

WGEMA CAMPUS GENERAL PLANNED DEVELOPMENT

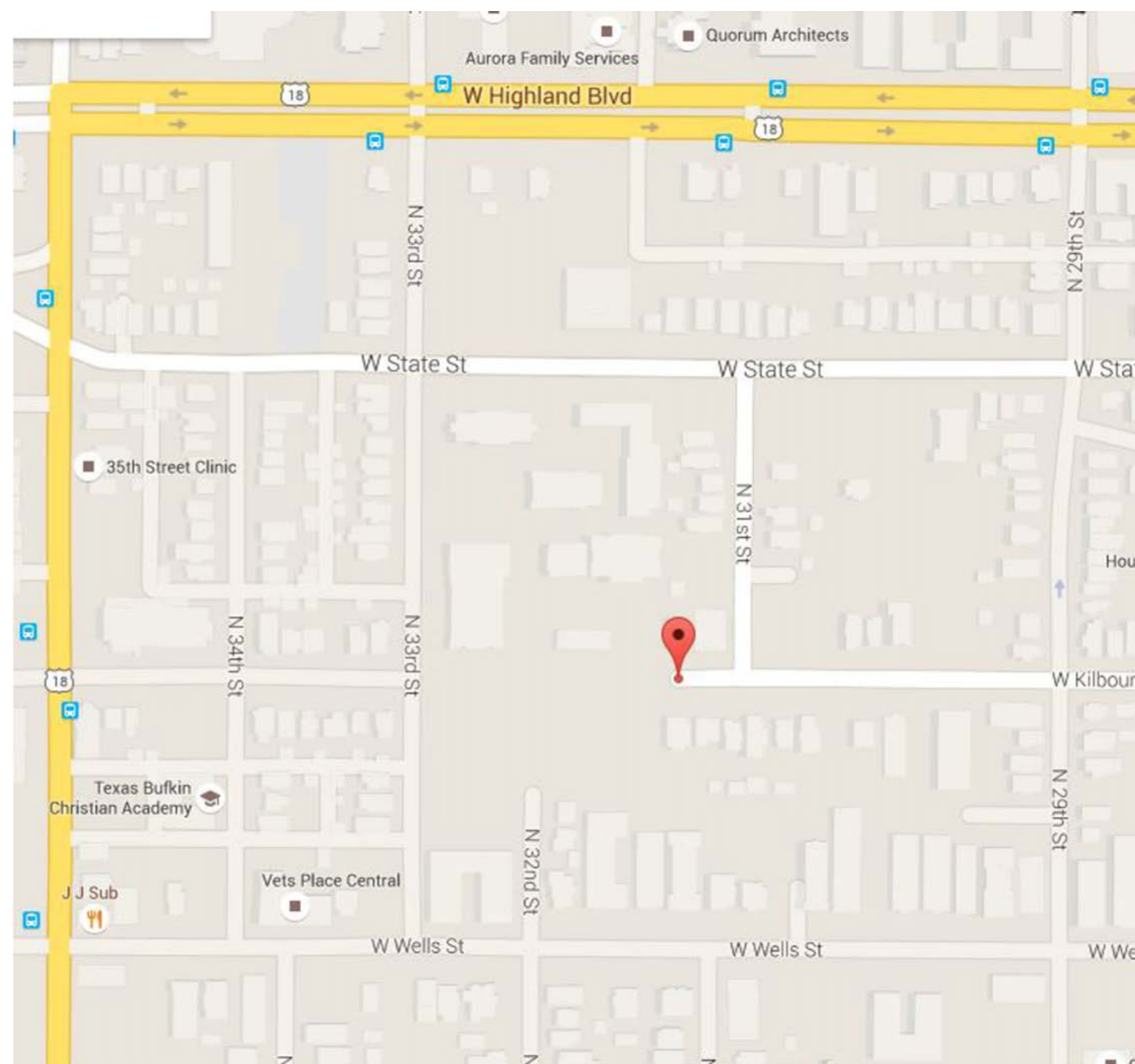
3215 WEST STATE STREET
MILWAUKEE, WISCONSIN 53208

TTHIGWE BUILDING REVISIONS

DATE: 02/02/2022

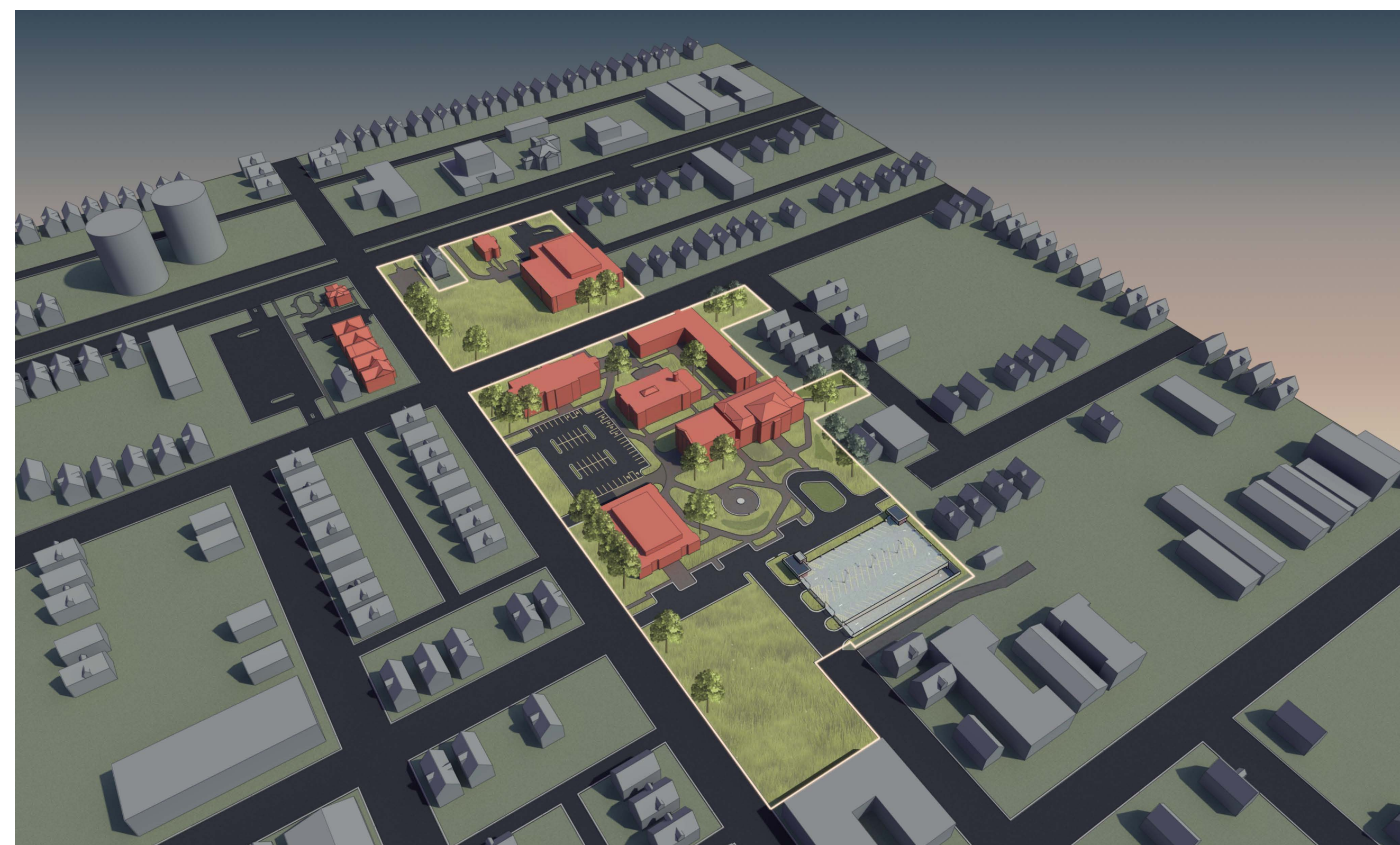
PROJECT NUMBER: 15014.02

LOCATION MAP:



DRAWING INDEX

- GPD-1 COVER SHEET (AMENDED 2/2/2022)
- GPD-2 ALTA/ACSM LAND SURVEY (UPDATED 2/2/2022)
- GDP-2a ALTA/ACSM LAND SURVEY FOR PARCEL 388-1715-100-8
- GPD-3 PROPOSED PROJECT BOUNDARY DESCRIPTION (AMENDED 2/2/2022)
- GPD-4 EXISTING FACILITIES SITE PLAN (AMENDED 2/2/2022)
- GPD-5 PROPOSED BUILDING AND PARKING SITE PLAN (AMENDED 2/2/2022)
- GPD-6 PROPOSED CAMPUS PERIMETER FACADE STANDARDS



Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com



FOREST COUNTY
POTAWATOMI
Keeper of the Fire



WGEMA CAMPUS
GENERAL PLANNED DEVELOPMENT

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 2 of the Subdivision of Lots 10 to 19, both inclusive, in Douman's Subdivision, in the Northeast 1/4 of Section 23, 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 Douman's Subdivision, in the Northeast 1/4 of Section 23, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

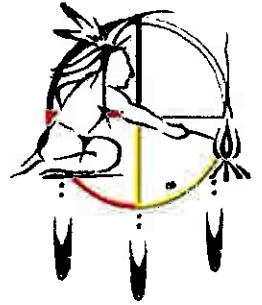
June 3, 2010

Irgens Development

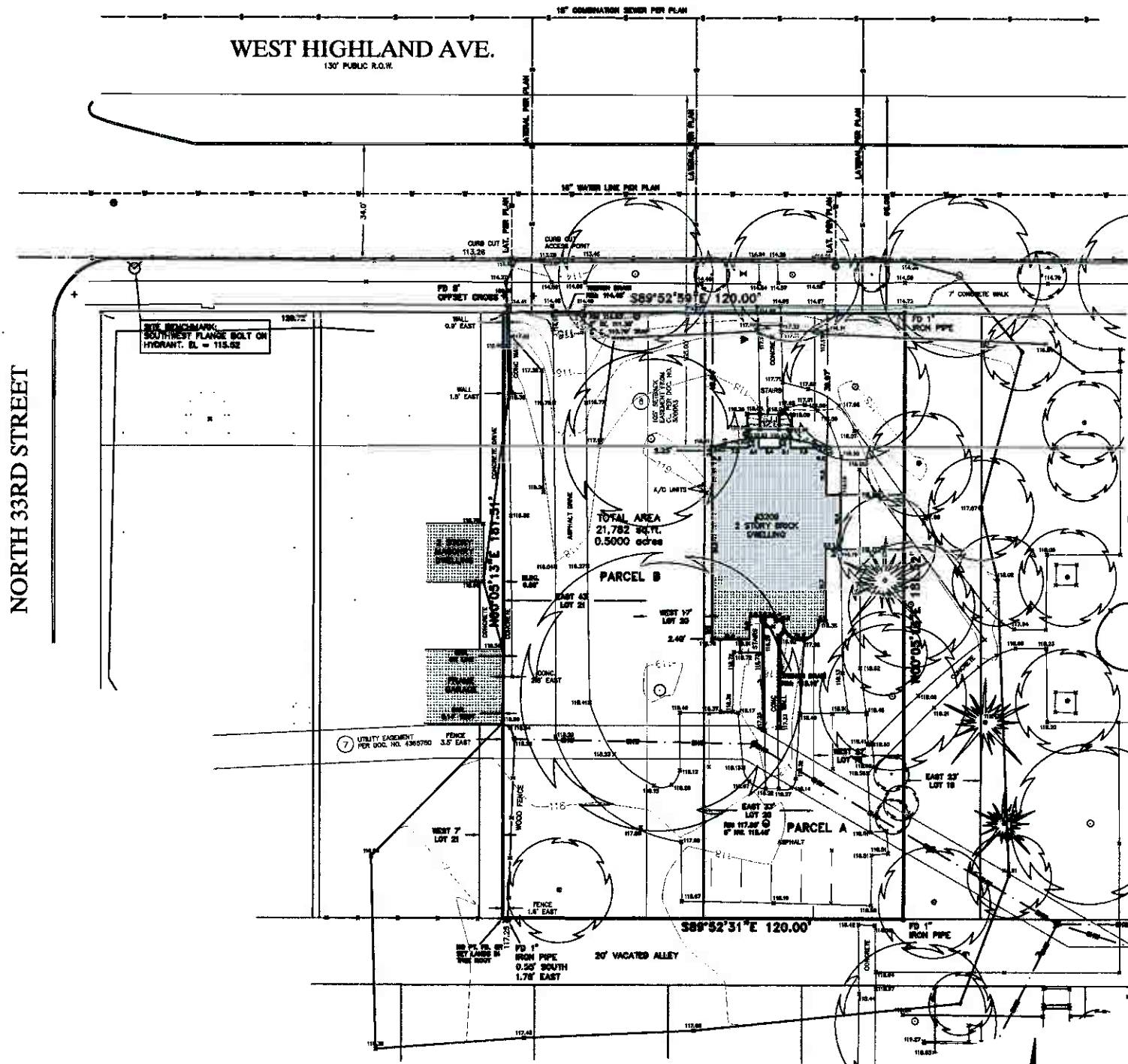
Survey No. 164847-CRW.

