# CONCORDIA TRUST PROPERTY

## GENERAL PLANNED DEVELOPMENT

N. 33RD STREET & N. STATE STREET

JUNE 24, 2010

## SITE MASTER PLAN

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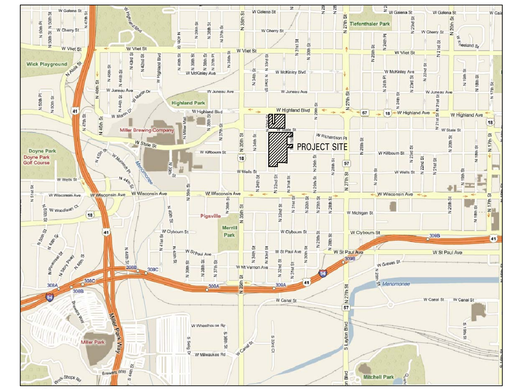


VICINITY MAP

N

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DEVELOPMENT PARTNERS, LLC

GRAEF

PROJECT TEAM


OWNER:
FOREST COUNTY POTAWATOMI
313 NORTH 13TH STREET
MILWAUKEE, WI 53233
P 414.847.7750 F 414-847-7728
www.fcpotawatomi.com

DEVELOPMENT MANAGER:
IRGENS DEVELOPMENT PARTNERS
10700 WEST RESEARCH DRIVE
MILWAUKEE, WI 53226
P 414.443.0700 F 414.443.1400
www.irgensllc.com

ARCHITECTURE:
KAHLER SLATER, INC.
111 W. WISCONSIN AVENUE
MILWAUKEE, WI 53202
P 414.272.2000 F 414.272.2001
www.kahlerslater.com

CIVIL ENGINEERING:
GRAEF
ONE HONEY CREEK CORPORATE CENTER
125 S. 84TH STREET, SUITE 401
MILWAUKEE, WI 53214-1470
P 414.259.1500 F 414.259.0037
www.gasai.com


Issue Date:
JUNE 24, 2010

GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
209181.00

Sheet Title
COVER SHEET/VICINITY MAP PRECINCT PLAN/PROJECT TEAM/SHEET INDEX


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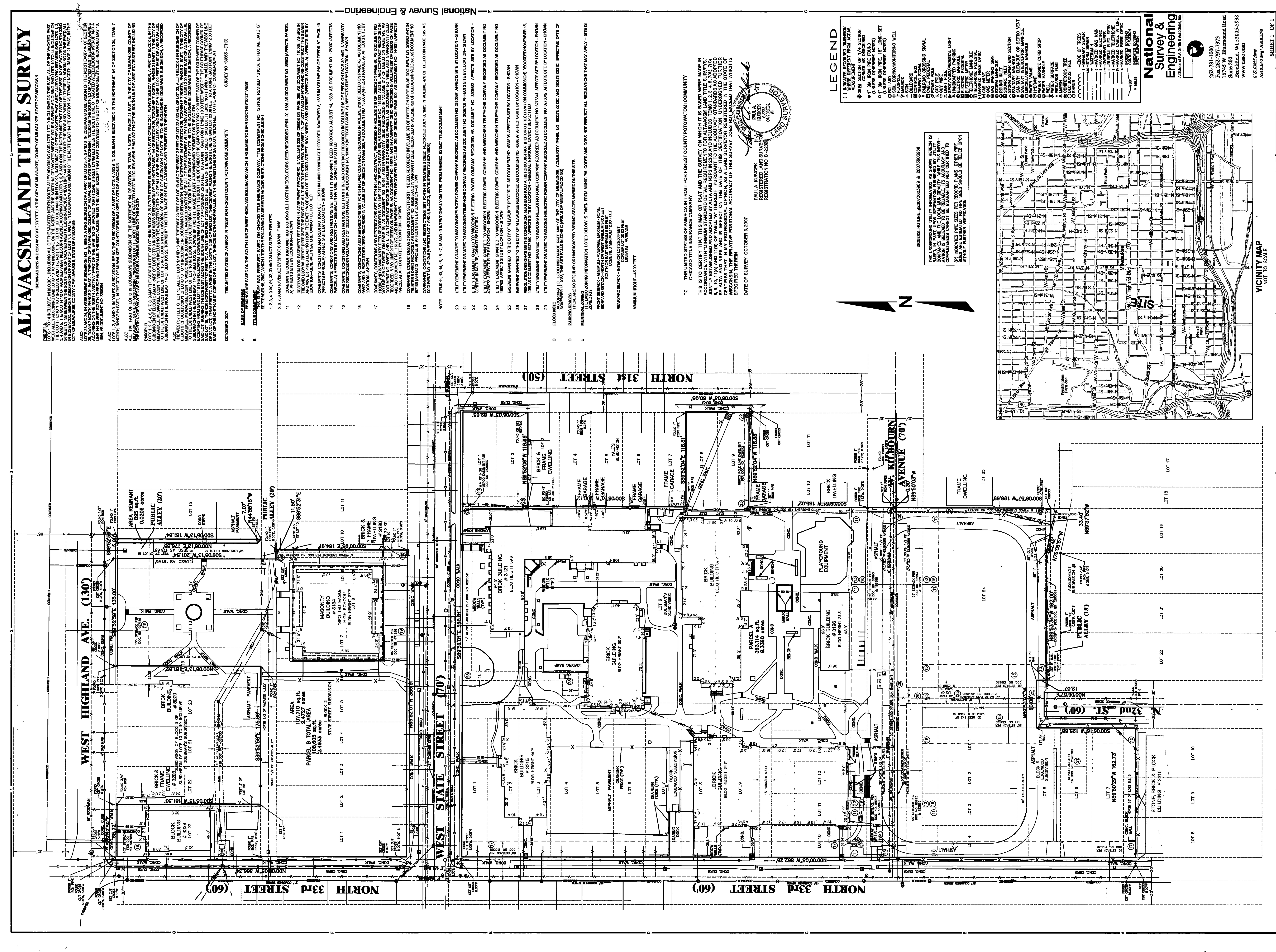
Sheet No.
GPD.1




