

# WGEMA CAMPUS DETAILED PLANNED DEVELOPMENT

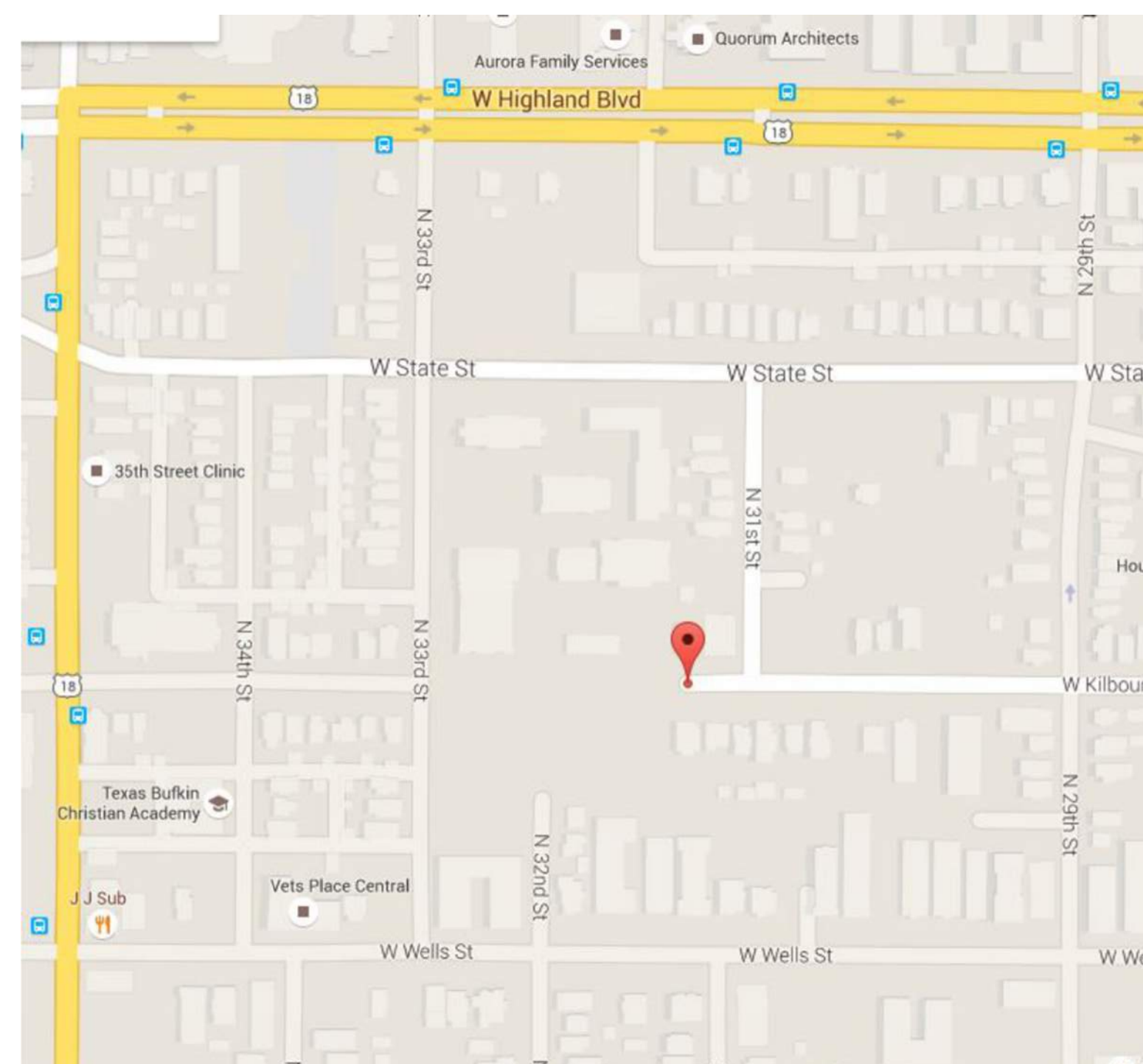
3215 WEST STATE STREET  
MILWAUKEE, WISCONSIN 53208

## TTHIGWE BUILDING REVISIONS

DATE: DECEMBER 29 2021

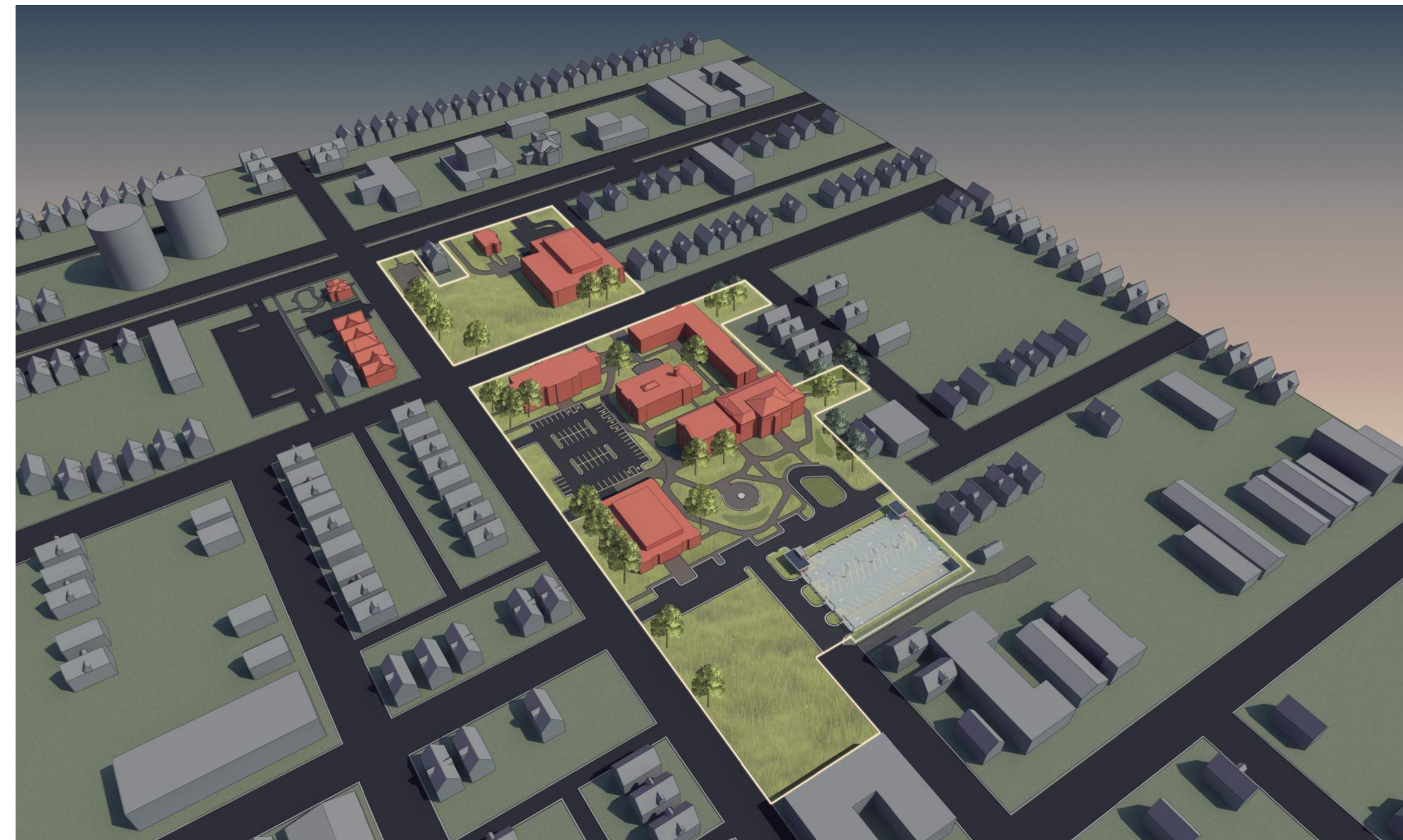
PROJECT NUMBER: 15014.02

### LOCATION MAP:



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- DPD.2 ALTA/ACM LAND SURVEY
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*Keeper of the Fire*



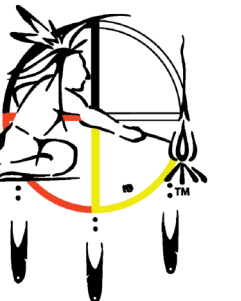
WGEMA CAMPUS  
DETAILED PLAN DEVELOPMENT

Project No.: 15014.02 Date: 12/29/2021





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3215 W. State Street  
 Milwaukee, Wisconsin 53208

Revisions:

Sheet Name:  
**PROPOSED PROJECT  
 BOUNDARY DESCRIPTION**

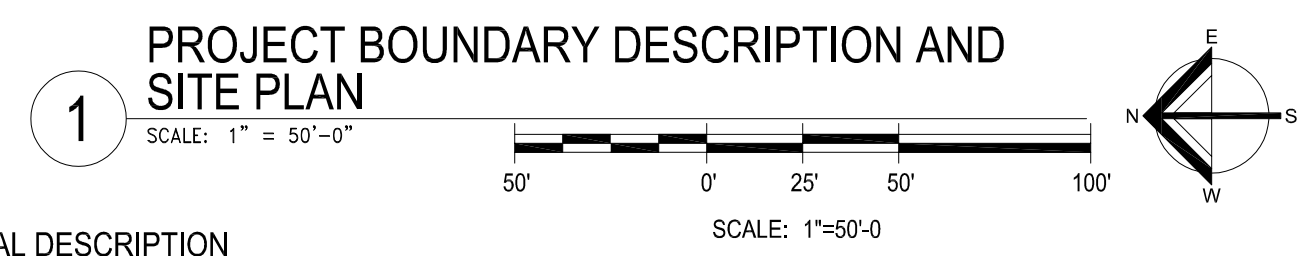
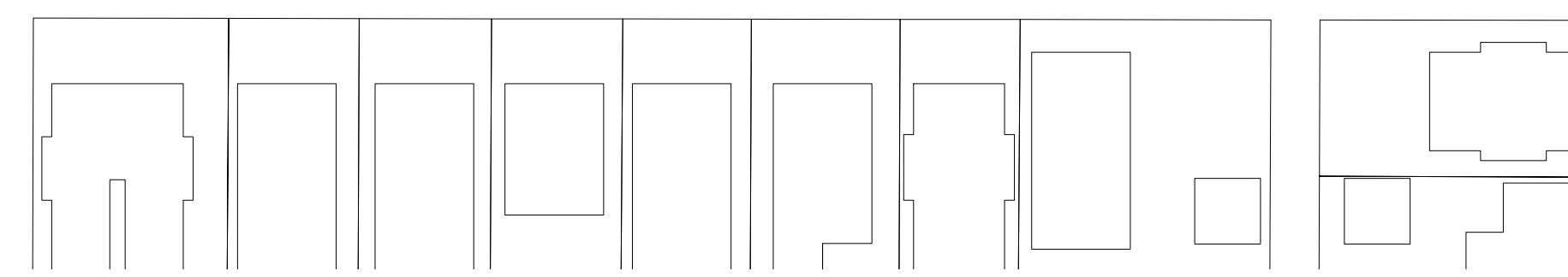
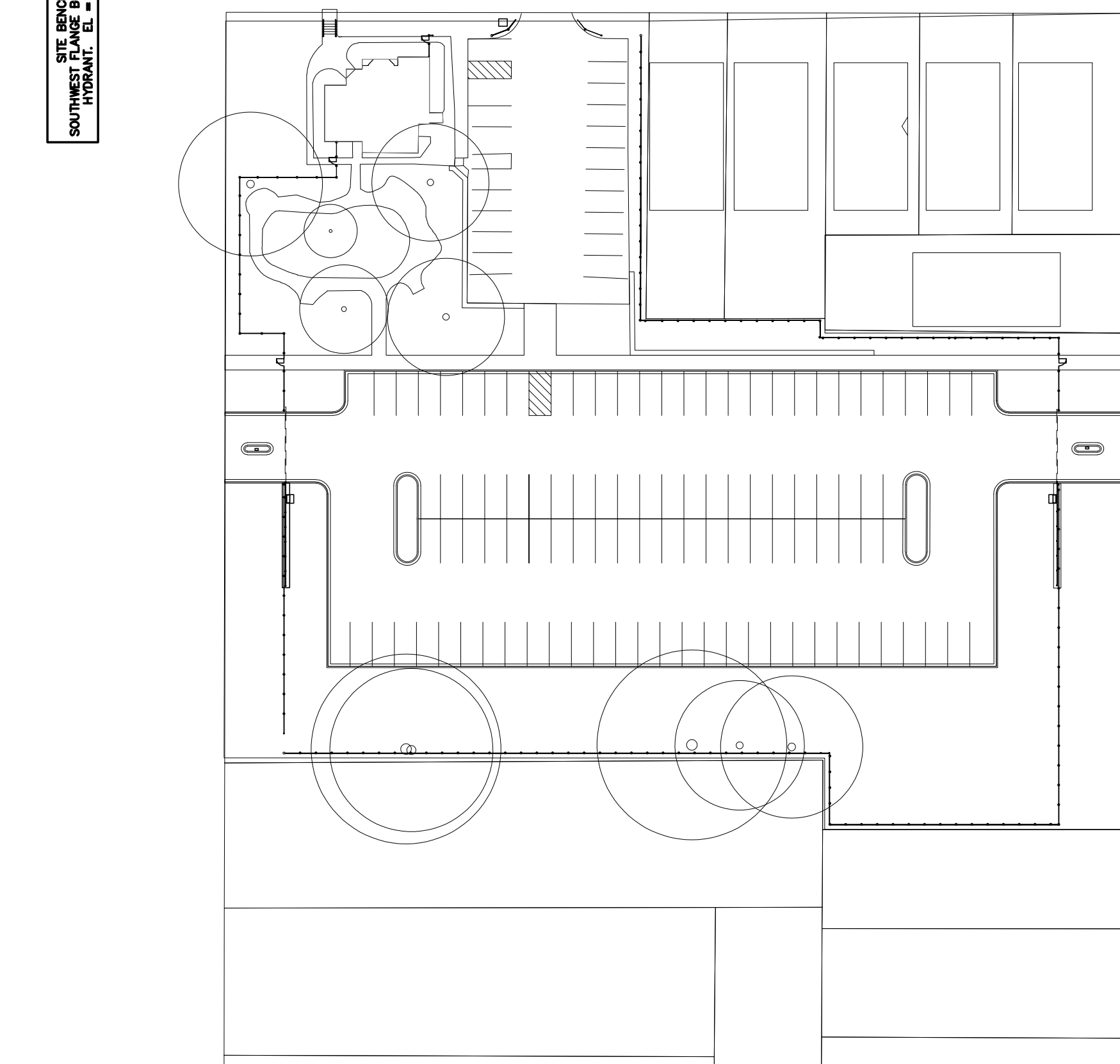
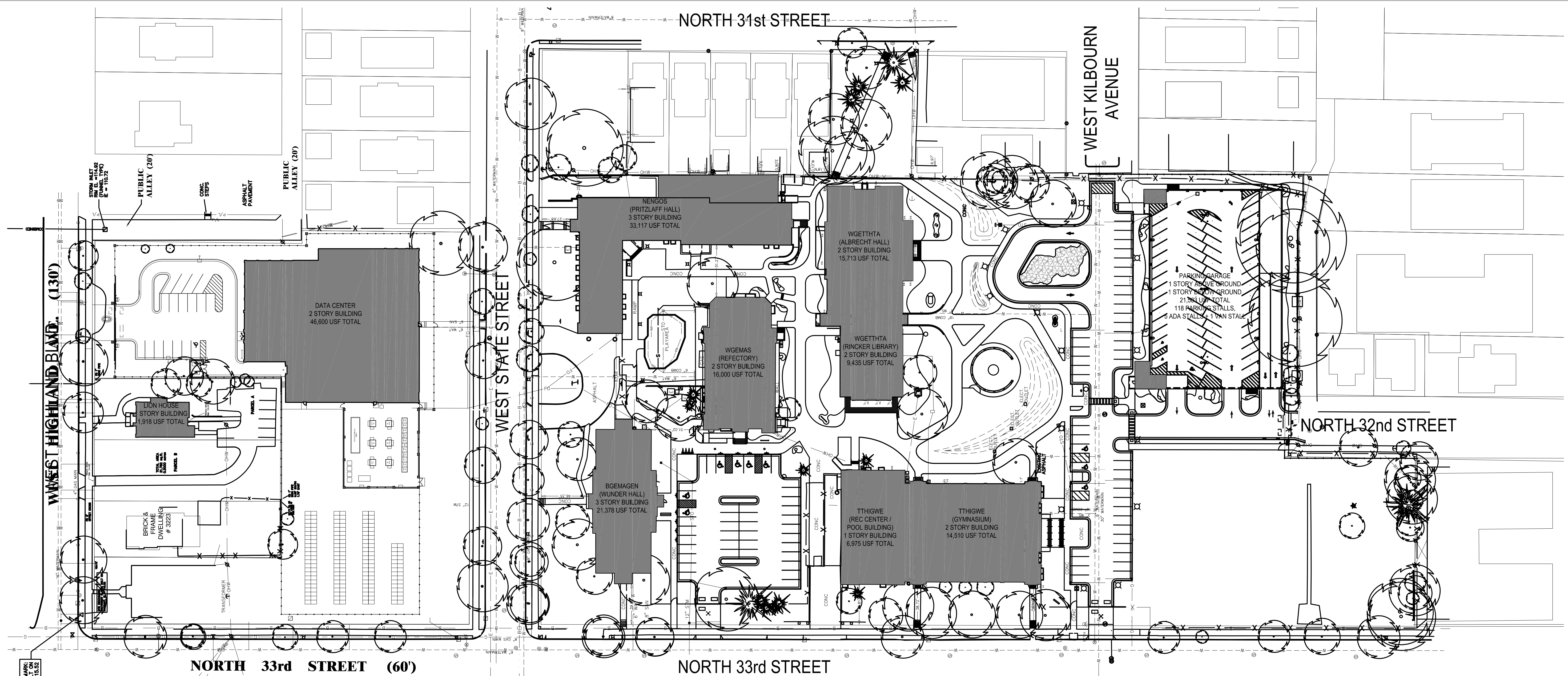
Date: **12/29/2021**

Drawn By: **CLR/CGH**

Project No.: **15014.02**

Sheet No.

**DPD.3**

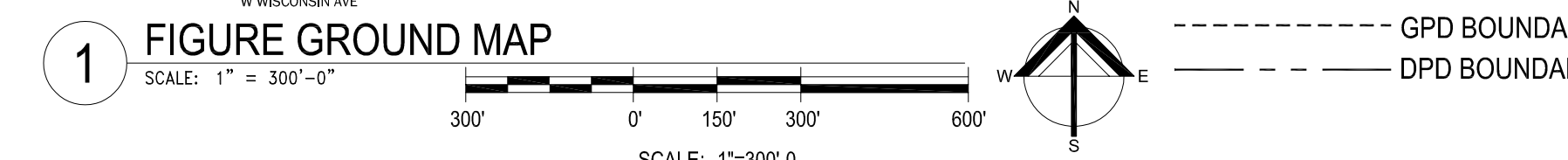


**1 PROJECT BOUNDARY DESCRIPTION AND SITE PLAN**  
 SCALE: 1" = 50'-0"

**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 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°08'57" 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.



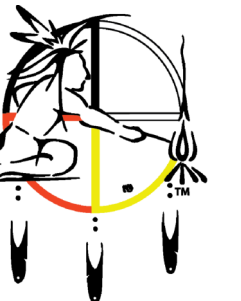
**1 FIGURE GROUND MAP**  
 SCALE: 1" = 300'-0"

--- GPD BOUNDARY  
 --- DPD BOUNDARY

Nov 30, 2021 - 4:49pm  
 O:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_3-legal\_description.dwg



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Revisions:

Sheet Name:  
**EXISTING FACILITIES  
 SITE PLAN**

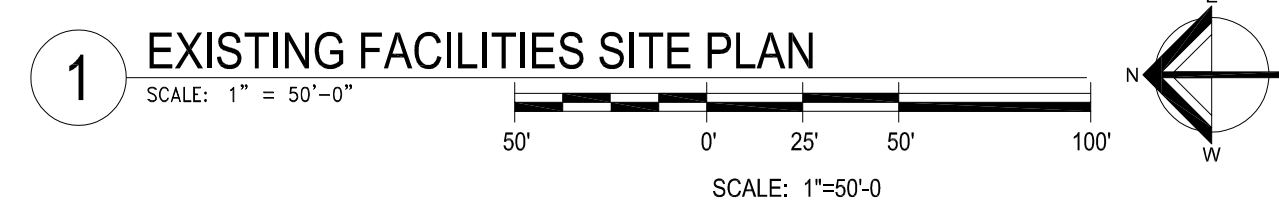
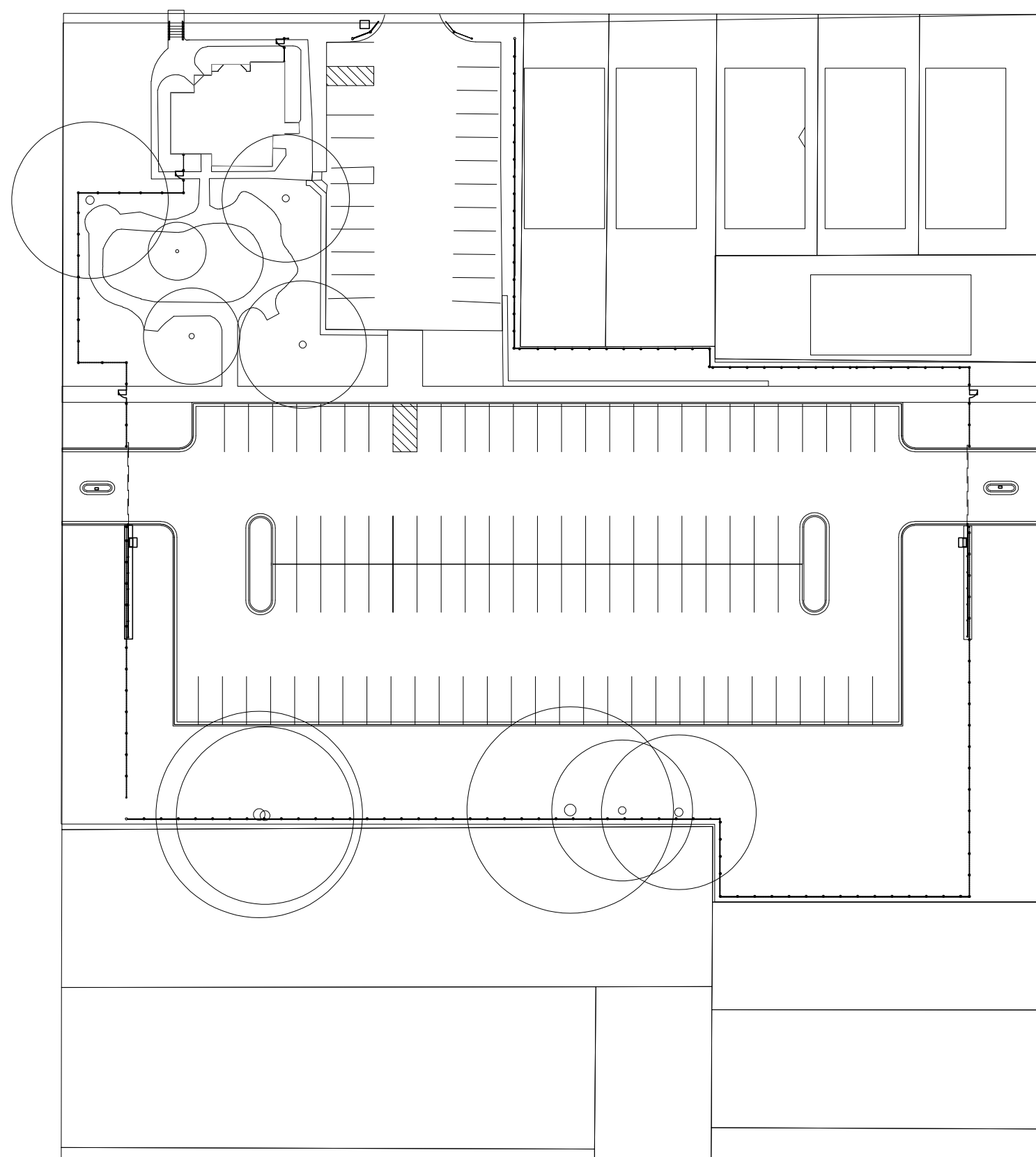
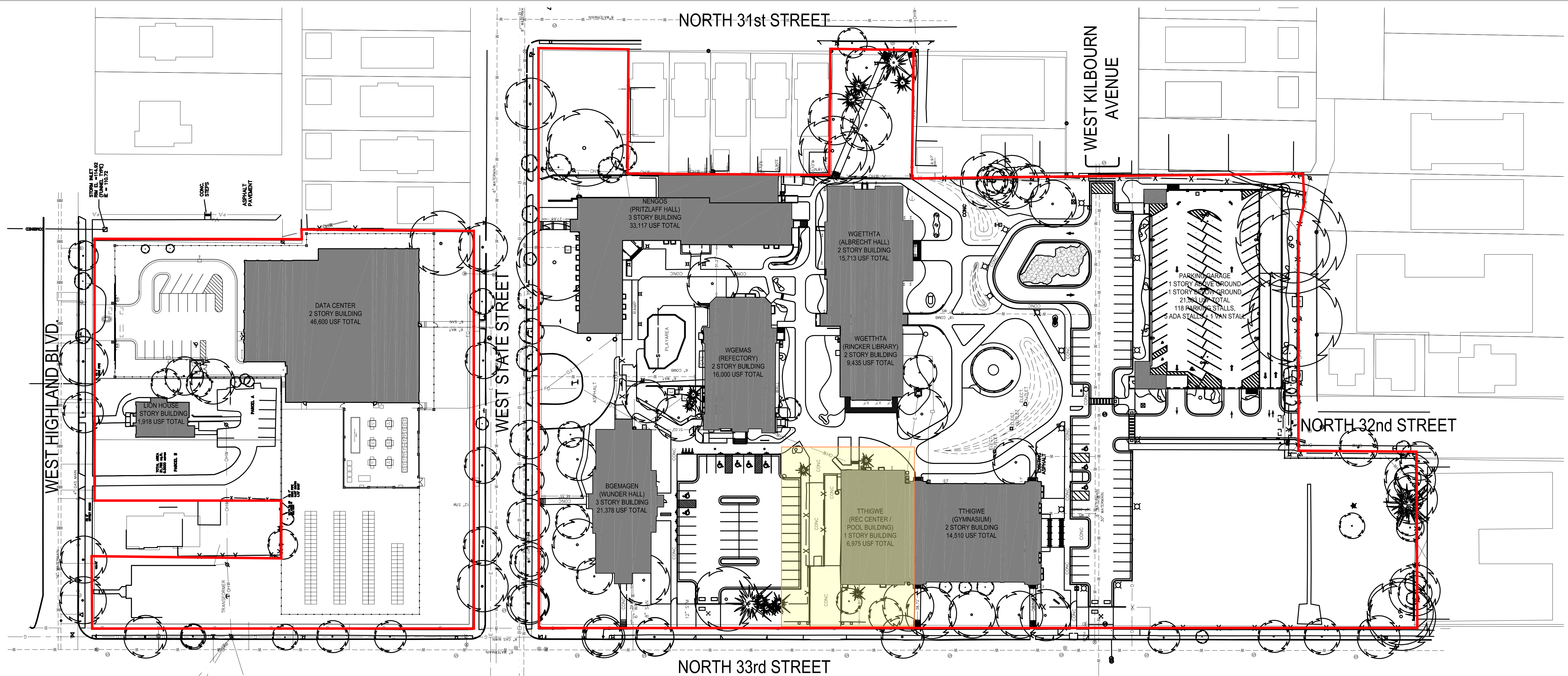
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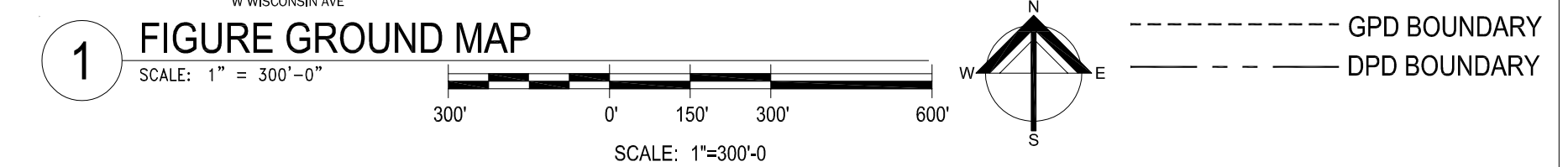
Project No.: **15014.02**