Kahler Slater
a|g|e|n|t|s|c|o|n|s|u|l|t|a|n|t|s

IRGENS
DEVELOPMENT PARTNERS, LLC

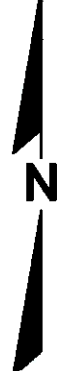
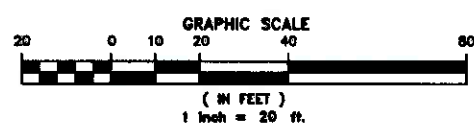


GRÄEF



LEGEND

- () INDICATES RECORDED DIMENSION WHICH DIFFERS FROM ACTUAL MEASUREMENT
- ORIS 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
- MALIBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDestal
- POWER POLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/LAMP/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDestal
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDestal
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND 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
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTROL ELEVATION
- INDICATES EXISTING SPOT ELEVATION



- A. **Basin of Bearings**
Bearings are based on the South line of West Highland Boulevard which is assumed to bear North 88°52'59" West.
- B. **Title Commitment**
This survey was prepared based on Chicago Title Insurance Company commitment number 1257826, effective date of November 4, 2009, which lists the following covenants and/or restrictions from schedule B-1:
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 (c) is exempt under Chapter 42, Section 9607 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. 308063, 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. 4385750. 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 C. Southwell
Registered Land Surveyor
Registration Number S-1838

Issue Date:
JUNE 24, 2010
Print 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-B

R.A. Smith National, Inc.
Beyond Surveying
and Engineering

16746 W. Bluemound Road, Brookfield, WI 53005-3028
262.781.4000 Fax: 262.787.7373 www.ra-smith.com
L:\Jobs\2010\10020\0004\0004.dwg
Copyright © 2010 Kahler Slater, Inc. All rights reserved.
111 W Wisconsin Ave Milwaukee, WI 53203-2001
P 414.272.2000 F 414.272.2001
44 E Mills St. Madison, WI 53703-2800
P 608.261.6300 F 608.261.6317

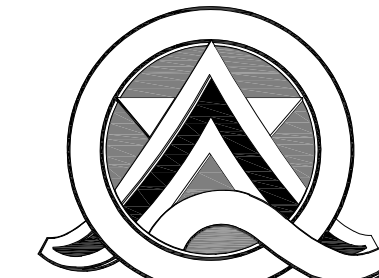
SHEET 1 OF 1
Sheet No.
QPN 2a

L:\Jobs\2010\2006004\2-00-00.dwg 24/03/2010 11:03:47 AM 1577 Dwg 1 of 102 6.3

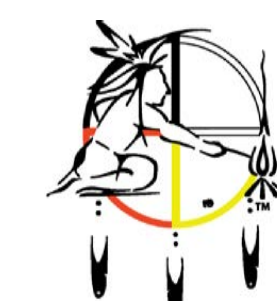
DIAGNOSIS HOTLINE (2010-22-10377)

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.



Quorum Architects, Inc.
 3112 West Highland Boulevard
 Milwaukee, Wisconsin 53208
 Phone: 414.256.9265
 Fax: 414.256.9465
 www.quorumarchitects.com



**FOREST COUNTY
 POTAWATOMI**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 QUORUM ARCHITECTS, INC.

**WGEMA CAMPUS
 GENERAL PLANNED DEVELOPMENT**

3215 W. State Street
 Milwaukee, Wisconsin 53208

Revisions:

Sheet Name:
 PROPOSED PROJECT
 BOUNDARY DESCRIPTION

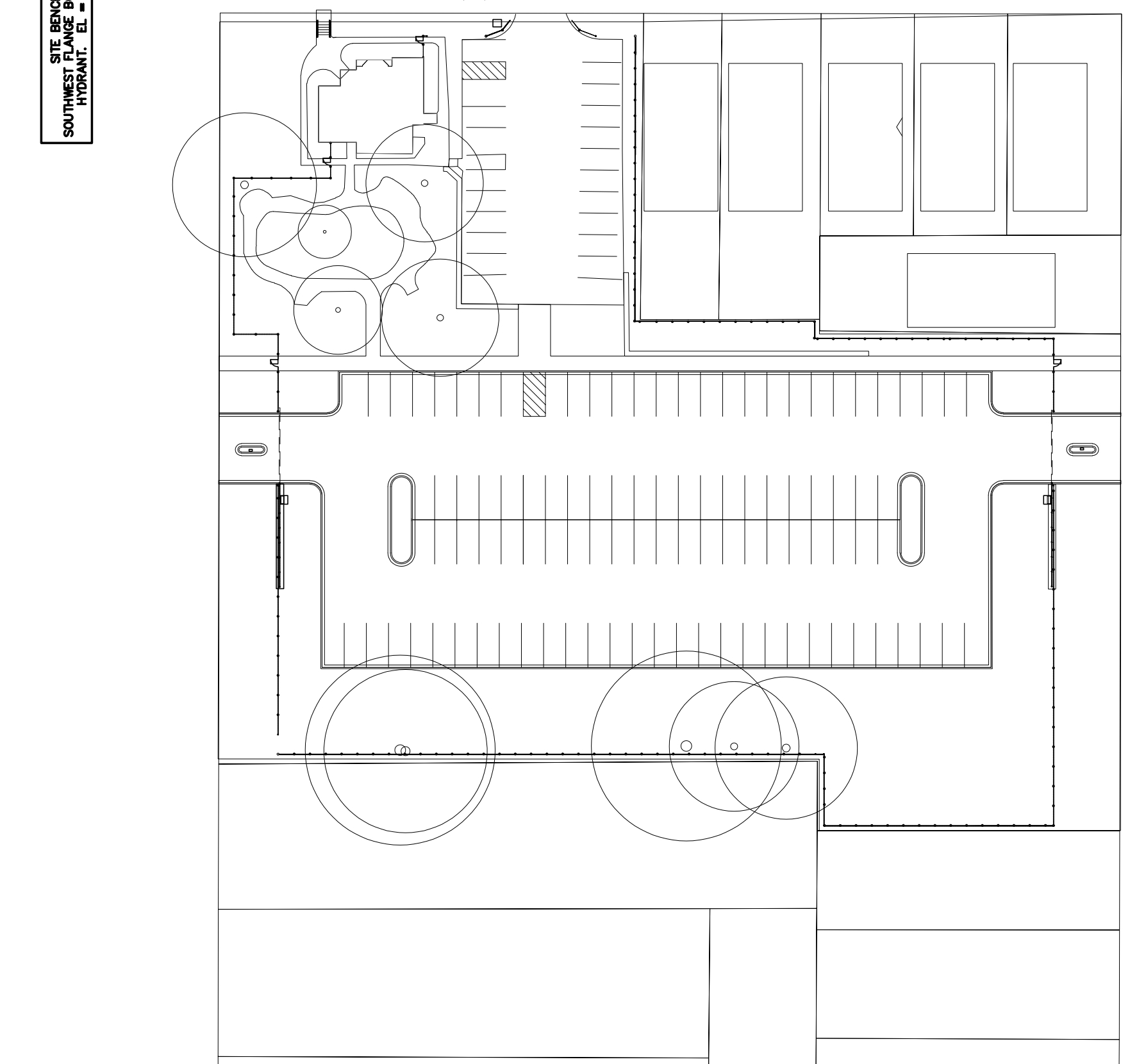
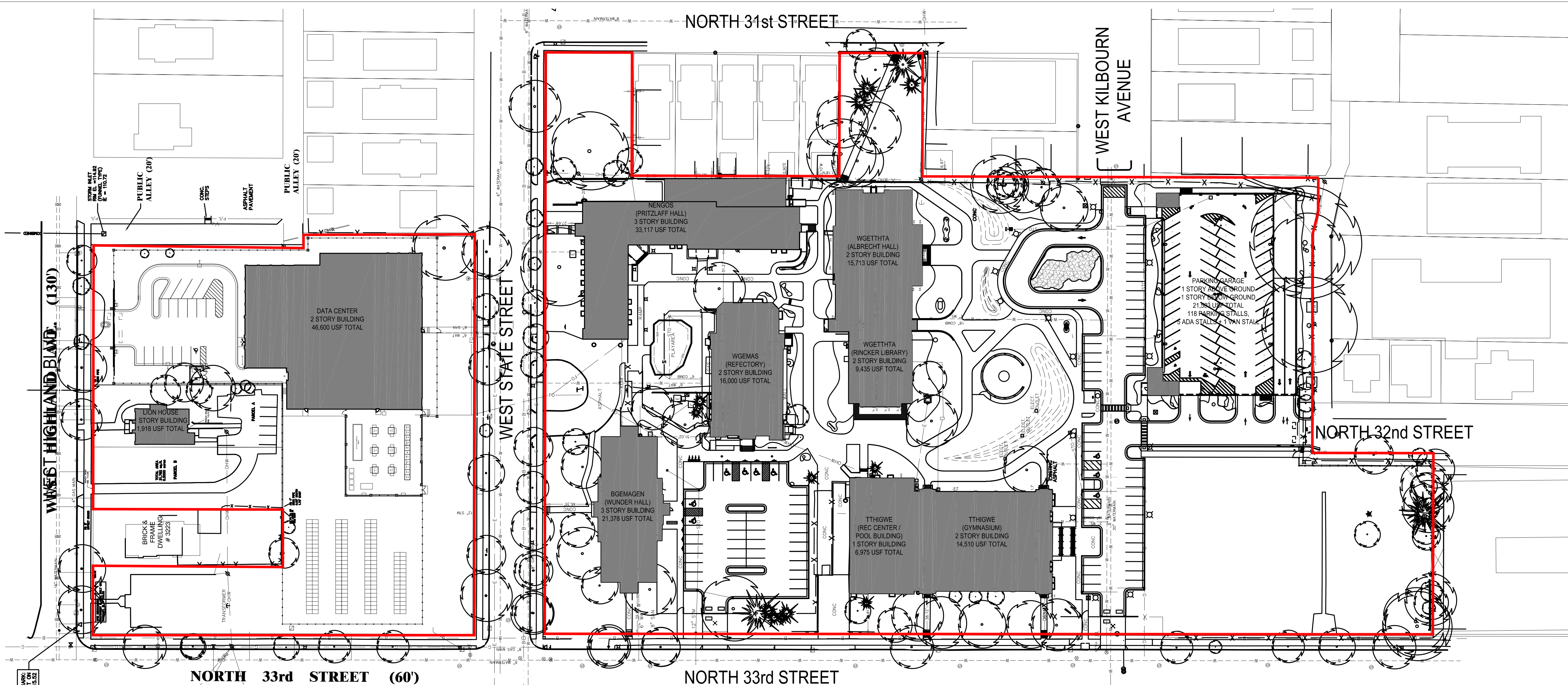
Date: 2/2/2022

Drawn By: CLR/CGH

Project No.: 15014.02

Sheet No.

