTY POTAWATOMI LEGACY DISTRICT

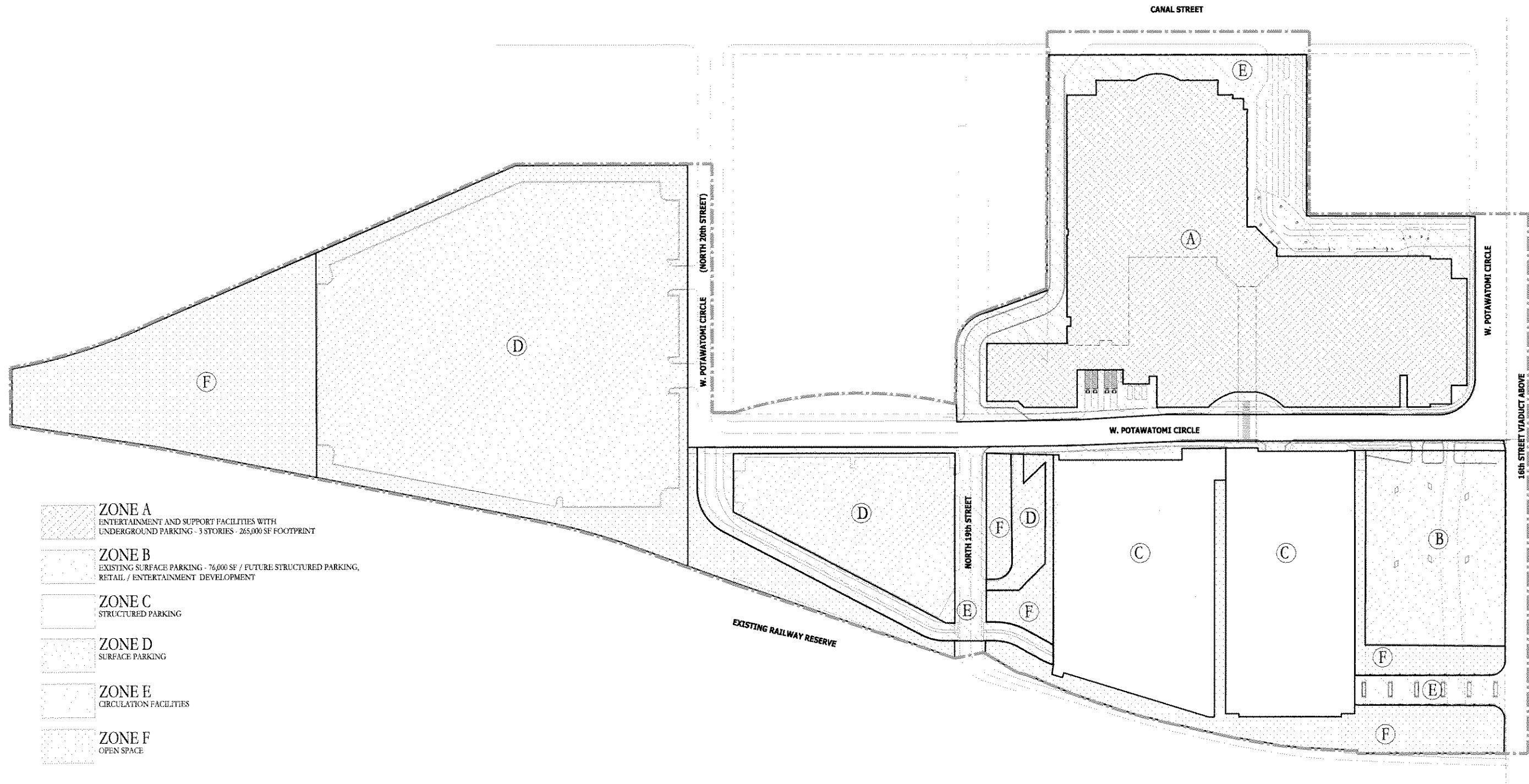
POTAWATOMI BINGO CASINO EXPANSION
 MILWAUKEE, WISCONSIN

Hnedak Bobo Group
 Memphis • Las Vegas



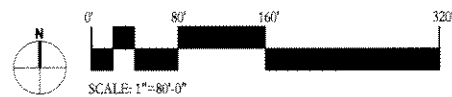
EXISTING FACILITIES SITE PLAN

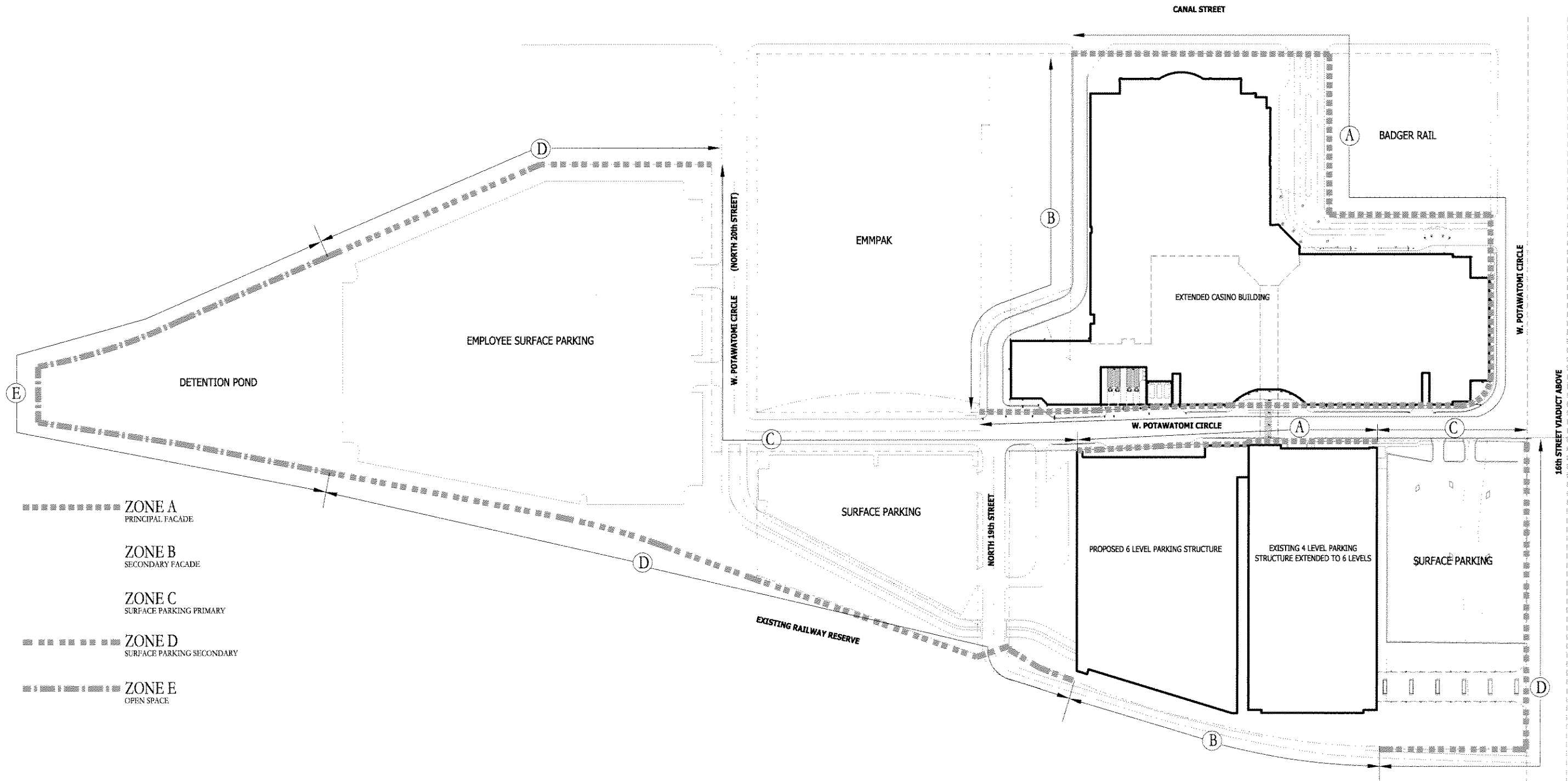




- ZONE A**
ENTERTAINMENT AND SUPPORT FACILITIES WITH UNDERGROUND PARKING - 3 STORIES - 265,000 SF FOOTPRINT
- ZONE B**
EXISTING SURFACE PARKING - 76,000 SF / FUTURE STRUCTURED PARKING, RETAIL / ENTERTAINMENT DEVELOPMENT
- ZONE C**
STRUCTURED PARKING
- ZONE D**
SURFACE PARKING
- ZONE E**
CIRCULATION FACILITIES
- ZONE F**
OPEN SPACE

PROPOSED BUILDING AND PARKING SITE PLAN





PROPOSED CAMPUS PERIMETER FACADE STANDARDS

