

FOREST COUNTY POTAWATOMI LEGACY DISTRICT

DETAILED PLAN DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

August 29, 2005

I. COMPONENTS OF DETAILED 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 a General Plan Development (GPD) District to a Detailed Plan Development (DPD) 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 Owner's Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the detailed development plan:

Plan Sheets

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DPD-1 Project Team / Sheet Index

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DPD-10D 3D Perspective View from SE

DPD-10E 3D Perspective View from NE

DPD-11A Proposed Signage and Details

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DPD-11D Proposed Signage and Details

Exhibit A Statistical Sheet

Exhibit B Site Photographs

Exhibit C Traffic Analysis

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 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 of the casino, 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 structure will connect to the existing parking structure. A new vehicular bridge will connect the structures to the existing 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 will be 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, so that on-street parking will not be necessary.

3. Exterior:

The proposed addition will be a 3-story building. The floor levels and roof lines will align with existing conditions, creating a wall height of approximately 65 feet. There will be portions of the new construction that will extend higher than the existing structure, to approximately 75 to 80 feet.

Materials will be brick, pre-cast concrete, terra-cotta, copper, stone, and glass/aluminum, matching the existing facility's exterior. The exterior will also include back-lighted glass panels, metal panels, sign banners, electronic displays, exterior art and building features, skylights and illuminated advertisement panels and signage, decorative panels/features and 3-dimensional elements, all designed to create a visually exciting façade that is also compatible with the existing architecture, and appropriate in this location of the city. Portions of the exterior façade of the existing garage will be enhanced with new materials, signage, color and lighting.

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.

5. Storm Water Management

The quantity and quality of storm water drainage from the site will be addressed through the use of existing City infrastructure, in compliance with City requirements. A detention basin will handle storm water discharged from the employee parking lot, east of Potawatomi Circle (formerly 20th Street). The basin will provide a limited discharge to

the City storm sewer in Potawatomi Circle, which is connected to the City's new Storm Water Park at West Canal Street and N. 25th Street. The detention basin will be landscaped and vegetated to provide for pollutant uptake.

The casino and parking structure additions will result in no net increase of impervious surface, so that detention will not be required for these improvements. Storm water quality from the expansion site will be addressed by connection to a new storm sewer in West Canal Street, which will divert low flows from the site to the City's new Storm Water Park at West Canal Street and N. 25th Street.

III. COMPLIANCE WITH STANDARDS

The proposed DPD 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 DPD is approximately 1,065,031 square feet (24.45 acres).

B. Density (295-907.3.c.)

Not applicable.

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

The location of structures in the DPD 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 for street edges within the site were established in the GPD. The setbacks are defined below for each façade treatment. Refer to GPD 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 have setbacks from the property line of a minimum of zero feet, to a maximum of 30 feet. Setbacks for existing and proposed improvements are shown on Sheet DPD-5. The Principal Façade areas will have pedestrian and vehicular entrances designed for the public, as well as for deliveries. The Principal Façade 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 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 DPD-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 DPD-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 designed and installed per the Master Sign Program, in accordance with Section 295-907.3.l-3, Milwaukee Code or Ordinances, and other requirements of the City of Milwaukee. The Master Sign Program is shown on Sheets DPD-11A through DPD-11D, and includes monument signs, directional signs, identification signs, informational signs, and canopy signs.

L. Survey (295-907)

The ALTA/ASCM Land Title Survey, Sheet DPD-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 DPD, 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 DPD 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 DPD plan.

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

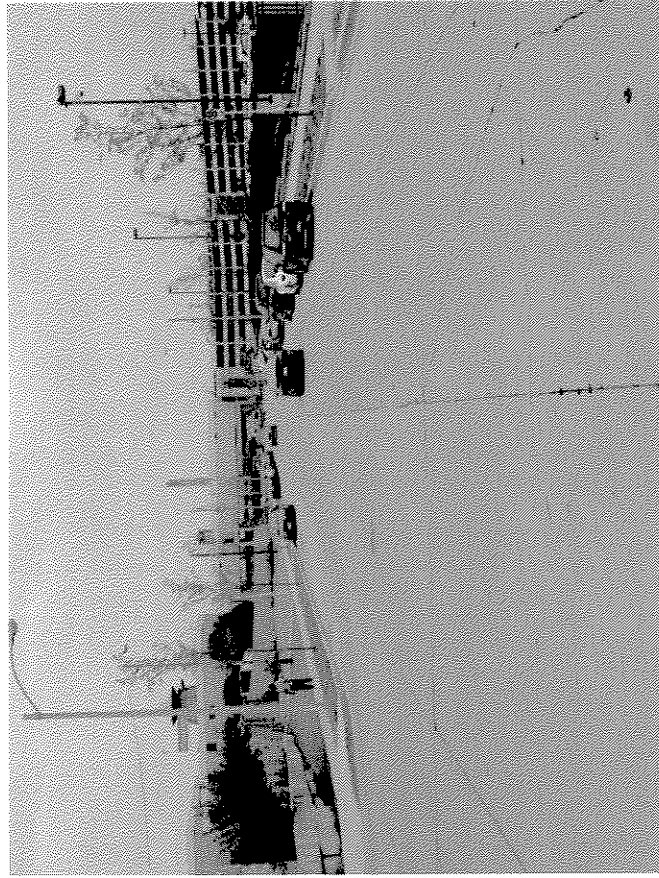
V. "STATISTICAL SHEET" INFORMATION

Section 295-907.2.c-1 of the Milwaukee Code of Ordinances provides that this Owner's DPD 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.

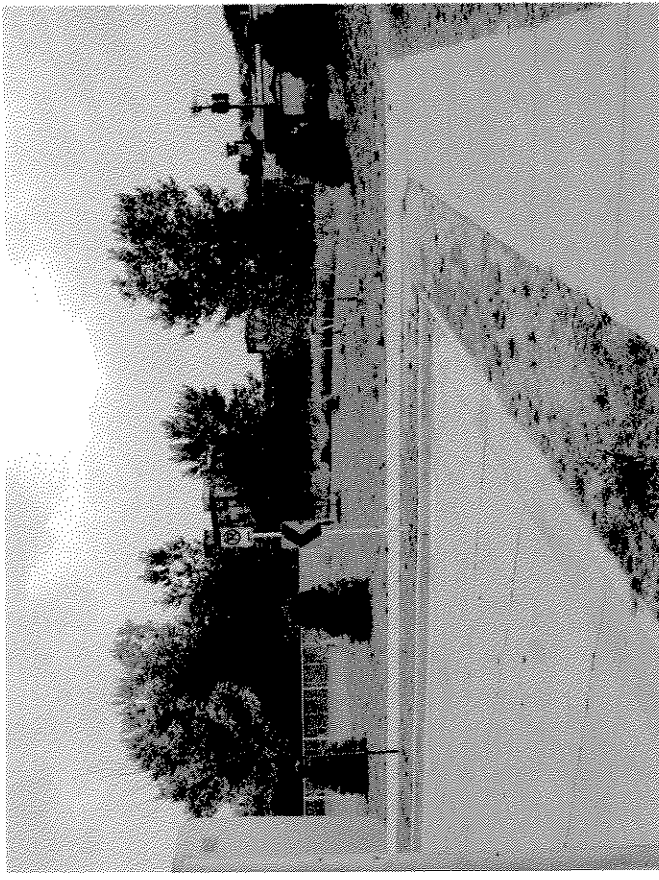
EXHIBIT A
DETAILED PLAN DEVELOPMENT STATISTICAL SHEET
FOREST COUNTY POTAWATOMI LEGACY DISTRICT

2.b-1-a	Gross Land Area	<u>897,231</u> sf	<u>20.6</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>30</u> percent of total
2.b-1-c	Maximum Amount of Land Devoted to Parking, Drives and Parking Structures	<u>435,000</u> sf	<u>10.0</u> ac	<u>48</u> percent of total
2.b-1-d	Minimum Amount of Land Devoted to Landscaped Green Space	<u>118,000</u> sf	<u>2.7</u> ac	<u>13</u> percent of total
2.b-1-e	Total Area Devoted to Non-Residential Uses	<u>897,231</u> sf	<u>20.6</u> ac	<u>100</u> percent of total
2.b-1-f	Proposed Number of Buildings	<u>Two</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		