Issue Date:
JUNE 24, 2010

Plot Date: 6/23/2010 11:03 AM

# GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010-0004

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## ALTA/ACSM LAND SURVEY EXISTING

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GPD.2

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# ALTA/ACSM LAND TITLE SURVEY

Known as 3209 and 3215 West Highland Boulevard, in the City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL A:

The West 27 feet of Lot 19 and the East 33 feet of Lot 20, together with the South 5 feet of the vacated alley adjoining said lot on the North, in Block 5, in Subdivision of Lot 1, in Block 1 and of Block 6 of the Subdivision of Lots 10 to 19, both inclusive, in Dousman's Subdivision, in the Northeast 1/4 of Section 25, Town 7 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL B:

The West 17 feet of Lot 20 and the East 43 feet of Lot 21, in Block 5, in Subdivision of Block 5 of the Subdivision of Lots 10 to 19 inclusive, in Dousman's Subdivision, in the Northeast 1/4 of Section 25, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

June 3, 2010 | Irgens Development | Survey No. 164847–CRW.

A. Basis of Bearings
Bearings are based on the South line of West Highland Boulevard which is assumed to bear North 89°52'59" West.

B. Title Commitment
This survey was prepared based on Chicago Title Insurance Company commitment number 1257526, effective date of November 4, 2009, which lists the following easements and/or restrictions from schedule B–II:

Legal descriptions are per Endorsement No. 1 dated June 11, 2010 and Endorsement No. 2 dated June 14, 2010.

1–3. Visible evidence shown, if any.

4–5. Not survey related.

6. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Deed, recorded as Document No. 308083, providing for forfeiture and reversion of title in case of violation. Affects site by location – shown.

7. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 4365750. Affects site by location – shown.

8. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of vacated alley. Affects site by location – general in nature, cannot be plotted.

C. Flood Note
According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0087E, effective date of September 26, 2008, this site falls in zone

X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 10 regular parking spaces marked on this site.

E. Elevations
Elevations refer to the City of Milwaukee Datum.

F. Municipal Zoning
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply – site is zoned RT2

Front setback – None
Side yard setback North or West – 3'
Side yard setback South or East – 6'
Rear yard setback – 25'
Maximum height – 45'