GPD-3

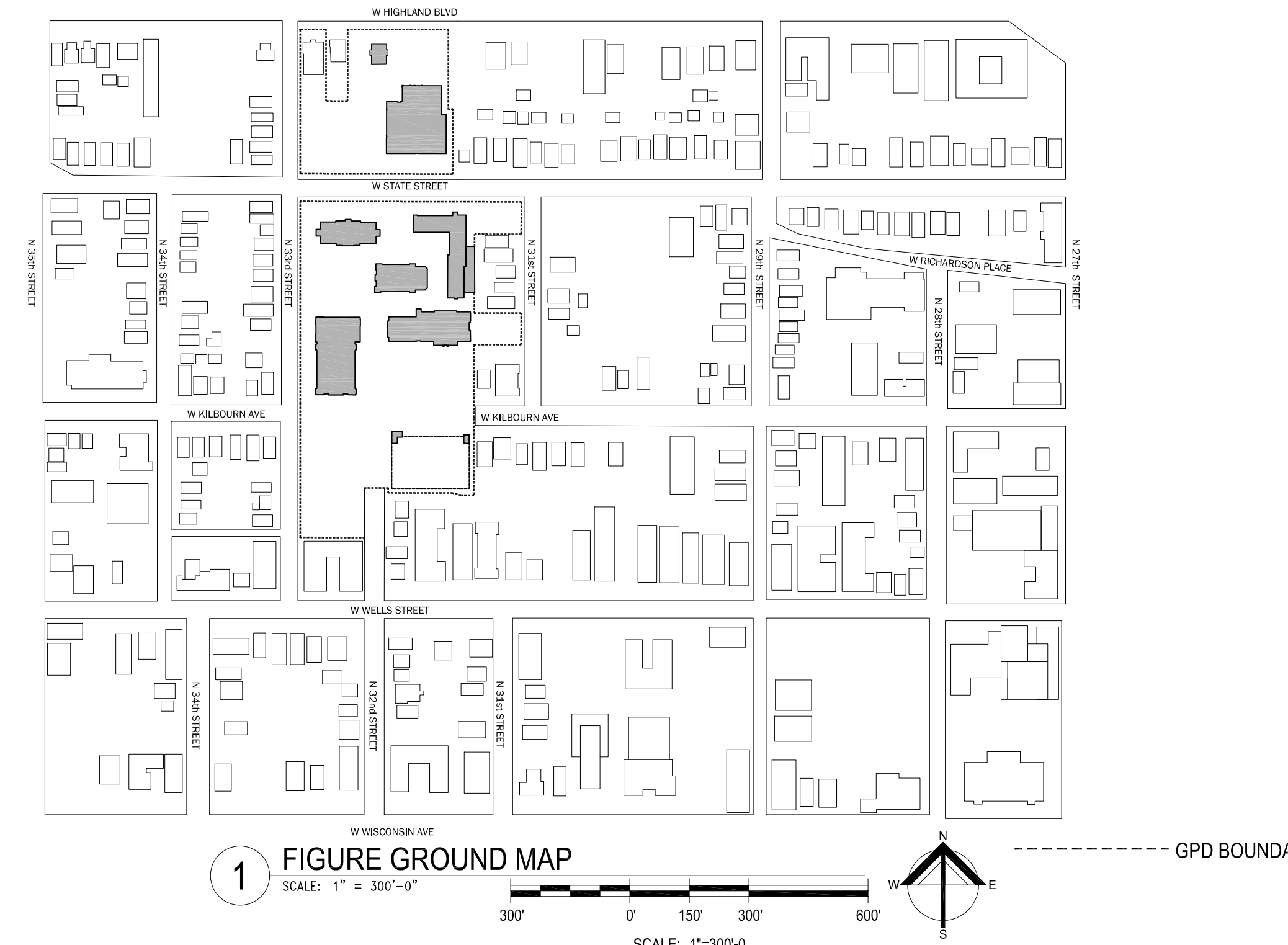


1 PROJECT BOUNDARY DESCRIPTION AND SITE PLAN
 SCALE: 1" = 50'-0"

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 POINT OF BEGINNING.

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





Quorum Architects, Inc.
 3112 West Highland Boulevard
 Milwaukee, Wisconsin 53208
 Phone: 414.256.9265
 Fax: 414.256.9465