Potawatomi DPD - Exhibit B



East on former Pittsburgh, from 20th



From 20th and Pittsburgh, toward south



From guest (RACM) lot, toward west



From 19th Street, towards northeast



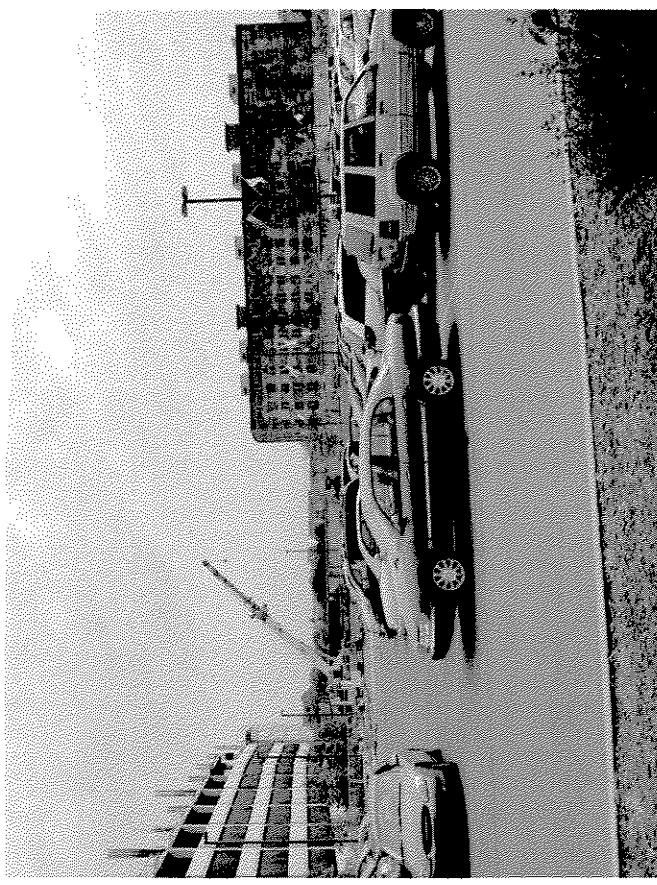
From Pittsburgh and 19th, towards south



Towards vacated Pittsburgh Avenue cul-de-sac



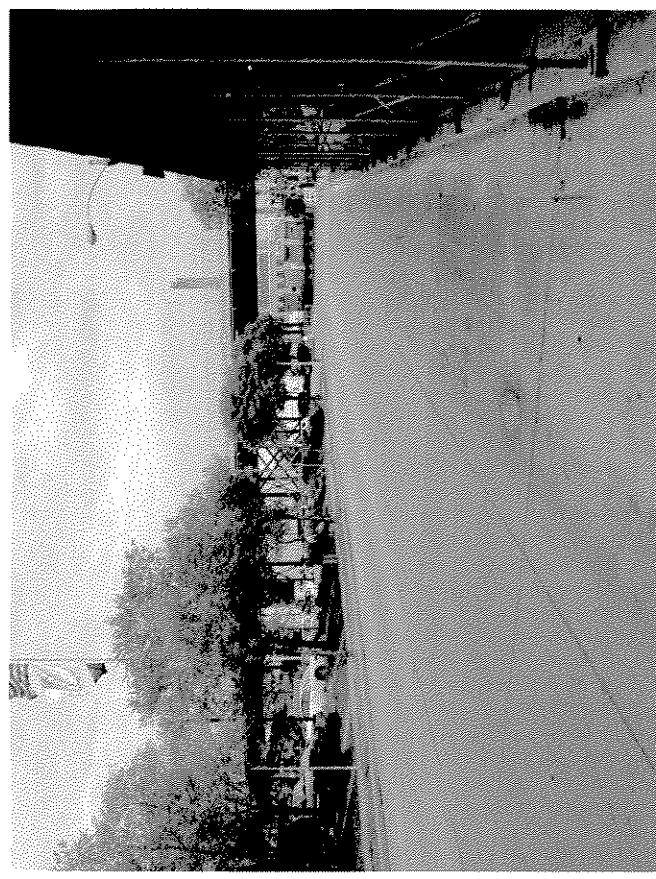
West face of existing parking deck



From Pittsburgh, towards south



From Pittsburgh, north, towards main entry



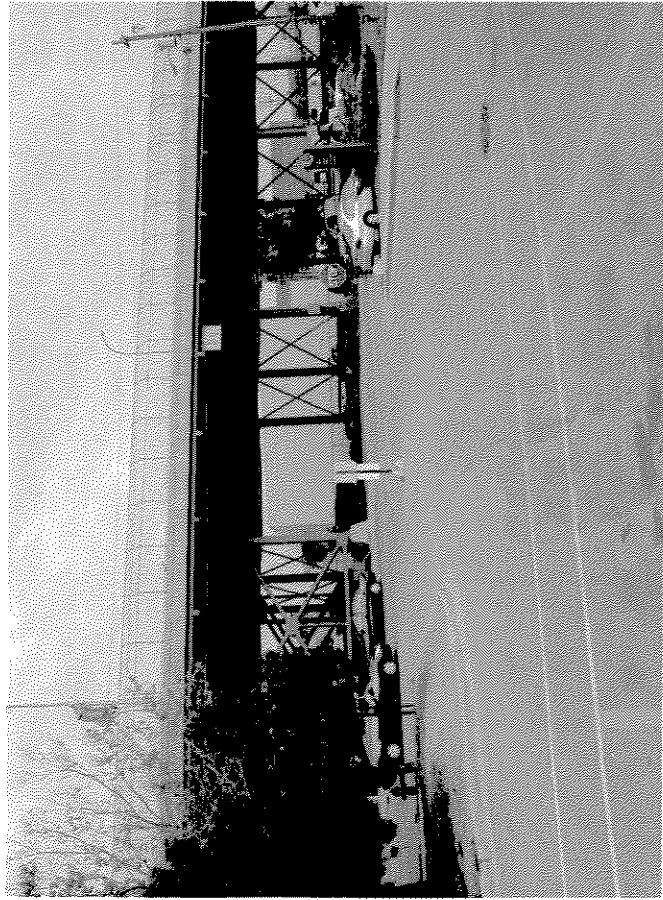
From Pittsburgh, at skywalk, towards east



From Pittsburgh, south, towards southeast lot



From Pittsburgh, south, towards 16th Street viaduct



From Pittsburgh, east, towards viaduct



From main entry, northeast, toward Badger Rail



From main entry, towards north



From Canal Street, north, at west wall

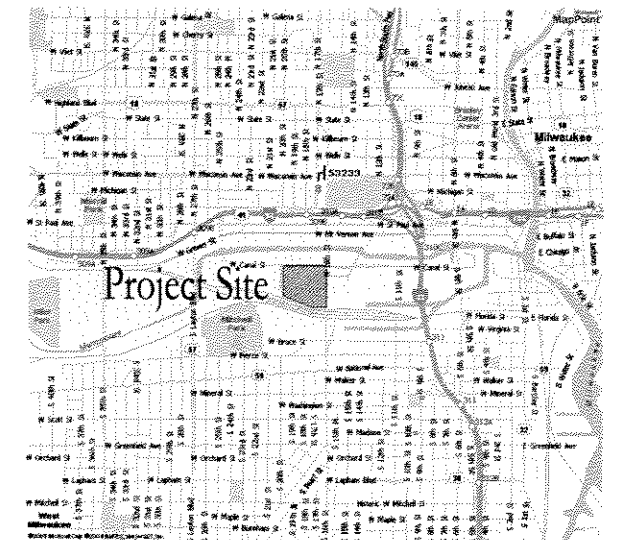
Potawatomi Bingo Casino Expansion

Forest County Potawatomi Community of Wisconsin

1721 West Canal Street
Milwaukee, Wisconsin 53233

Casino Building & Parking Garages

EXHIBIT A
File No. 050468
ZND/CC



3D Perspective - View from NE

Vicinity Map

DPD-0

HBB
HNEDAK BOBO GROUP
Memphis • Las Vegas

in association with:
EngbergAnderson  DesignPartnership, inc.

DETAILED PLAN DEVELOPMENT
FOREST COUNTY POTAWATOMI LEGACY DISTRICT



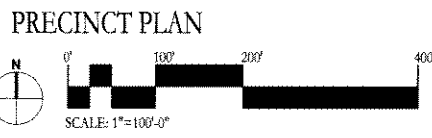
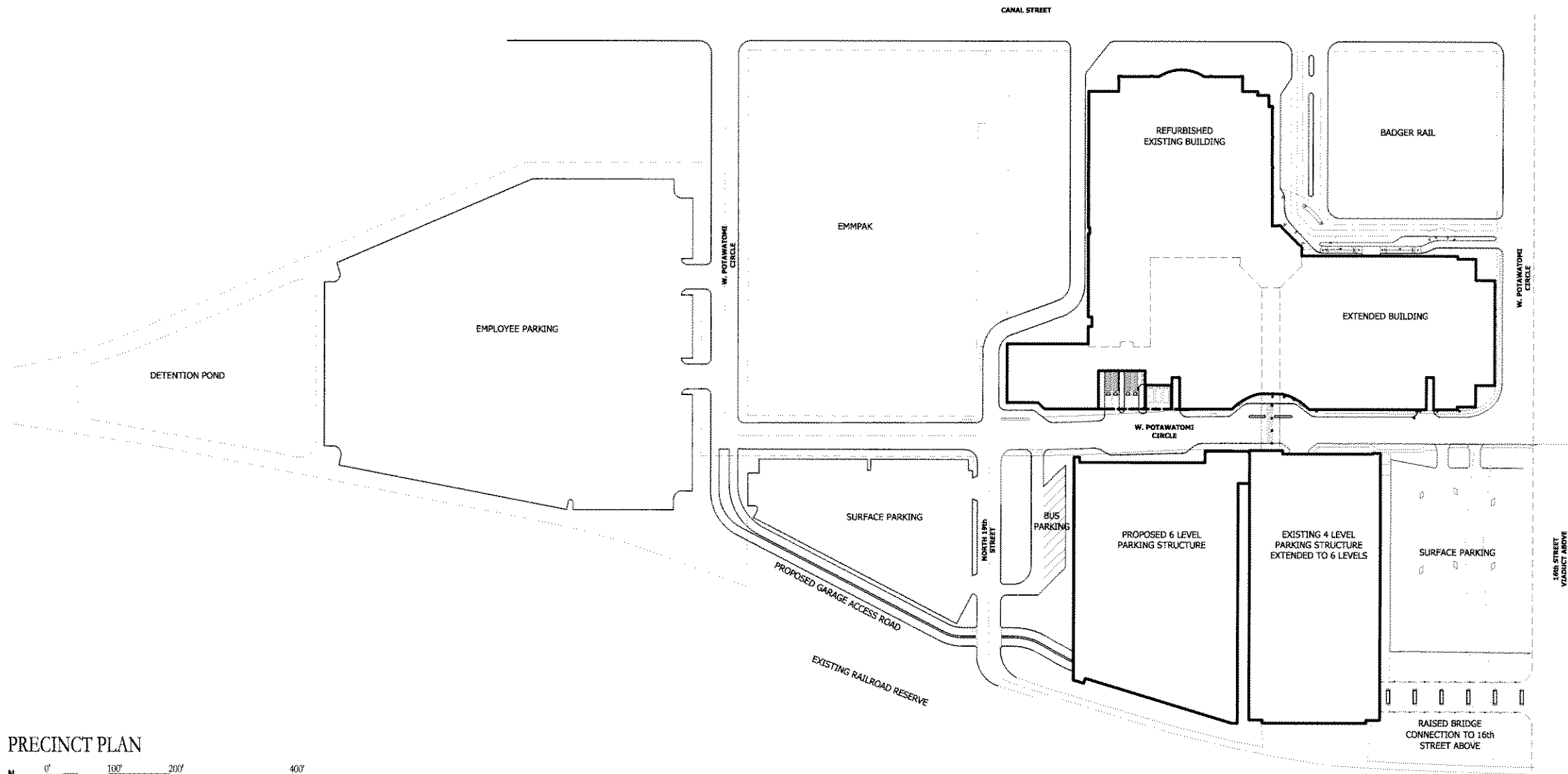
POTAWATOMI BINGO CASINO EXPANSION
MILWAUKEE, WISCONSIN

SHEET INDEX

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PROJECT TEAM

- Architectural Design**
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Creative Lighting Design & Engineering
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Walker Parking Consultants
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in association with:



Engberg Anderson Design Partnership, Inc.