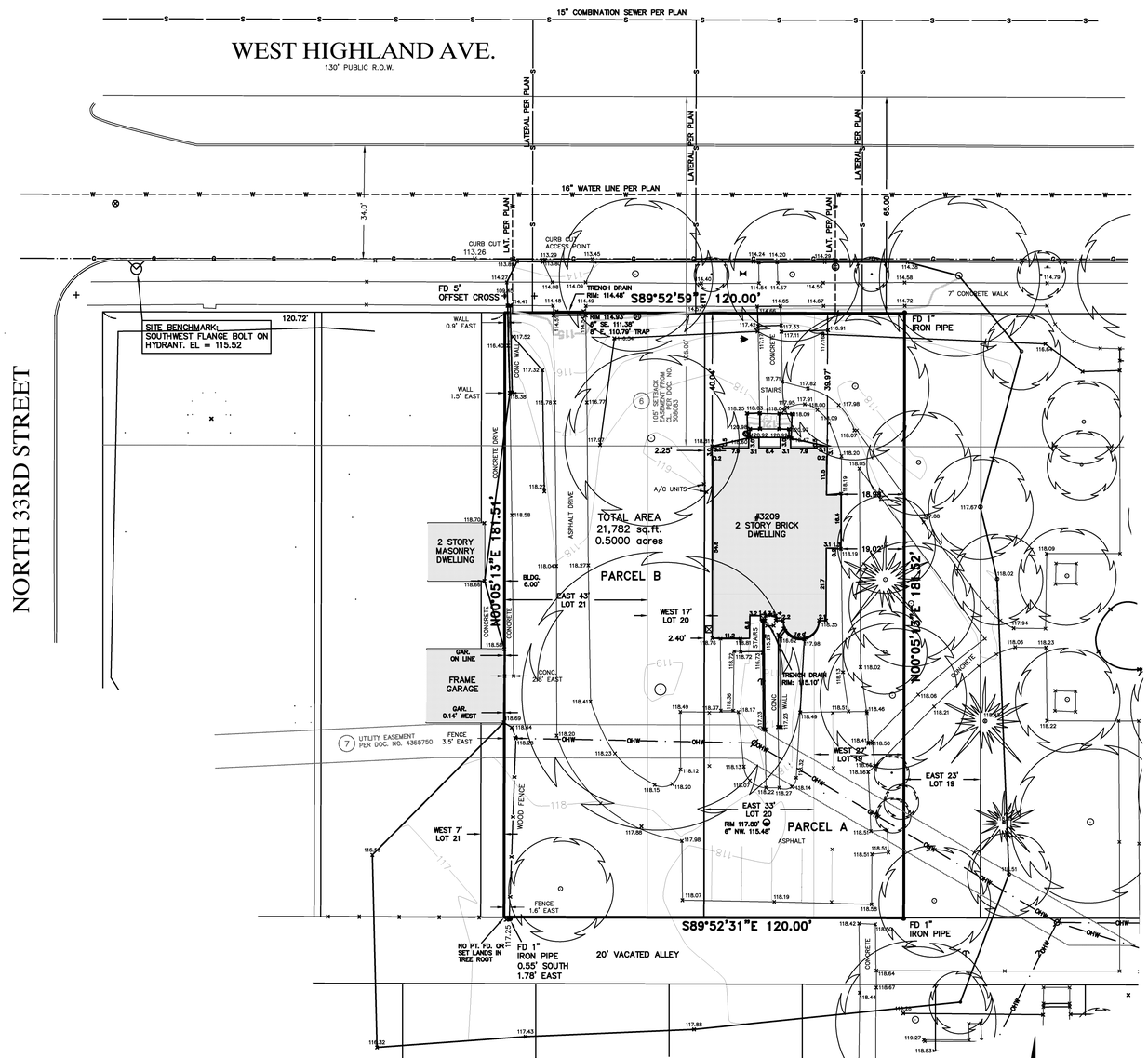
G. Notes
The Western Neighbor's concrete drive and concrete wall encroach into this property.

To: Old Milwaukee Investments, LLC, a Wisconsin limited liability company
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "minimum standard detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 3, 4, 5, 6, 7(a), 8, 9, 10 and 11(b) of Table "A" thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date of survey: June 3, 2010

Stephen G. Southwell
Registered Land Surveyor
Registration Number S–1939




## LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
FO MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
–EDGE OF TREES
S –SANITARY SEWER
STO–STORM SEWER
W –WATERMAIN
G –MARKED GAS MAIN
E –MARKED ELECTRIC
OHW–OVERHEAD WIRES
B –BUREAU ELEC. SERV.
T –MARKED TELEPHONE
TV–MARKED CABLE TV LINE
FO–MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE #2010–22–10377

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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Issue Date:
JUNE 24, 2010
Plot Date: 6/23/2010 11:03 AM

GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010–0004

Sheet Title
ALTA/ACSM LAND SURVEY FOR PARCEL 388-1715-100-8

Sheet No.
GPD.2a


R.A. Smith National, Inc.
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com



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FIGURE GROUND MAP
1" = 300'-0"

## LEGAL DESCRIPTION:

THAT PART OF LOTS 16, 19 AND 22 AND ALL OF LOTS 1 THROUGH 9, 17, 18 AND 23 IN THE SUBDIVISION OF BLOCK 5 IN SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION AND ALL VACATED ALLEYS ADJACENT IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST HIGHLAND BOULEVARD; THENCE SOUTH 89°52'59" EAST, ON AND ALONG SAID SOUTH RIGHT OF WAY LINE, 65.72 FEET TO THE EAST LINE OF THE WEST 2.00 FEET OF SAID LOT 22; THENCE SOUTH 00°05'13" WEST, ON AND ALONG SAID EAST LINE, 181.50 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 89°52'31" EAST, ON AND ALONG SAID SOUTH LINE, 55.00 FEET TO THE WEST LINE OF THE EAST 43.00 FEET OF LOT 21; THENCE NORTH 00°05'13" EAST, ON AND ALONG SAID WEST LINE, 181.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST HIGHLAND BOULEVARD; THENCE SOUTH 89°52'59" EAST, ON AND ALONG SAID SOUTH RIGHT OF WAY LINE, 255.00 FEET TO THE WEST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 00°05'13" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 201.54 FEET TO THE NORTH LINE OF LOT 10 OF SAID SUBDIVISION OF BLOCK 5; THENCE SOUTH 89°52'31" EAST, ON AND ALONG SAID NORTH LINE, 11.50 FEET TO THE EAST LINE OF THE WEST 3.00 FEET OF SAID LOT 10; THENCE SOUTH 00°00'05" EAST, ON AND ALONG SAID EAST LINE, 164.91 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST STATE STREET; THENCE NORTH 89°52'01" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 386.91 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET; THENCE NORTH 00°00'05" WEST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 366.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 129,492 SQUARE FEET (2.97 ACRES), MORE OR LESS.

