

JUNIOR ACHIEVEMENT OF WISCONSIN

DETAILED PLANNED DEVELOPMENT

11111 WEST LIBERTY DRIVE

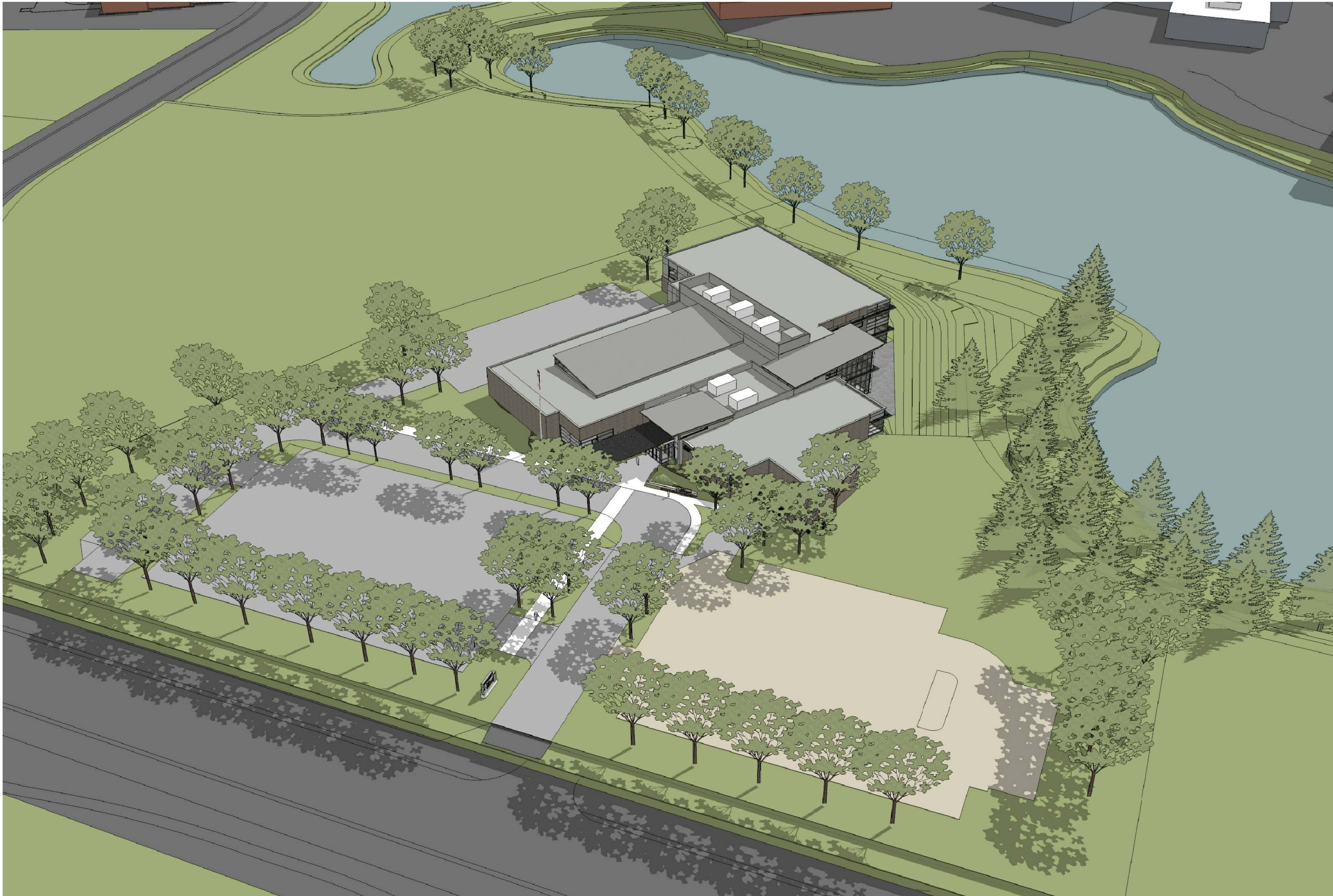
MILWAUKEE, WI

MAY 25, 2010

REVISED JUNE 09, 2010



VICINITY MAP



3D PERSPECTIVE/SITE AERIAL



PRECINCT PLAN

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GRAEF

PROJECT TEAM

TENANT:
JUNIOR ACHIEVEMENT
6924 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
P 414.352.5350 F 414.352.5614
www.wisconsin.ja.org

DEVELOPER:
HSI PROPERTIES
20975 SWENSON DRIVE
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P 262.439.8701 F 262.439.8705
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ARCHITECTURE:
KAHLER SLATER, INC.
111 W. WISCONSIN AVENUE
MILWAUKEE, WI 53202
P 414.272.2000 F 414.272.2001
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CIVIL ENGINEERING:
GRAEF
ONE HONEY CREEK CORPORATE CENTER
125 S. 84TH STREET, SUITE 401
MILWAUKEE, WI 53214-1470
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Issue Date:
MAY 25, 2010

Plot Date: 6/9/2010 3:28 PM
**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT**