DETAILED PLAN DEVELOPMENT
FOREST COUNTY POTAWATOMI LEGACY DISTRICT



POTAWATOMI BINGO CASINO EXPANSION
MILWAUKEE, WISCONSIN

POTAWATOMI DPD LEGAL DESCRIPTION

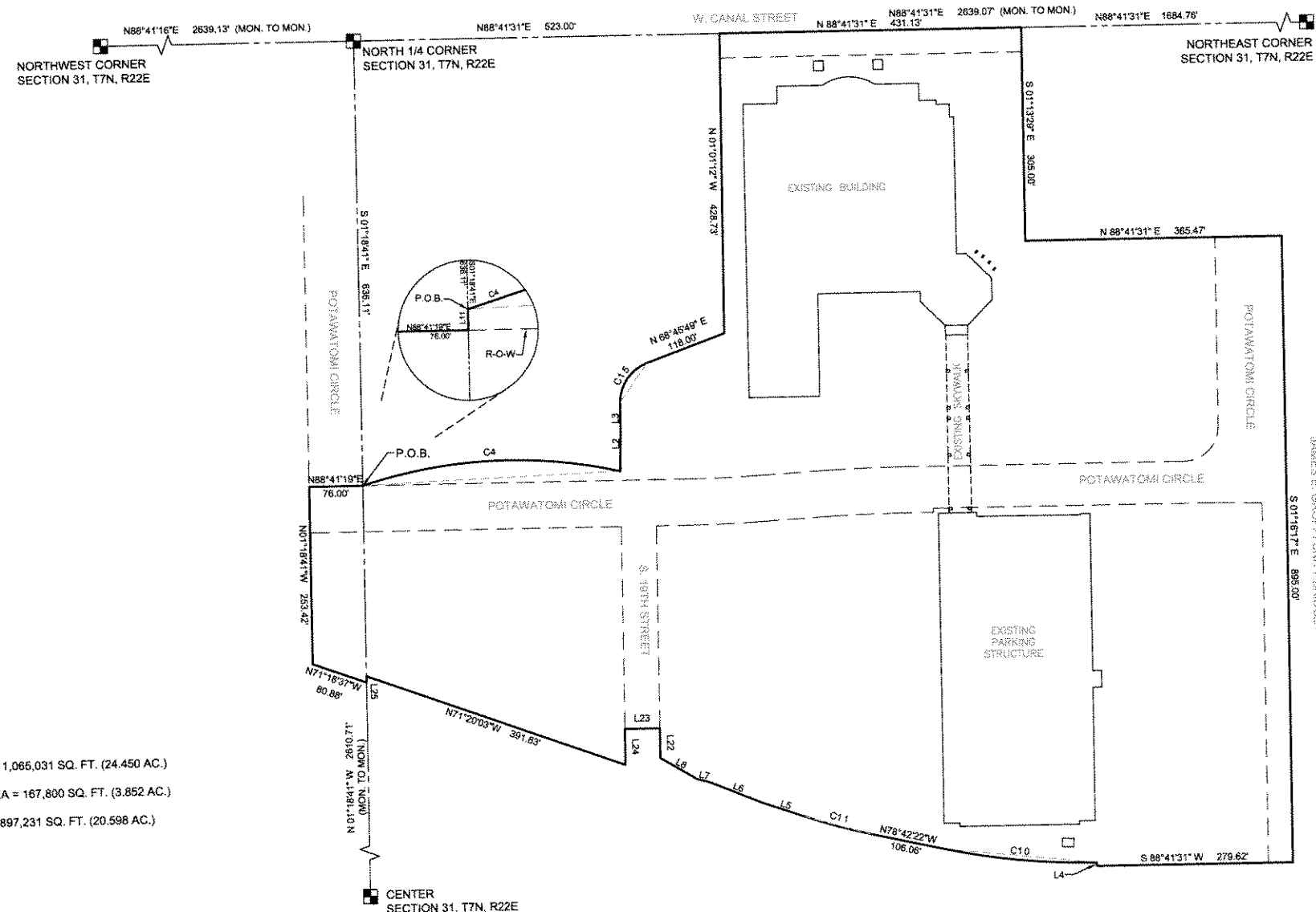
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

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 373.66 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 86°38'28" EAST, 389.14 FEET; THENCE NORTH 00°13'29" EAST, 50.99 FEET; THENCE NORTH 01°01'12" WEST, 48.90 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, 365.47 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01°16'17" 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°47'35" WEST, 83.30 FEET; THENCE NORTH 76°45'32" WEST, 18.03 FEET; THENCE NORTH 60°21'41" WEST, 60.70 FEET; THENCE NORTH 01°13'22" WEST, 42.24 FEET; THENCE SOUTH 88°46'38" 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 EAST LINE, 8.70 FEET; THENCE NORTH 71°18'37" WEST, 80.88 FEET; THENCE NORTH 01°18'41" WEST, 253.42 FEET; THENCE NORTH 88°41'19" EAST, 76.00 FEET TO SAID EAST LINE; THENCE NORTH 01°18'41" WEST ALONG SAID EAST LINE, 0.06 FEET TO THE POINT OF BEGINNING. CONTAINING 1,065,069 SQUARE FEET MORE OR LESS.

TOTAL SITE AREA = 1,065,031 SQ. FT. (24.450 AC.)

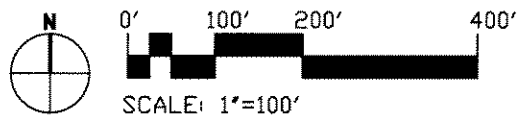
RIGHT-OF-WAY AREA = 167,880 SQ. FT. (3.852 AC.)

PROPERTY AREA = 897,231 SQ. FT. (20.598 AC.)



DPD-3

PROPOSED PROJECT BOUNDARY DESCRIPTION



LINE	BEARING	LENGTH
L2	N00°13'29"E	50.99
L3	N01°01'12"W	48.90
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

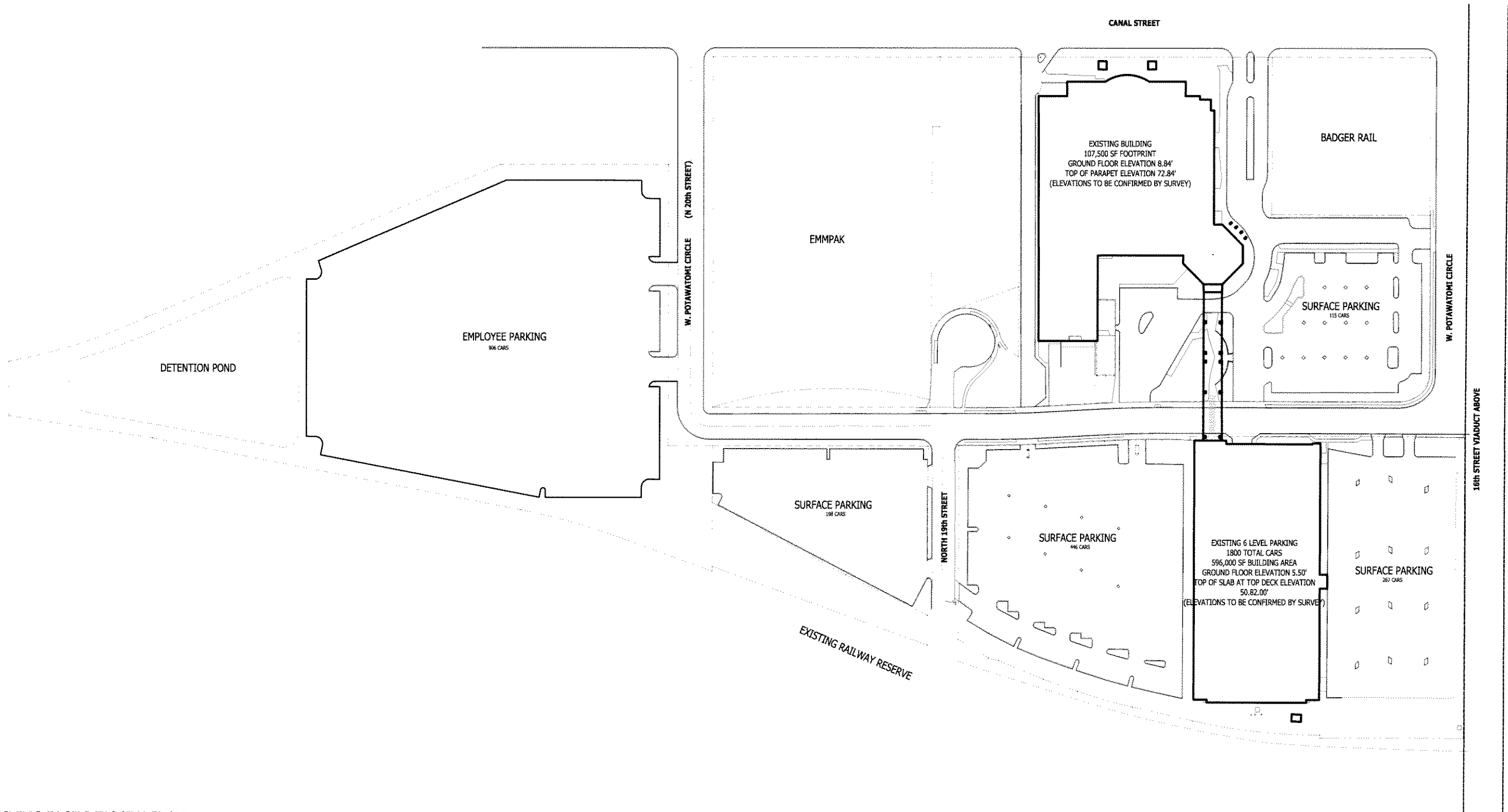
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C4	373.66'	692.59'	30°54'41"	N86°38'28"E	389.14'
C10	219.51'	985.15'	12°46'00"	N85°04'04"W	219.06'
C11	98.17'	881.58'	6°22'49"	N75°30'58"W	98.12'
C15	73.05'	80.00'	69°45'30"	N33°53'05"E	68.62'