## LEGEND:

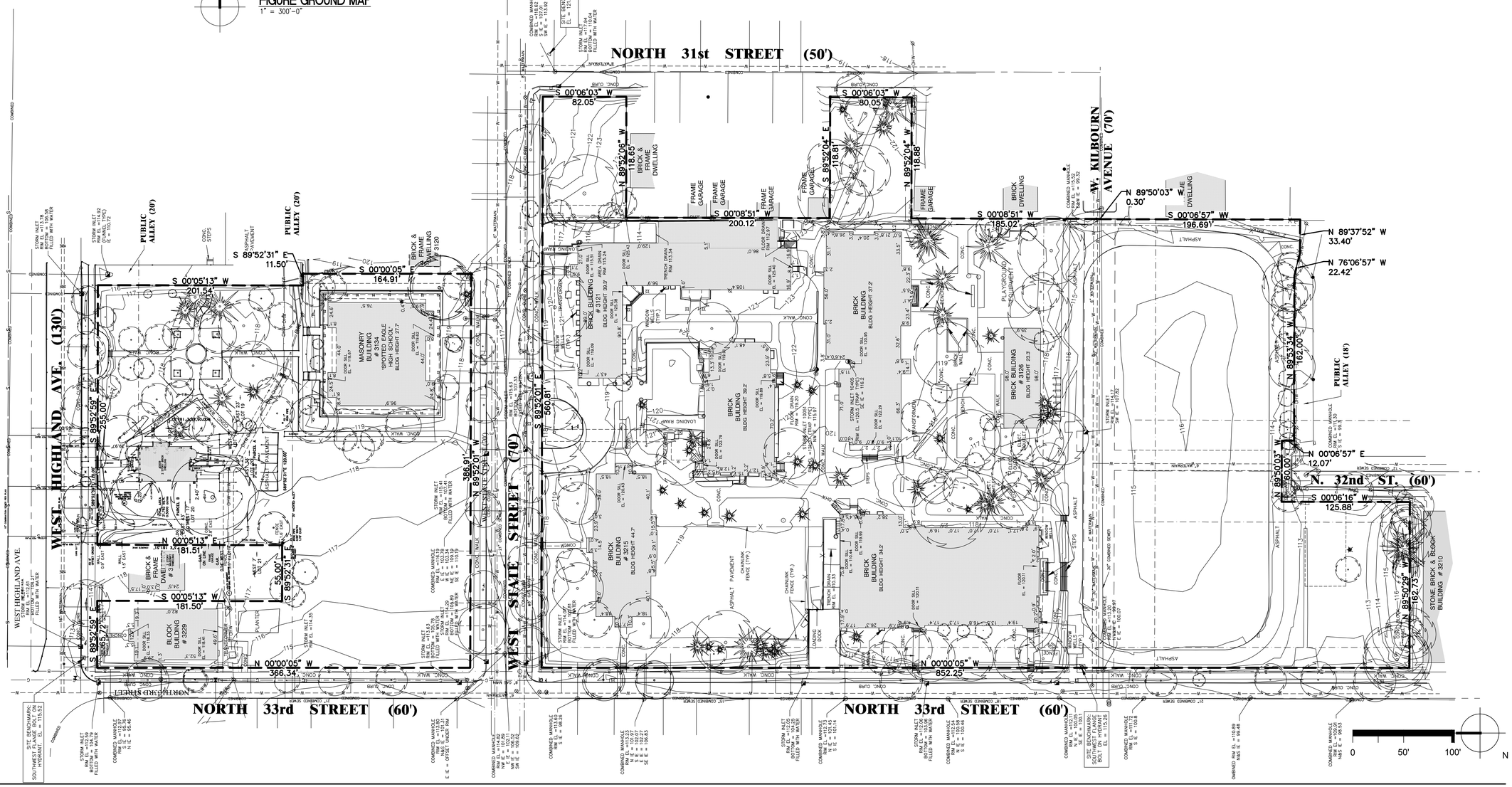
GPD BOUNDARY LINE

## LEGAL DESCRIPTION:

THAT PART OF LOTS 1 THROUGH 9 IN BLOCK 2 OF THE SUBDIVISION OF BLOCK 5 IN SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION AND LOTS 1, 2, 8 AND 9 OF YALE'S SUBDIVISION, LOT 6 OF DOUSMAN'S SUBDIVISION, LOTS 1 THROUGH 14 OF BLOCK 1 AND ALL OF LOTS 1 THROUGH 7 AND PART OF LOTS 8, 9 AND 10 IN BLOCK 6 IN EDGEWOOD SUBDIVISION AND LOT 24 AND PART OF LOT 23 OF ASSESSMENT SUBDIVISION AND ALL VACATED STREETS AND ALLEYS ADJACENT IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST STATE STREET; THENCE SOUTH 89°52'01" EAST, 560.81 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH 31ST STREET; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 82.05 FEET TO THE SOUTH LINE OF LOT 2 OF SAID DOUSMAN'S SUBDIVISION; THENCE NORTH 89°52'06" WEST, ON AND ALONG SAID SOUTH LINE, 118.65 FEET TO THE EAST LINE OF LOT 6 OF SAID DOUSMAN'S SUBDIVISION; THENCE SOUTH 00°08'51" WEST, ON AND ALONG SAID EAST LINE, 200.12 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID DOUSMAN'S SUBDIVISION; THENCE SOUTH 89°52'04" EAST, ON AND ALONG THE NORTH LINE OF SAID LOT 8, 118.81 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 80.05 FEET TO THE SOUTH LINE OF LOT 9 OF SAID DOUSMAN'S SUBDIVISION; THENCE NORTH 89°52'04" WEST, ON AND ALONG SAID SOUTH LINE, 118.88 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 00°08'51" WEST, 185.02 FEET; THENCE NORTH 89°50'03" WEST, 0.30 FEET; THENCE SOUTH 00°06'57" WEST, ON AND ALONG THE EAST LINE OF LOT 24 OF SAID ASSESSMENT SUBDIVISION, 196.69 FEET; THENCE NORTH 89°37'52" WEST, 33.40 FEET TO THE NORTH RIGHT OF WAY LINE OF A 18 FOOT PUBLIC ALLEY; THENCE NORTH 76°06'57" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 22.42 FEET; THENCE NORTH 89°53'34" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 162.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 32ND STREET; THENCE NORTH 00°06'57" EAST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 12.07 FEET TO THE SOUTHERLY VACATED LINE OF SAID NORTH 32ND STREET; THENCE NORTH 89°50'03" WEST, ON AND ALONG SAID SOUTHERLY VACATED RIGHT OF WAY LINE, 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 32ND STREET; THENCE SOUTH 00°06'16" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 125.88 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 10 OF SAID BLOCK 6; THENCE NORTH 89°50'29" WEST, ON AND ALONG SAID SOUTH LINE, 162.73 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET; THENCE NORTH 00°00'05"WEST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 852.25 FEET TO THE TO THE POINT OF BEGINNING.

CONTAINING 363,121 SQUARE FEET (8.34 ACRES), MORE OR LESS.

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Issue Date:
JUNE 24, 2010
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GENERAL
PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010-0004