 www.quorumarchitects.com



**FOREST COUNTY
 POTAWATOMI**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 QUORUM ARCHITECTS, INC.

**WGEMA CAMPUS
 GENERAL PLANNED DEVELOPMENT**

3215 W. State Street
 Milwaukee, Wisconsin 53208

Revisions:

Sheet Name:
 EXISTING FACILITIES
 SITE PLAN

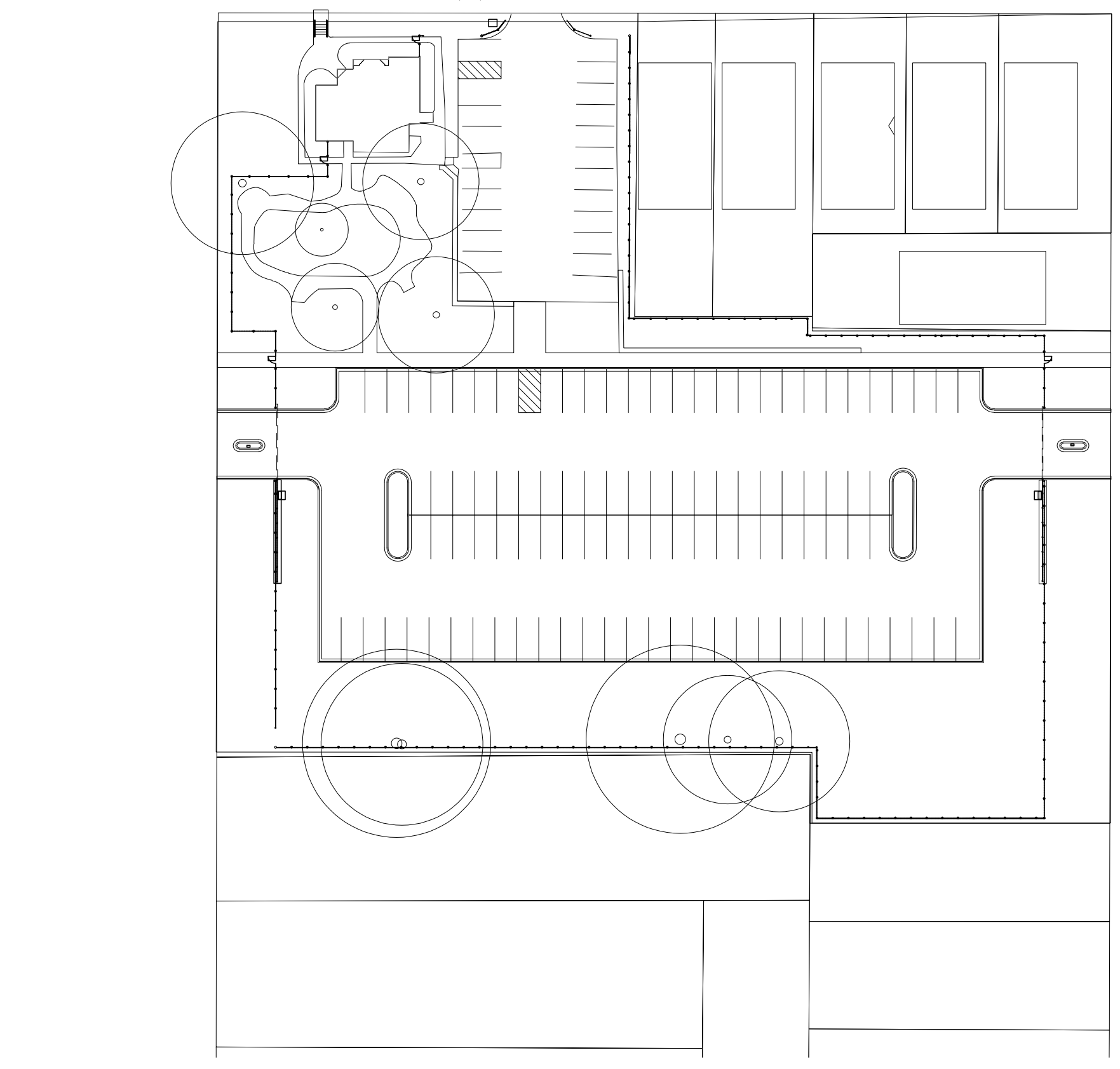
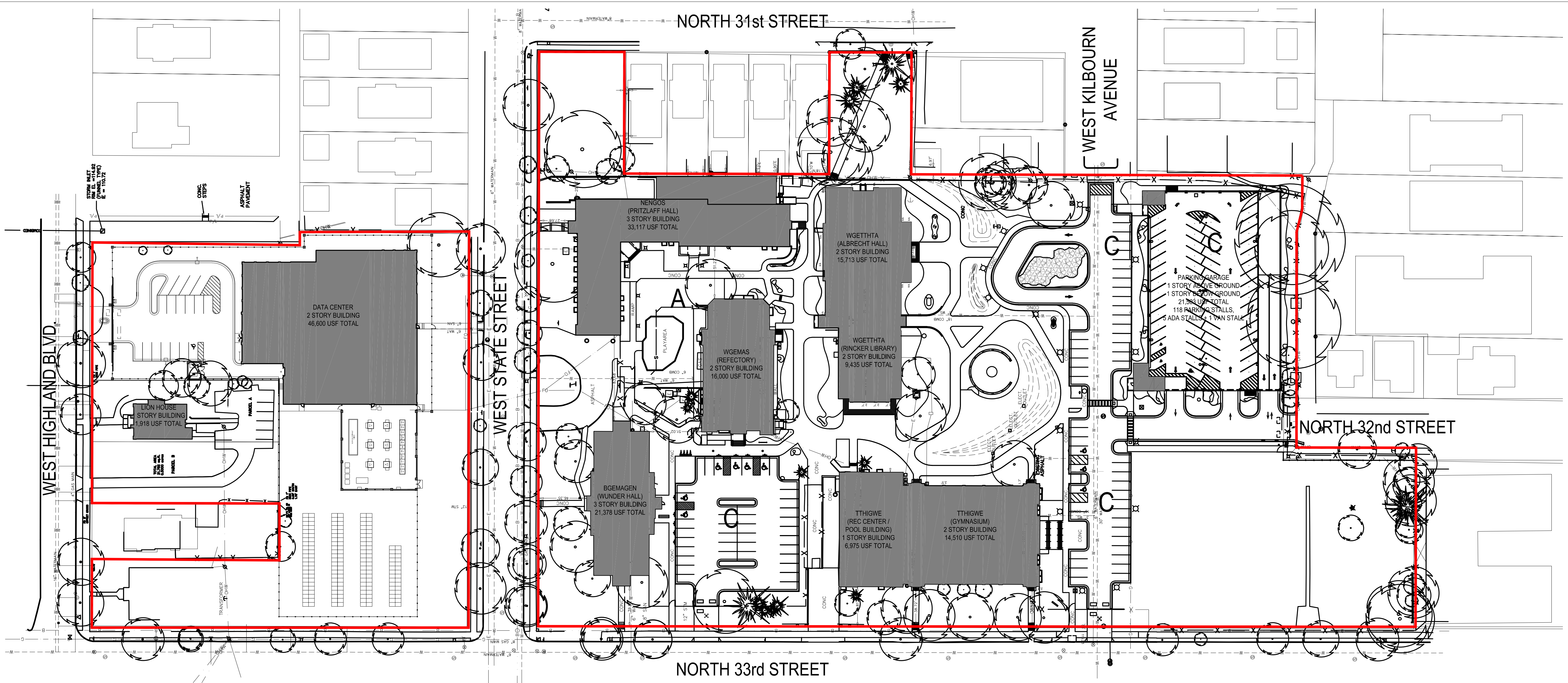
Date: 2/2/2022