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

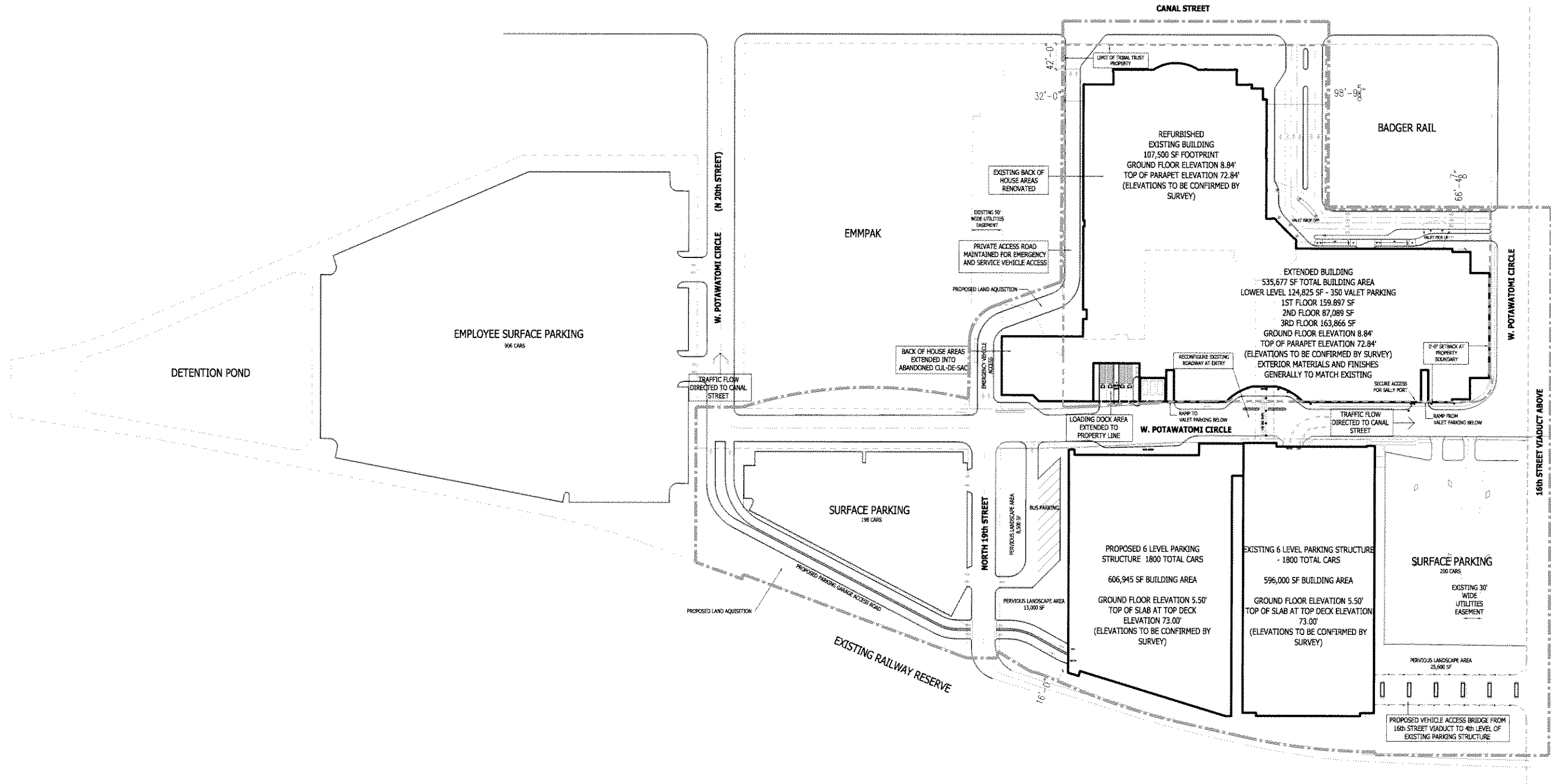


**POTAWATOMI BINGO CASINO EXPANSION
MILWAUKEE, WISCONSIN**

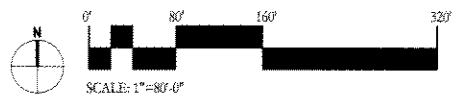


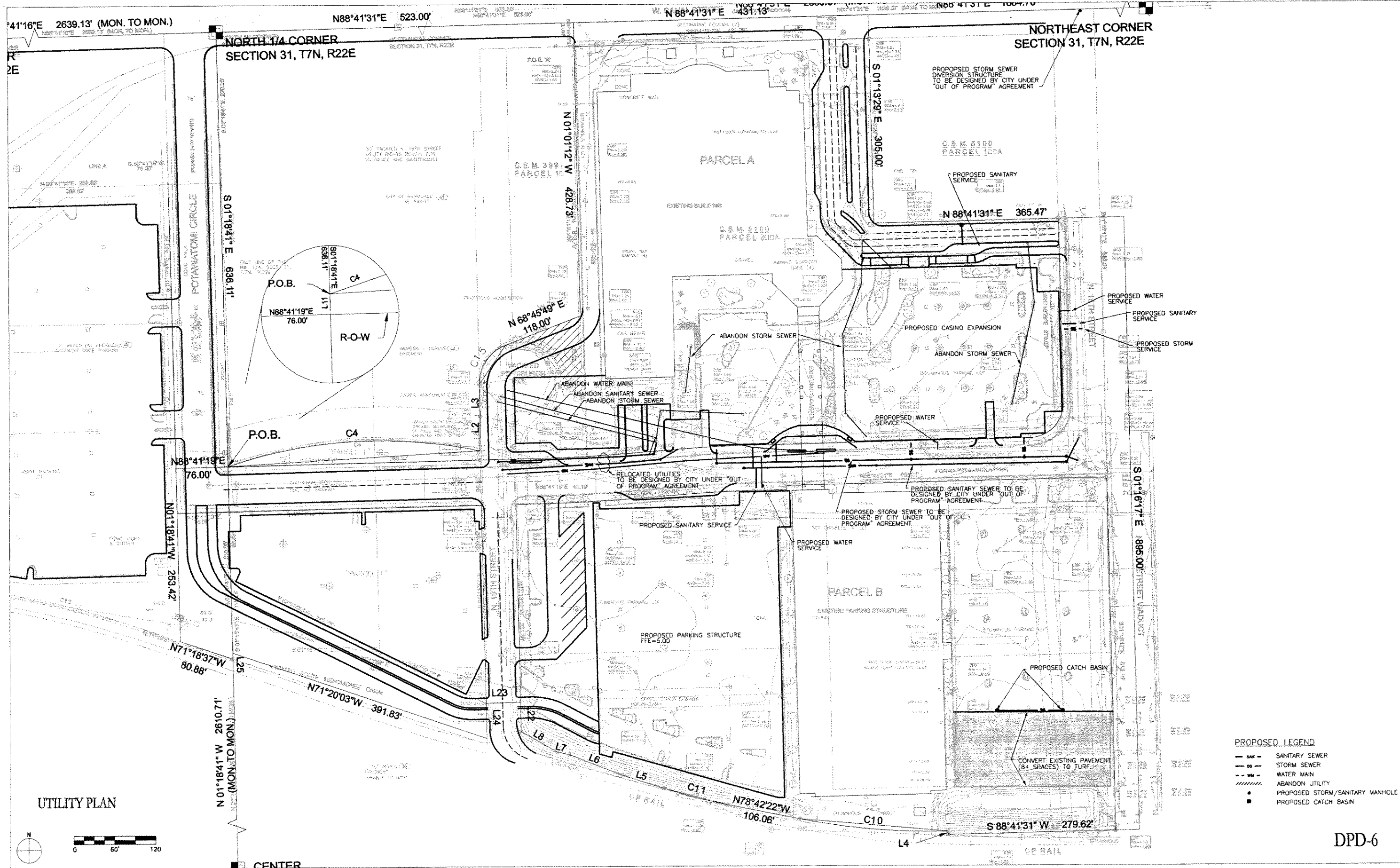
EXISTING FACILITIES SITE PLAN



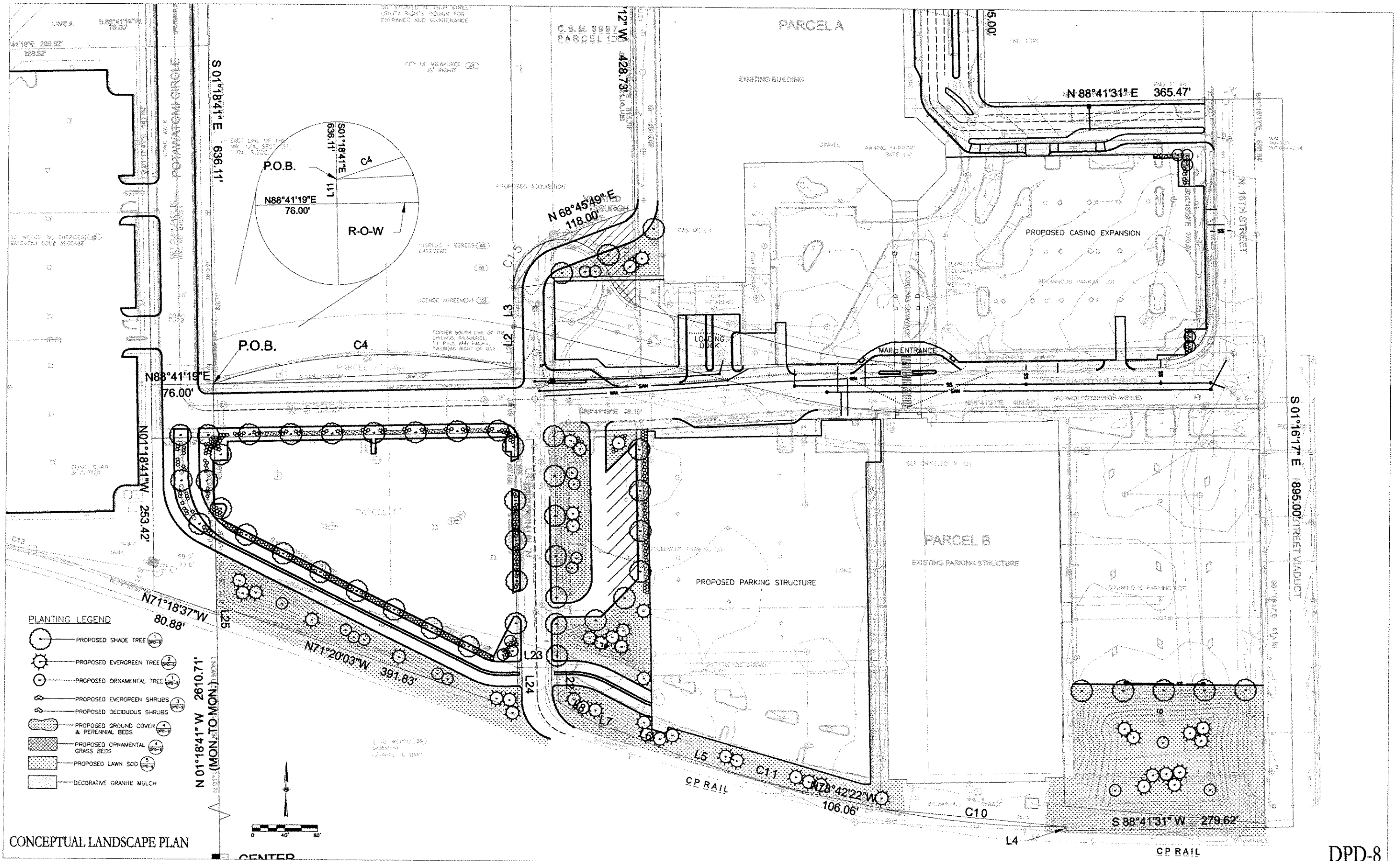


PROPOSED BUILDING AND PARKING SITE PLAN





DPD-6



CONCEPTUAL LANDSCAPE PLAN

DPD-8



HINEDAK BOBO GROUP
Memphis • Las Vegas

in association with:

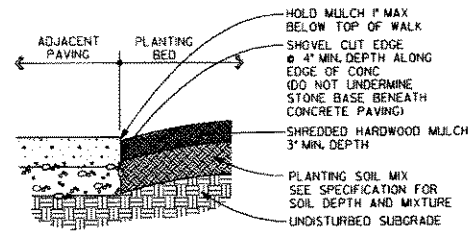
EngbergAnderson DesignPartnership, Inc.



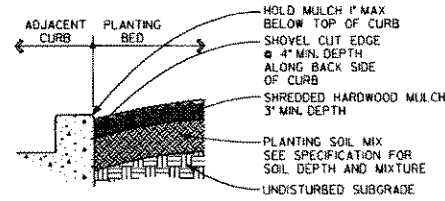
DETAILED PLAN DEVELOPMENT
FOREST COUNTY POTAWATOMI LEGACY DISTRICT



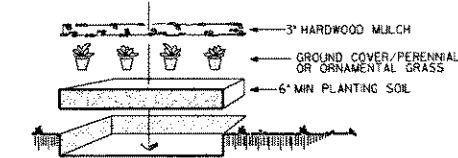
POTAWATOMI BINGO CASINO EXPANSION
MILWAUKEE, WISCONSIN



8 SHOVEL CUT EDGE @ PAVING
DPD-9 NOT TO SCALE



7 SHOVEL CUT EDGE @ CURB
DPD-9 NOT TO SCALE



LANDSCAPE CONTRACTOR SHALL IMPORT 6\"/>

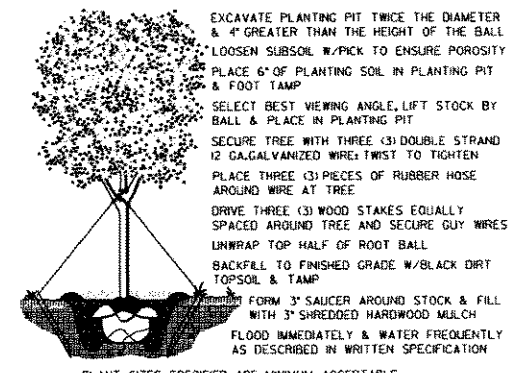
GRID & INSET PLANT MATERIAL @ SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE

HAND BROADCAST UNIFORM 3\"/>

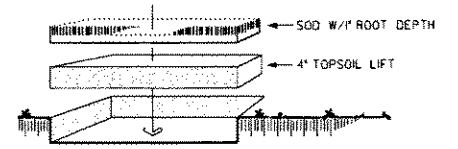
FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS

PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

4 GROUND COVER/ORN. GRASS/PERENNIAL PLANTING DETAIL
DPD-9 NOT TO SCALE



1 TREE PLANTING DETAIL
DPD-9 NOT TO SCALE



LANDSCAPE CONTRACTOR SHALL IMPORT 4\"/>

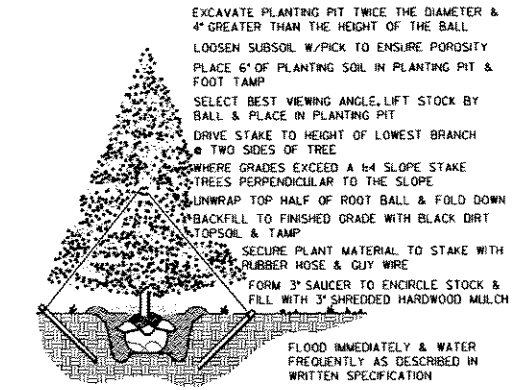
PRIOR TO SPREADING, THE LANDSCAPE CONTRACTOR SHALL CLEAN TOPSOIL OF ROOTS/STONES/FOREIGN MATTER & AMEND W/ SPECIFIED PRODUCTS TO ACHIEVE 6.0 TO 7.0 PH ACTIVITY

LANDSCAPE ARCHITECT SHALL APPROVE FINISHED LAWN GRADE @ UNIFORM, NATURAL SLOPES PRIOR TO THE LAYING OF SOD.

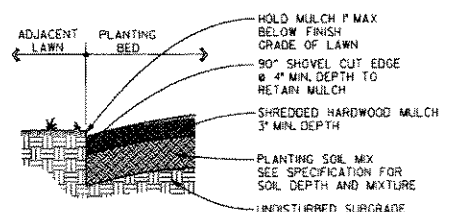
LAY SOD IN 'RUNNING BOND' FASHION (W/ALTERNATE JOINTS), COMPRESS EACH BUTT JOINT TO REDUCE SHRINKAGE CRACKS. ANCHOR SOD APPLICATIONS ON ALL SLOPES GREATER THAN 4:3 WITH BIO-STAPLES @ 18\"/>

LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH & MOW & MAINTAIN AS DESCRIBED IN WRITTEN SPECIFICATION.

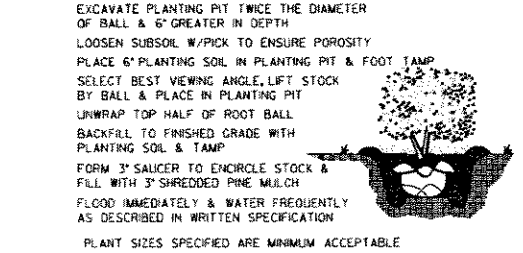
5 SOD PLANTING DETAIL
DPD-9 NOT TO SCALE



2 EVERGREEN PLANTING DETAIL
DPD-9 NOT TO SCALE



6 SHOVEL CUT EDGE DETAIL
DPD-9 NOT TO SCALE

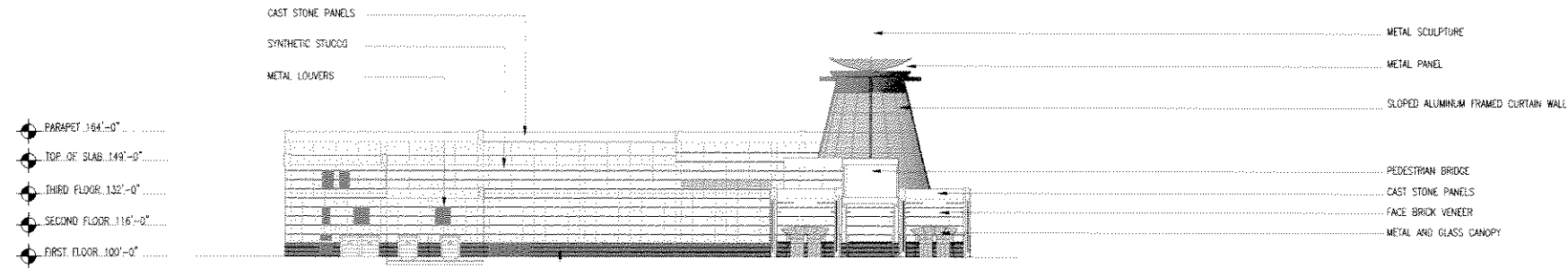


3 SHRUB PLANTING DETAIL
DPD-9 NOT TO SCALE

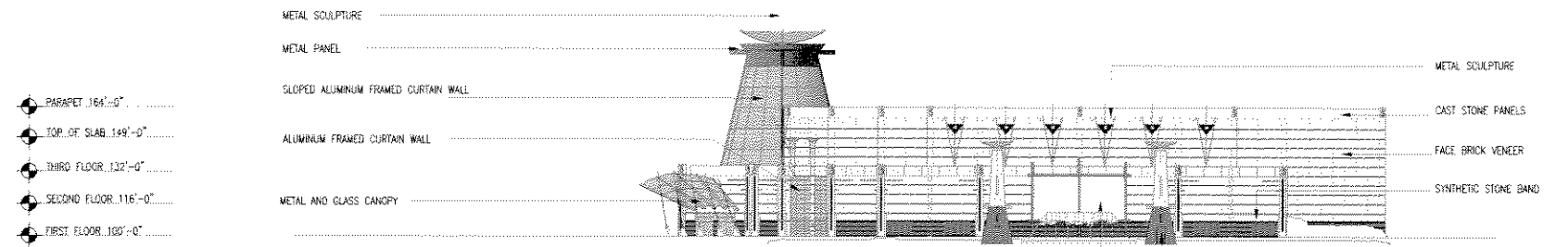
QUANT.	STATIC USE	SCIENTIFIC NAME	COMMON NAME	MIN SIZE	SYMBOL	NOTES:
X		SUGAR MAPLE 'LEGACY'	LEGACY ACER SACCHARUM	2 1/2\"/>		