Sheet No.

**DPD.4**



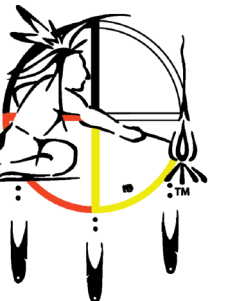
- GPD BOUNDARY
- DPD SUBJECT AREA



Nov 30, 2021 - 4:45pm  
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Revisions:

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

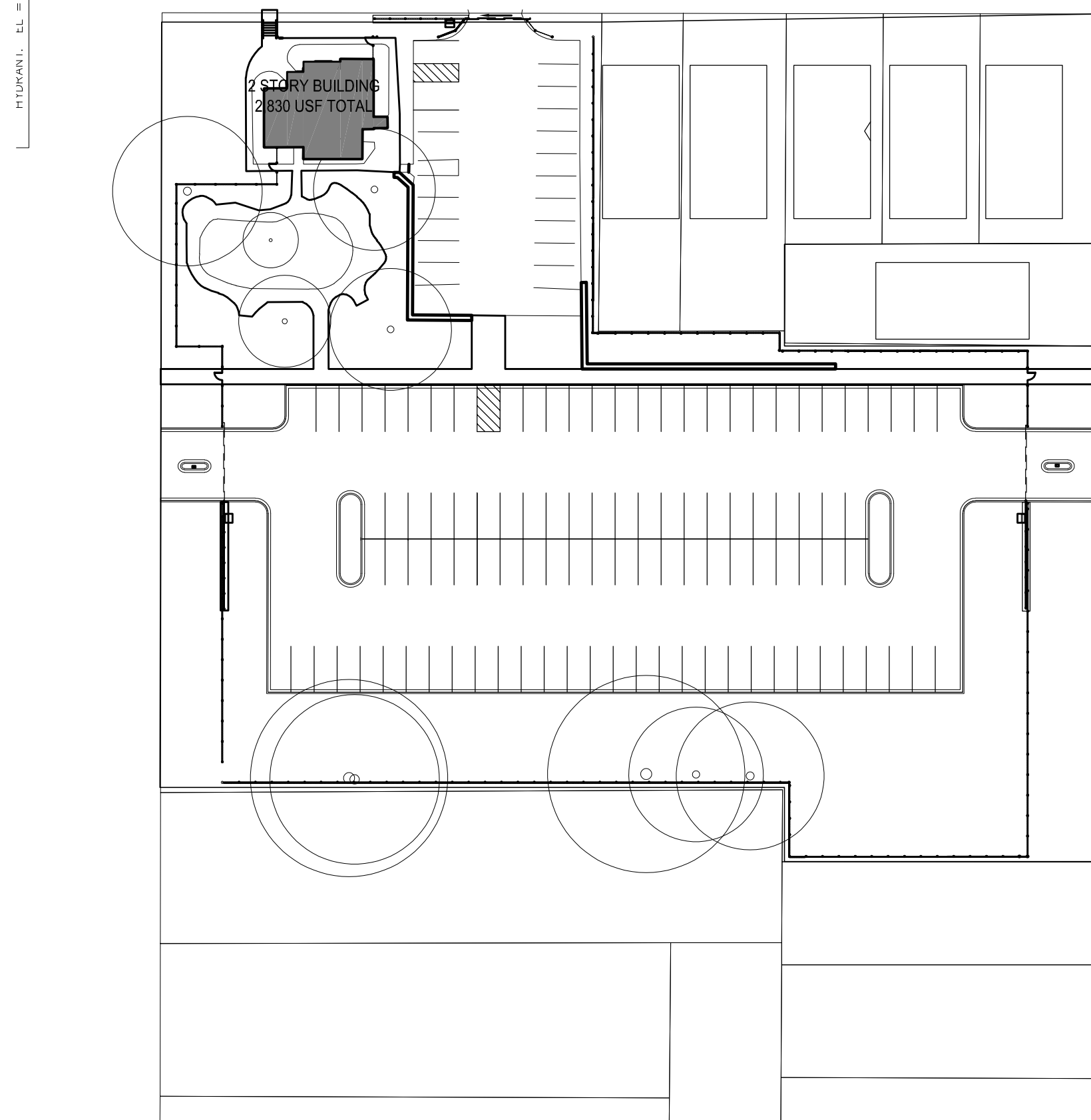
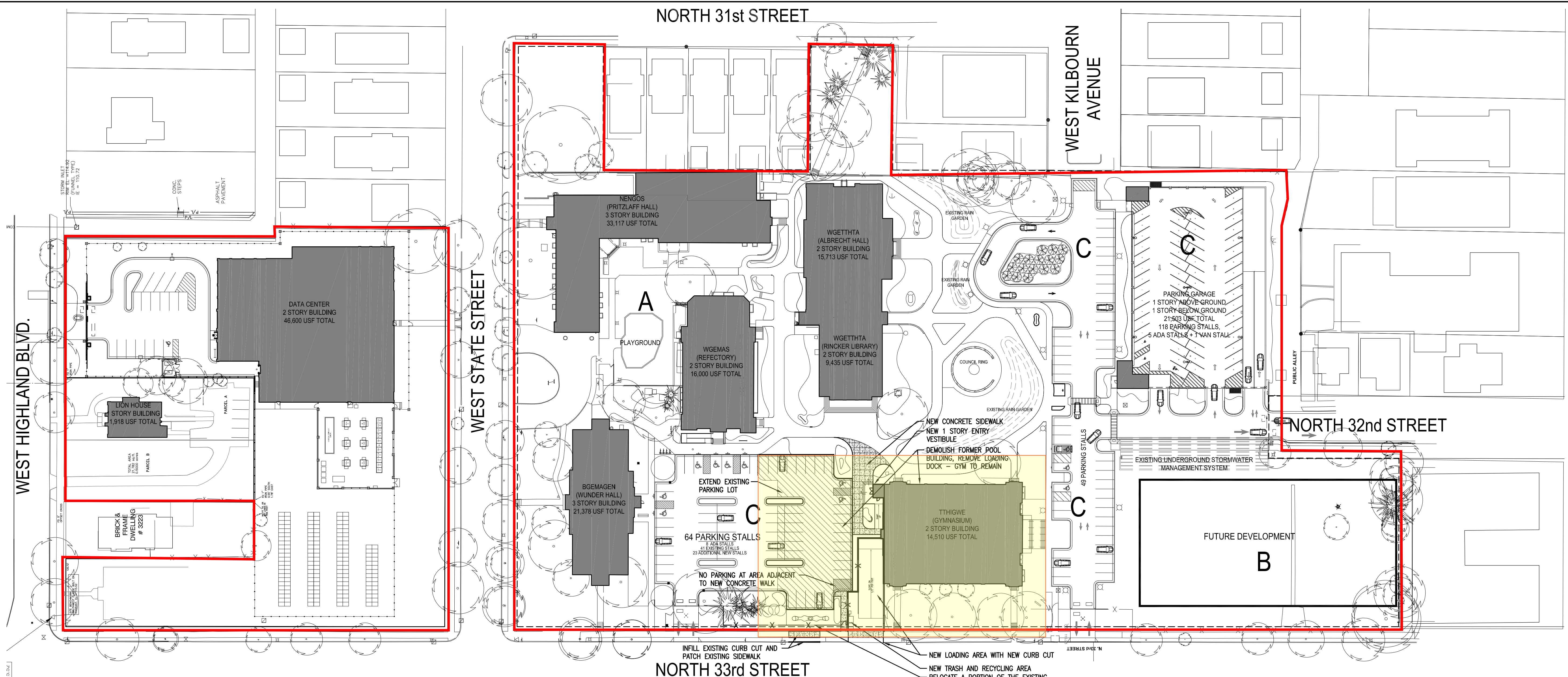
Date: 12/29/2021

Drawn By: CLR/CGH

Project No.: 15014.02

Sheet No.

