FOREST COUNTY POTAWATOMI COMMUNITY
CONCORDIA TRUST PROPERTY

GENERAL PLANNED DEVELOPMENT - 1ST AMENDMENT
NORTH 33RD STREET AND WEST STATE STREET
MILWAUKEE, WI 53202

JULY 29, 2011

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GPD-6	Proposed Campus Perimeter Facade Standards	Amended 07/29/11

SITE

VICINITY MAP

FOREST COUNTY POTAWATOMI
Keeper of the Fire

GREENFIRE MANAGEMENT SERVICES

NewAge Enterprise Data Centers

TMI Data Center Technology

GRAEF

TkWA The Kubala Washatko Architects, Inc.

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

PROJECT TEAM

OWNER
Forest County Potawatomi Community
313 North 13th Street
Milwaukee, WI 53233

DEVELOPMENT MANAGER
Greenfire Management Services, LLC
320 East Buffalo Street, Suite 507
Milwaukee, WI 53202
Tel: 414.727.6110

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

CIVIL AND LANDSCAPE
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

DATE
July 29, 2011

PROJECT NUMBER
194311

SHEET TITLE
Cover Sheet

SHEET NUMBER
GPD.1

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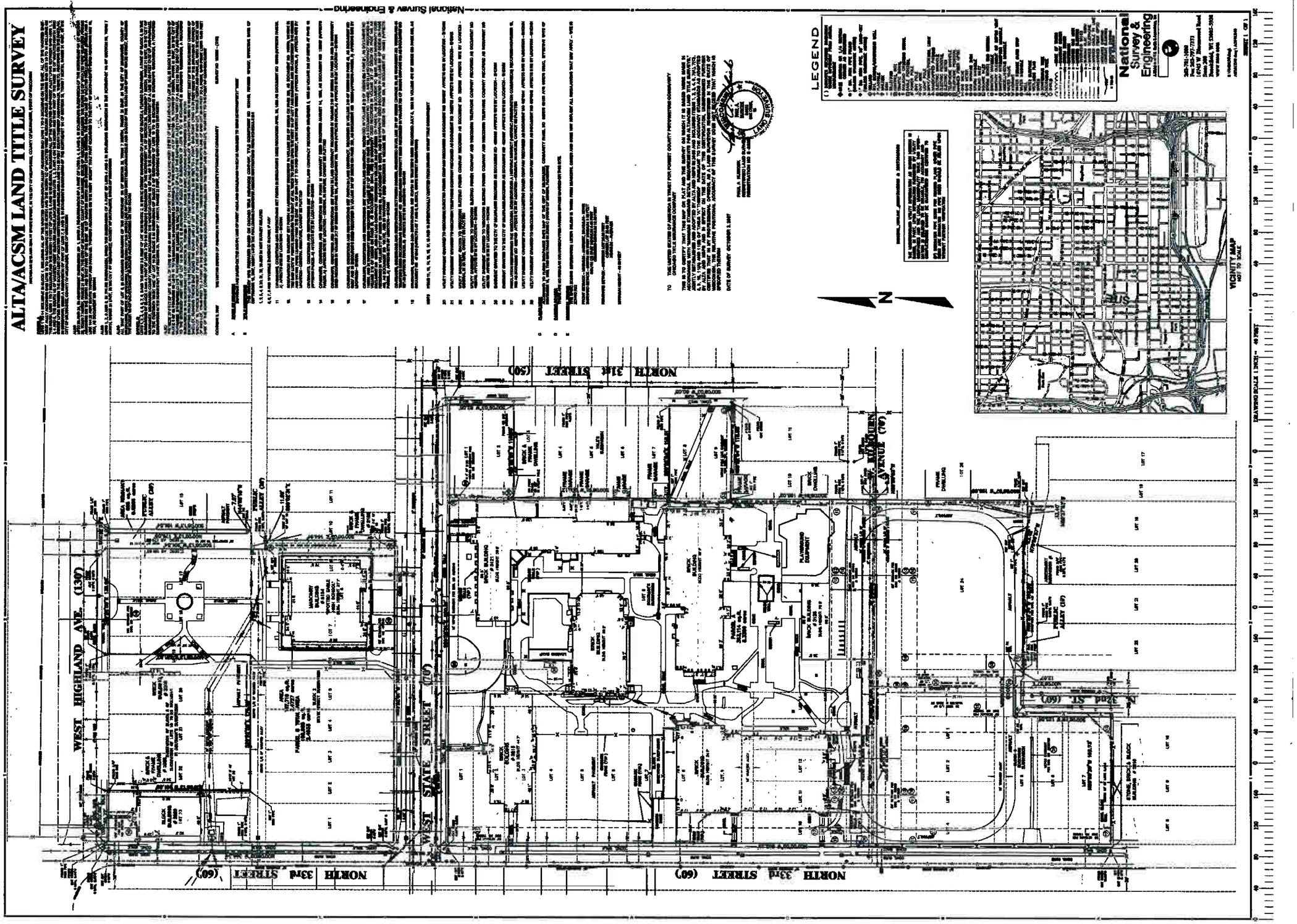
ALTA/ACSM LAND TITLE SURVEY