PLANTING NOTES

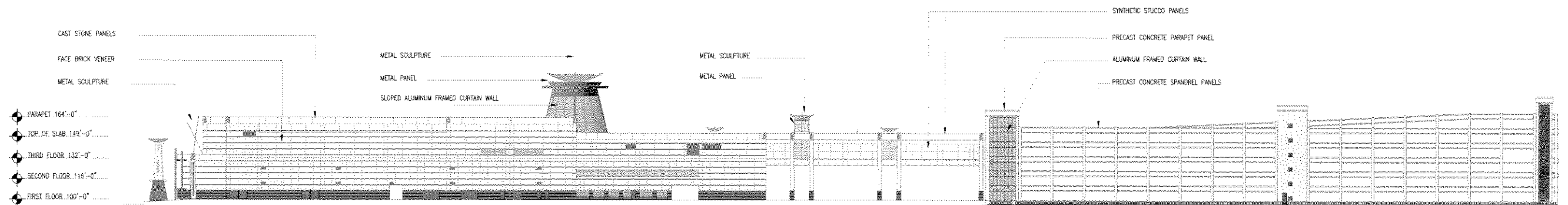
- DURING THE INITIAL 'MAINTENANCE PERIOD' LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AN ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING SHALL IMMEDIATELY BE REPLACED. LAWNS SHALL BE REPAIRED & WEEDS MUST CONSTANTLY BE REMOVED- NO EXCEPTIONS WILL BE GRANTED.
- SIZES OF PLANTING STOCK LISTED IN THE PLANT MATERIAL SCHEDULE ARE MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, WHEN EXCESSIVE PRUNING REDUCES CROWN, PLANT SHALL BE REPLACED.
- PLANT MATERIAL SHALL BE OF A QUALITY CONSISTENT WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI 260.1).
- IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED 'ONE CALL SYSTEM' NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF HIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