**DPD.5**

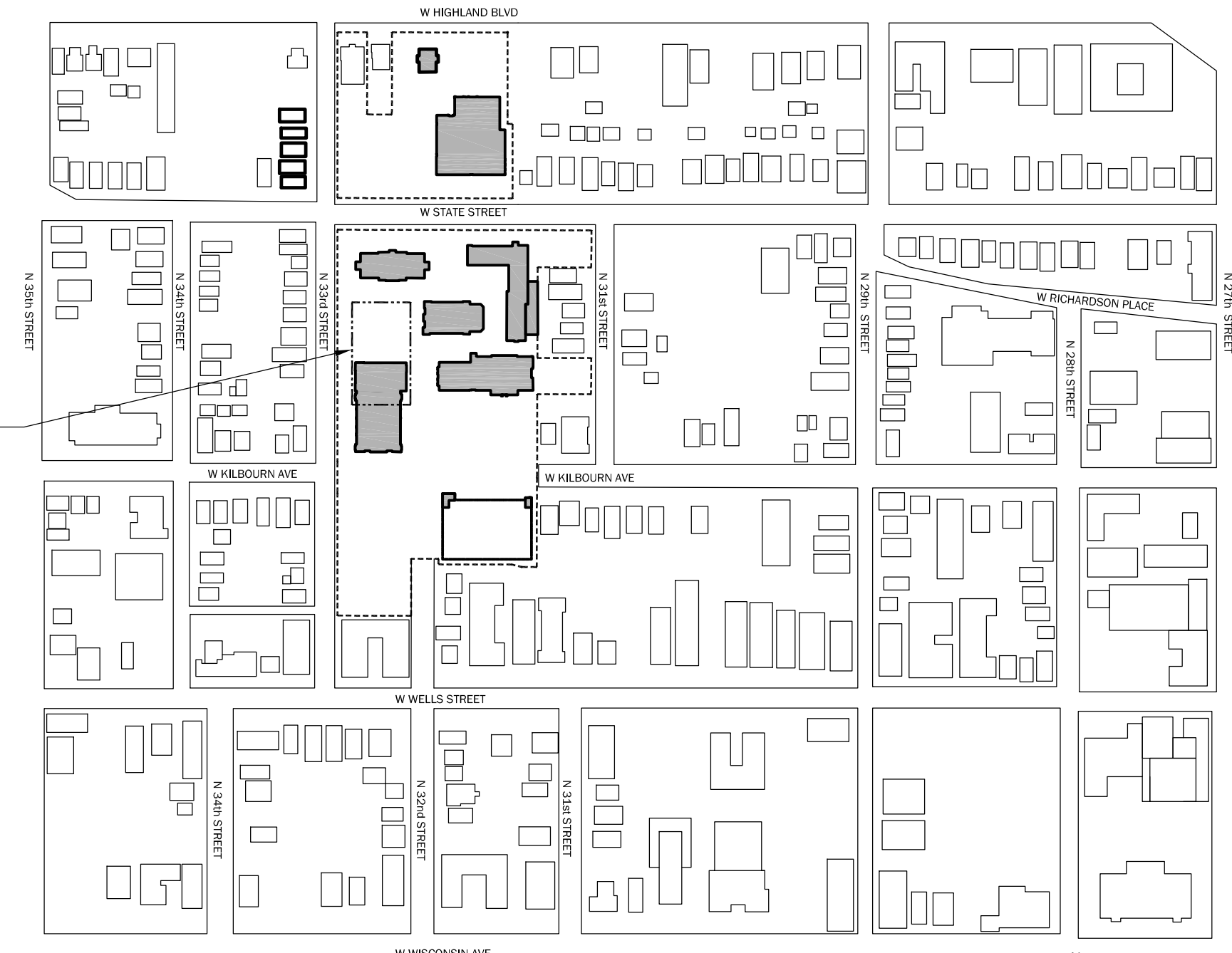


**1 PROPOSED BUILDING AND PARKING SITE PLAN**  
 SCALE: 1" = 50'-0"  
 SCALE: 1" = 50'-0"

APPROVED USES	
A.	HISTORIC REDEVELOPMENT ZONE
B.	FUTURE DEVELOPMENT ZONE
C.	PARKING ZONE

— GPD BOUNDARY  
 DPD SUBJECT AREA

AREA / SITE AFFECTED BY  
 DPD DEVELOPMENT



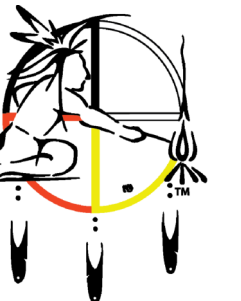
**1 FIGURE GROUND MAP**  
 SCALE: 1" = 300'-0"  
 SCALE: 1" = 300'-0"

GPD BOUNDARY  
 DPD BOUNDARY

Dec 01, 2021 - 9:00am  
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**WGEMA CAMPUS - TTHIGWE BUILDING  
 GYM AND REC CENTER REMODEL**

3136 West Kilbourn Avenue  
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Revisions:

Sheet Name:  
**PROPOSED LANDSCAPE  
 PLAN**

Date: **12/29/2021**

Drawn By: **JC/CLR**

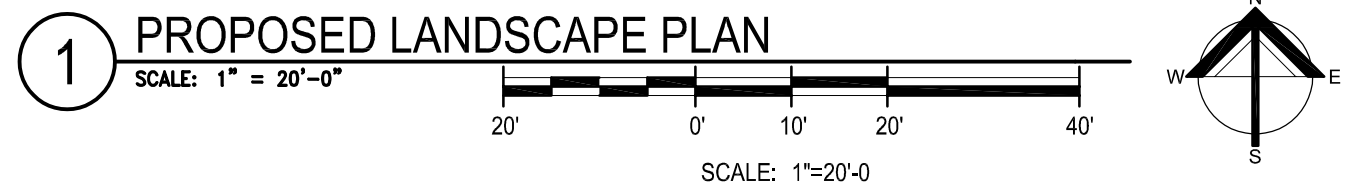
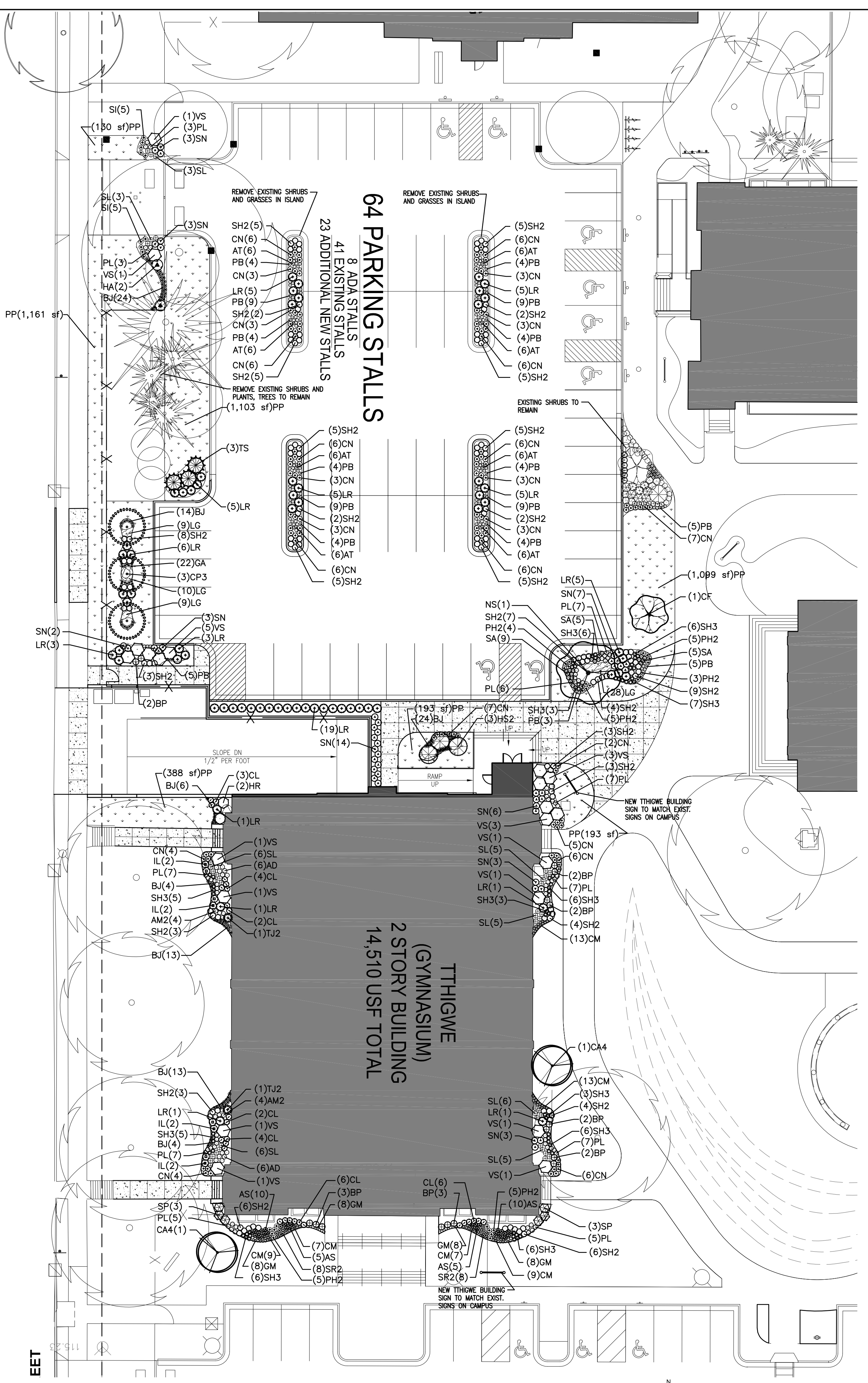
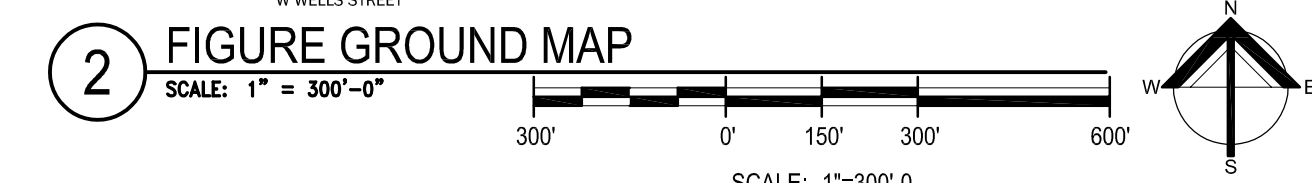
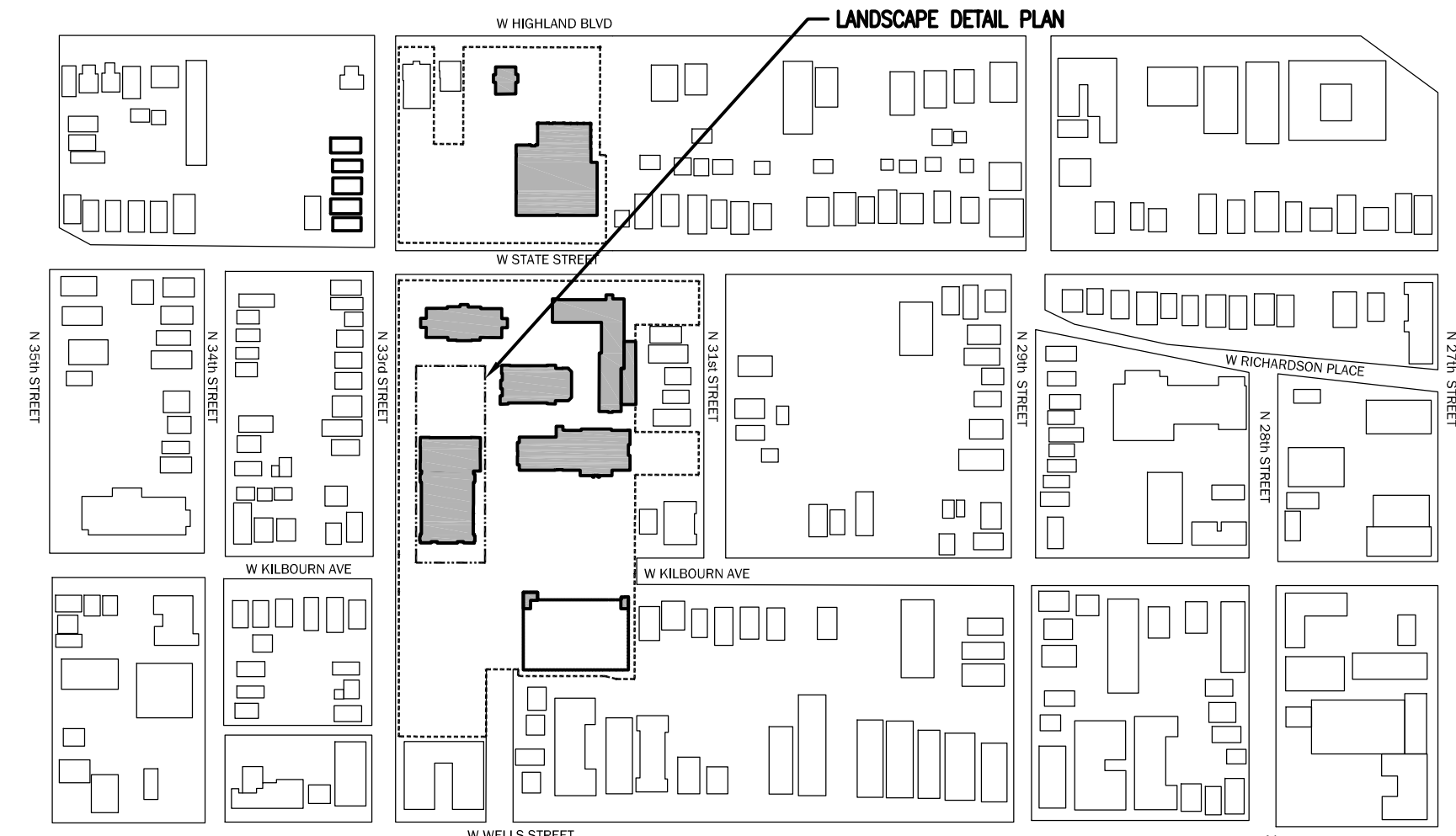
Project No.: **15014.02**

