

WGEMA CAMPUS DETAILED PLANNED DEVELOPMENT

3215 WEST STATE STREET
MILWAUKEE, WISCONSIN 53208

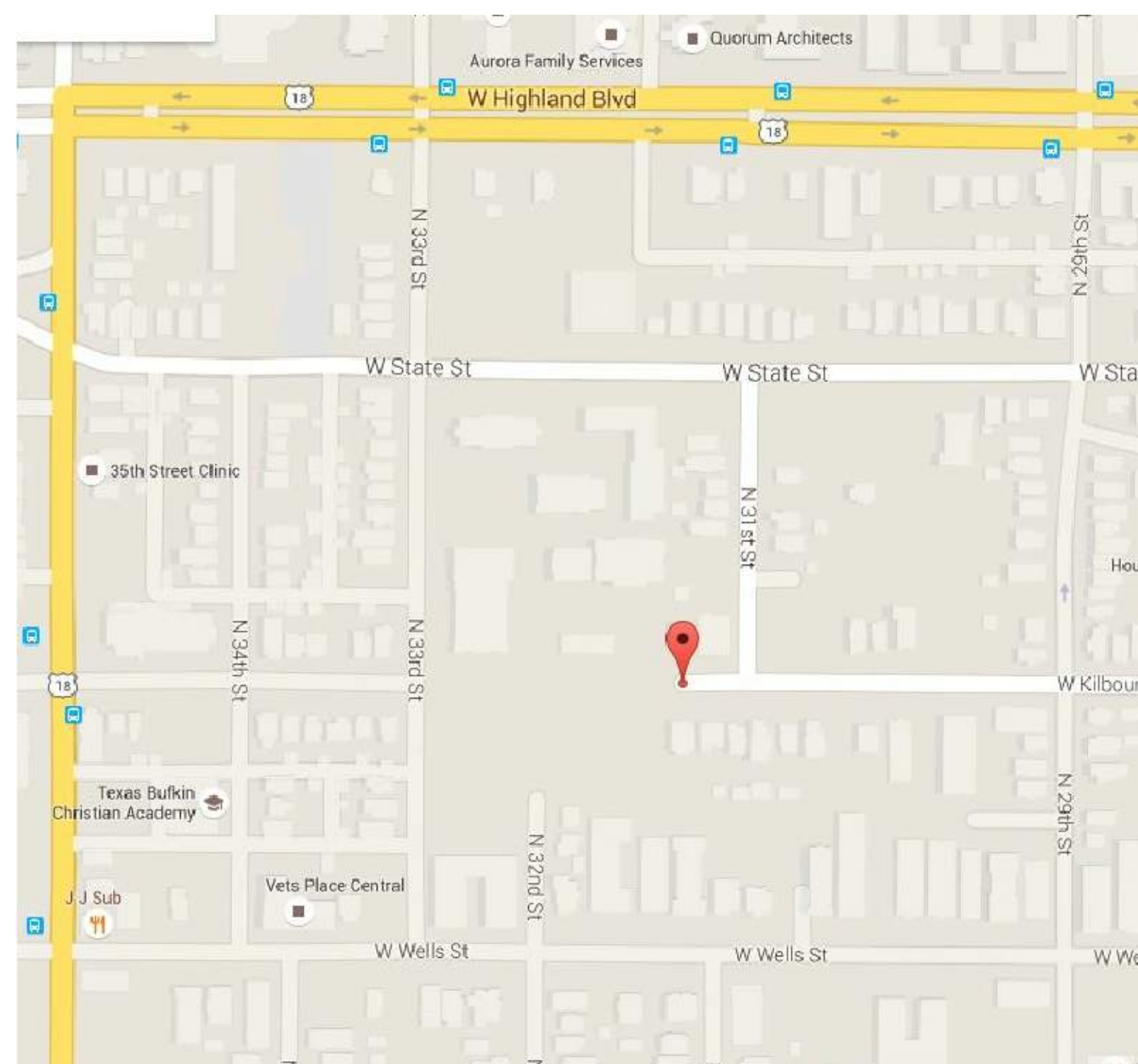
MINOR REVISIONS



DATE: JULY 28, 2016

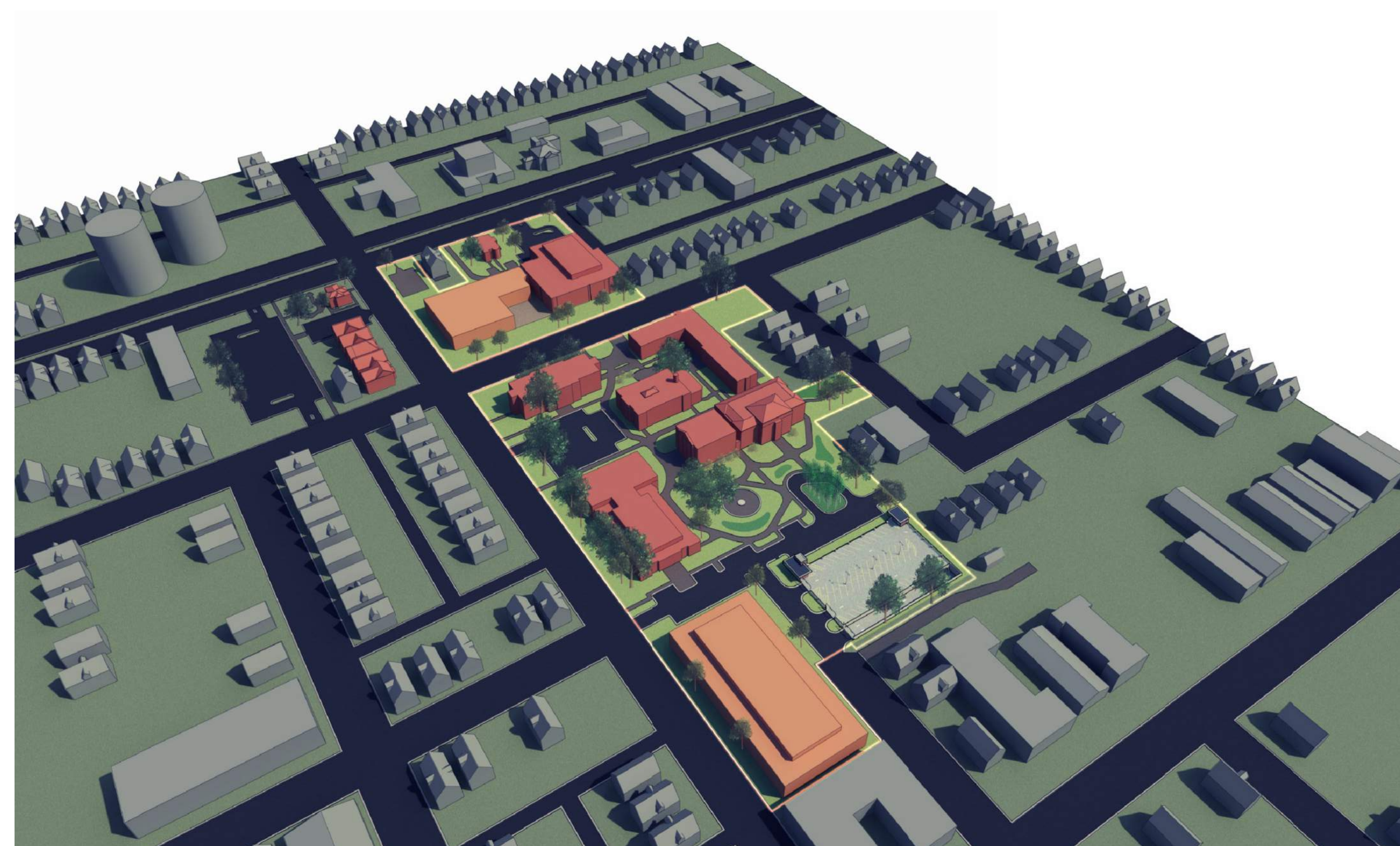
PROJECT NUMBER: 15014.00

LOCATION MAP:



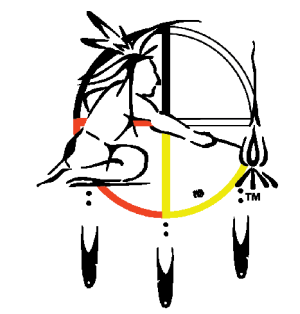
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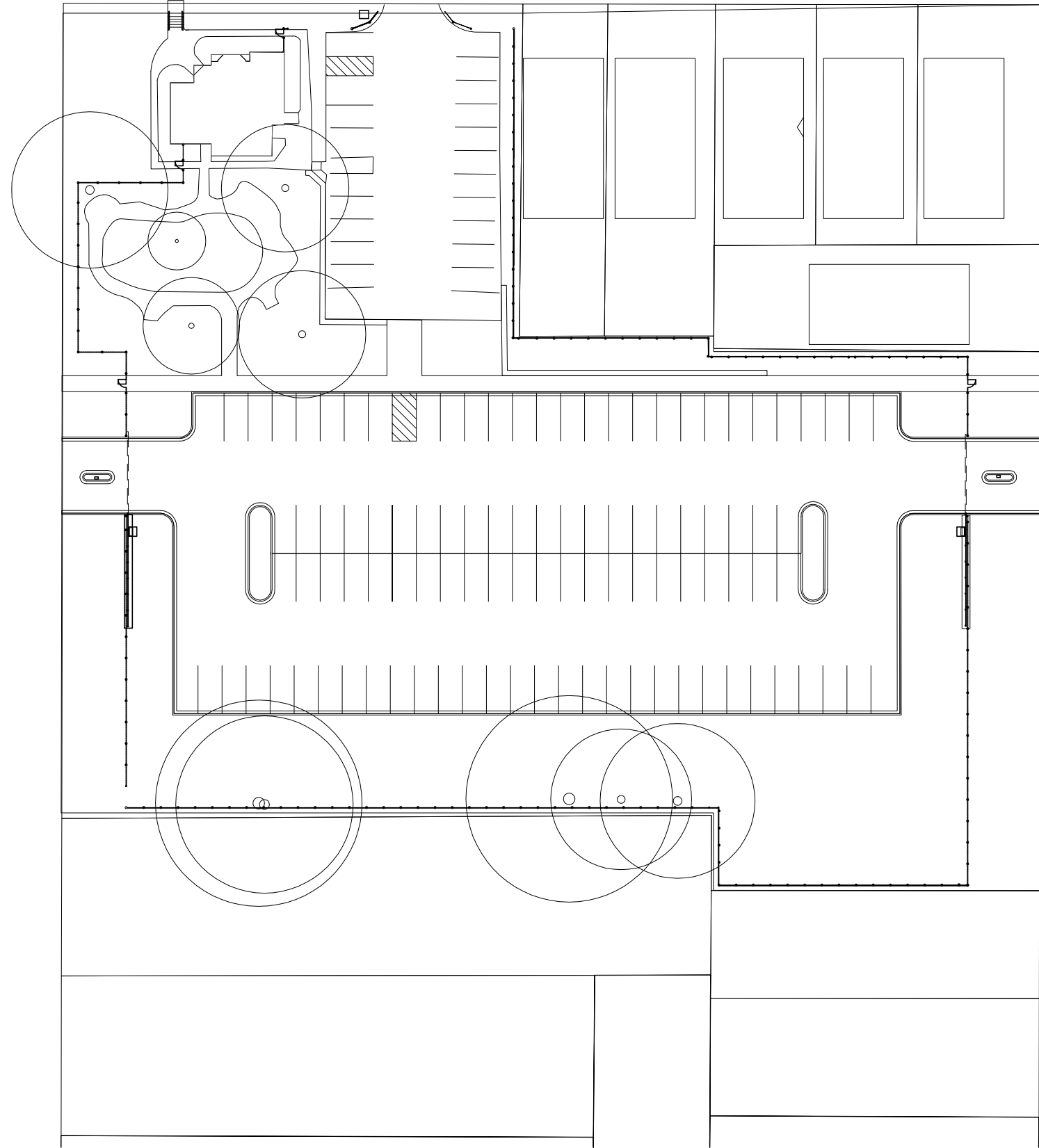
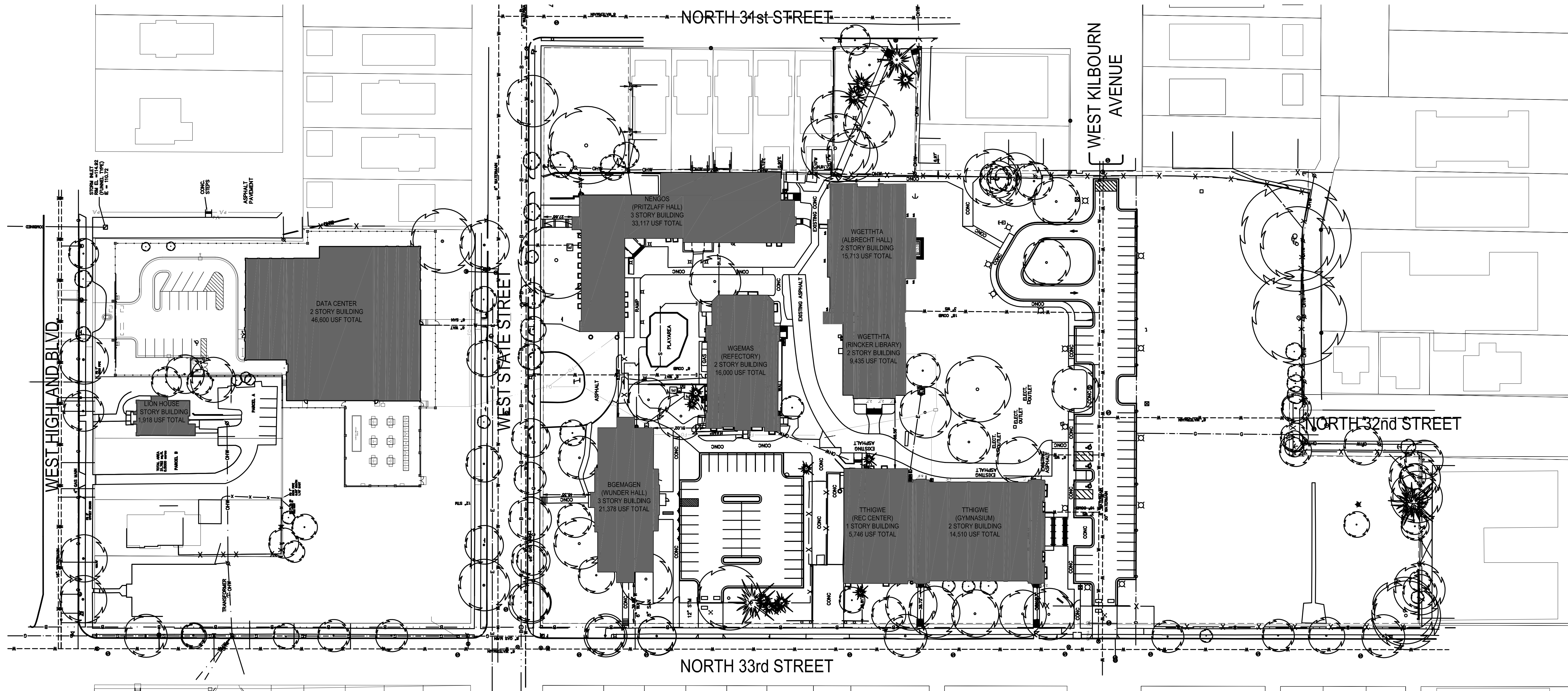
FOREST COUNTY
POTAWATOMI
Keeper of the Fire

