



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2986

Madison, Wisconsin 53701-2986

PH 608 266 4761

TTY 866-704-2315

FAX 608 267 1158

July 19, 2012

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **3822-3902 Evan Acres Road – Rezone – Construct accessory off-site parking lot for Ho-Chunk Gaming Madison**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant should provide a traffic impact study and overall, master plan land use plan for review and approval, including a letter from the Wisconsin Department of Transportation as to the interim intersection improvements planned for the intersection of USH 12/18 and Millpond Rd.
2. TE staff recommend that prior to any City agreements and land use approvals that the IGA and Joint Planning Committee address the impacts of the proposed developments on the intersection of Long Drive/Mill Pond and USH 12/18 with the U.S. Government, FHWA, State of Wisconsin, and WisDOT.
3. TE staff has identified the following with the proposed developments:
  - a. Currently one local street, minimally improved, with minimum access to USH 12/18 serves today's development.
  - b. In staff's opinion, the proposed developments will result in future arterial-level traffic demands, congestion and conflicts at the subject intersection.
  - c. The subject intersection falls under the jurisdiction of the FHWA and WisDOT.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. None

Please contact Dan McCormick, Traffic Engineer at 267-1969 if you have questions regarding the above items:

## GENERAL OR STANDARD REVIEW COMMENTS

In addition, the following General or Standard Review Comments are in accordance to M.G.O.:

5. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
6. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan McCormick, City Traffic Engineering at [dmccormick@cityofmadison.com](mailto:dmccormick@cityofmadison.com) if you have questions regarding the above items:

Contact Person: Angie Waege  
Fax: (715) 284-1536  
Email: [angie.waege@ho-chunk.com](mailto:angie.waege@ho-chunk.com)

DCD: DJM: dm



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Draft HO-CHUNK NATION/CITY OF MADISON JOINT PLANNING COMMITTEE

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Thursday, May 17, 2012

12:30 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-130 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

*The meeting was called to order at 12:40 p.m.*

**Present:** 5 -

Jill Johnson; Brad Murphy; Frederick M. Arnold; Daniel M. Brown and David W. Abangan

**Excused:** 1 -

Janice Rice

*Dan Brown served as chair for this meeting.*

*Also present: Brian D. Anderson, Whyte Hirschboeck Dudek on behalf of the Ho-Chunk Nation; Mike Murphy, Ho-Chunk Nation counsel; Angie Waege, Ho-Chunk Nation Department of Business; Tim Parks, Planner, City of Madison Planning Division, and; Matt Tucker, Zoning Administrator, City of Madison Building Inspection Division.*

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### APPROVAL OF APRIL 23, 2012 MEETING MINUTES

**A motion was made by Johnson, seconded by Arnold, to Approve the Minutes. The motion passed by voice vote/other.**

### PUBLIC COMMENT

*There were no registrants for public comment.*

### DISCLOSURES AND RECUSALS

*There were no disclosures or recusals by members of the Committee.*

### DISCUSSION ITEMS

**20039**

Discussion of the zoning map amendment(s) for Ho-Chunk Nation properties to the Planned Unit Development zoning district and/ or other appropriate zoning districts.

*Members of the Committee discussed the Ho-Chunk Nation's proposal to submit a request to rezone Parcels 4 and 5 located at 3822 & 3902 Evan Acres Road to C2 zoning and seek conditional use approval for an accessory parking lot to serve the gaming facility at 4002 Evan Acres Road.*

*There was additional discussion by members of the Committee regarding the City staff comments made at the April 12, 2012 Development Assistance Team*

*discussion regarding the Nation's general development plan proposal, with an acknowledgement that some of those comments may no longer apply to the rezoning and conditional use for the parking lot, which is smaller in scope than the earlier proposals the Committee and City staff had reviewed.*

*Tim Parks and Matt Tucker reviewed the draft Land Use Application materials submitted by Angie Waege and provided her with comments and potential revisions to incorporate into the Nation's final application package. Mr. Parks and Mr. Tucker indicated that they would work with Ms. Waege and her consultants to address any design concerns with the project over the coming months.*

**A motion was made by Abangan, seconded by Johnson, to Approve submittal of an application for rezoning and conditional use approval for the "North" parking lot proposed on Parcels 4 and 5. The motion passed by voice vote/other.**

### **BUSINESS BY MEMBERS**

*There was no business by members.*

### **ADJOURNMENT**

**A motion was made by Murphy, seconded by Johnson, to Adjourn at 1:25 p.m. The motion passed by voice vote/other.**