



HO-CHUNK NATION
PEOPLE OF THE BIG VOICE

LETTER OF INTENT

May 31, 2012

Bradley J. Murphy
City of Madison Department of Planning and Development
215 Martin Luther King, Jr. Blvd. Room LL-100
PO Box 2985
Madison, Wisconsin 53710

Subject: Ho-Chunk Nation Land Use Application C2 Zoning & Conditional Use for "North"
Parking Lot –

Dear Mr. Murphy:

The Ho-Chunk Nation ("Nation") hereby submits this Land Use Application pursuant to the application form attached as Exhibit A. This Land Use Application requests a re-zoning of the Nation Fee Property to **C2 COMMERCIAL ZONING** subject to and in accordance with that certain Intergovernmental Agreement dated August 25, 1998 between the City of Madison ("City") and the Nation ("IGA"). The Nation has provided 30 days prior written notice of this Land Use Application to Alder Johnson pursuant to the letter attached hereto as Exhibit B. This application requests approval for conditional use for an **Accessory Parking Lot** located on Evan Acres Road for use of overflow parking at the Ho-Chunk Gaming Madison facility.

This Land Use Application is made with regard to those parcels of real property owned in fee by the Nation, depicted on the attached Exhibit D, and legally described on the attached Exhibit G ("Nation Fee Property"). The Nation's Legislature approved this Land Use Application for submittal to the City on June __, 2012 pursuant to its resolution attached as Exhibit N. Attached please find a check made out to the City Treasurer in the amount of \$1,100 in payment of the \$1,100 filing fee per the Land Use coversheet fee schedule.

The Nation Fee Property is located at the southeast corner of the intersection of Highway 12 and Interstate 39 in an area termed the "Development Area" in the IGA. Also located in the Development Area is the Ho-Chunk Gaming-Madison Gaming Facility ("Gaming Facility"). The Gaming Facility is located on lands owned by the United States Department of the Interior, Bureau of Indian Affairs, in trust for the Nation (the "Trust Property"). In accordance with federal law and the IGA, the Gaming Facility and Trust Property are not subject to municipal zoning, planning or land use ordinances and are therefore excluded from this Land Use Application.

This Land Use Application requests reclassification of zoning for two parcels of Nation Fee Property and seeks C2 zoning for Parcels 4 and 5. Parcel 1 a similar surface parking lot was approved in 1998 as a Conditional Use by the City Planning Commission and is located immediately adjacent to the Trust

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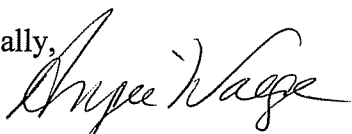
Property (“East Parking”). The proposed North Parking Lot on parcels 4 & 5 will provide additional parking for 465 autos and 9 semi-truck/motor coach bus stalls. Immediately upon reclassification to C2 zoning the Ho-Chunk Nation BIA Roads will initiate a pending contract to have the North parking lot paved and landscaped. Target date for completion of improvements is November 1, 2012. Additional, storm water collection and distribution will be provided in accordance with applicable regulations. The accessory parking improvement and use are further described in the “Development Plan” attached as **Exhibit I** and the “Plans” attached hereto as **Exhibit E, J and K**.

History: The Nation Fee Property and the Development Area are part of the ancestral home of the Ho-Chunk Nation and its members, part of territory extending from Green Bay, beyond Lake Winnebago to the Wisconsin River and to the Rock River in Illinois. At that time, the U.S. Government recognized the Ho-Chunk as a sovereign Nation. The U.S. Government recognized the Ho-Chunk held title to more than 7 million acres of some of the finest land in the continent. Within 10 years (1846), the U.S. government reversed its position. The Ho-Chunk were forced to sell their remaining lands at a fraction of their worth and were removed from Wisconsin. The Wisconsin Ho-Chunk do not have lands “reserved” (a reservation) in Wisconsin. Instead, all Wisconsin Ho-Chunk tribal lands are lands purchased by the Nation. Ho-Chunk Nation Trust Land base is less than four and one-half acres located at 4002 Savannah Road, Madison, Wisconsin.

Land Use: 3822 and 3902 Evan Acres Road were purchased by the Nation in 1998. The City and Nation entered into the IGA on August 25, 1998, with the Nation thereafter constructing and operating its current Class II Gaming Facility. Opening in 2001, the Nation has since operated an efficient, orderly and attractive facility and operation, one that has contributed substantially to charitable causes in the Madison area. The Nation employs approximately 310 full-time employees providing each of those employees with, among other benefits, comprehensive health, dental and eye care coverage. Maintaining and growing Ho-Chunk Gaming Madison remains a primary business for the Nation.

Our site plans for the accessory parking lot have been developed by Coleman Engineering Company for paving, landscaping and lightening. **Exhibit E**

Thank you and your staff for your patience, expertise and responsiveness. We thank you and the other members of the Joint Planning Committee, Alder Johnson and Mr. Arnold, for their public service and commitment to this process.

Cordially,

Angie Waege, Project Manager
Ho-Chunk Nation Department of Business