WGEMA CAMPUS DETAILED PLAN DEVELOPMENT

Project No.: 15014.00 Date: 7/28/2016

Jul 28, 2016 - 10:17am
Q:\15 Projects\15014-00 Wigma Campus\DPD\15014-00 DPD_3-legal description.dwg

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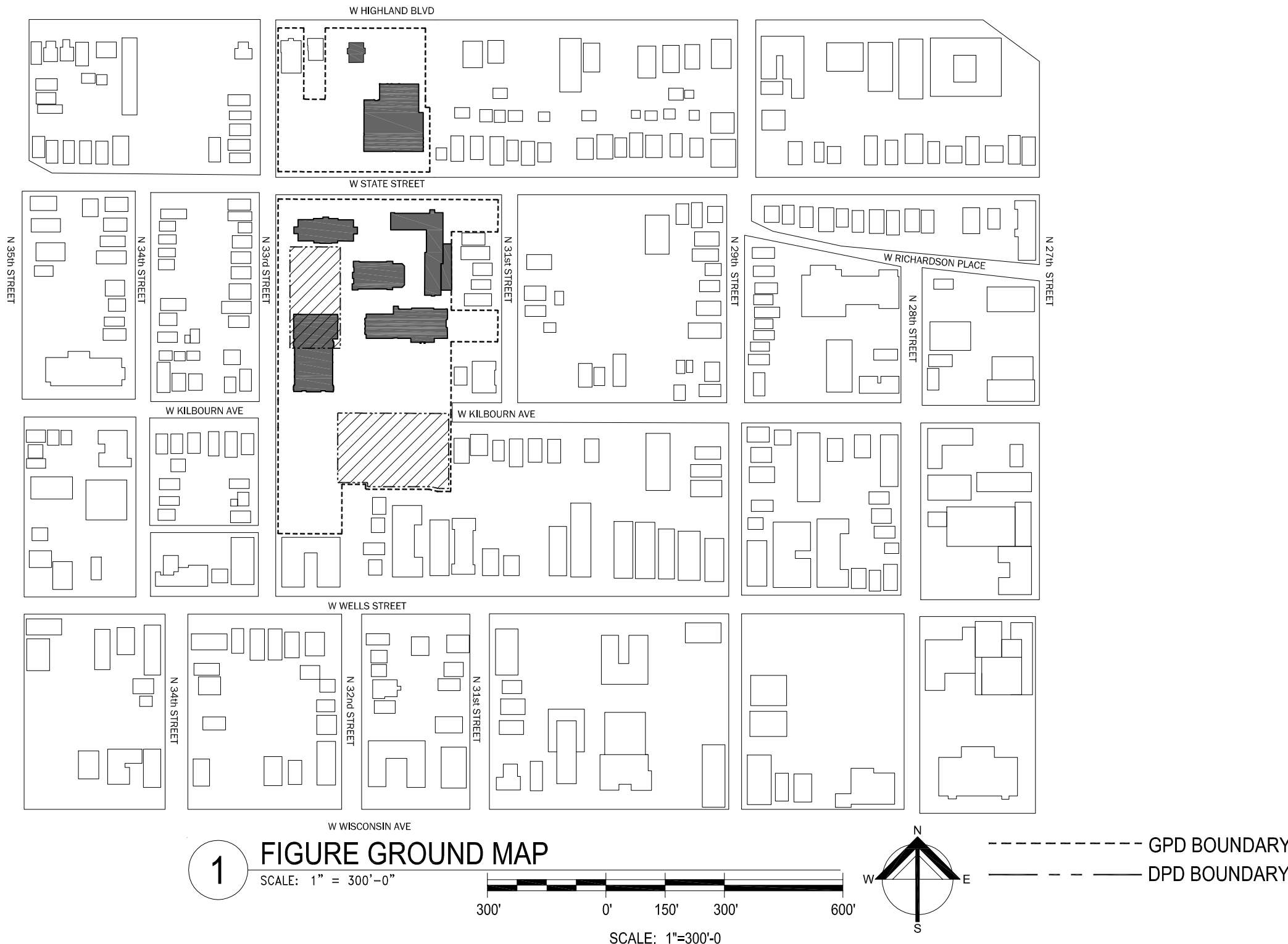


LEGAL DESCRIPTION

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:

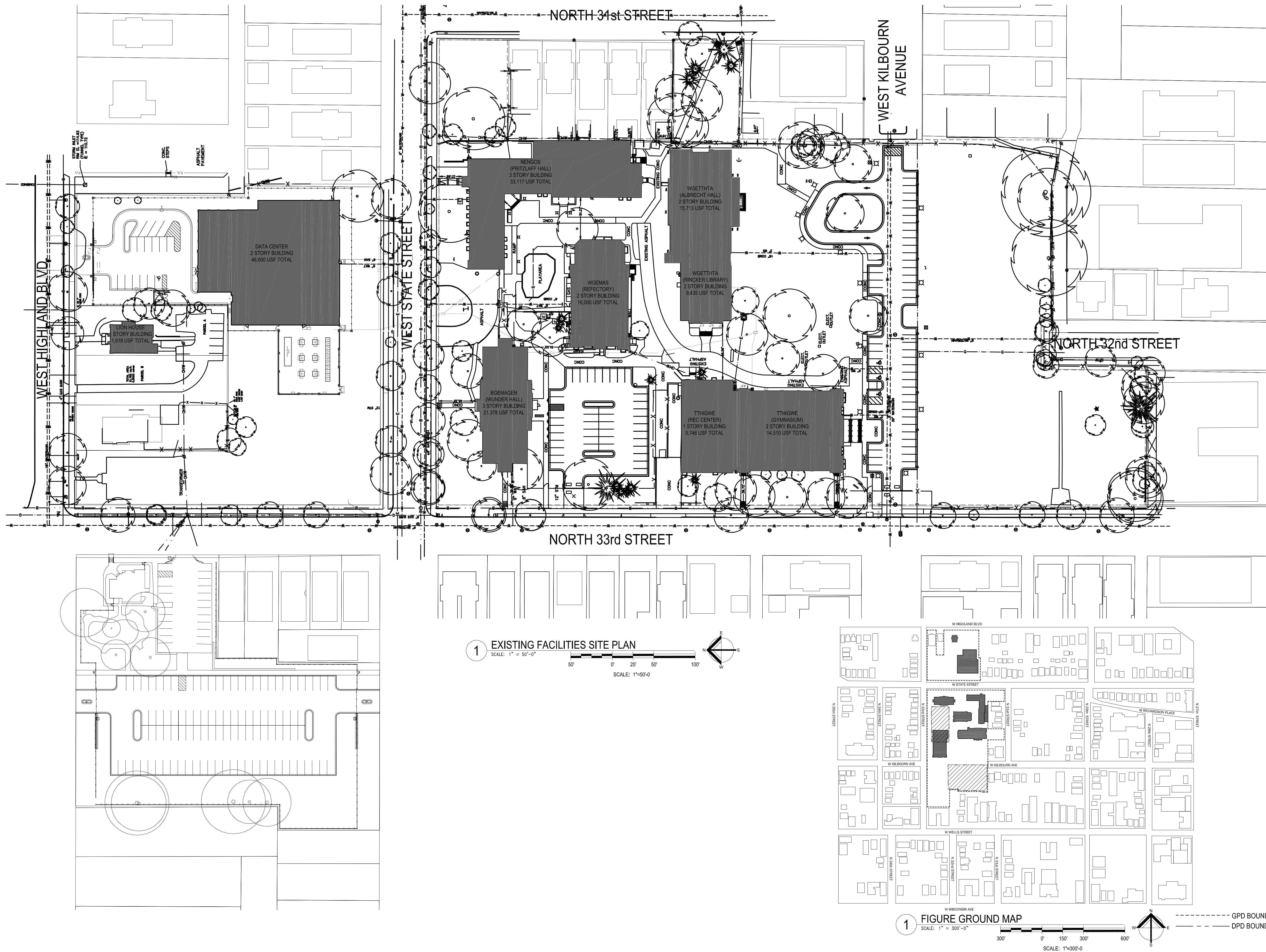
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST STATE STREET; THENCE SOUTH 89°52'01" EAST, 560.81 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH 31ST STREET; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 82.05 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.