Sheet Title

PROPOSED PROJECT
BOUNDARY DESCRIPTION

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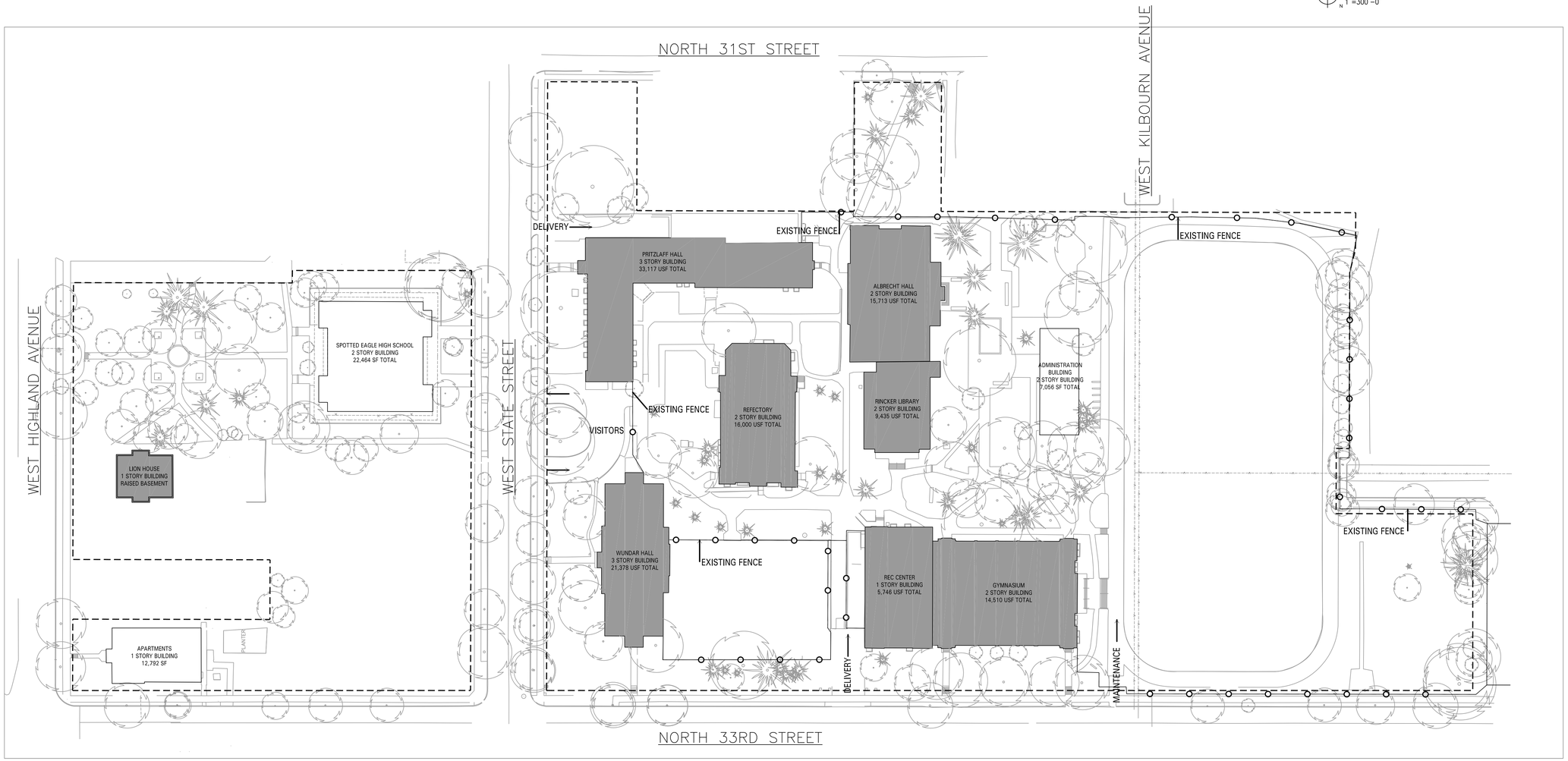
Sheet No.
GPD.3

L:\JobS2010\2010004\CAD\SITE\DWG\01\C_00_101_BOUNDARY_0004.DWG

FIGURE GROUND MAP
1"=300'-0"




1 EXISTING FACILITIES SITE PLAN