11111 WEST LIBERTY DRIVE
MILWAUKEE, WISCONSIN

Project No.
210083.00

Sheet Title

**COVER SHEET/VICINITY MAP
PRECINCT PLAN/PROJECT
TEAM/SHEET INDEX**

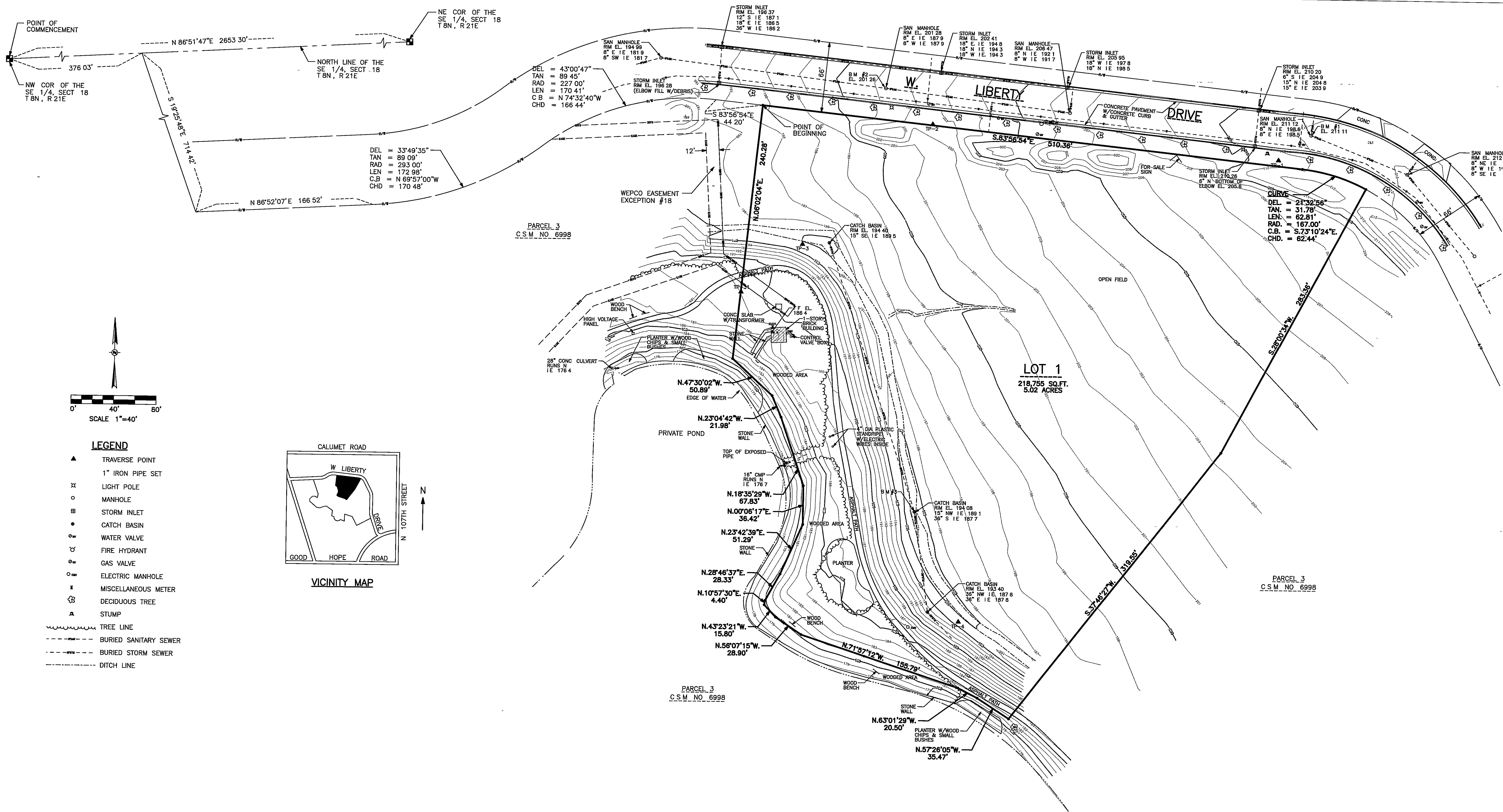
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P 414.272.2000 F 414.272.2001

44 E Miller St Madison, WI 53703-2800
P 608.263.6300 F 608.263.6317

Sheet No.

DPD-1

P:\2010\210083\210083.DWG COMPANYS DRAFTING



TITLE COMMITMENT

This Survey is based on Title Commitment No. 1264088 with a revised date of May 3, 2010 as prepared by Chicago Title Insurance Company

- Terms, provisions and conditions of Planned Development Agreement recorded as Document No. 5478444 and amendments recorded as Document Nos. 5794114, 5973152, 6258035, 635955, 6481468 and 7186156 Affects parcel, blanket easement, unable to plot
- Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5664735 Does not affect parcel
- Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5657604 Does not affect parcel
- Covenant appearing on Certified Survey Map Nos. 5557 and 6988, reciting as follows "That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots or parcels shall be installed underground in easements provided therefor" Affects parcel, unable to plot
- Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of a private lake
- Covenants, conditions, restrictions and easements (but omitting any such covenant, conditions 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) related to handicap but does not discriminate against handicapped persons) set forth in Declaration of Covenants, Easements and Restrictions recorded as Document No. 8601435, providing for no forfeiture or reversion of title in case of violation Affects parcel, blanket easement, unable to plot
- 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 Chapter 2, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons) set forth in Declaration of Restrictions recorded as Document No. 7976020 Affects parcel, blanket easement, unable to plot
- Charges and/or Assessments due to Owner's Association set forth on the Declaration of Covenants, Easements and Restrictions recorded as Document No. 8601435 Affects parcel, blanket easement, unable to plot
- Utility Easements set forth on Certified Survey Map No. 6998 Affects parcel as shown
- 21 Not survey related

LEGAL DESCRIPTION

That part of Parcel 3 of Certified Survey Map No. 6998 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows

Commencing at the northwest corner of said Southeast 1/4, thence North 86°51'47" East, on and along the north line of said Southeast 1/4, 376.03 feet, thence South 19°26'48" East, 714.42 feet to the northwest corner of said Parcel 3 and the south right of way line of West Liberty Drive, thence North 86°52'07" East, on and along said south right of way line, 186.52 feet to the beginning of a curve to the left, having a radius of 293.00 feet and a long chord of North 69°57'00" East, 170.48 feet, thence Northeast, on and along the arc of said curve and said south right of way line, 172.98 feet to the beginning of a curve to the right, having a radius of 227.00 feet and a long chord of North 74°32'40" East, 166.44 feet, thence Northeast, on and along the arc of said curve and said south right of way line, 170.41 feet, thence South 83°56'54" East, on and along said south right of way line, 44.20 feet to the point of beginning, thence South 83°56'54" East, 510.36 feet to the beginning of a curve to the right, having a radius of 167.00 feet and a long chord of South 73°10'24" East, 62.44 feet, thence Southeast, on and along the arc of said curve and said south right of way line, 62.81 feet, thence South 28°00'34" West, 283.36 feet, thence South 37°46'27" West, 319.55 feet, thence North 57°26'05" West, 35.47 feet, thence North 63°01'29" West, 20.50 feet, thence North 71°57'12" West, 155.79 feet, thence North 56°07'15" West, 28.90 feet, thence North 43°23'21" West, 15.80 feet, thence North 10°57'30" East, 4.40 feet, thence North 23°42'39" East, 51.29 feet, thence North 00°06'17" East, 36.42 feet, thence North 18°35'29" West, 67.83 feet, thence North 23°04'42" West, 21.98 feet, thence North 47°30'02" West, 50.89 feet, thence North 06°02'04" East, 240.28 feet to the point of beginning

Containing 218,755 square feet (5.02 acres), more or less

GENERAL NOTES

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Vertical Datum is based on the City of Milwaukee Datum

REFERENCE BEARING

All bearings are referenced to the North line of the Southeast 1/4 of Section 18, T8N, R21E which bears N86°51'47"E and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone

BENCH MARKS

- BM #1 - Chiseled "+" in west rim of sanitary manhole at east end of site c/l of W Liberty Drive Elevation = 211.11
- BM #2 - Chiseled "+" in west rim of sanitary manhole along walking trail in the middle of the site north of trail at top of bank Elevation = 201.26
- BM #3 - Chiseled "+" in west rim of storm manhole at west end of site c/l of W Liberty Drive Elevation = 194.11

SURVEYORS CERTIFICATE

STATE OF WISCONSIN
COUNTY OF MILWAUKEE } SS

To Chicago Title Insurance Company and Liberty Property limited Partnership

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, 2, 5, & 8 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 May 24th, 2010
Michael J. Ratzburg
Michael J. Ratzburg S-2236



Issue Date

Plot Date

**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT
1111 WEST LIBERTY DRIVE
MILWAUKEE, WI.**

Milwaukee Wisconsin

Project No.

210083 00

Sheet Title

**ALTA/ACSM LAND
TITLE SURVEY**

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111 W Wisconsin Ave Milwaukee, WI 53203-2501
P 414.272.2000 F 414.272.2001

44 E Valley St Madison WI 53703-2800
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Sheet No

DPD-2



LEGAL DESCRIPTION

All of Parcel 3 of Certified Survey Map No. 6998 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the northwest corner of said Southeast 1/4; thence North 86°50'47" East, on and along the north line of said Southeast 1/4, 376.03 feet; thence South 19°25'48" East, 714.42 feet to the northwest corner of said Parcel 3 and the south right of way line of West Liberty Drive and the point of beginning; thence continuing South 19°25'48" East, 353.17 feet; thence South 13°52'52" West, 86.08 feet; thence North 60°02'13" West, 63.63 feet; thence South 88°36'41" West, 56.50 feet; thence South 45°17'46" West, 89.20 feet; thence South 01°05'25" East, 56.66 feet; thence South 47°43' 02" East, 23.65 feet; thence North 62°24'24" East, 4.58 feet; thence South 48°53'58" East, 183.00 feet; thence South 79°28'58" East, 73.00 feet; thence North 71°11'02" East, 120.00 feet; thence North 86°27'21" East, 46.16 feet; thence South 54°28'58" East, 170.00 feet; thence South 07°28'48" West, 123.06 feet; thence South 67°24'37" East, 56.33 feet to the beginning of a curve to the left having a radius of 86.00 feet and a long chord of South 67°24'37" East, 163.86 feet; thence Southeasterly, on and along said arc, 217.05 feet; thence South 67°24'37" East, 96.07 feet; thence North 02°24'24" East, 162.50 feet; thence South 73°13'43" East, 181.44 feet; thence South 27°35'36" East, 230.00 feet; thence North 62°24'15" East, 364.21 feet; thence North 18°31'37" West, 29.82 feet to the beginning of a curve to the right having a radius of 360.00 feet and a long chord of North 08°59'36" West, 119.25 feet; thence Northwesterly, on and along said arc, 119.80 feet; thence North 00°32'25" East, 355.28 feet; thence Northwesterly, on and along said arc, 166.05 feet to the beginning of a curve to the left having a radius of 234.00 feet and a long chord of North 13°13'09" West, 111.31 feet; thence Northwesterly, on and along said arc, 112.39 feet; thence North 26°58'43" West, 260.66 feet to the beginning of a curve to the left having a radius of 167.00 feet and a long chord of North 55°27'49" West, 159.29 feet; thence Northwesterly, on and along said arc, 166.05 feet; thence North 83°56'54" West, 554.56 feet to the beginning of a curve to the left having a radius of 227.00 feet and a long chord of South 74°32'40" West, 166.44 feet; thence Northwesterly, on and along said arc, 170.41 feet to the beginning of a curve to the right having a radius of 293.00 feet and a long chord of South 69°57'00" West, 170.48 feet; thence Southwesterly, on and along said arc, 172.98 feet; thence South 86°52'07" West, 166.52 feet to the point of beginning.