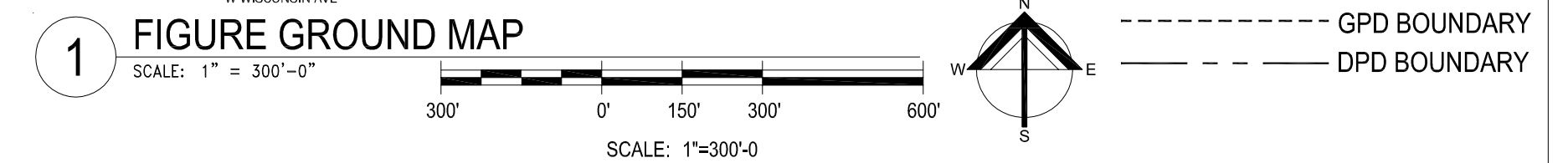
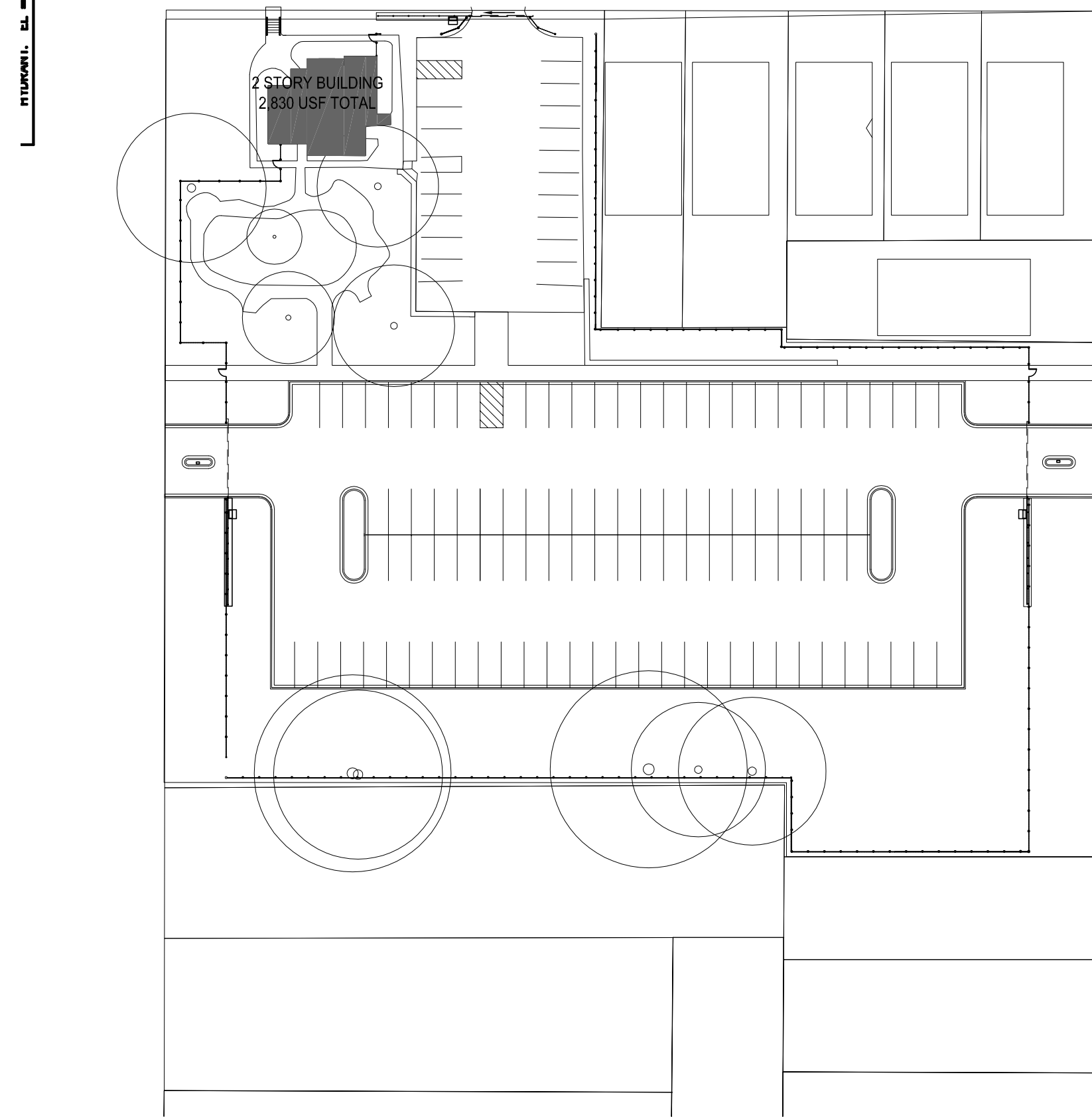
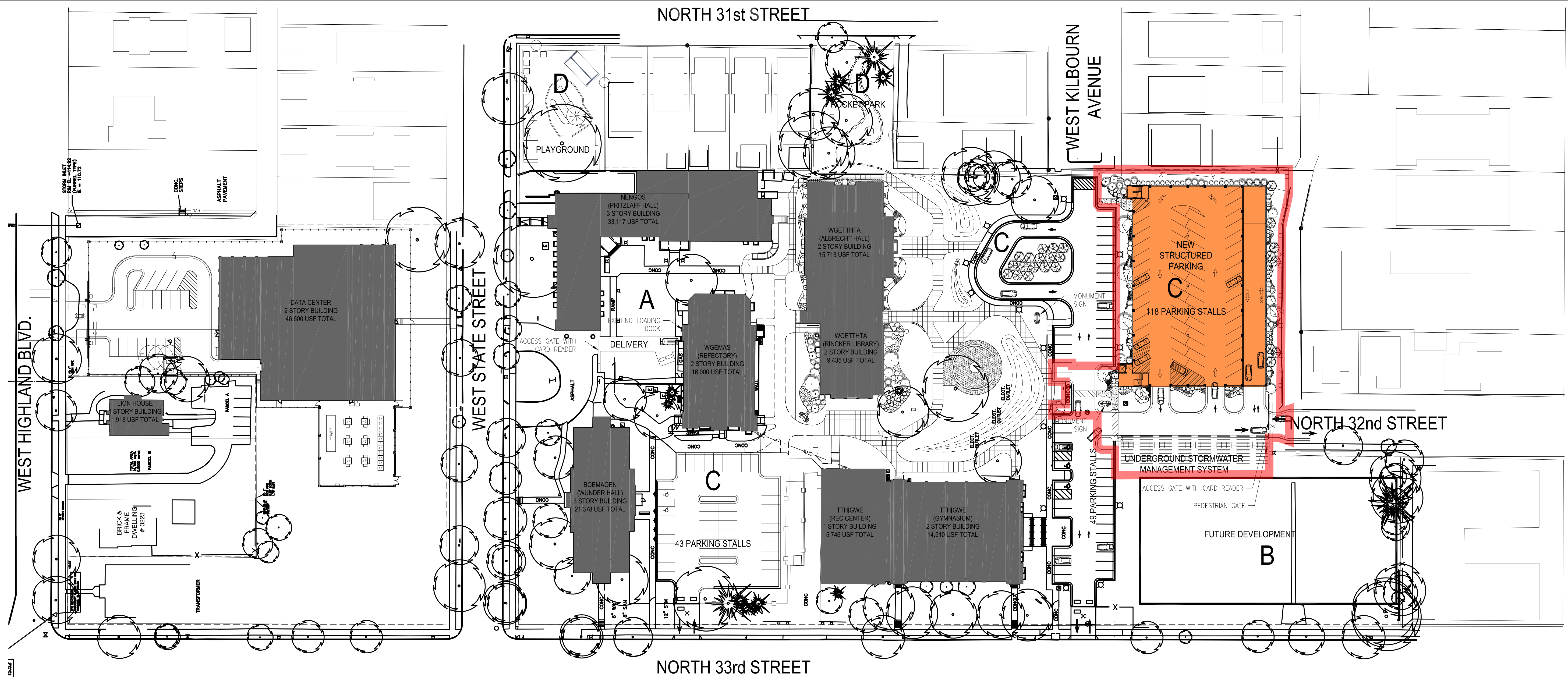
CONTAINING 363,121 SQUARE FEET (8.34 ACRES) MORE OR LESS.