Sheet No.

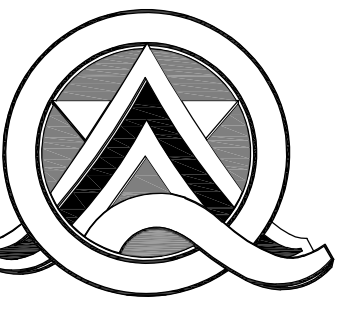
**DPD.7**

**PLANT SCHEDULE TTHIGWE**

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH
	CA4	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	B&B OR #15 CONTAINER MIN.		8' MIN.	8' MIN.	15'-20'	15'
	CF	1	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'™	7 GAL. MIN OR B&B	2.5" CAL. MIN			20'-25'	
	CP3	3	PRAIRIE SENTINEL COMMON HACKBERRY	CELTIS OCCIDENTALIS 'JFS-KSU1'™	3" CALIPER MIN.				35' - 45'	10'-12'
	NS	1	SOUR GUM	NYSSA SYLVATICA	5 GAL					
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH
	TS	3	SPIRALIS ARBORVITAE	THUJA OCCIDENTALIS 'SPIRALIS'	B & B		6' MIN.	3'-5'	15'-20'	8'-15'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	BP	16	PUGSTER PINK BUTTERFLY BUSH	BUDDLEIA X 'SMNBPT'™	2 GAL	12-18"	15"-18"	2'	2'-3'	
	HA	2	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	5 GAL	18"-24"	12"-18"	3'-5'	3'-5'	
	HR	2	RUBY SLIPPERS HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	5 GAL	2'-3'	2'	3'-4'	3'-5'	
	HS2	3	SPRING BLOOMING WITCHHAZEL	HAMAMELIS VERNALIS	#10 OR 5' MIN B&B	5" (MIN.)	4'-6'	6"-10"	8'-10'	
	IL	8	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY'™	3 GAL	15"-18"	12"-18"	2'-3'	2'-3'	
	LR	66	KODIAK ORANGE DIERVILLA	DIERVILLA X 'G2XB8544'™	3 GAL	18"-24"	12"-15"	3'-4'	3'-4'	
	SI	10	PINK-A-LICIOUS FRITCH SPIREA	SPIRAEA FRITSCHIANA 'J.N. SELECT A'™	2 GAL	15"-18"	12"-15"	2'-3'	2'-3'	
	SP	6	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA'	3 GAL	2'-4'	2'-3'	3'-5'	3'-5'	
	VS	21	SPICE ISLAND KOREANSPICE VIBURNUM	VIBURNUM CARLISII 'SPICE ISLAND'	7 GAL MIN. OR B&B	2'	2'	4'-5'	4'-6'	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	TJ2	2	'JEDDOLAH' HEMLOCK	TSUGA CANADENSIS 'JEDDOLAH'	#6	18"-24"	18"-24"	2'-3'	3'-4'	
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	CL	27	NORTHERN SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL	2'	10"-18"	3'-5'	18"-24"	
	PH2	27	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL	15"-18"	15"-18"	18"-30"	18"-30"	
	SA	19	AUTUMN MOOR GRASS	SESLERIA AUTUMNALIS	1 GAL	12"-15"	8"-10"	12"-18"	12"-18"	
	SH2	112	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL	15"-18"	18"	24"-30"	24"-30"	
	SL	39	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL	15"-18"	10"-18"	2' - 4'	2'-3'	
	SN	44	INDIAN GRASS	SORGHASTRUM NUTANS	1 GAL	2'	12"-15"	3'-5'	2'-3'	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	AD	12	DEUTSCHLAND JAPANESE ASTILBE	ASTILBE JAPONICA 'DEUTSCHLAND'	1 GAL	15"-18"	10"-12"	24"-30"	18"-24"	
	AM2	8	MAGGIE DALEY ASTILBE	ASTILBE CHINENSIS 'MAGGIE DALEY'	#1	16"-20"	16"-20"			
	AS	30	SUMMER BEAUTY ORNAMENTAL ONION	ALLIUM X 'SUMMER BEAUTY'	1 GAL	8"-10"	6"-10"	16"-18"	12"-18"	
	AT	48	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	1 GAL	10"-12"	10"-12"	2'	12"-18"	
	BJ	102	JACK FROST SIBERIAN BUGLOSS	BRUNNERA MACROPHYLLA 'JACK FROST'™	1 GAL	8"-12"	8"-10"	12"-18"	12"-18"	
	CM	58	MOONBEAM COREOPSIS	COREOPSIS X 'MOONBEAM'	1 GAL	12"-18"	12"-18"			
	CN	113	WHITE CATMINT	CALAMINTHA NEPETA 'MONROSE WHITE'	1 GAL	8"-10"	15"-18"	8"-12"	18"-24"	
	GA	22	WHITE BLOODY CRANESBILL	GERANIUM SANGUINEUM 'ALBUM'	1 GAL	5"-8"	8"-10"			
	GM	32	DWARF BLOOD-RED CRANESBILL	GERANIUM SANGUINEUM 'MAX FREI'	1 GAL	5"-8"	8"-10"			
	PB	86	'BLUE EMERALD' MOSS PHLOX	PHLOX SUBULATA 'BLUE EMERALD'	1 GAL	5"-8"	10"-12"	5"-8"	12"-18"	
	PL	64	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	1 GAL	12"-18"	12"-18"	2'-3'	24"-30"	
	SH3	62	HUMMELO STACHYS	STACHYS OFFICINALIS 'HUMMELO'	1 GAL	18"-24"	18"-24"			
	SR2	16	SOLAR CASCADE GOLDENROD	SOLIDAGO SHORTII 'SOLAR CASCADE'	1 GAL	15"-18"	12"-15"	24"-30"	18"-24"	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT				
	LG	62	SPOTTED DEAD NETTLE	LAMIUM MACULATUM 'GHOST'	4"POT	6"				12" o.c.
	PP	4,870 SF	KENTUCKY BLUE GRASS	POA PRATENSIS	SOD					



Dec 14, 2021 - 12:20pm  
 Q:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_L7\_Proposed LA Plan.dwg



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3215 W. State Street  
 Milwaukee, Wisconsin 53208

Revisions:

Sheet Name:  
**LOWER LEVEL DEMOLITION  
 PLAN - POOL AND GYM**

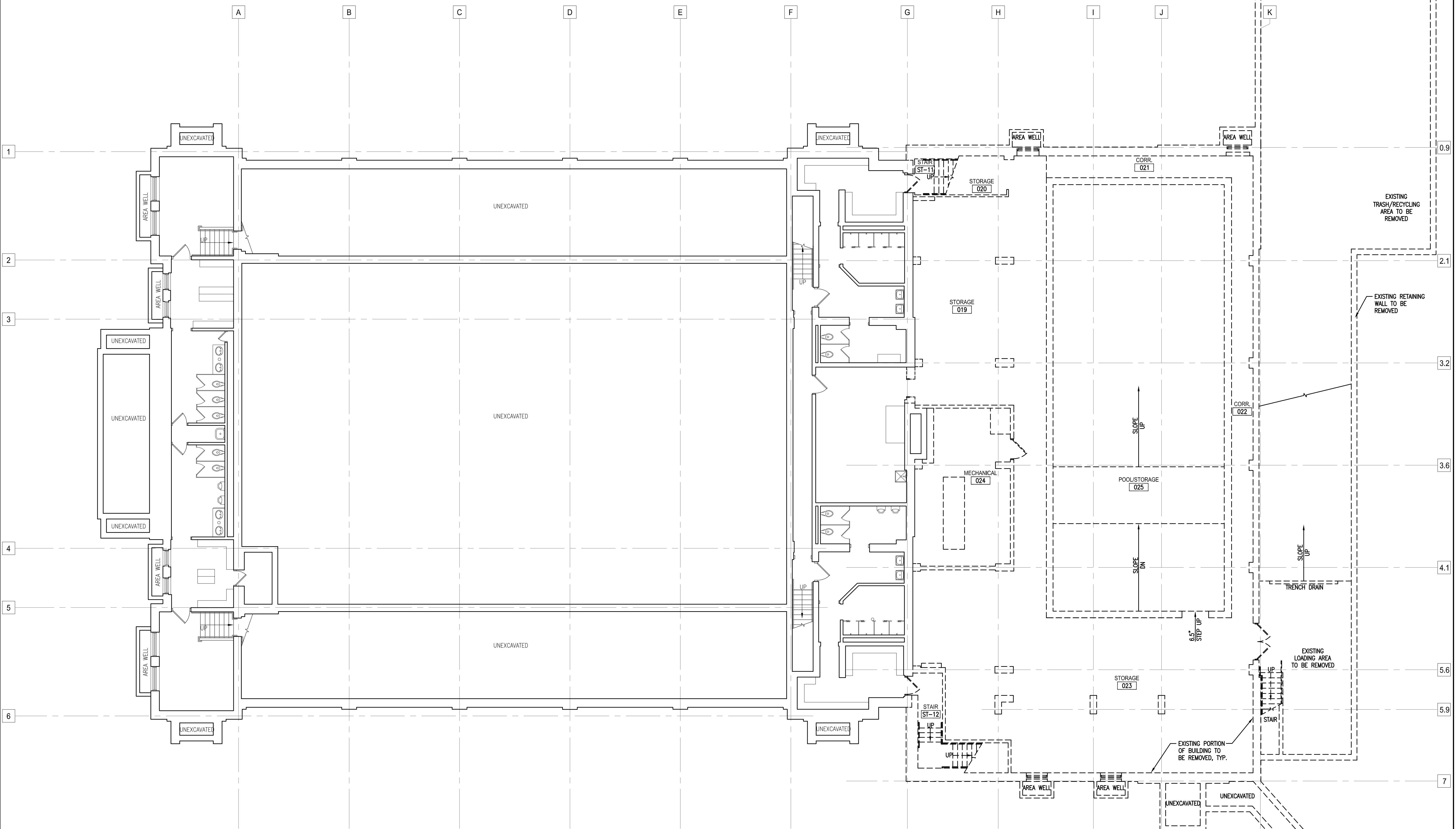
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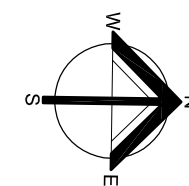
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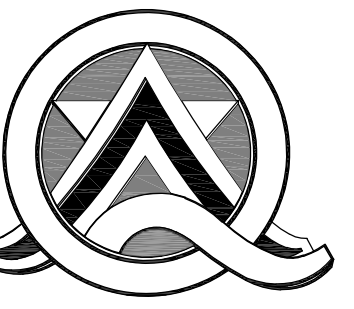
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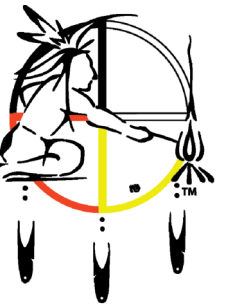
**1 LOWER LEVEL DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"  
 8' 0' 4' 8' 16'