Containing 1,109,412 square feet (25.469 acres), more or less.

Issue Date:

JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT

Milwaukee Wisconsin

Project No.

210083.00

Sheet Title

PROPOSED PROJECT
BOUNDARY DESCRIPTION

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111 W Wisconsin Ave Milwaukee, WI 53203-2501

P 414.272.2000 F 414.272.2001

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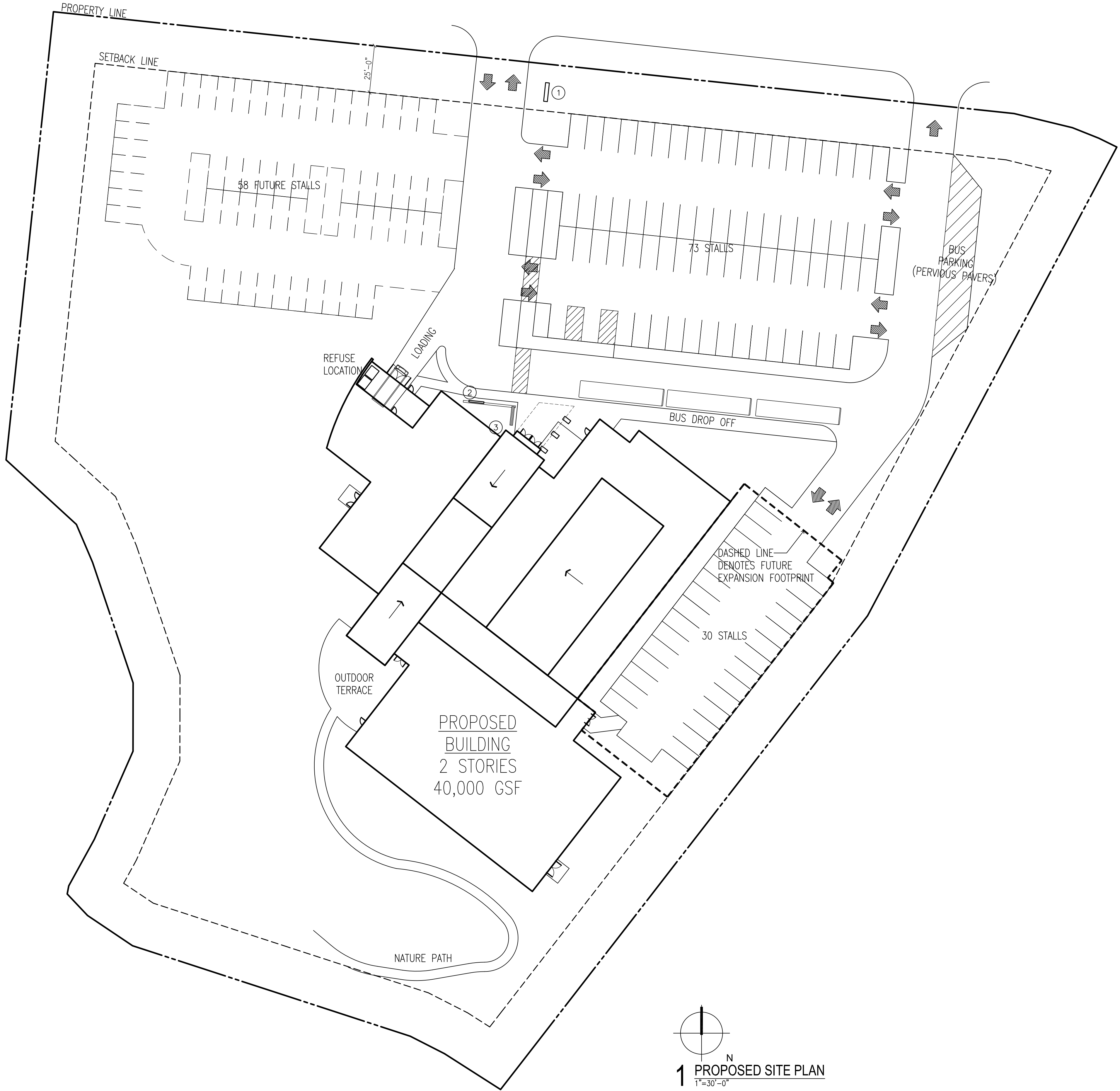
DPD-3