Jul 28, 2016 - 10:17am
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DETAILED PLANNED DEVELOPMENT

Revisions:

Sheet Name:
GRADING & UTILITY PLAN

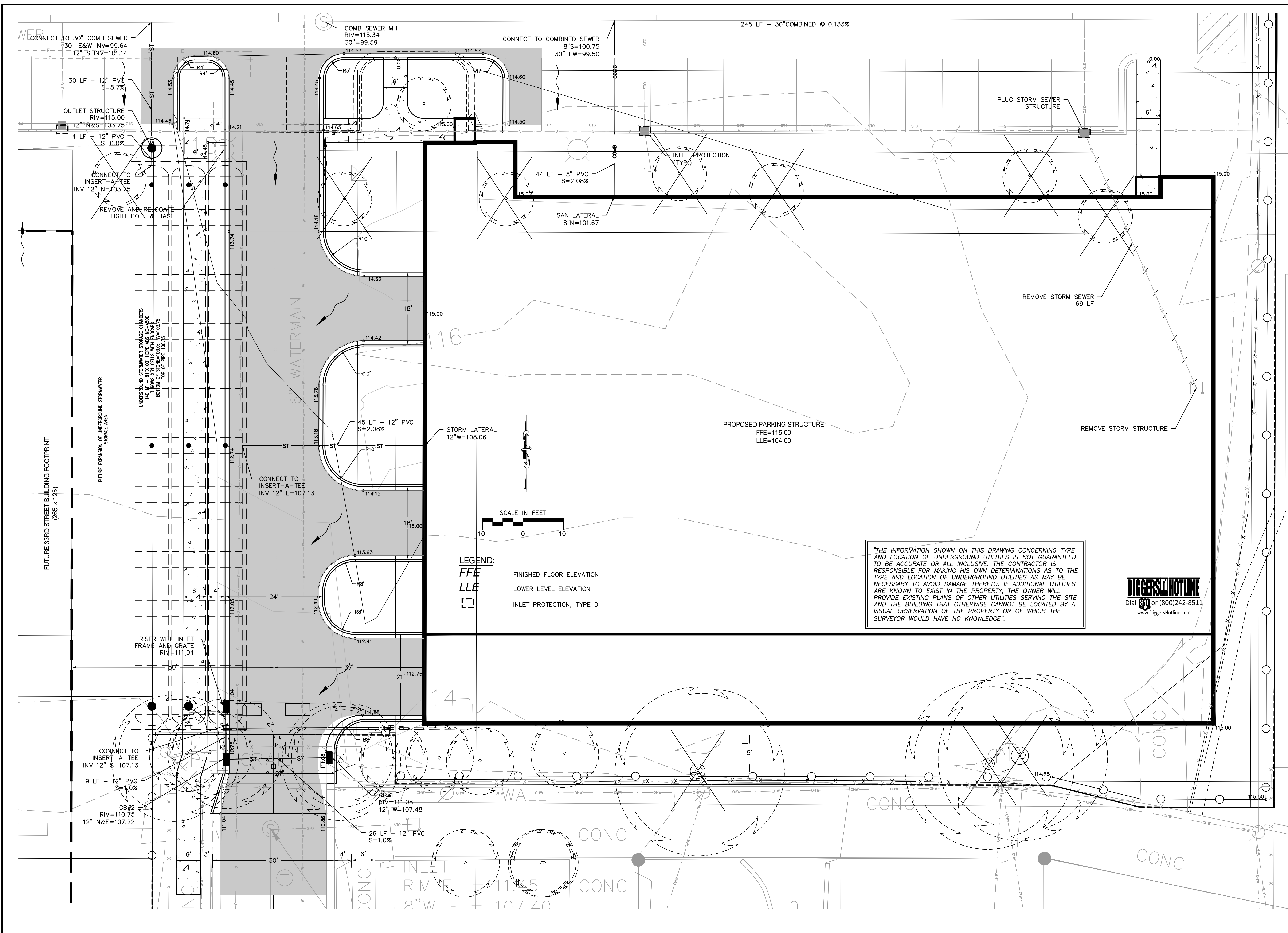
Date: 05/27/16

Drawn By: HAM/CTD

Project No.: 15014.01

Sheet No.

DPD.6





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3215 W. State Street
Milwaukee, Wisconsin 53208

visions:

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

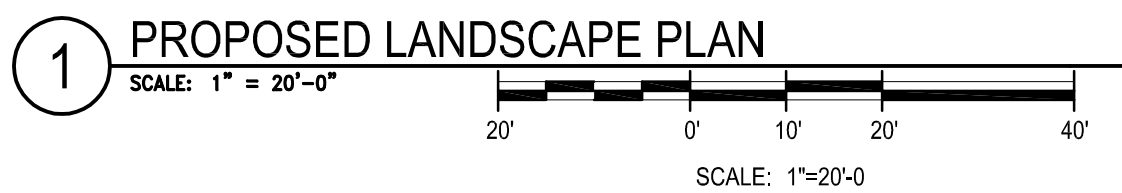
7/28/2016

Drawn By: CLR/CGH

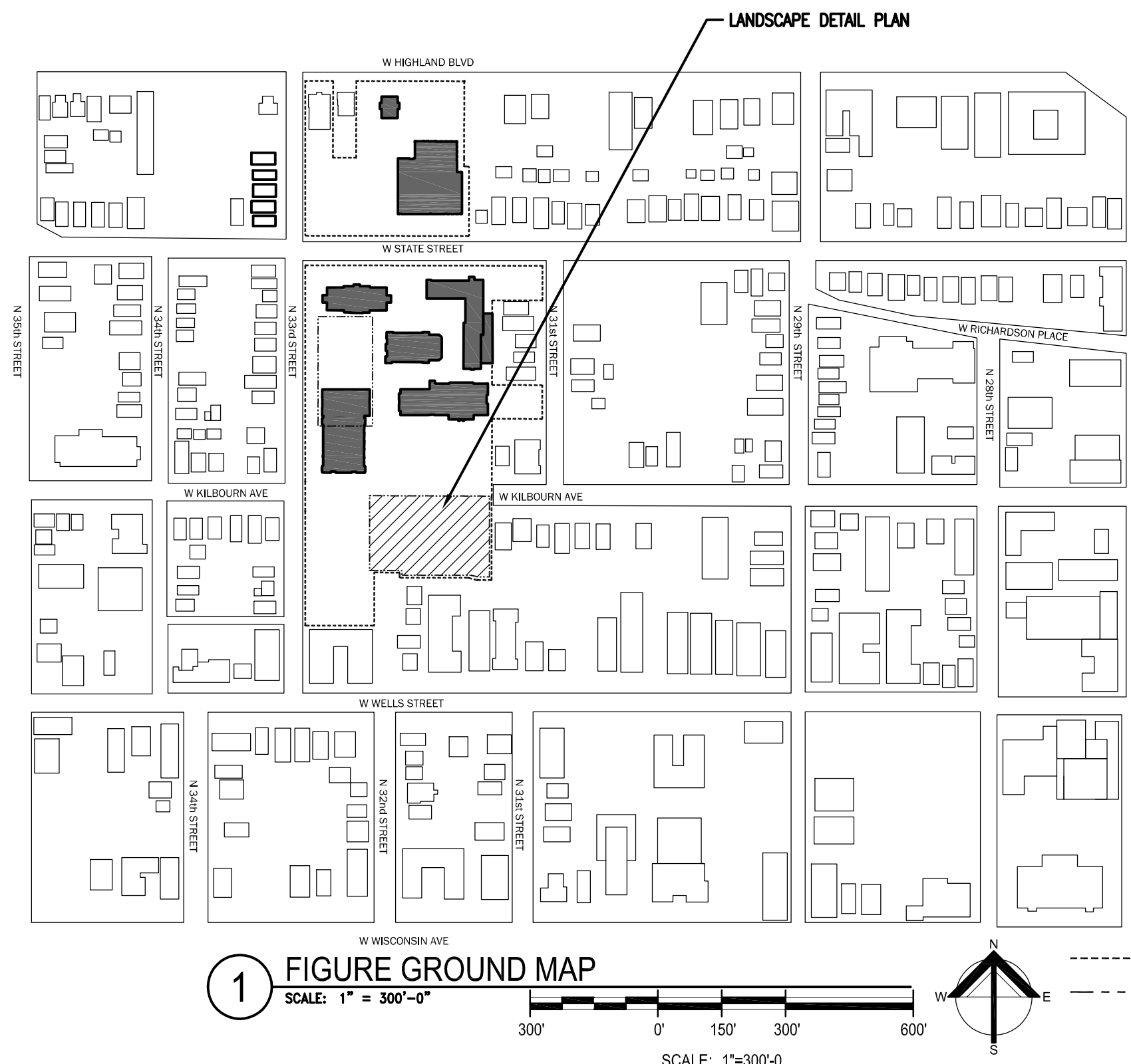
Subject No.: 15014.00

Sheet No.

DPD.8



PLANT SCHEDULE PARKING GARAGE							
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT		REMARKS
BW	8	Betula populifolia 'Whitespire' / Whitespire Birch	B & B	1"Cal	8'-10'		
NS	2	Nyssa sylvatica / Sour Gum	B & B		12-15'		
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
AS	14	Aralia cordata 'Sun King' / Sun King Aralia	2 gal.	24"-36"	24-36"	30' o.c.	
CA	5	Cornus alternifolia / Pagoda Dogwood	B & B	15'	15'	180' o.c.	
CAH	3	Corylus americana / American Hazelnut	5 gal	10'-12'	8' Max	96" o.c.	
CAR	1	Corylus avellana 'Red Majestic' / Contorted Filbert	7 gal	6'-10'	6'-10'	108" o.c.	
CP	6	Comptonia peregrina / Sweet Fern	5 gal	3'-5'	4'-6'	60" o.c.	
CR	3	Cotinus coggygia 'Royal Purple' / Royal Purple Smoke Tree	15 gal	10'-12'	10'-12'	120" o.c.	
CS3	34	Clematis repens Serious Black / Serious Black Clematis	2 gal	48"	36-48"	48" o.c.	
FG	3	Fothergilla gardenii / Dwarf Fothergilla	5 gal	3'	3'	36" o.c.	
HH	12	Hydrangea quercifolia 'Harmony' / Oakleaf Hydrangea	5 gal	7' Max	7' Max	84" o.c.	
HP	43	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 qt	15"-18"	12-18"	15" o.c.	
HP2	12	Hydrangea paniculata 'Pinky Winky' / Panicle Hydrangea	2 gal	72"	48-60"	63" o.c.	
LZ	10	Leucothoe fontanesiana 'Zebliid' / Scarletta Fetterbush	5 gal	2'-4"	2'-4"	36" o.c.	
NS2	44	Nepeta x faassenii 'Snowflake' / Catmint	1 gal	8"-10"	12-18"	18" o.c.	
PS	55	Polemonium reptans 'Stairway to Heaven' / Stairway to Heaven Jacobs Ladder	1 qt	12"-15"	18"	18" o.c.	
RG	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	24"	4'-6"	54" o.c.	
RH	50	Rudbeckia hirta / Black-eyed Susan	1 gal	24"	12"	18" o.c.	
SH	52	Sporobolus heterolepis / Prairie Dropseed	1 gal	18"-24"	18-24"	24" o.c.	
SL	43	Schizachyrium scoparium / Little Bluestem Grass	1 gal	36"	18"	18" o.c.	
VM	3	Viburnum acerifolium / Mapleleaf viburnum	5 gal	3'-6"	2'-4"	48" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
AC	413	Asarum canadense / Canadian Wild Ginger	4"pot	6"	6"	6" o.c.	
GO	273	Galium odoratum / Sweet Woodruff	4"pot	12"	12-18"	12" o.c.	
LG	390	Lamium maculatum 'Ghost' / Spotted Dead Nettle	4"pot	12"	12"	12" o.c.	
PP	7,821 sf	Poa pratensis / Kentucky Bluegrass	sod				
ST	55	Sedum ternatum / Mountain Stonecrop	4"pot	6"	12"	12" o.c.	



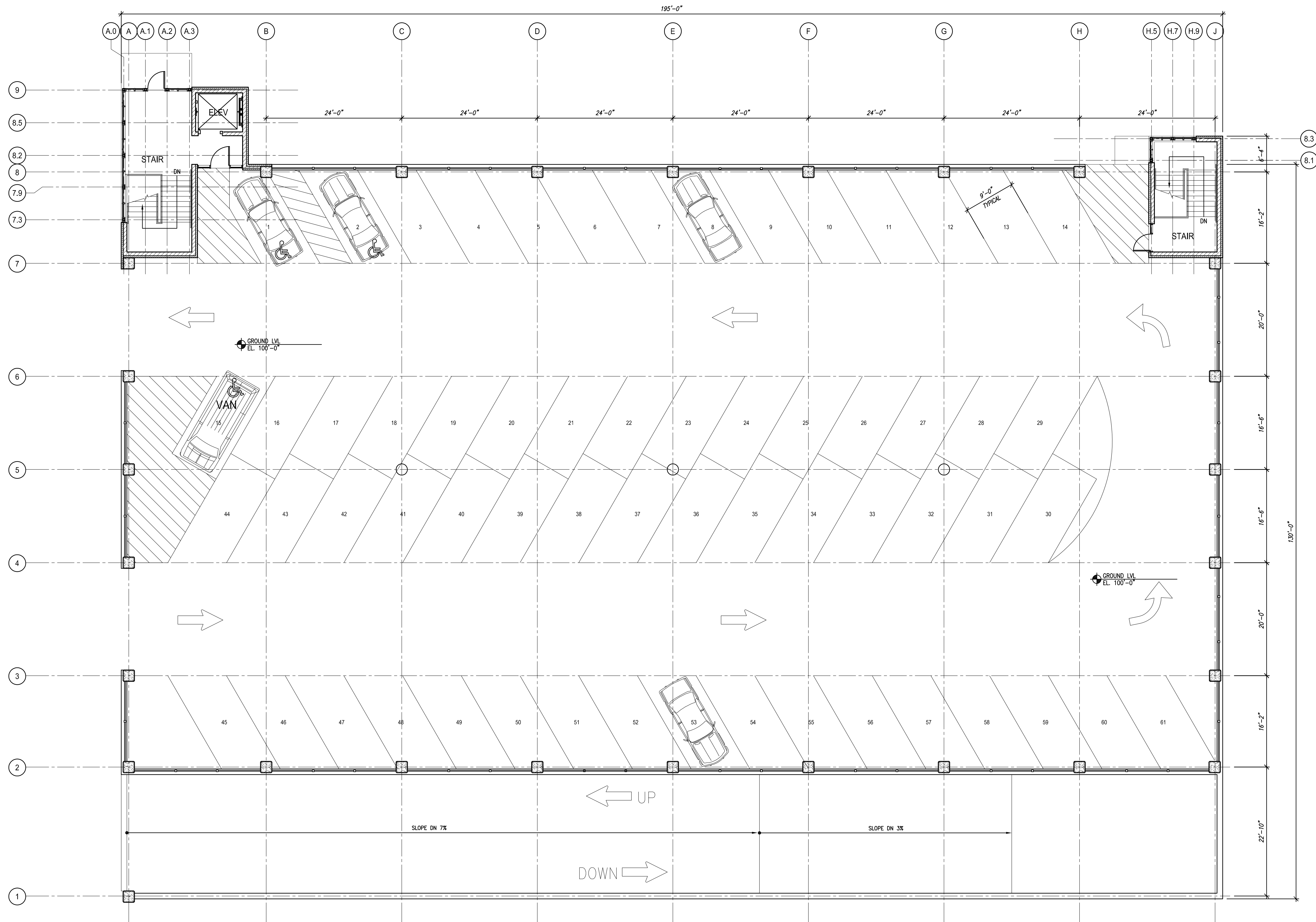
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Aug 09, 2016 - 2:05pm
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Jul 26, 2016 - 1:55pm
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DETAILED PLANNED DEVELOPMENT