Dec 01, 2021 - 10:16am  
 Q:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_8-10\_Demolition Building Plans.dwg



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**FIRST FLOOR DEMOLITION  
 PLAN - POOL AND GYM**

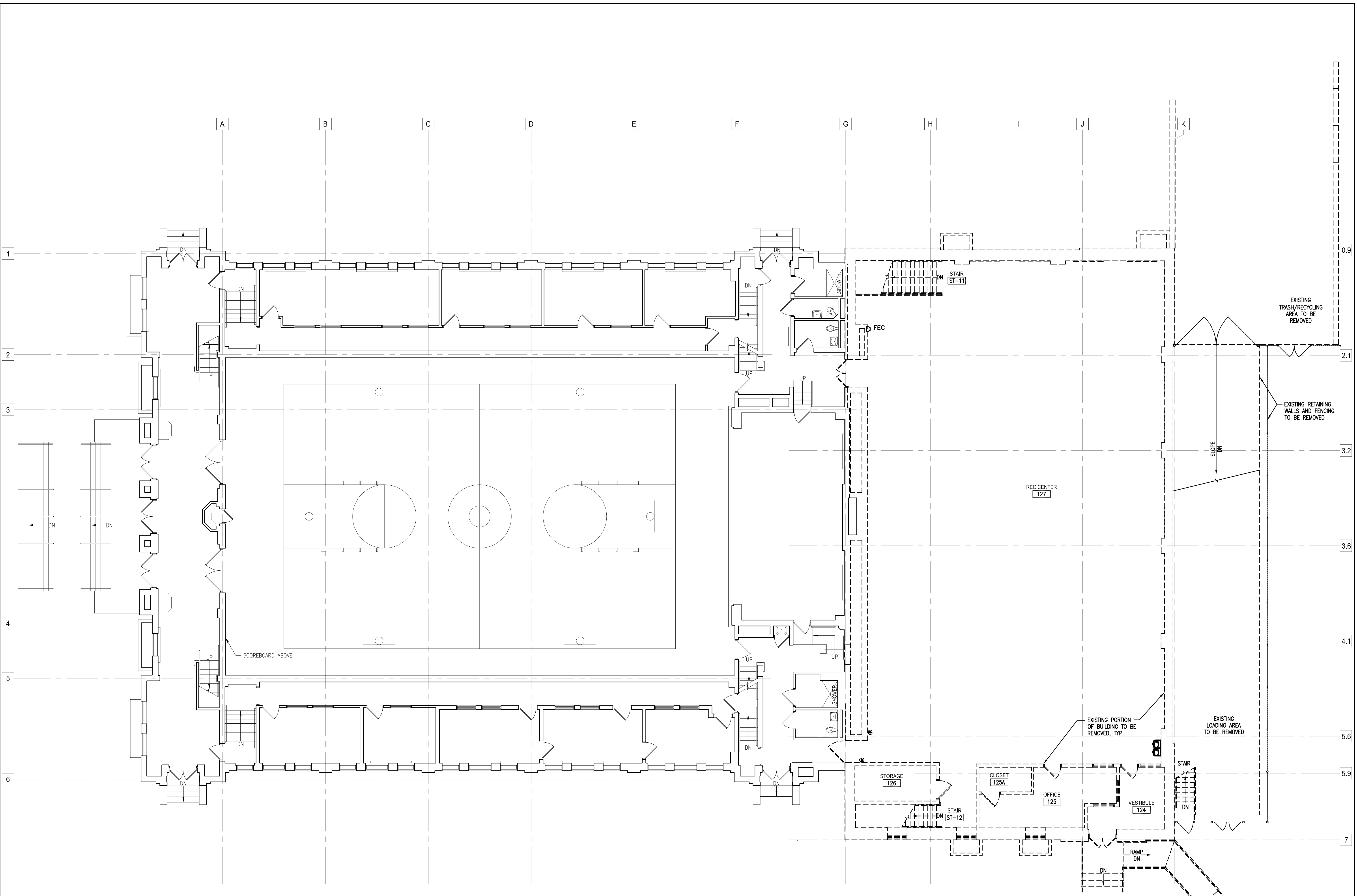
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Drawn By: CLR/CGH

Project No.: 15014.02

Sheet No.

**DPD.9**



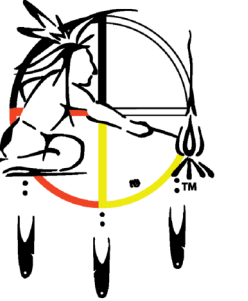
**1 FIRST FLOOR DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"  
 8' 0' 4' 8' 16'  
 SCALE: 1/8"=1'-0"

Dec 01, 2021 - 10:16am  
 C:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_8-10\_Demolition Building Plans.dwg





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Revisions:

Sheet Name:  
**SECOND FLOOR DEMOLITION  
 PLAN - POOL AND GYM**

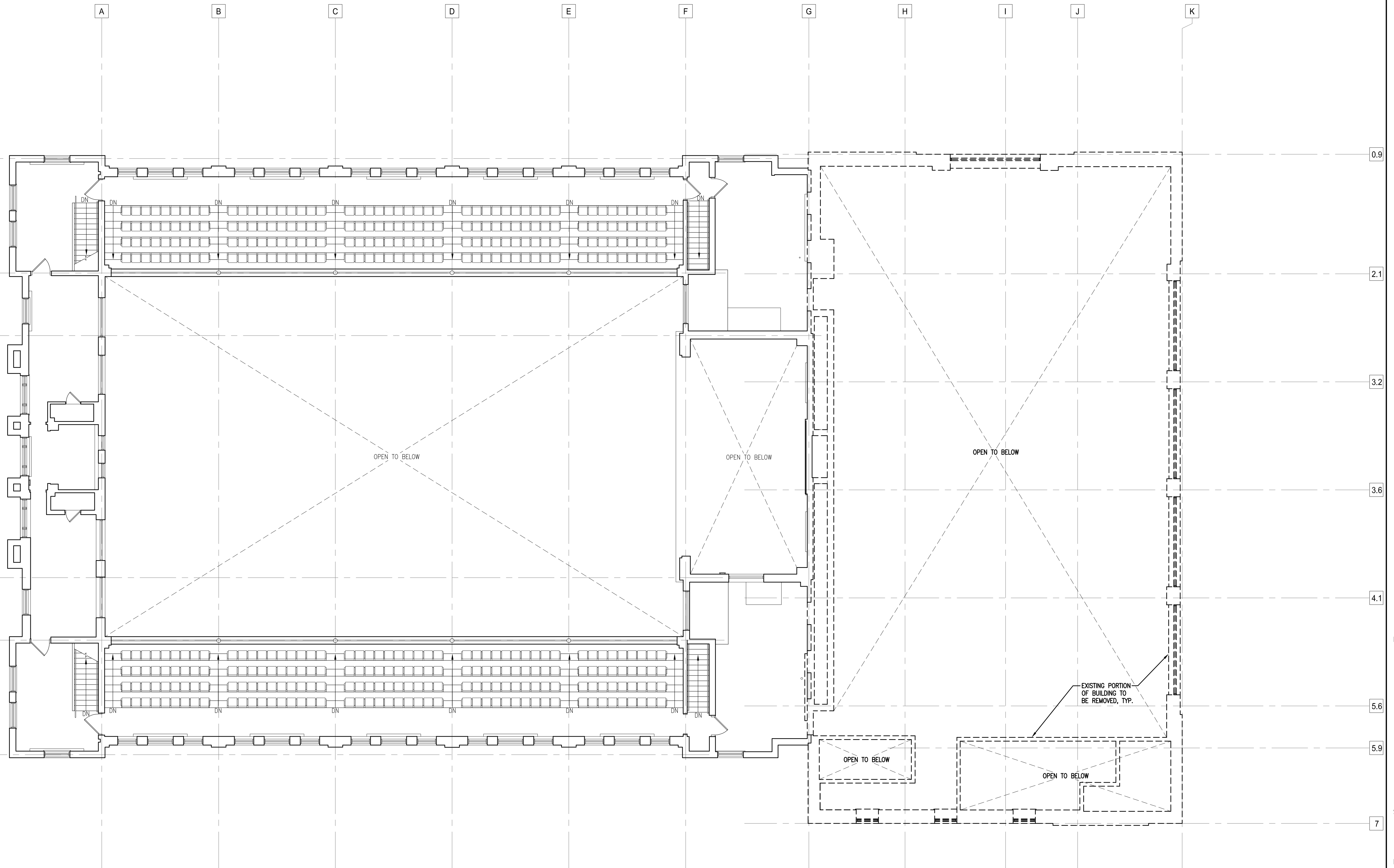
Date: 12/29/2021

Drawn By: CLR/CGH

Project No.: 15014.02

Sheet No.

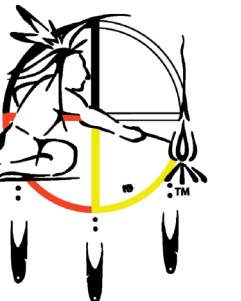
**DPD.10**



**1 SECOND FLOOR DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"  
 8' 0' 4' 8' 16'  
 SCALE: 1/8"=1'-0"



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Revisions:

Sheet Name:  
 DEMOLITION BUILDING  
 ELEVATIONS - POOL AND GYM

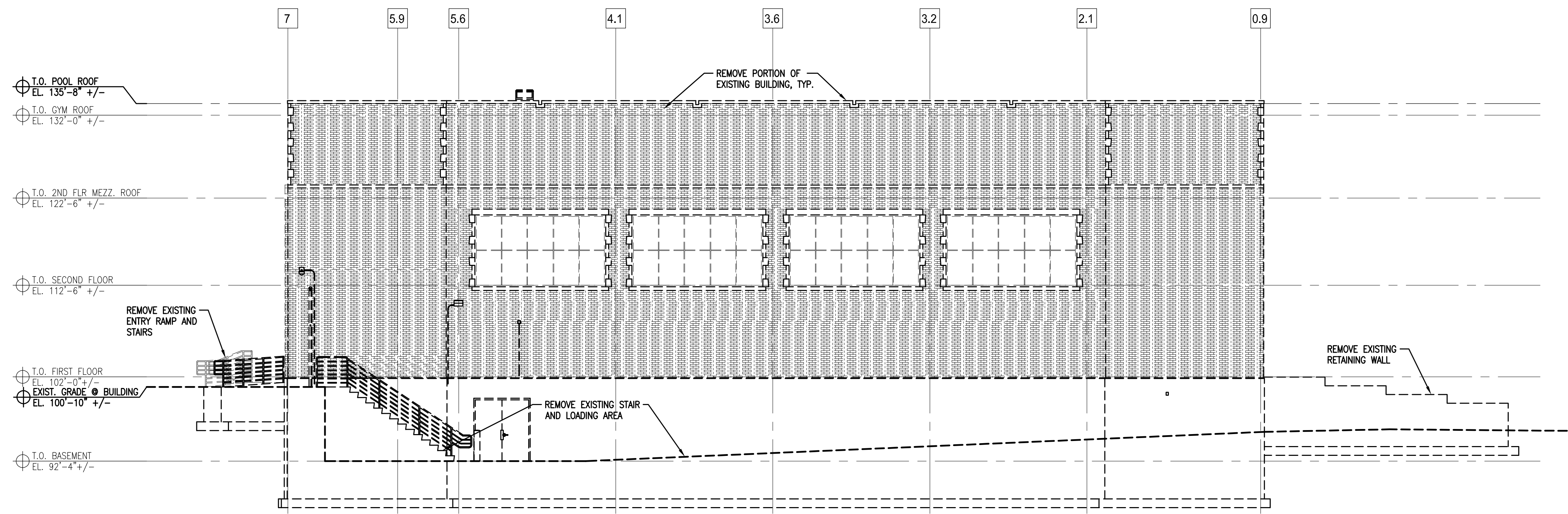
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Drawn By: CLR/CGH

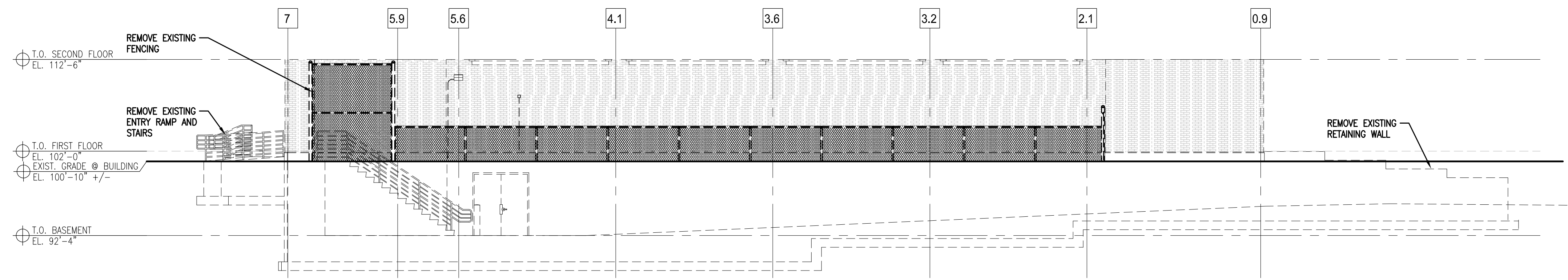
Project No.: 15014.02

Sheet No.