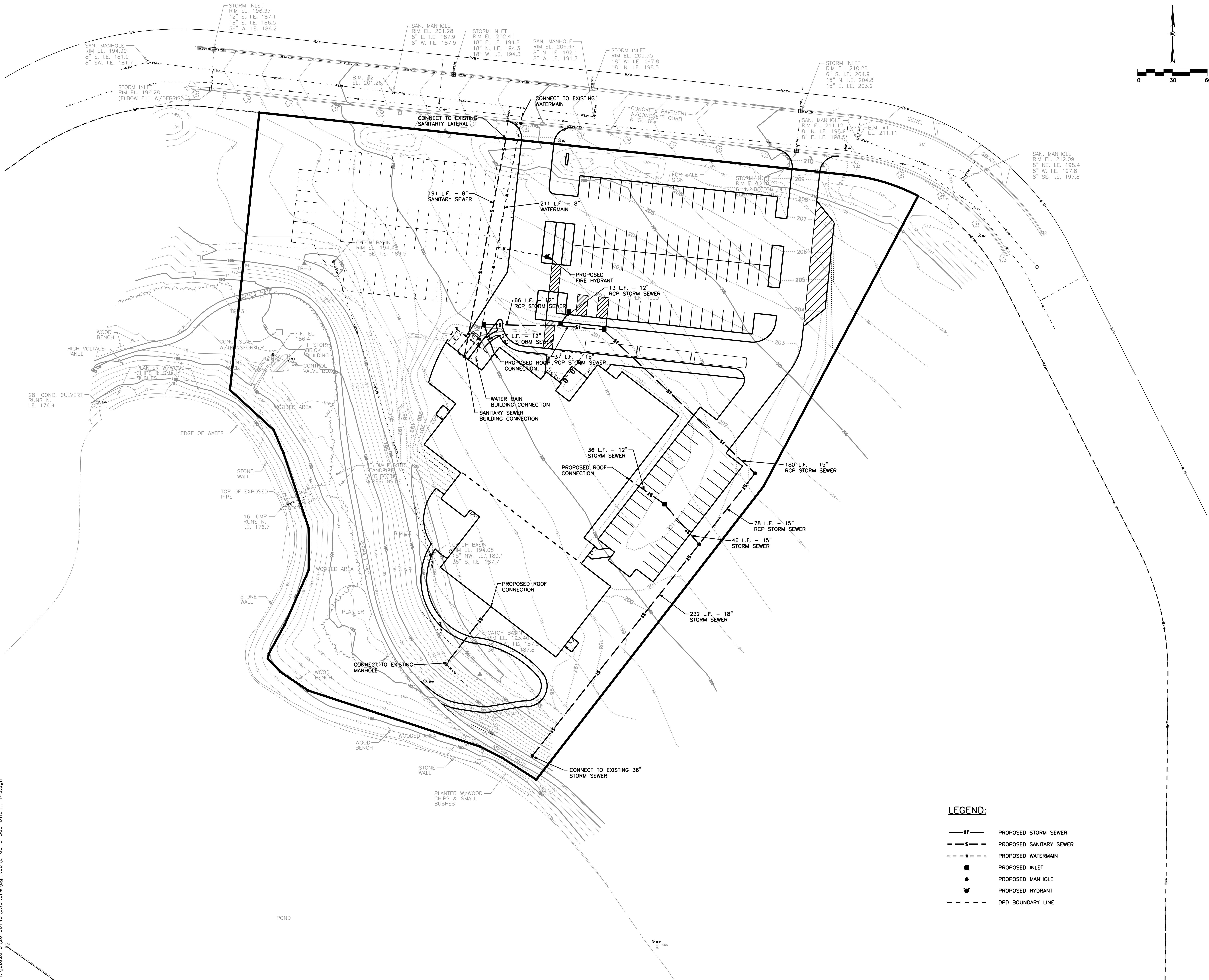
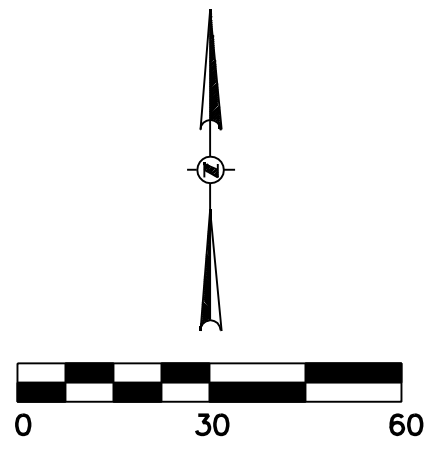


1: MONUMENT SIGN (APPROX. 50 SF OF SIGN AREA-EACH SIDE)



2 & 3: BUILDING SIGNAGE (APPROX. 20 SF OF SIGN AREA-EACH SIGN)





LEGEND:

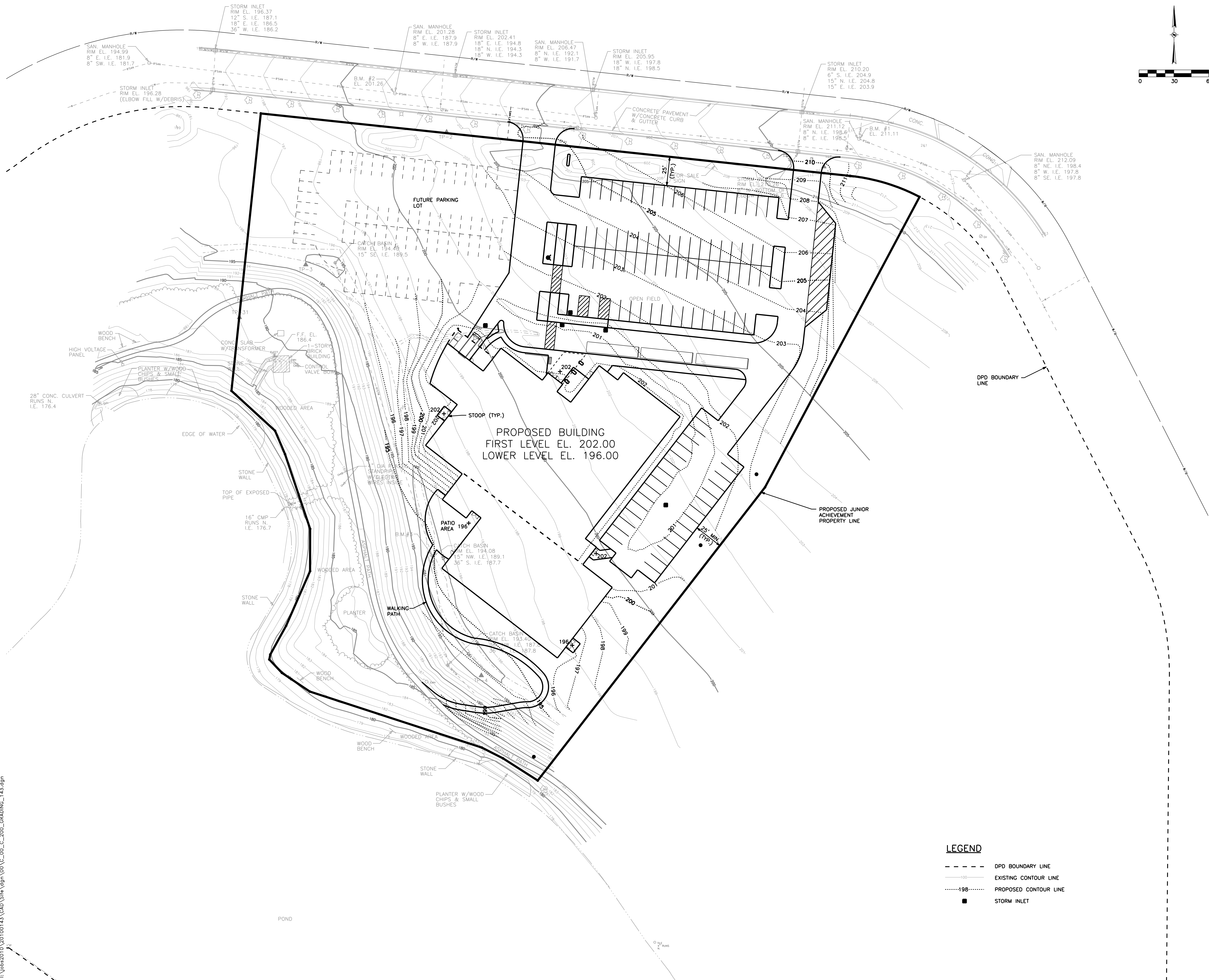
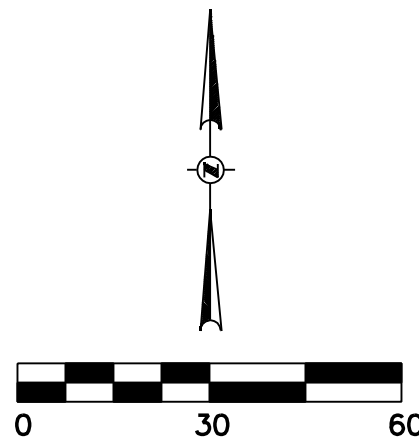
- S— PROPOSED STORM SEWER
- S— PROPOSED SANITARY SEWER
- - - - - PROPOSED WATERMAIN
- PROPOSED INLET
- PROPOSED MANHOLE
- ⊕ PROPOSED HYDRANT
- - - - - DPD BOUNDARY LINE

Issue Date:
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**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT**

Milwaukee Wisconsin
Project No.
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**PROPOSED
UTILITY PLAN**