Revisions:

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PARKING GARAGE
GROUND FLOOR PLAN

Date: 7/28/2016

Drawn By: CLR/CGH

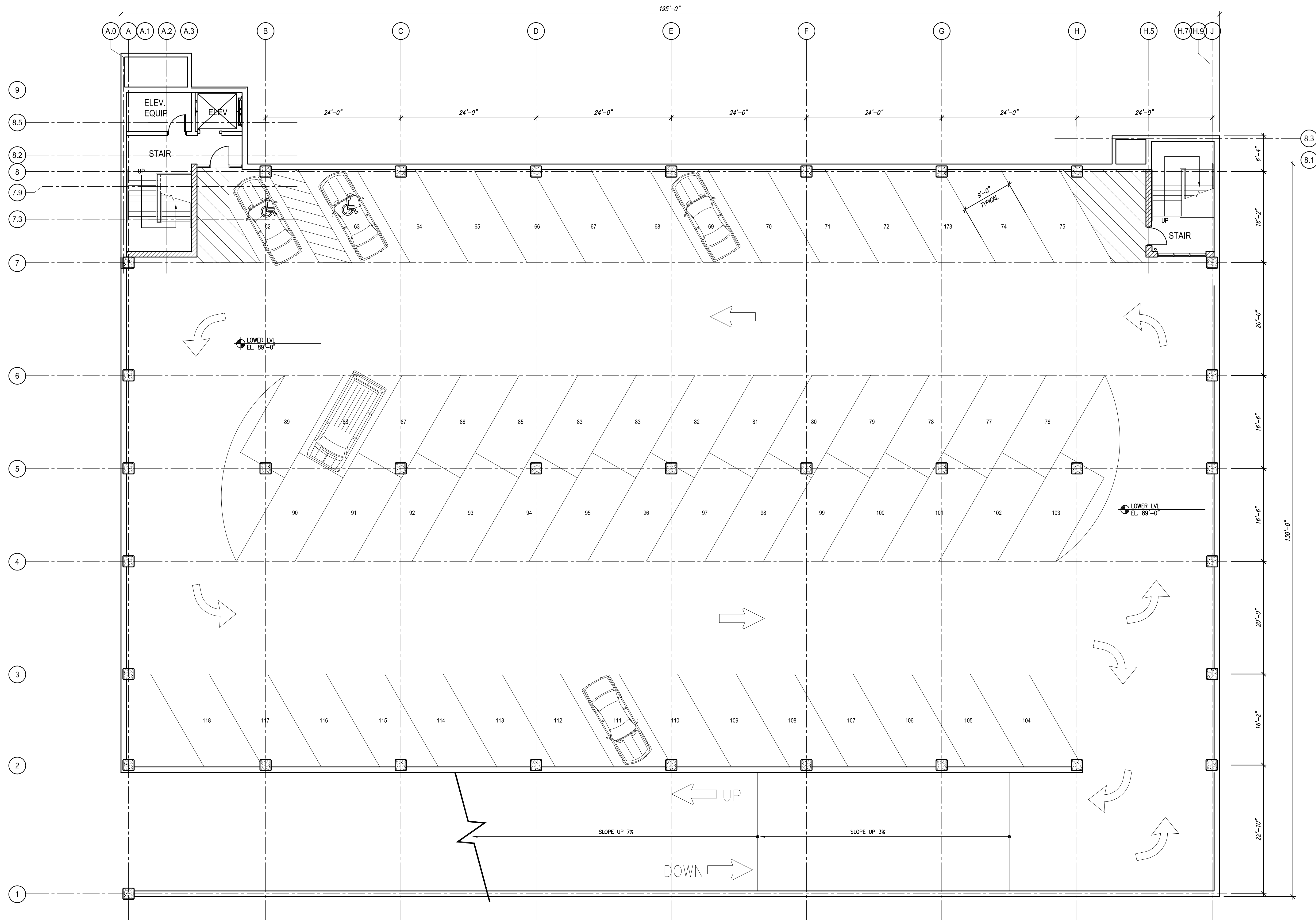
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DPD.9

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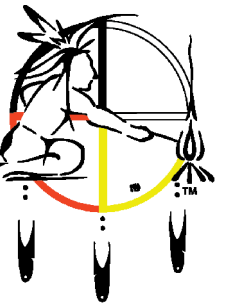
Jul 26, 2016 - 1:56pm
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1 FLAT PARKING DECK SCHEME
LOWER LEVEL 60-DEGREE PARKING
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



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DETAILED PLANNED DEVELOPMENT

Revisions:

Sheet Name:
PARKING GARAGE
LOWER LEVEL FLOOR PLAN

Date: 7/28/2016

Drawn By: CLR/CGH

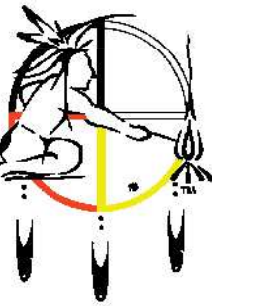
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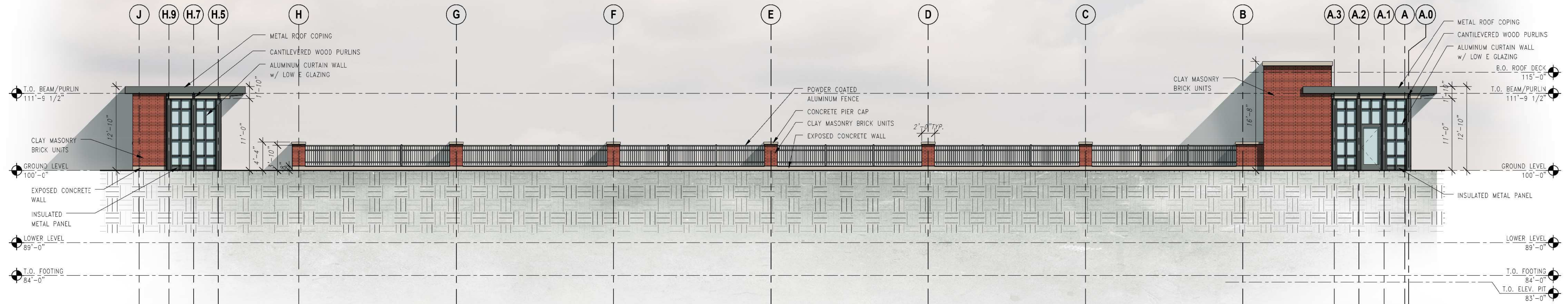
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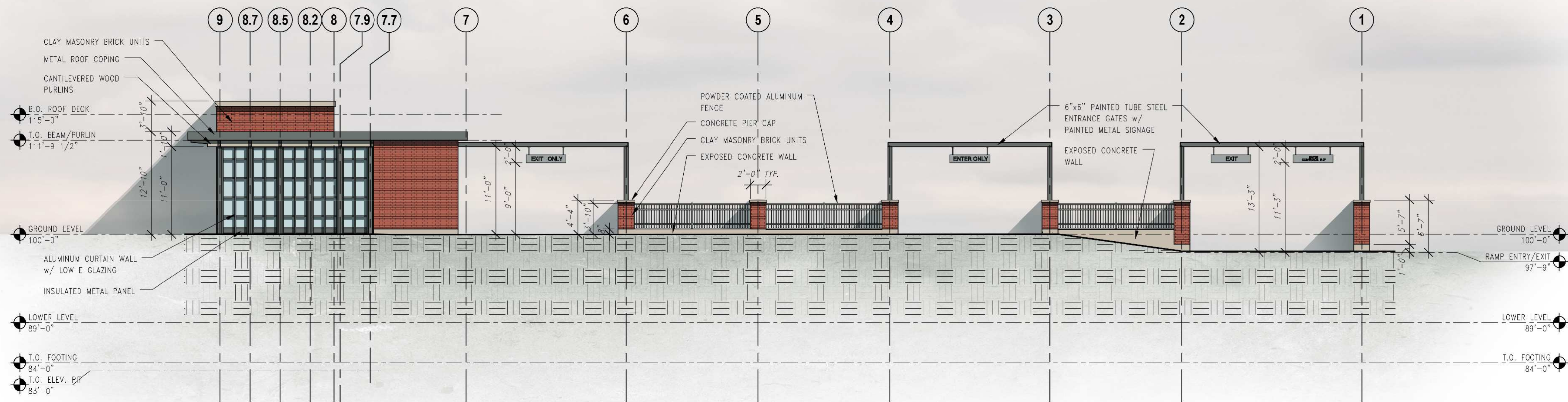
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

DETAILED PLANNED DEVELOPMENT

Revisions:

Sheet Name:
PARKING GARAGE
NORTH AND WEST
ELEVATIONS

Date: 7/28/2016

Drawn By: CLR/CGH

Project No.: 15014.00

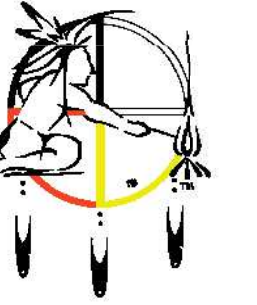
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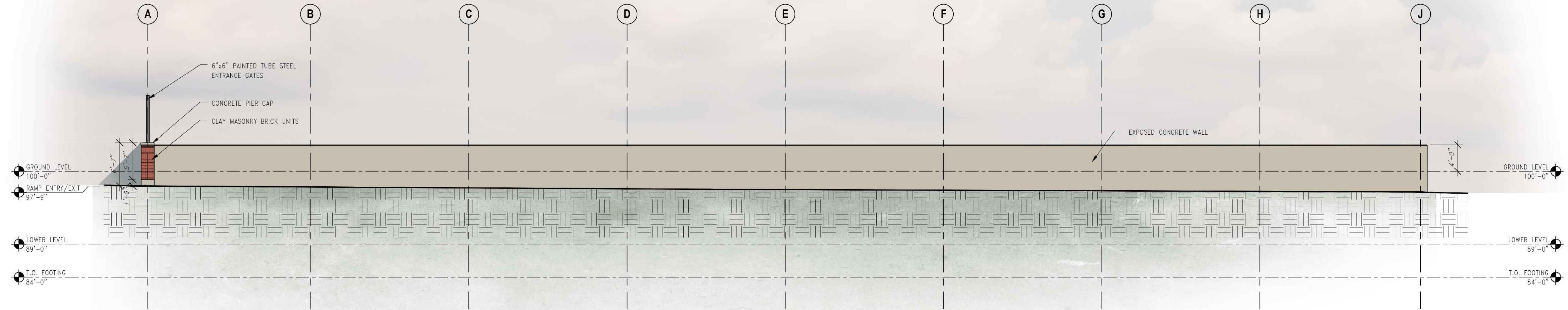
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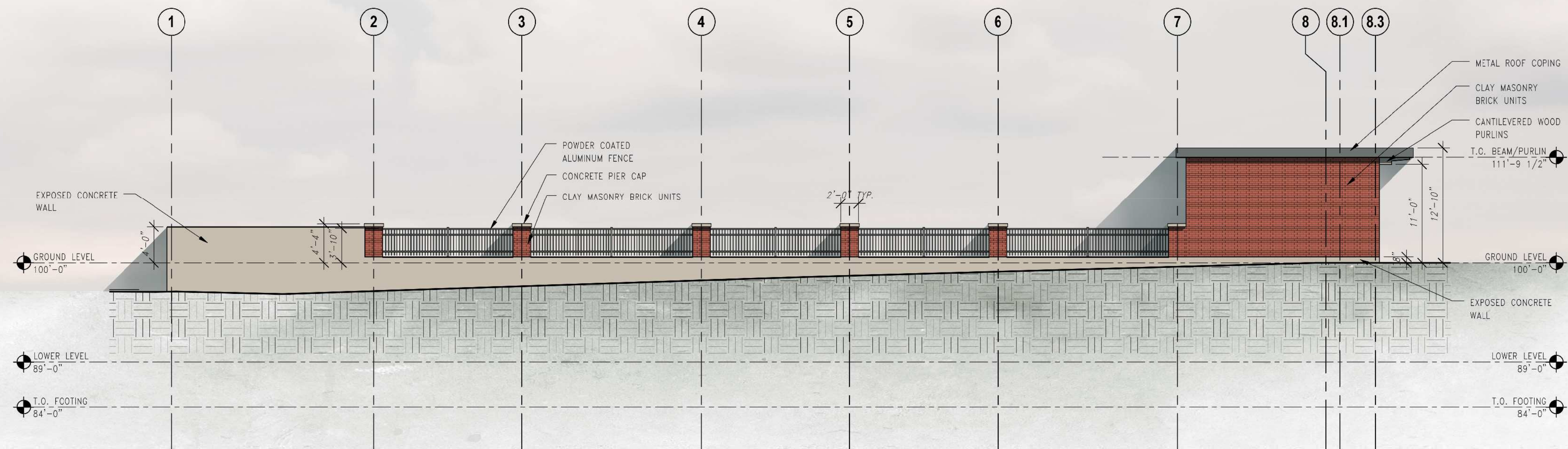
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

DETAILED PLANNED DEVELOPMENT

3215 W. State Street
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PARKING GARAGE
SOUTH AND EAST
ELEVATIONS

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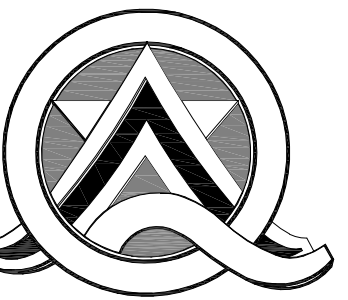
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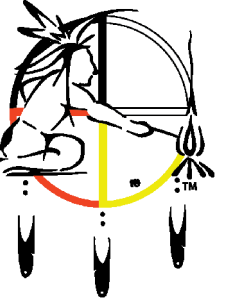
2 PARKING GARAGE PERSPECTIVE LOOKING SOUTHEAST
SCALE: NONE



1 PARKING GARAGE PERSPECTIVE LOOKING NORTHEAST
SCALE: NONE



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DETAILED PLANNED DEVELOPMENT

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Drawn By: CLR/CGH
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Sheet No.

DPD.13