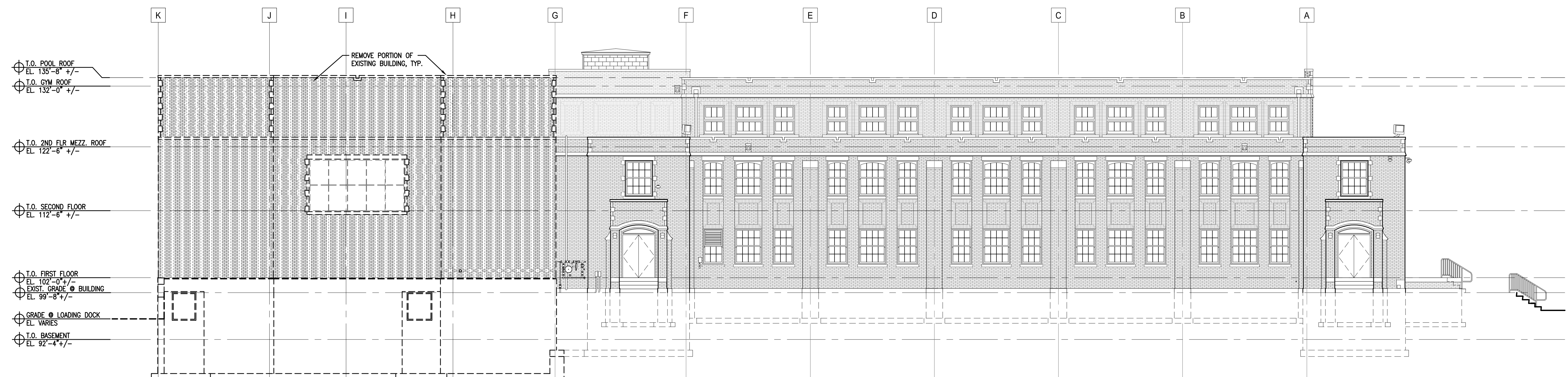
**DPD.11**



**1 NORTH DEMOLITION ELEVATION**  
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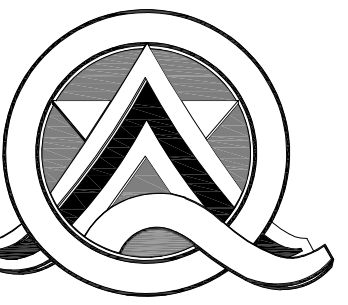


**2 PARTIAL NORTH DEMOLITION ELEVATION - FENCE AND RETAINING WALLS**  
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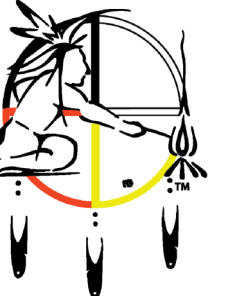


**3 WEST DEMOLITION ELEVATION**  
 SCALE: 1/8" = 1'-0"  
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Nov 30, 2021 - 4:23pm  
 Q:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_11-12\_Demolition Building Elevations.dwg



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Sheet Name:  
 DEMOLITION BUILDING  
 ELEVATIONS - POOL AND GYM

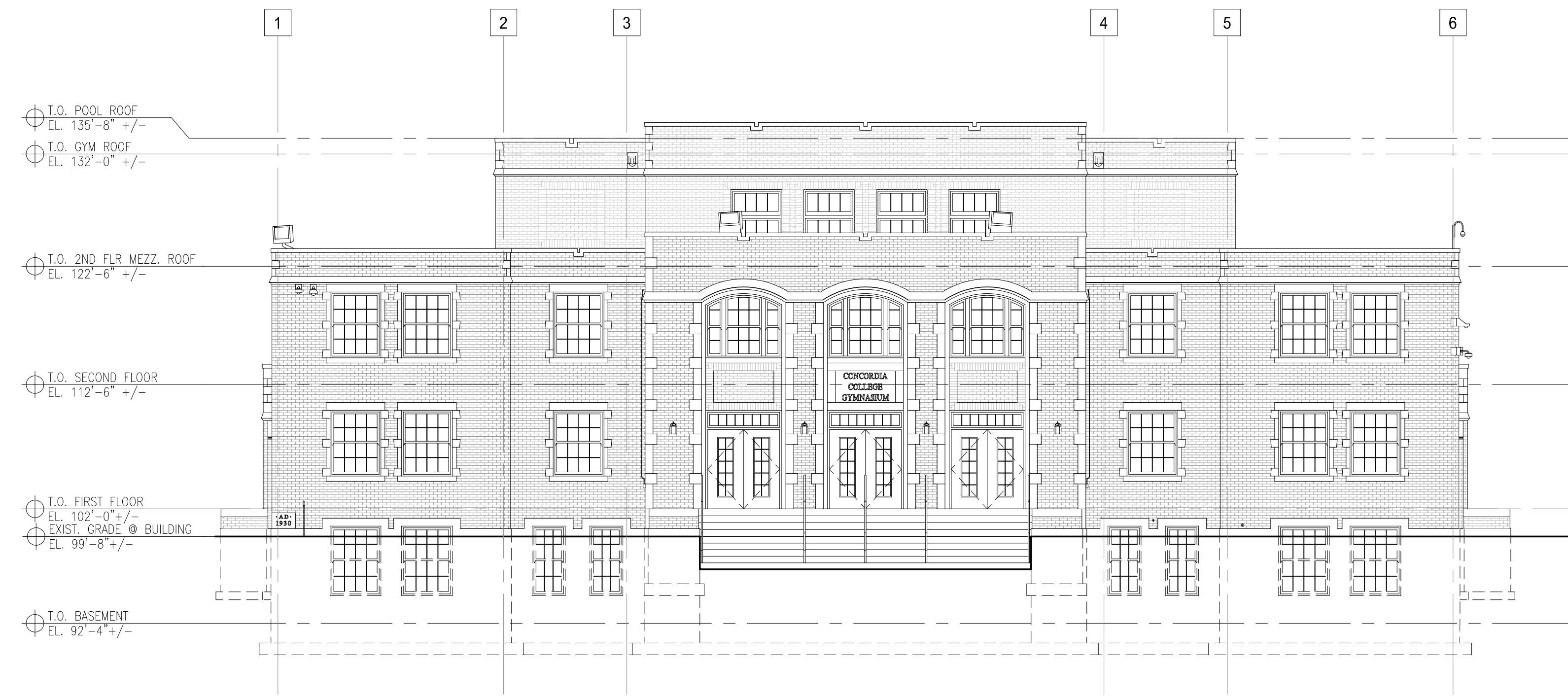
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Drawn By: CLR/CGH

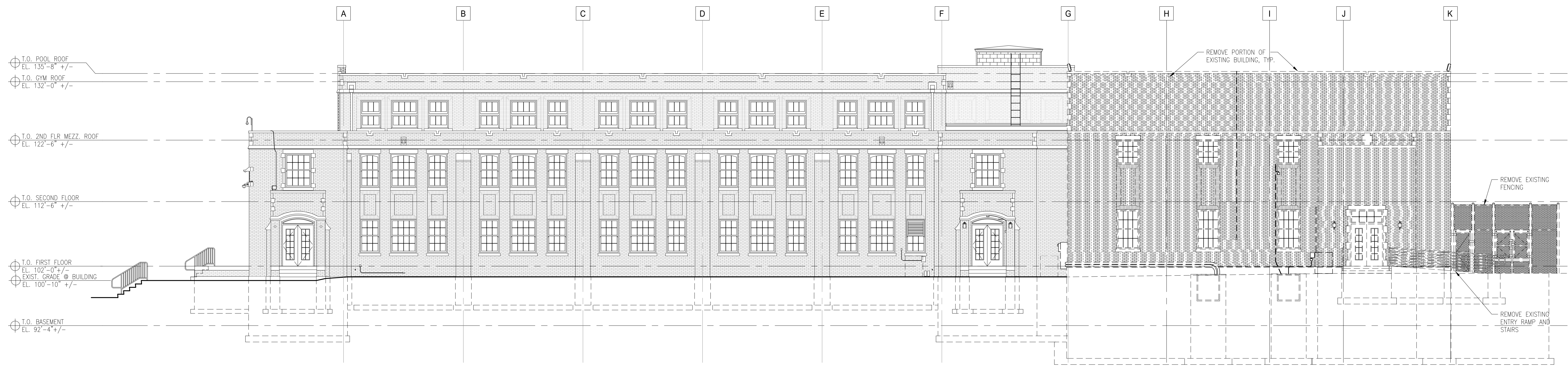
Project No.: 15014.02

Sheet No.

**DPD.12**



**1 SOUTH ELEVATION**  
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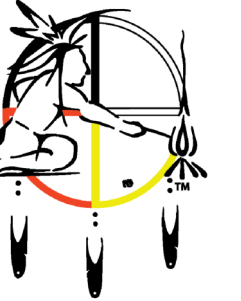


**2 EAST DEMOLITION ELEVATION**  
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 SCALE: 1/8"=1'-0"

Nov 30, 2021 - 4:24pm  
 O:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_11-12\_Demolition Building Elevations.dwg



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Sheet Name:  
**LOWER LEVEL  
 PLAN - GYM**