Drawn By: CLR/CGH

Project No.: 15014.02

Sheet No.

GPD-4



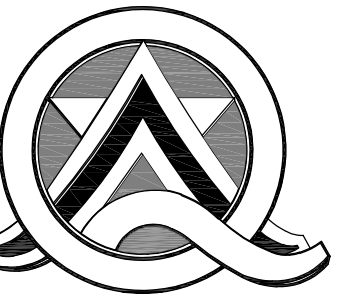
1 EXISTING FACILITIES SITE PLAN
 SCALE: 1" = 50'-0"

- APPROVED USES**
- A. HISTORIC REDEVELOPMENT ZONE
 - C. PARKING ZONE
- PLANNED DEVELOPMENT BOUNDARY**



1 FIGURE GROUND MAP
 SCALE: 1" = 300'-0"

Feb 07, 2022 - 8:54am
 O:\15 Projects\15014-00 Wgema Campus\GPD - 2021-12-01\15014-00_GPD_4-Exist_Site_Plan.dwg
 © Copyright 2016, Quorum Architects, Inc.



Quorum Architects, Inc.
 3112 West Highland Boulevard
 Milwaukee, Wisconsin 53208
 Phone: 414.256.9265
 Fax: 414.256.9445
 www.quorumarchitects.com



**FOREST COUNTY
 POTAWATOMI**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 QUORUM ARCHITECTS, INC.

**WGEMA CAMPUS
 GENERAL PLANNED DEVELOPMENT**

3215 W. State Street
 Milwaukee, Wisconsin 53208

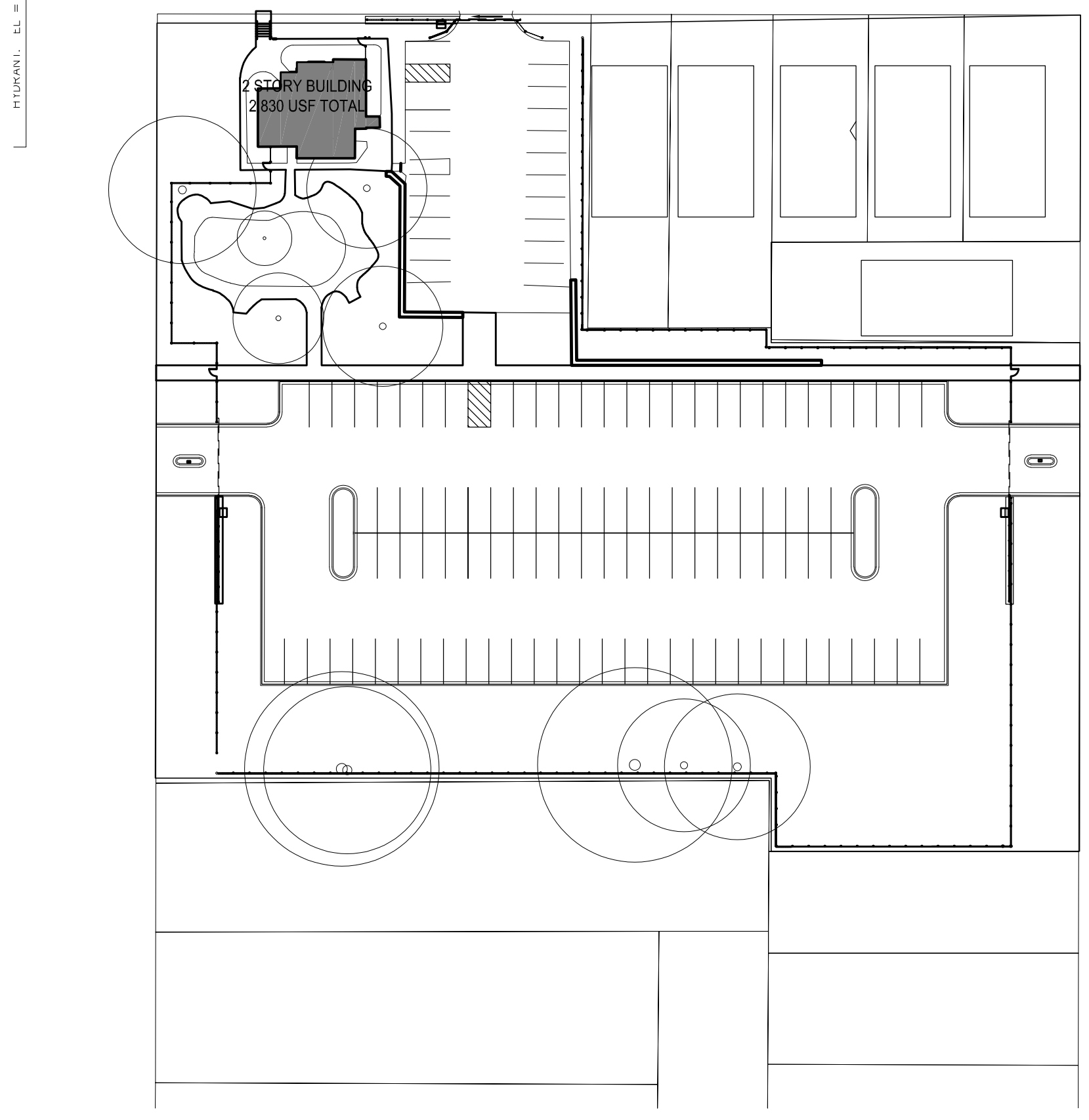
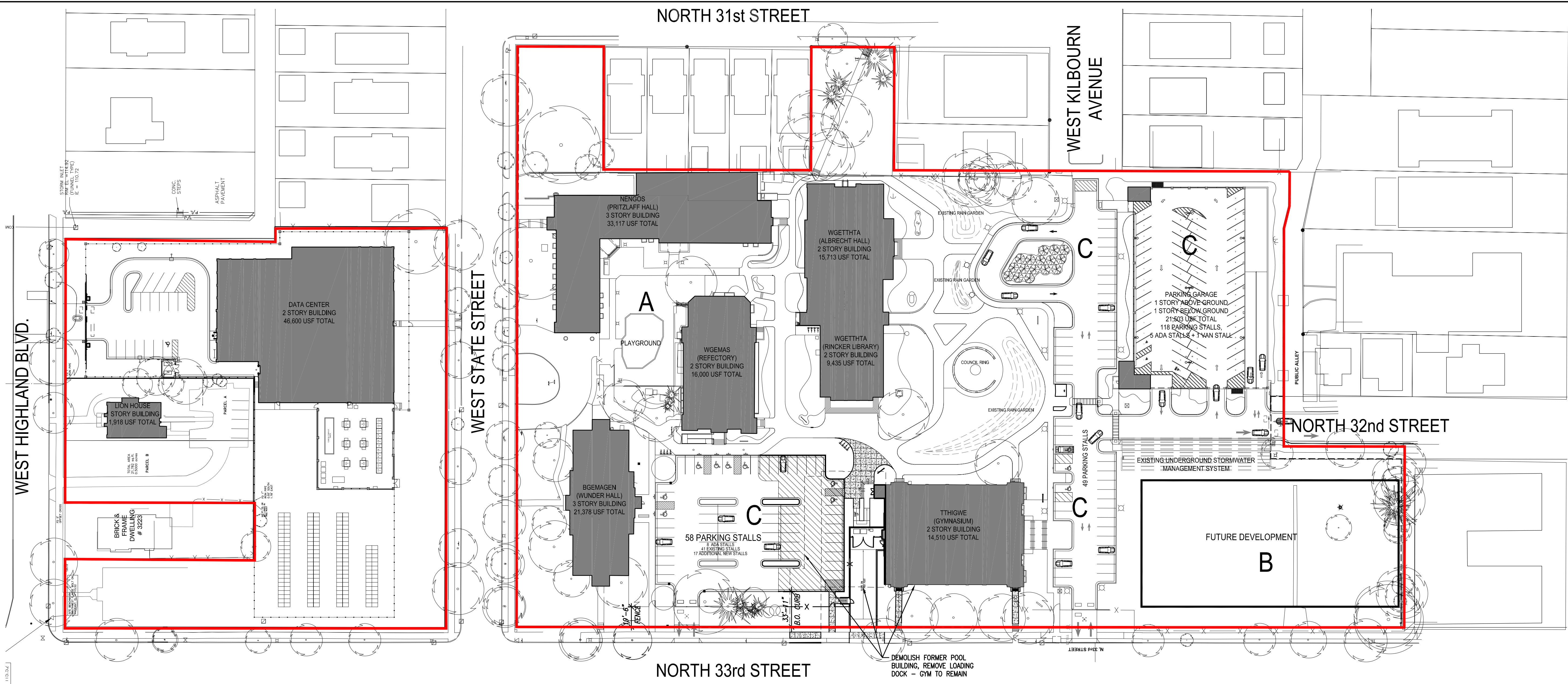
Revisions:
 12/01/2021
 12/29/2021
 01/10/2022

Sheet Name:
**PROPOSED BUILDING AND
 PARKING SITE PLAN**

Date: 2/2/2022
 Drawn By: CLR/CGH
 Project No.: 15014.02

Sheet No.

GPD-5



Feb 07 2022 - 8:55am
 O:\15 Projects\15014-00 Wgema Campus\GPD - 2021-12-01\15014-00_GPD_5_Proposed_Site_Plan.dwg
 © Copyright 2016, Quorum Architects, Inc.