1"=50'-0"

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N 33RD STREET & N STATE STREET
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Sheet Title
EXISTING FACILITIES SITE PLAN

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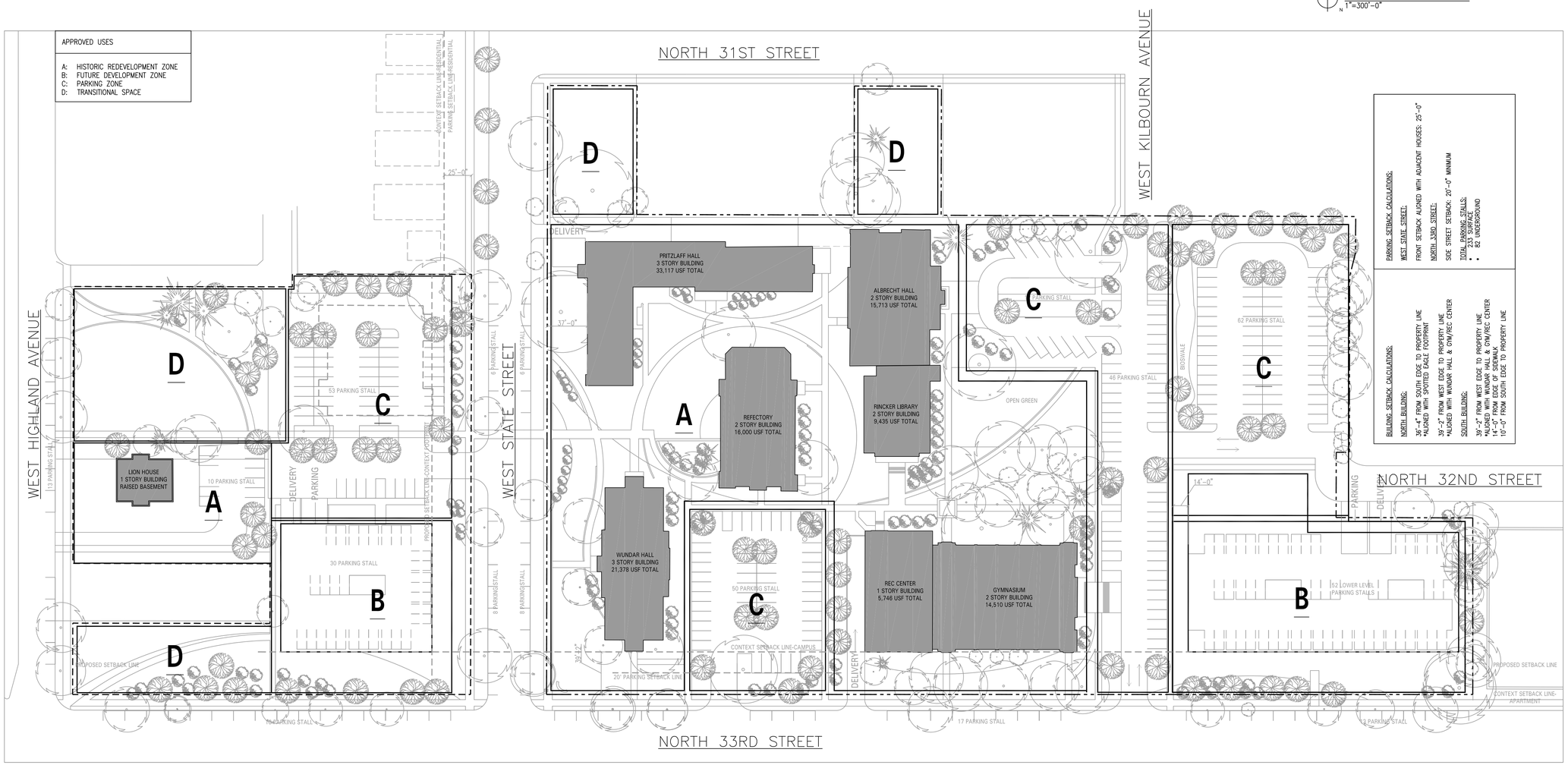
GPD.4