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DPD-6

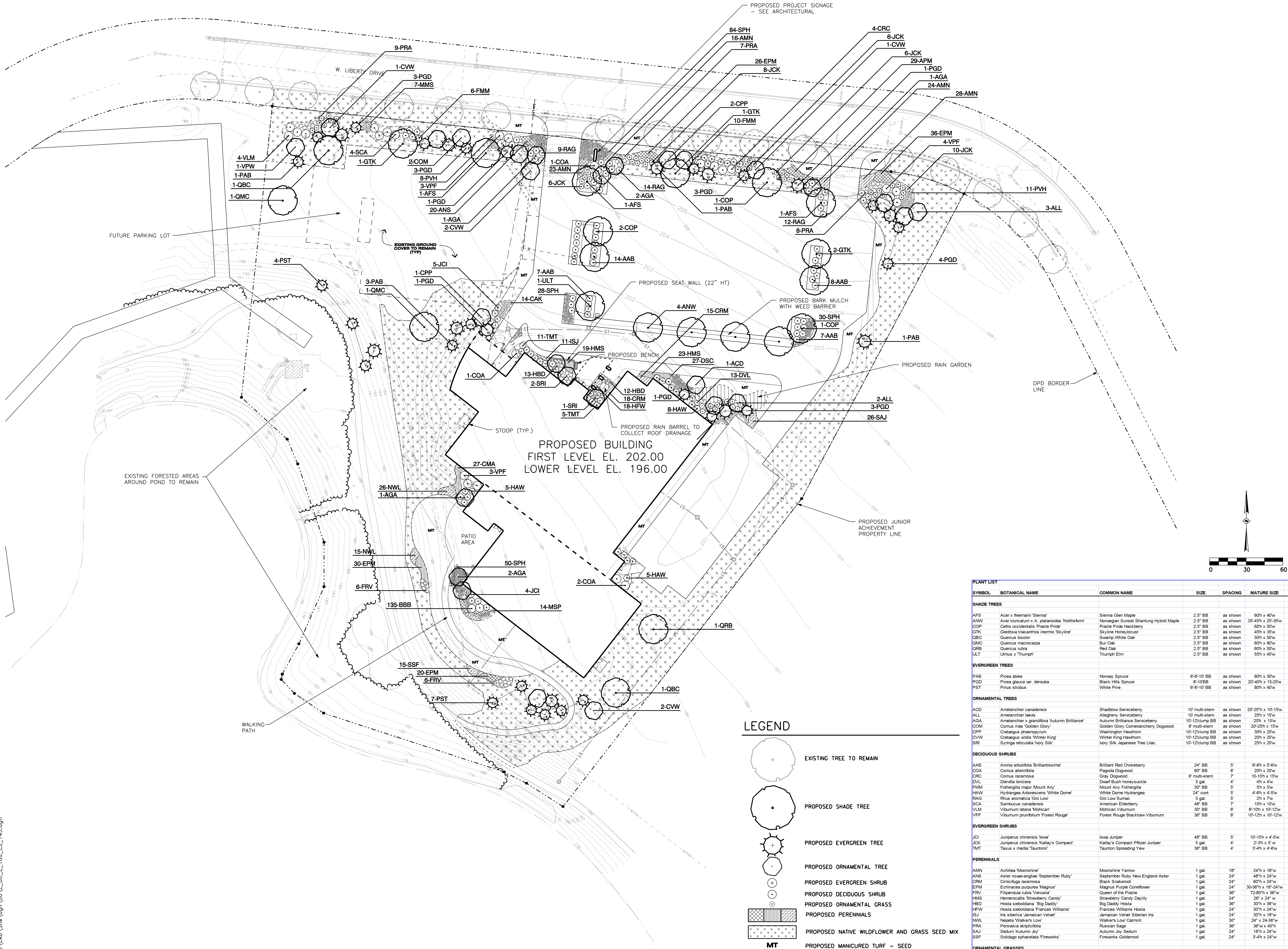


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**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT**

Milwaukee Wisconsin
Project No.
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**PROPOSED
GRADING PLAN**

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Sheet No.
DPD-7



LANDSCAPE NOTES

- ALL ACCENT PLANTING BEDS TO RECEIVE 3" TH SHREDDED BARK MULCH.
- ALL PLANT BEDS TO BE SEPARATED FROM MANICURED TURF WITH SHOVEL CUT EDGE.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE	QUANTITY
SHADE TREES						
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' BB	as shown	60h x 40w	3
ANW	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Shantung Hybrid Maple	2.5' BB	as shown	35-45h x 25-35w	4
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5' BB	as shown	60h x 50w	4
GTK	Gleditsia inaequalis 'Skyline'	Skyline Honeylocust	2.5' BB	as shown	45h x 35w	4
QBC	Quercus bicolor	Swamp White Oak	2.5' BB	as shown	50h x 50w	2
QMC	Quercus macrocarpa	Bur Oak	2.5' BB	as shown	60h x 80w	2
QRB	Quercus rubra	Red Oak	2.5' BB	as shown	60h x 50w	1
ULT	Ulmus x 'Triumph'	Triumph Elm	2.5' BB	as shown	55h x 45w	1
EVERGREEN TREES						
PAB	Picea abies	Norway Spruce	6'-8'-10' BB	as shown	80h x 30w	6
PGD	Picea glauca var. densata	Black Hills Spruce	8'-10' BB	as shown	20'-40h x 15'-25w	20
PST	Pinus strobus	White Pine	6'-8'-10' BB	as shown	80h x 40w	11
ORNAMENTAL TREES						
ACD	Amelanchier canadensis	Shadblow Serviceberry	10' multi-stem	as shown	20'-25h x 10'-15w	1
ALL	Amelanchier lancea	Allegheny Serviceberry	10' multi-stem	as shown	20h x 15w	5
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump BB	as shown	20h x 15w	7
COM	Cornus mas 'Golden Glory'	Golden Glory Corneliancherry Dogwood	6' multi-stem	as shown	20'-25h x 15w	2
CPP	Crataegus phaeopynum	Washington Hawthorn	10'-12'clump BB	as shown	30h x 25w	3
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorn	10'-12'clump BB	as shown	20h x 25w	6
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10'-12'clump BB	as shown	25h x 20w	3
DECIDUOUS SHRUBS						
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24" BB	5'	6'-8h x 5'-6w	36
COA	Cornus alternifolia	Pagoda Dogwood	60" BB	8'	20h x 20w	4
CRC	Cornus racemosa	Gray Dogwood	6' multi-stem	7'	10'-15h x 15w	4
DVL	Diervilla lonicera	Dwarf Bush honeysuckle	5 gal	7'	10'-15h x 15w	13
FMM	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	30" BB	5'	5h x 5w	16
HAW	Hydrangea arborescens 'White Dome'	White Dome Hydrangea	24" cont	5'	4'-6h x 4'-5w	18
HMS	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 gal	5'	2h x 7w	35
SCA	Sambucus canadensis	American Elderberry	48" BB	7'	10h x 10w	4
VLM	Viburnum latana 'Mojito'	Mojito Viburnum	30" BB	6'	8'-10h x 10'-12w	4
VPF	Viburnum punctatum 'Forest Rouge'	Forest Rouge Blackhaw Viburnum	36" BB	8'	10'-12h x 10'-12w	10
EVERGREEN SHRUBS						
JCI	Juniperus chinensis 'towa'	Iowa Juniper	48" BB	5'	10'-15h x 4'-5w	9
JCK	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfizer Juniper	5 gal	4'	2'-3h x 5' w	36
TMT	Taxus x media 'Taunton'	Taunton Spreading Yew	36" BB	4'	3'-4h x 4'-6w	16
PERENNIALS						
AMN	Achillea 'Moonshine'	Moonshine Yarrow	1 gal.	18"	24"h x 18"w	91
ANS	Aster novae-angliae 'September Ruby'	September Ruby New England Aster	1 gal.	24"	48"h x 24"w	20
CRM	Cnicifraga racemosa	Black Snakeroot	1 gal.	24"	60"h x 24"w	33
EPM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.	24"	30-36"h x 18"-24"w	112
FRV	Filipendula rubra 'Venusta'	Queen of the Prairie	1 gal.	36"	72-80"h x 36"w	12
HMS	Hemerocallis 'Strawberry Candy'	Strawberry Candy Daylily	1 gal.	24"	20" x 24" w	42
HBD	Hosta sieboldiana 'Big Daddy'	Big Daddy Hosta	1 gal.	36"	30"h x 36"w	25
HFV	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal.	24"	30"h x 24"w	18
ISJ	Iris sibirica 'Jamaican Velvet'	Jamaican Velvet Siberian Iris	1 gal.	24"	30"h x 18"w	11
NWL	Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal.	30"	24" x 24-36"w	41
PRA	Pieris japonica 'Majesty'	Russian Sage	1 gal.	36"	36"w x 40"h	24
SAJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	24"	18"h x 24"w	26
SSF	Solidago sphacelata 'Fireworks'	Fireworks Goldenrod	1 gal.	24"	3'-4h x 24"w	15
ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora Karl Foerster	Feather Reed Grass	1 gal.	36"	5h x 30"w	14
DSC	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	24"	24"h x 24"w	27
MMS	Miscanthus sinensis 'Malepartus'	Malepartus Maiden Grass	1 gal.	36"	4'-6h x 36"w	7
MSP	Miscanthus sinensis 'Purpureus'	Purple Maiden Grass	1 gal.	36"	4h x 36" w	14
PVH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	36"	4'-6h x 30"w	19
SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal.	24"	24-48"h x 18"-24"w	162