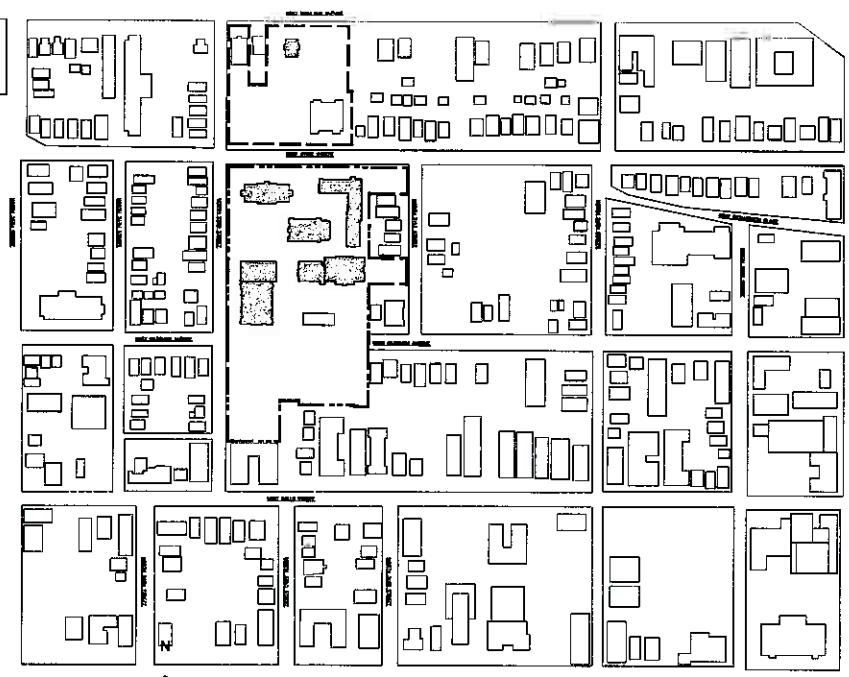
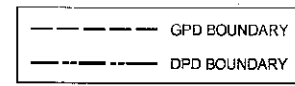
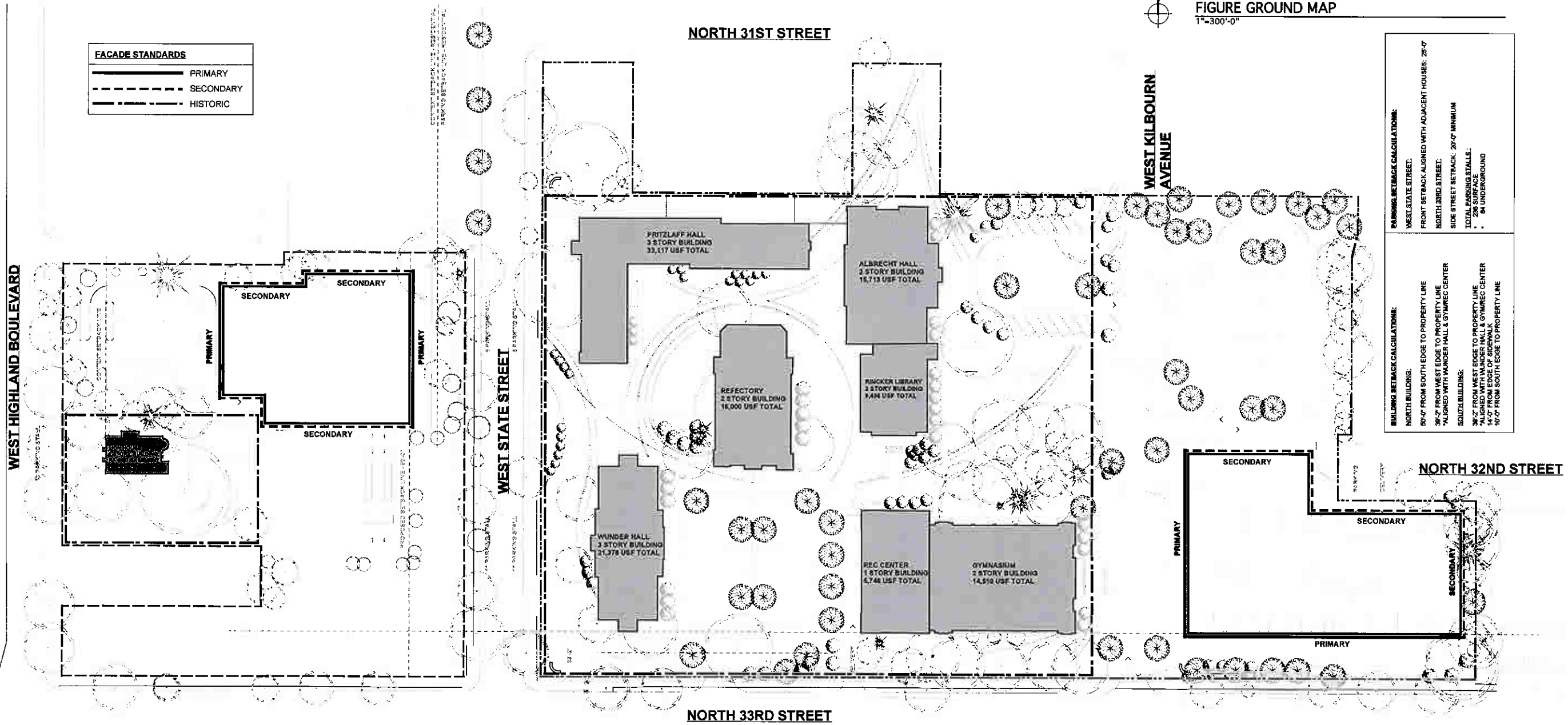
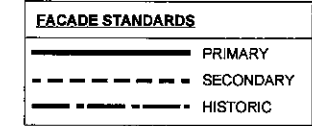


FIGURE GROUND MAP
1"=300'-0"

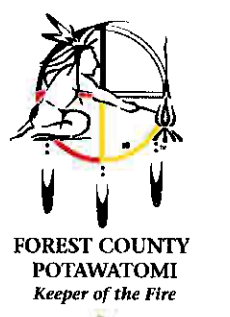


BUILDING SETBACK CALCULATIONS:

NORTH BUILDINGS:
90'-0" FROM SOUTH EDGE TO PROPERTY LINE
50'-0" FROM WEST EDGE TO PROPERTY LINE
*ALIGNED WITH WINDER HALL & GYMNASIUM CENTER

SOUTH BUILDINGS:
30'-0" FROM WEST EDGE TO PROPERTY LINE
*ALIGNED WITH WINDER HALL & GYMNASIUM CENTER
14'-0" FROM EDGE OF SIDEWALK TO PROPERTY LINE
10'-0" FROM SOUTH EDGE TO PROPERTY LINE

PARKING SETBACK CALCULATIONS:
WEST STATE STREET:
FRONT SETBACK ALIGNED WITH ADJACENT HOUSES: 20'-0"
NORTH 32ND STREET:
SIDE STREET SETBACK: 20'-0" MINIMUM
TOTAL PARKING STALLS:
24
24 UNDERGROUND



GENERAL PLANNED DEVELOPMENT 1st AMENDMENT
North 33rd Street & West State Street
Milwaukee, WI 53233

PROJECT TEAM

OWNER
Forest County Potawatomi Community
313 North 15th Street
Milwaukee, WI 53233

DEVELOPMENT MANAGER
Greenfire Management Services, LLC
320 East Buffalo Street, Suite 607
Milwaukee, WI 53202
Tel: 414.727.6110

DATA CENTER ARCHITECT
TMI
1911 Rohwing Road, Suite E
Rolling Meadows, IL 60008
Tel: 847.394.8900

CIVIL AND LANDSCAPE ARCHITECT
GRAEF
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214
Tel: 414.259.1500

ARCHITECT
The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI 53012
Tel: 262.377.6039

July 29, 2011
DATE

PROJECT NUMBER
194311

SHEET TITLE
Proposed Campus Perimeter Facade Standards

SHEET NUMBER

GPD.6



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

Copyright © 2011 The Kubala Washatko Architects, Inc. All Rights Reserved