FIGURE GROUND MAP
1"=300'-0"

| APPROVED USES |
|---|
| A: HISTORIC REDEVELOPMENT ZONE |
| B: FUTURE DEVELOPMENT ZONE |
| C: PARKING ZONE |
| D: TRANSITIONAL SPACE |




PARKING SETBACK CALCULATIONS:
WEST STATE STREET:
FRONT SETBACK ALIGNED WITH ADJACENT HOUSES: 25'-0"
NORTH 33RD STREET:
SIDE STREET SETBACK: 20'-0" MINIMUM
TOTAL PARKING STALLS:
- 233 SURFACE
- 82 UNDERGROUND

BUILDING SETBACK CALCULATIONS:
NORTH BUILDING:
36'-4" FROM SOUTH EDGE TO PROPERTY LINE
*ALIGNED WITH SPOTTED EAGLE FOOTPRINT
39'-2" FROM WEST EDGE TO PROPERTY LINE
*ALIGNED WITH WUNDAR HALL & GYM/REC CENTER
SOUTH BUILDING:
39'-2" FROM WEST EDGE TO PROPERTY LINE
*ALIGNED WITH WUNDAR HALL & GYM/REC CENTER
14'-0" FROM NORTH EDGE TO PROPERTY LINE
10'-0" FROM SOUTH EDGE TO PROPERTY LINE

1 PROPOSED BUILDING AND PARKING SITE PLAN
1"=50'-0"

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GENERAL PLANNED DEVELOPMENT

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Sheet Title
PROPOSED BUILDING AND PARKING SITE PLAN