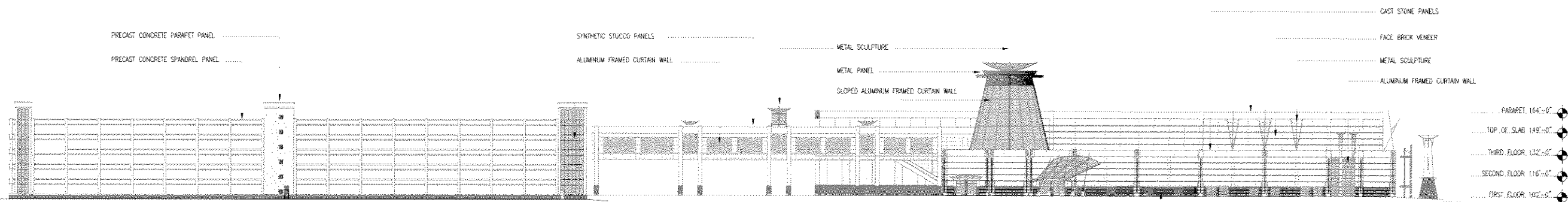
SOUTH ELEVATION



NORTH ELEVATION

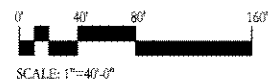


WEST ELEVATION



EAST ELEVATION

EXISTING BUILDING ELEVATIONS

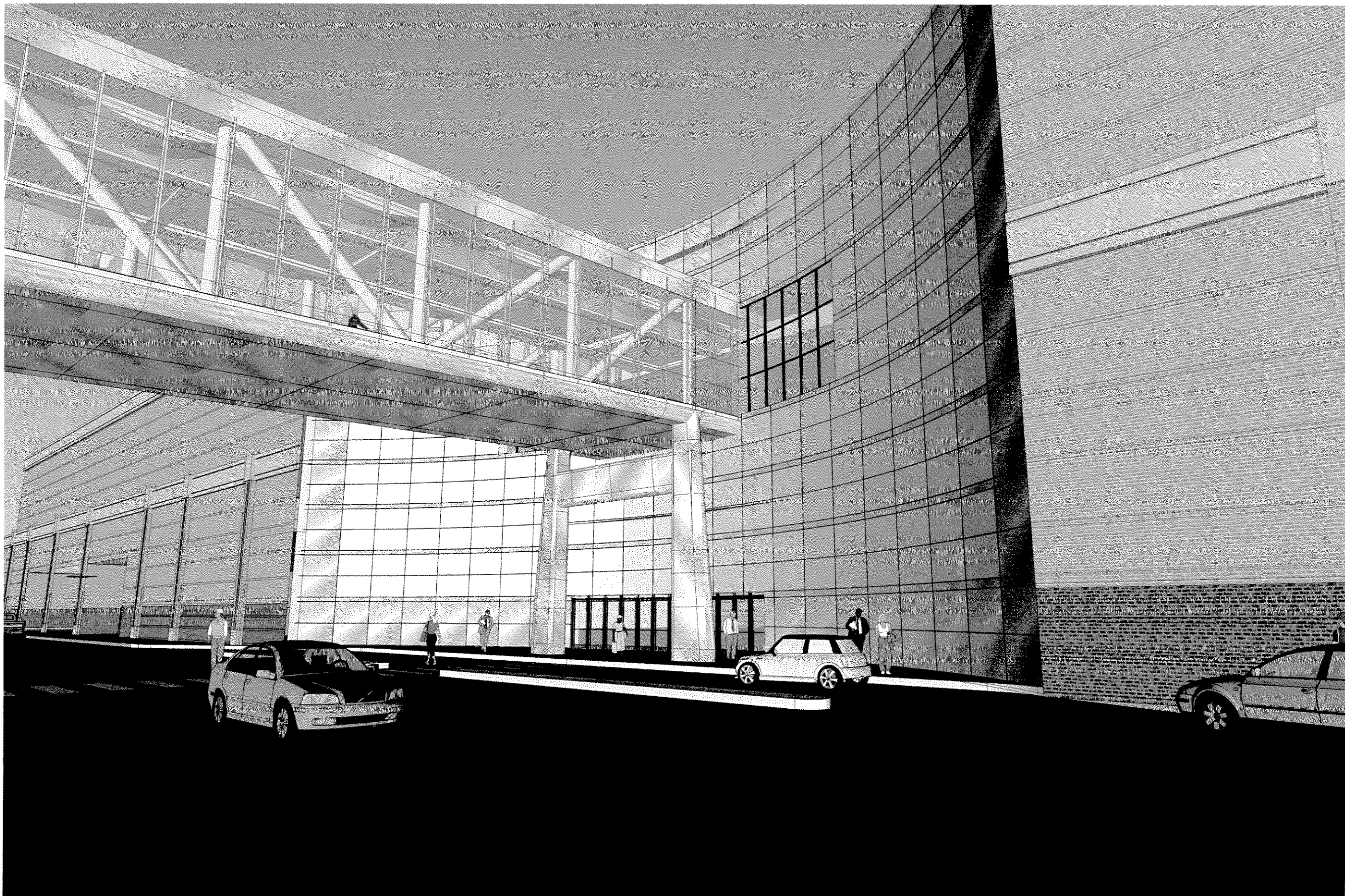


DPD-10A



3D Perspective of Proposed 16th Street Bridge - View from SE

DPD-10C



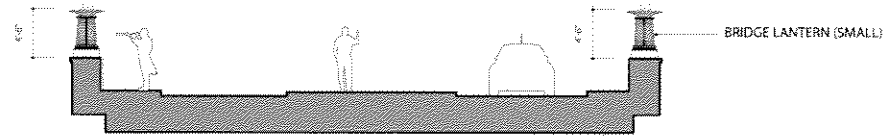
3D Perspective View from SE

DPD-10D

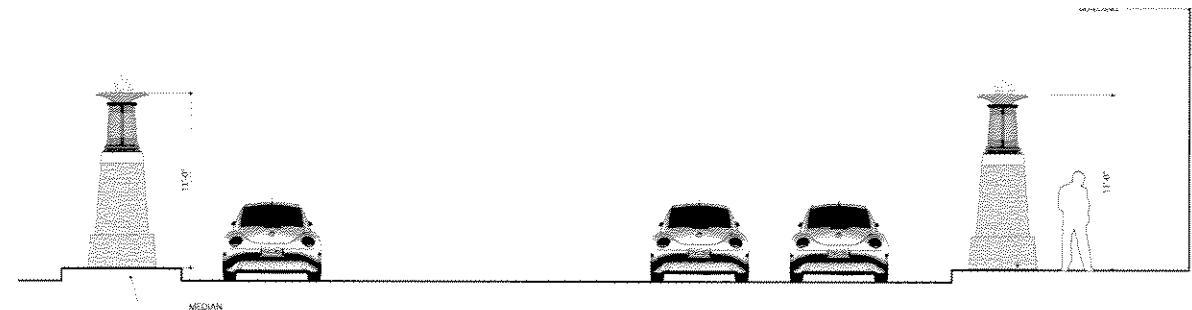


3D Perspective View from NE

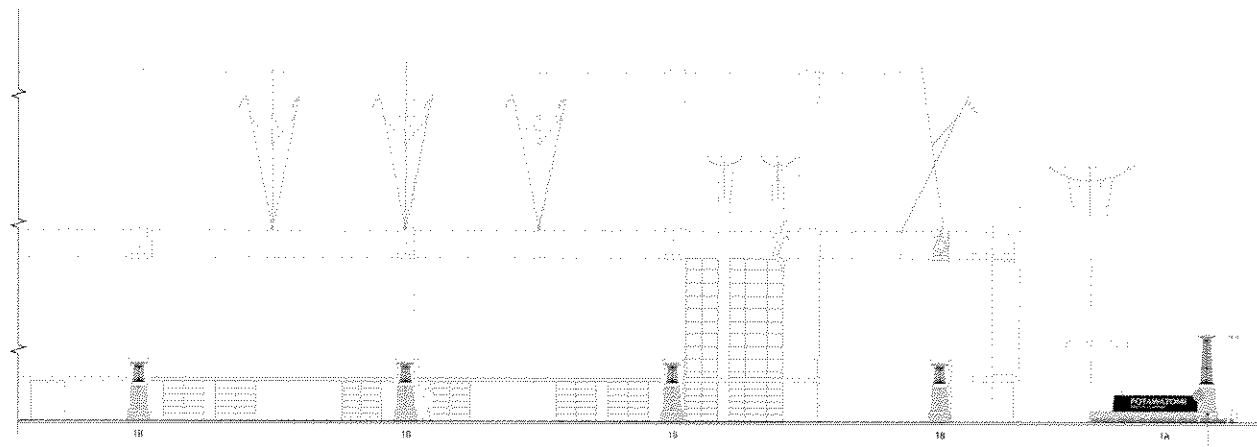
DPD-10E



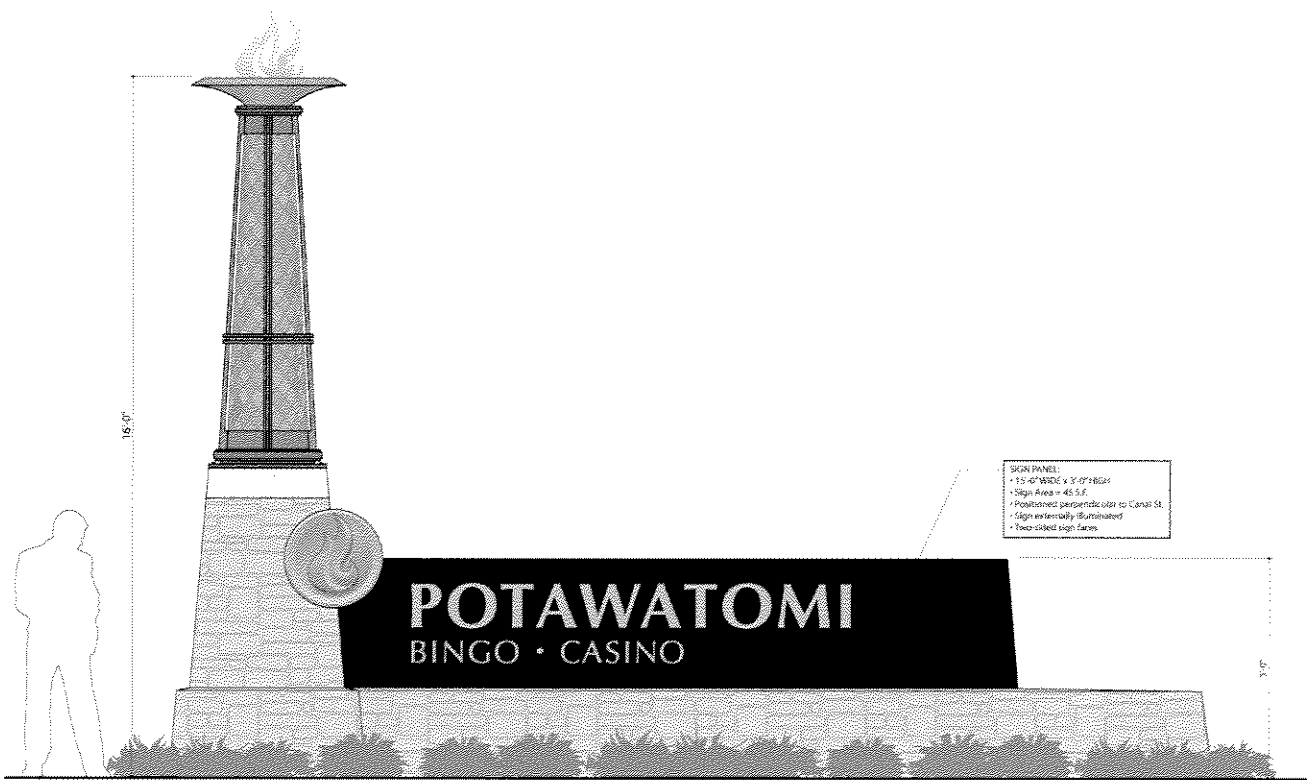
1 SECTION, BRIDGE LANTERNS - SMALL
G1.1 SCALE: 1/8" = 1'-0"



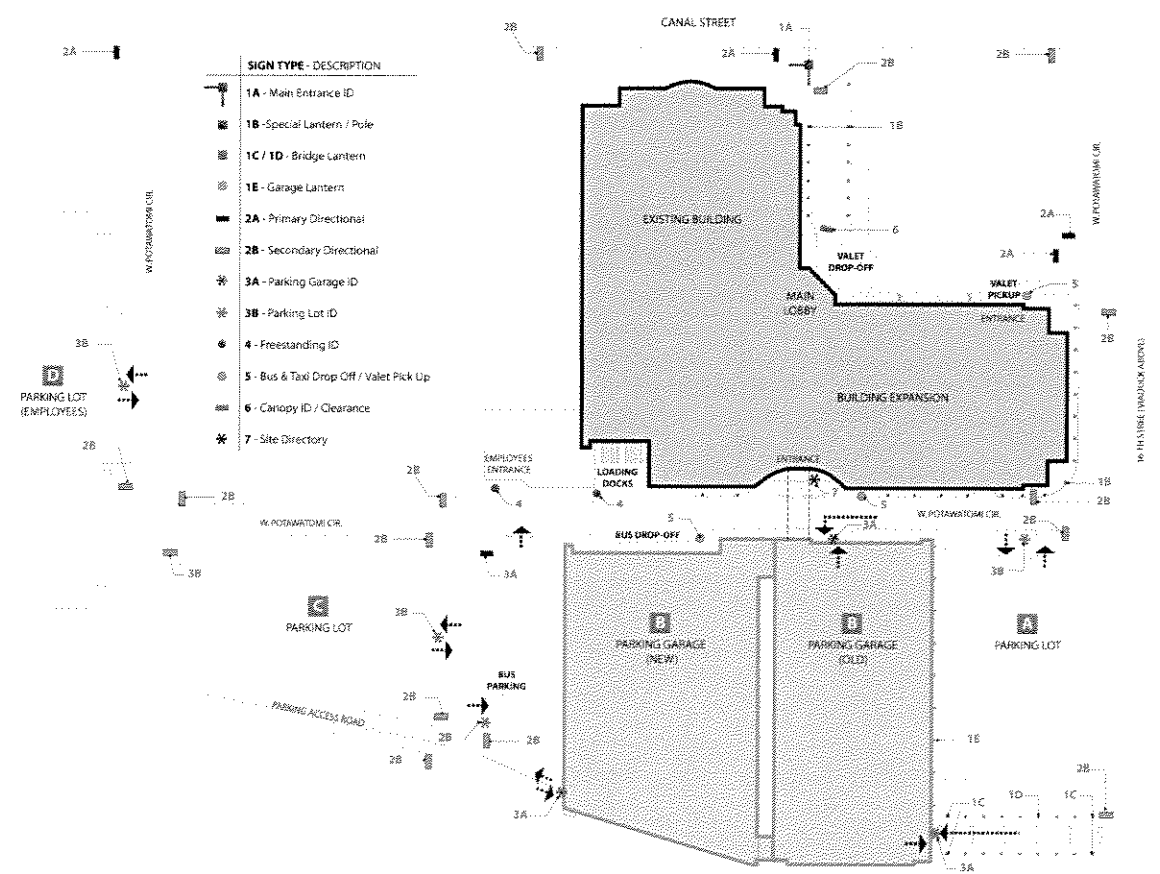
2 SECTION THRU ENTRY WAY
G1.2 SCALE: 3/16" = 1'-0"



3 ELEVATION, Special Lanterns Along the Entry Way (LB)
G1.3 SCALE: 1/16" = 1'-0"



4 ELEVATION, Main Entrance ID (1A)
G1.1 SCALE: 1/2" = 1'-0"



PROPOSED SITE SIGNAGE AND DETAILS

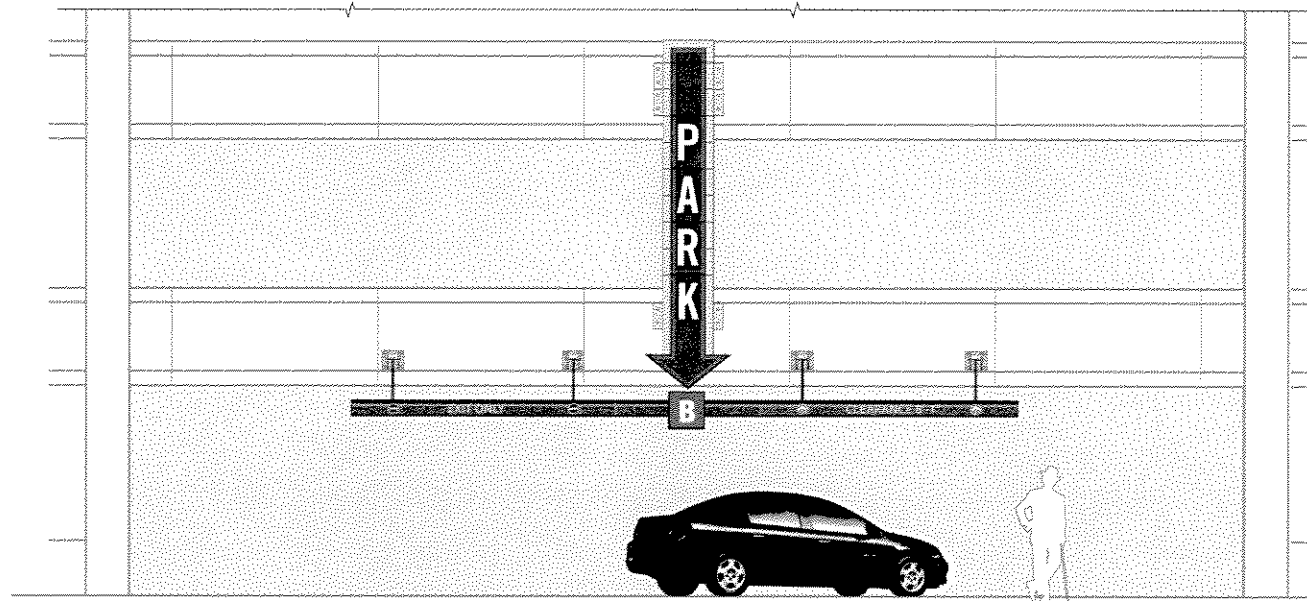
DPD-11A



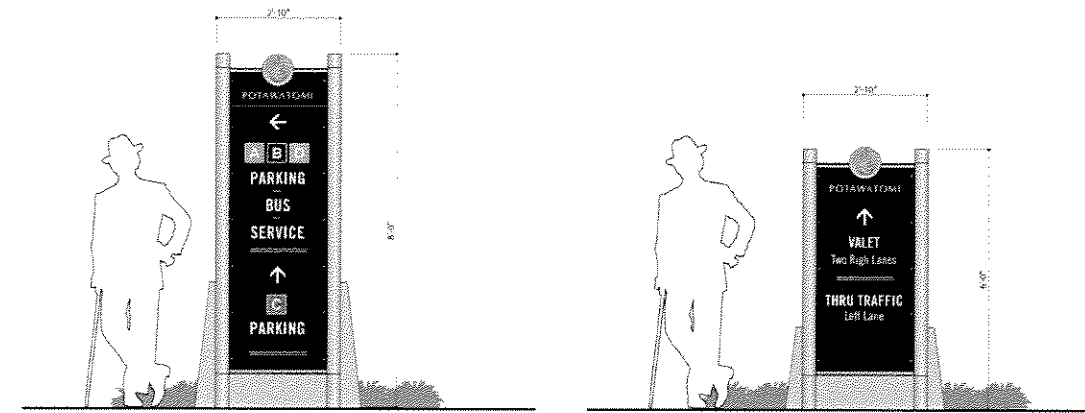
in association with:
DETAILED PLAN DEVELOPMENT
FOREST COUNTY POTAWATOMI LEGACY DISTRICT