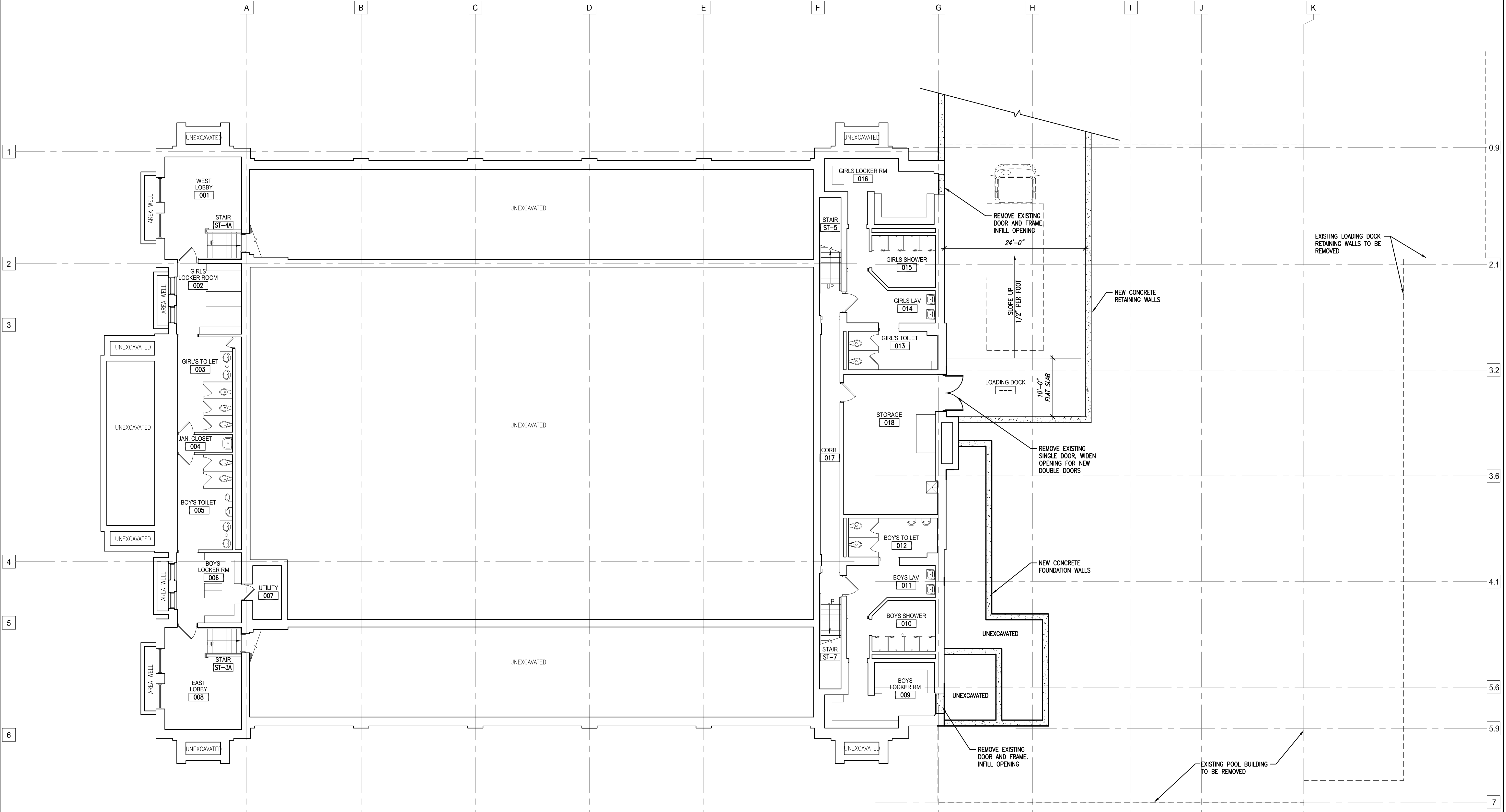
Date: **12/29/2021**

Drawn By: **CLR/CGH**

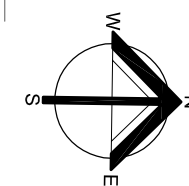
Project No.: **15014.02**

Sheet No.

**DPD.13**



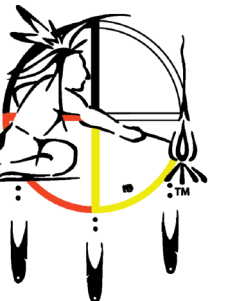
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 SCALE: 1/8"=1'-0"



Nov 30, 2021 - 4:33pm  
 Q:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_13-15\_Proposed Building Plans.dwg



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Sheet Name:  
**FIRST FLOOR  
 PLAN - GYM**

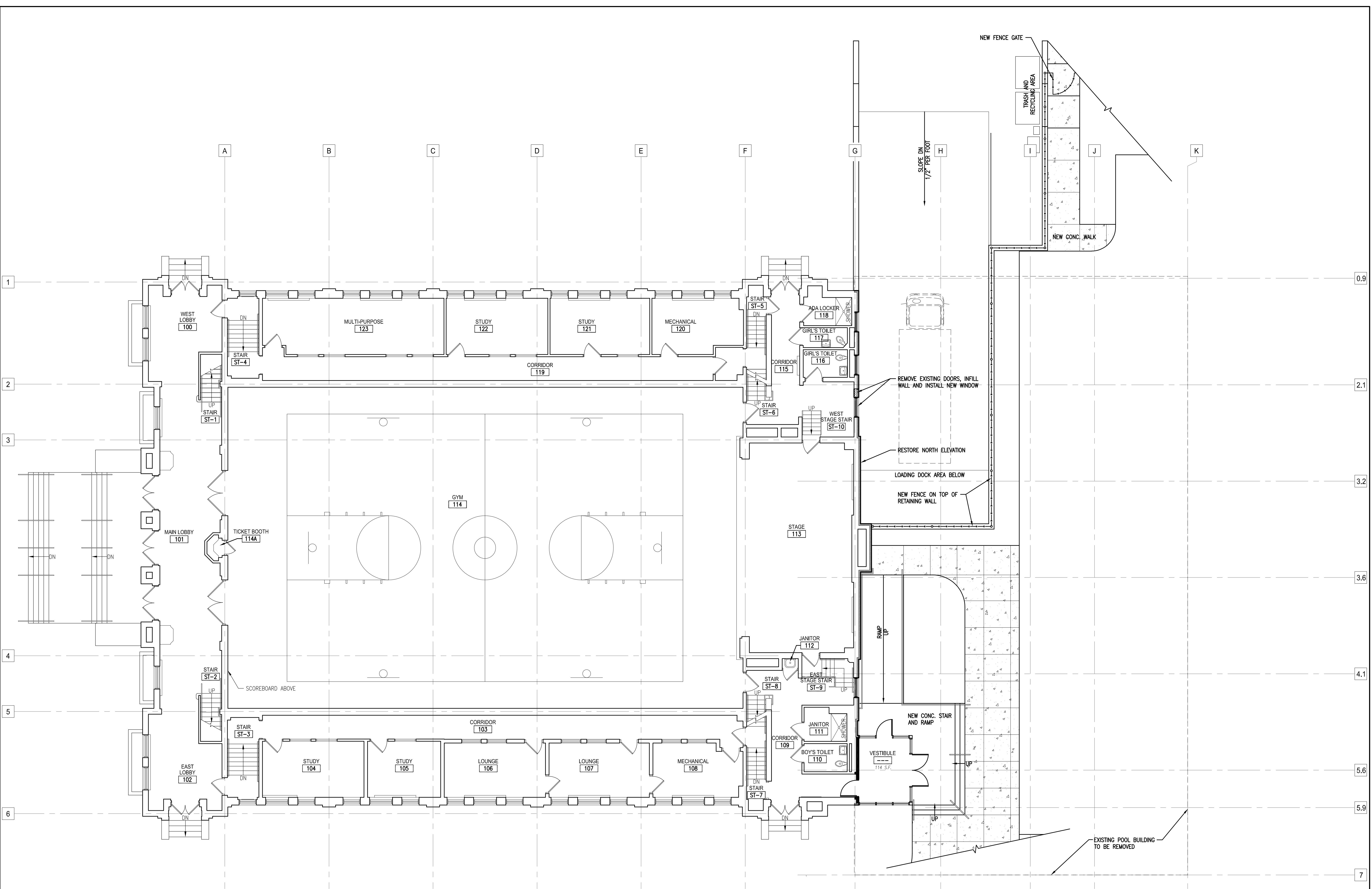
Date: 12/29/2021

Drawn By: CLR/CGH

Project No.: 15014.02

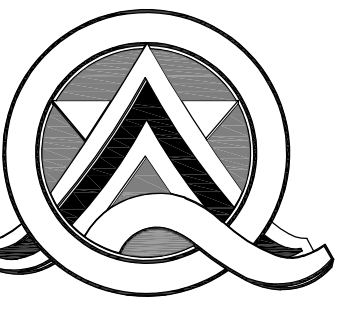
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**DPD.14**

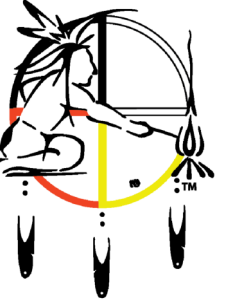


**1 PROPOSED FIRST FLOOR PLAN**  
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 SCALE: 1/8"=1'-0"

Dec 01, 2021 - 10:28am  
 Q:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_13-15\_Proposed Building Plans.dwg



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Sheet Name:  
**SECOND FLOOR  
 PLAN - GYM**

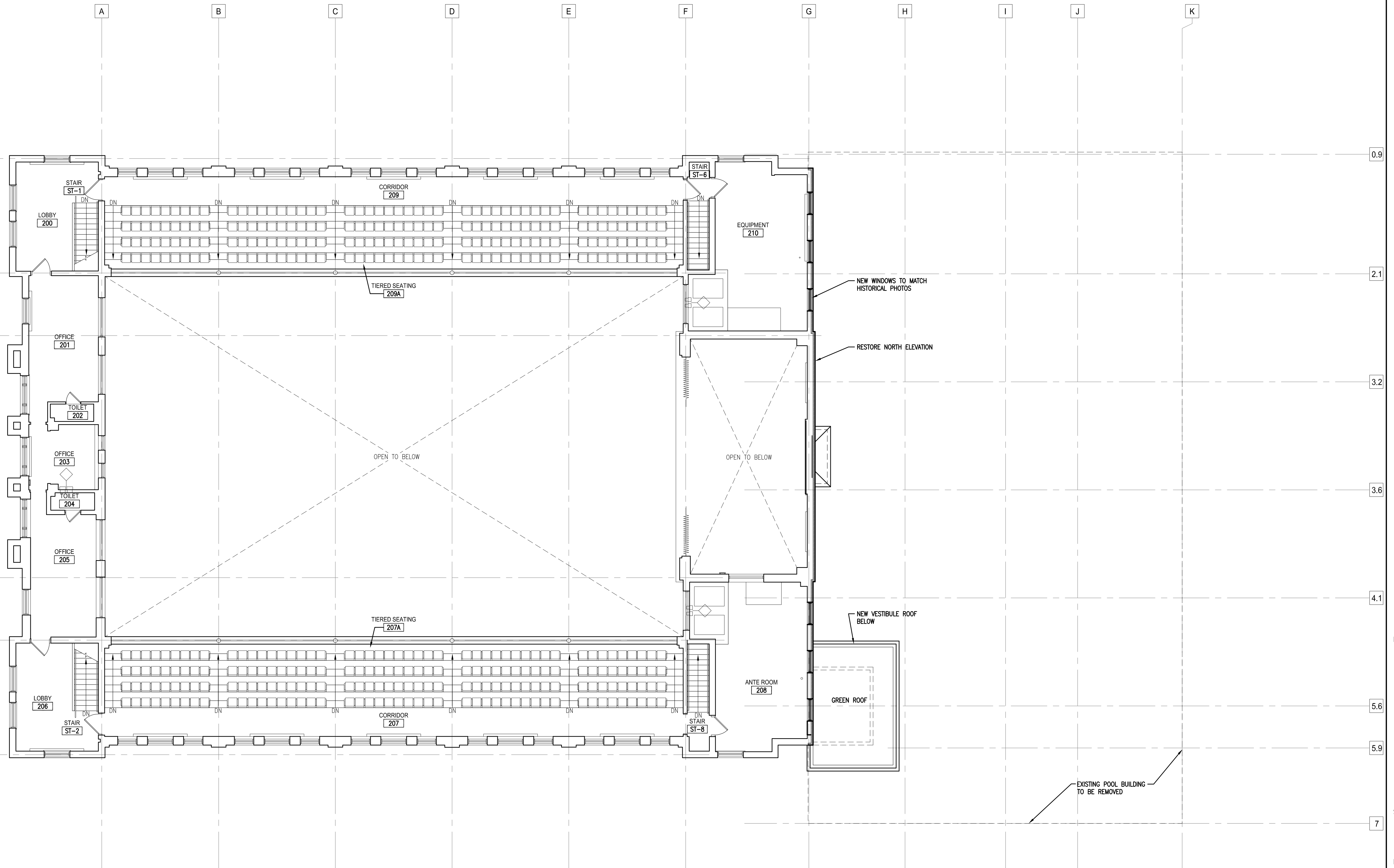
Date: 12/29/2021

Drawn By: CLR/CGH

Project No.: 15014.02

Sheet No.

**DPD.15**

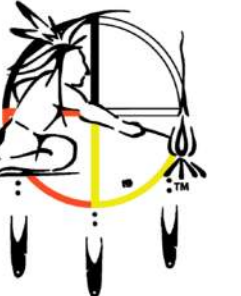


**1 PROPOSED SECOND FLOOR PLAN**  
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 SCALE: 1/8"=1'-0"

Nov 30, 2021 - 4:35pm  
 Q:\15 Projects\15014-00 Wgema Campus\DPD - 2021-12-01\15014-00 DPD\_13-15\_Proposed Building Plans.dwg



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**1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/8"=1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/8"=1'-0"

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**DPD.16**



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**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 8' 0' 4' 8' 16'  
 SCALE: 1/8"=1'-0"



**2 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 8' 0' 4' 8' 16'  
 SCALE: 1/8"=1'-0"

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**DPD.17**