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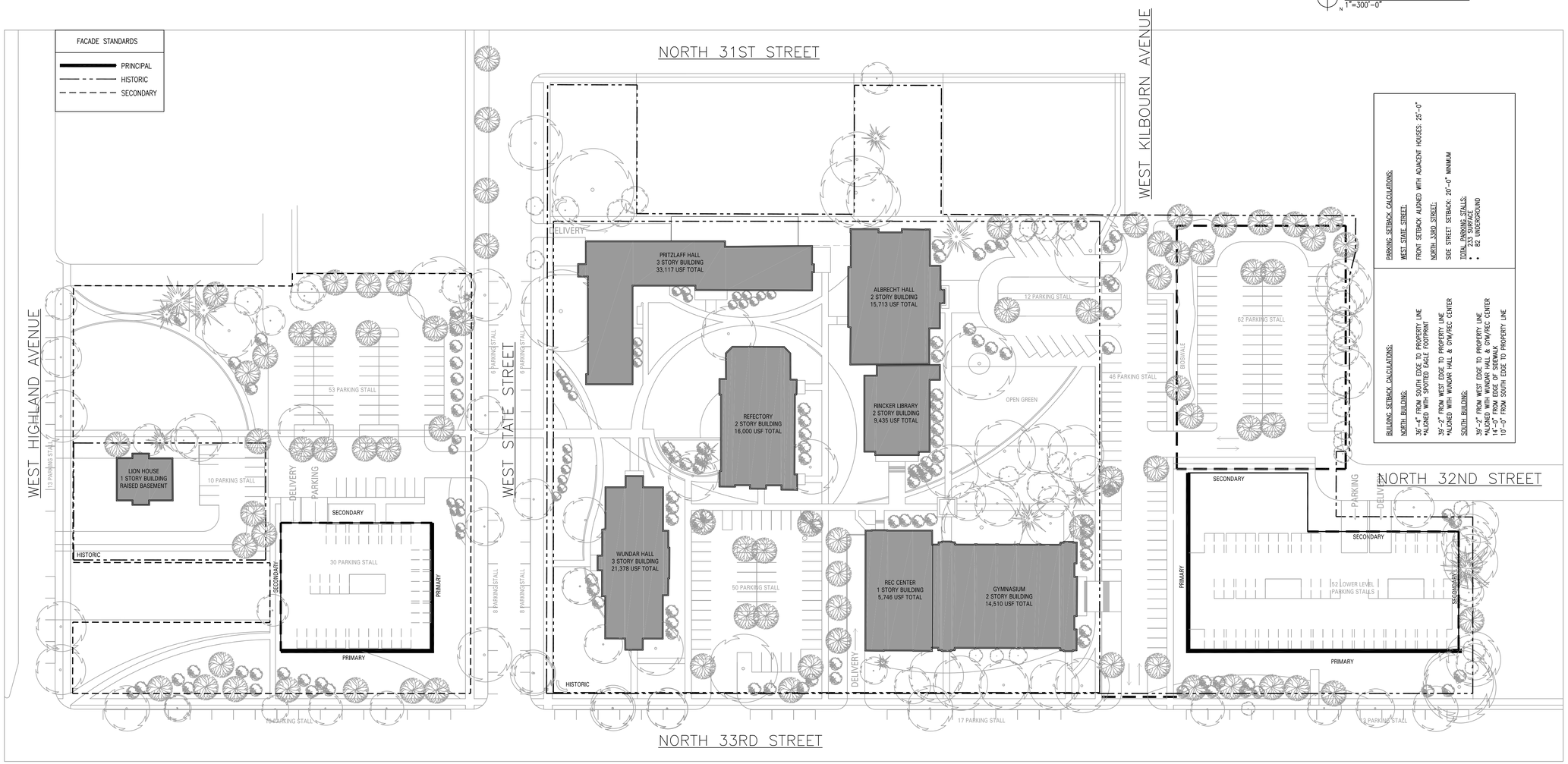
GPD.5

FIGURE GROUND MAP
N 1"=300'-0"




1 PROPOSED CAMPUS PERIMETER FACADE STANDARDS
1"=50'-0"

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Sheet Title
PROPOSED CAMPUS PERIMETER FACADE STANDARDS

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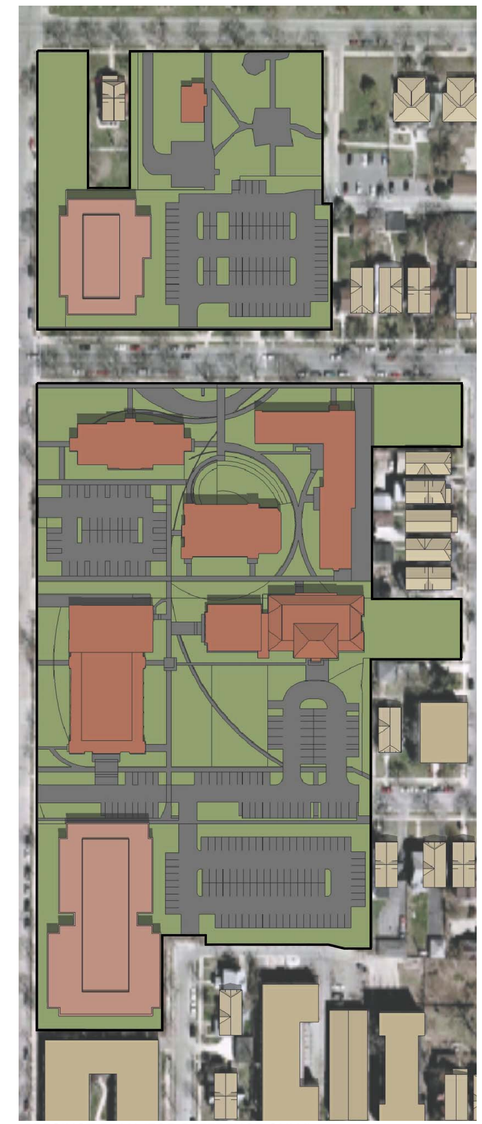
GPD.6

CONCEPTUAL EXAMPLE DEPICTING BUILDING CHARACTER

CONCEPTUAL EXAMPLE DEPICTING BUILDING CHARACTER

3D PERSPECTIVE/SITE AERIAL (FOR REFERENCE ONLY)



PRECINCT PLAN (FOR REFERENCE ONLY)

0 100' 200'

N

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