POTAWATOMI BINGO CASINO EXPANSION
MILWAUKEE, WISCONSIN



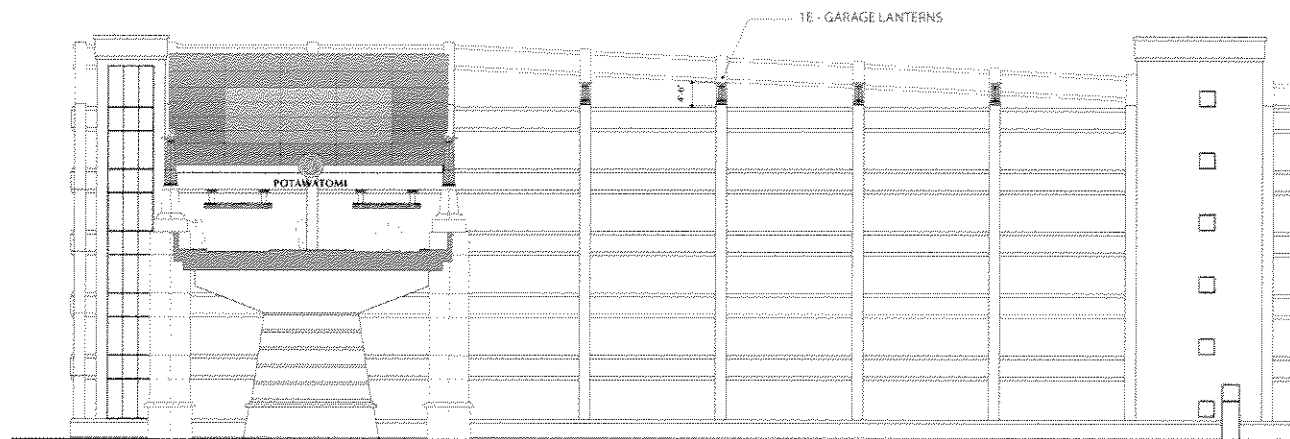
1 ELEVATION - PARKING GARAGE ID (3A)
 G1.1 SCALE: 1/2" = 1'-0"
 SEE SHEET #G1.1 FOR LOCATION DIAGRAM



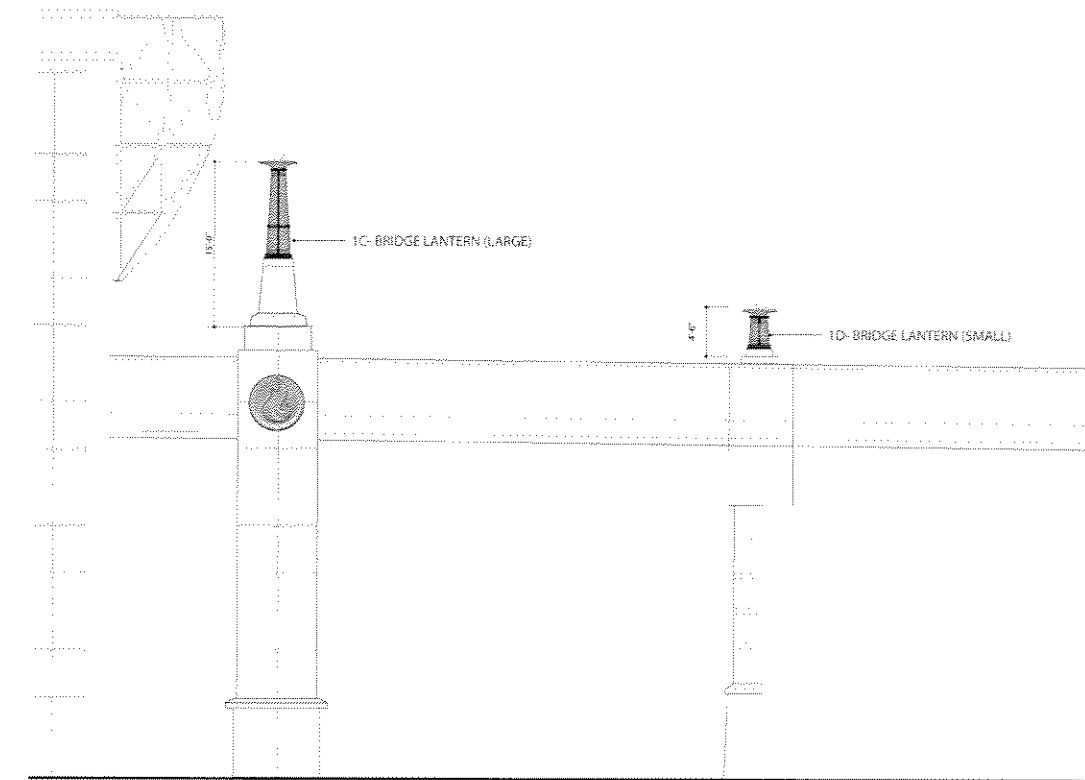
1 ELEVATION - PRIMARY SITE DIRECTIONAL (2A)
 G1.1 SCALE: 1/2" = 1'-0"

1 ELEVATION - SECONDARY SITE DIRECTIONAL (2B)
 G1.1 SCALE: 1/2" = 1'-0"

SEE SHEET #G1.1 FOR LOCATION DIAGRAM



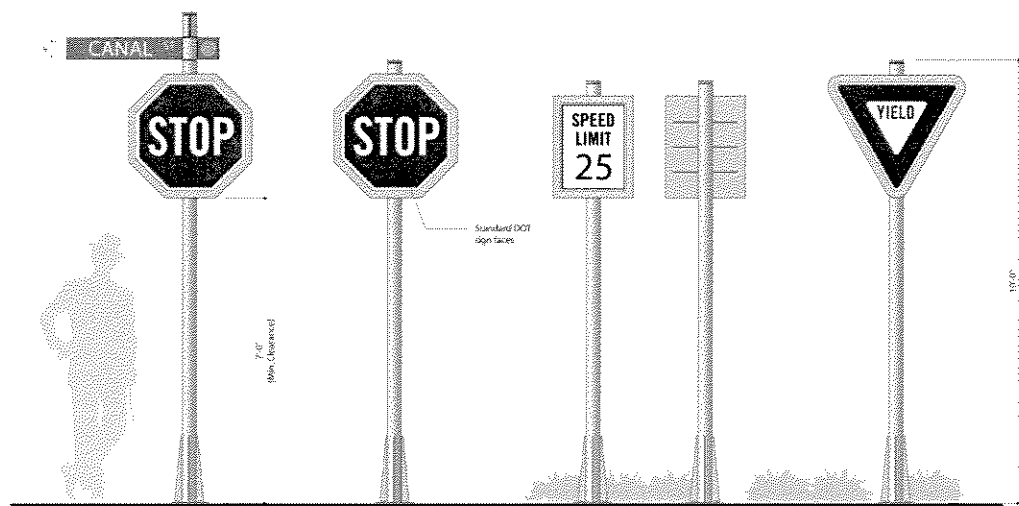
1 ELEVATION, GARAGE LANTERNS (1E)
 G1.1 SCALE: 1/32" = 1'-0"



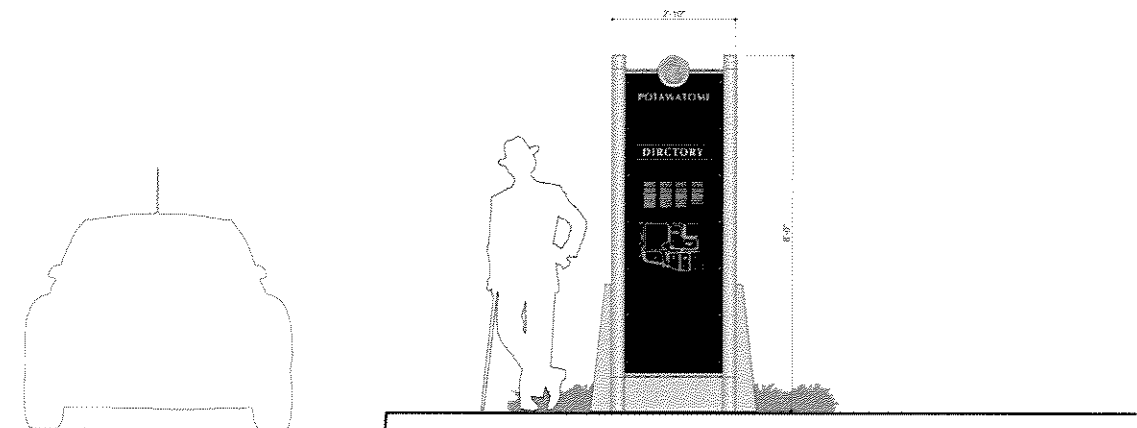
1 SECTION, BRIDGE LANTERNS - SMALL & LARGE
 G1.1 SCALE: 1/8" = 1'-0"

PROPOSED SITE SIGNAGE AND DETAILS

DPD-11B



01.1 ELEVATION - REGULATORY SIGNS
 scale: 1/2" = 1'-0"
 LOCATIONS TO BE DETERMINED BY PROJ. ENGINEER



01.2 ELEVATION - SITE DIRECTORY (7)
 scale: 1/2" = 1'-0"
 SEE SHEET #G1.1 FOR LOCATION DIAGRAM

PROPOSED SITE SIGNAGE AND DETAILS

DPD-11D



DETAILED PLAN DEVELOPMENT
 FOREST COUNTY POTAWATOMI LEGACY DISTRICT



POTAWATOMI BINGO CASINO EXPANSION
 MILWAUKEE, WISCONSIN