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Milwaukee Wisconsin
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Sheet Title
PROPOSED
LANDSCAPE PLAN

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DPD-8



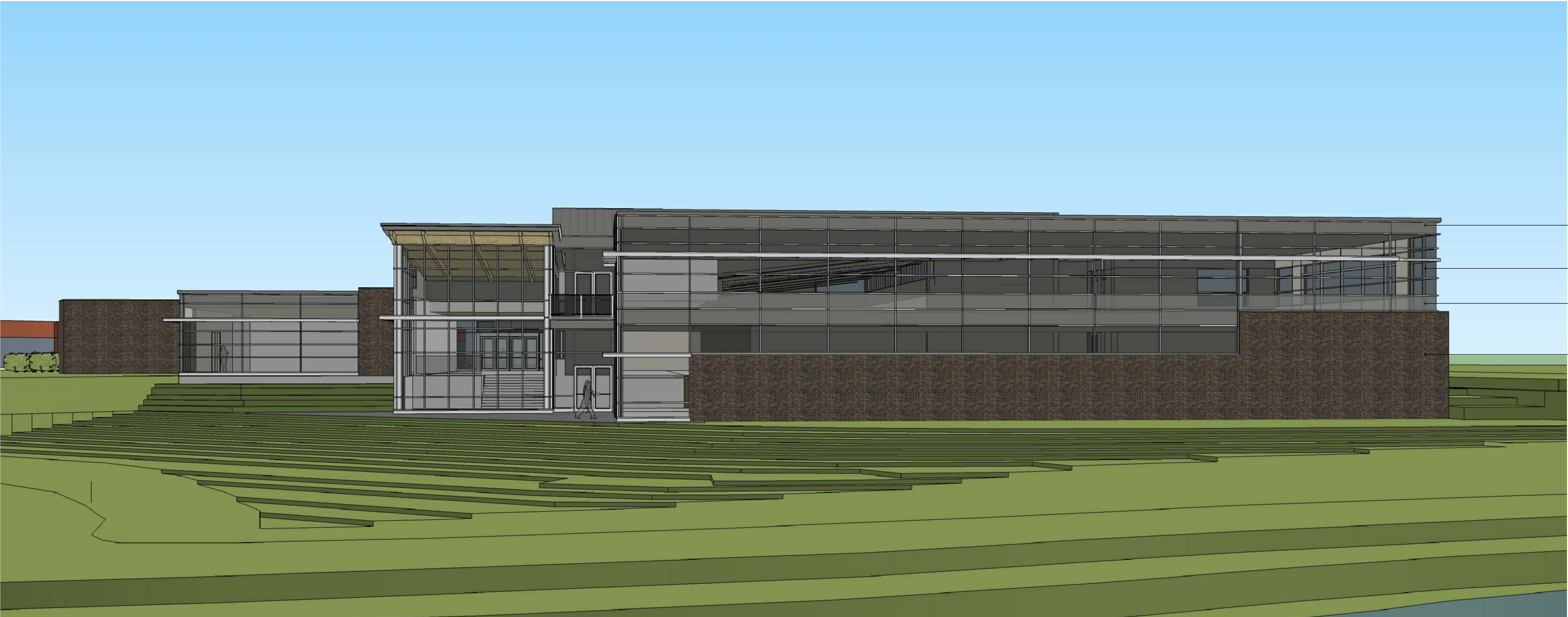
NORTH ELEVATION



EAST ELEVATION

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11111 WEST LIBERTY DRIVE
MILWAUKEE, WISCONSIN
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PROPOSED BUILDING
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PERSPECTIVE VIEWS
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DPD-10



SOUTH ELEVATION



WEST ELEVATION

SPANDREL GLASS
STOREFRONT WINDOW SYSTEM
SPANDREL GLASS
BRICK

METAL PANEL (ROOF SCREEN)
SPANDREL GLASS
STOREFRONT WINDOW SYSTEM
SPANDREL GLASS
BRICK
CURTAIN WALL

Issue Date:
MAY 25, 2010
Plot Date: 6/9/2010 3:31 PM
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PROPOSED BUILDING
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