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
EXISTING

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

44 E Mifflin St. Madison, WI 53703-2800
P 608.283.6000 F 608.283.6017

Sheet No.
GPD 2

Kahler Slater
IRGENS
DEVELOPMENT PARTNERS, LLC
GRAEF

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 Doueman'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 Doueman'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 88°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. 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)

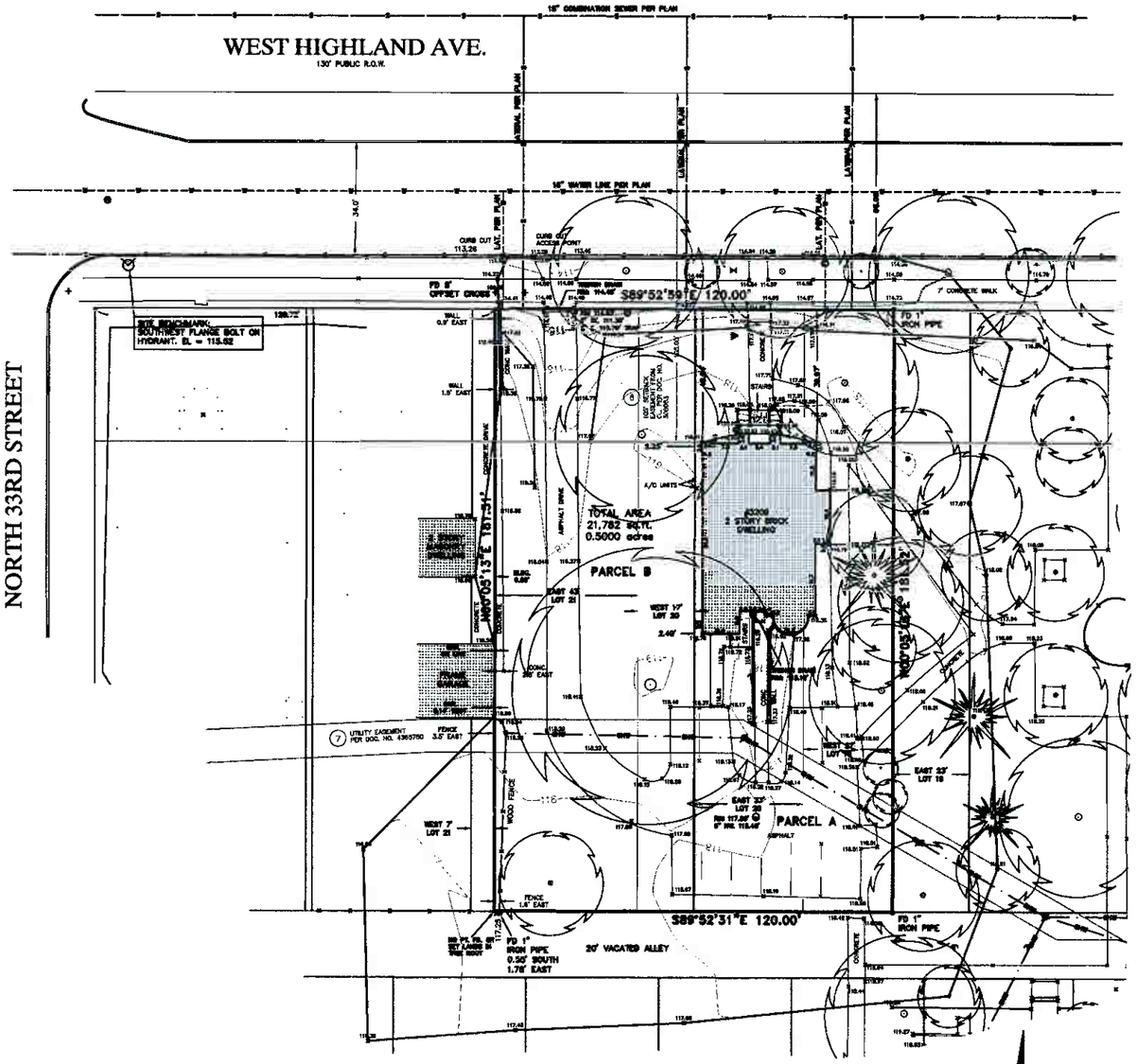
D. **Parking Spaces**
There are 10 regular parking spaces marked on this site.

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.



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

N

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
- 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
- ——— STM —— 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
- × 788.88 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE (800)-242-8511

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.

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-1938

Kahler Slater
architecture/design

IRGENS
DEVELOPMENT PARTNERS, LLC

GRÄEF

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

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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L:\Jobs\2010\2010000\2010000-0004\CAD\SITE\DWG\V_C_02_100_ALTA_0004.dwg

111 W Wisconsin Ave Milwaukee, WI 53203-2601
P 414.272.2000 F 414.272.2001

44 E Mifflin St. Madison, WI 53703-2800
P 608.251.6300 F 608.251.6317

SHEET 1 OF 1 SHEETS

Sheet No.
GPD 2a

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.

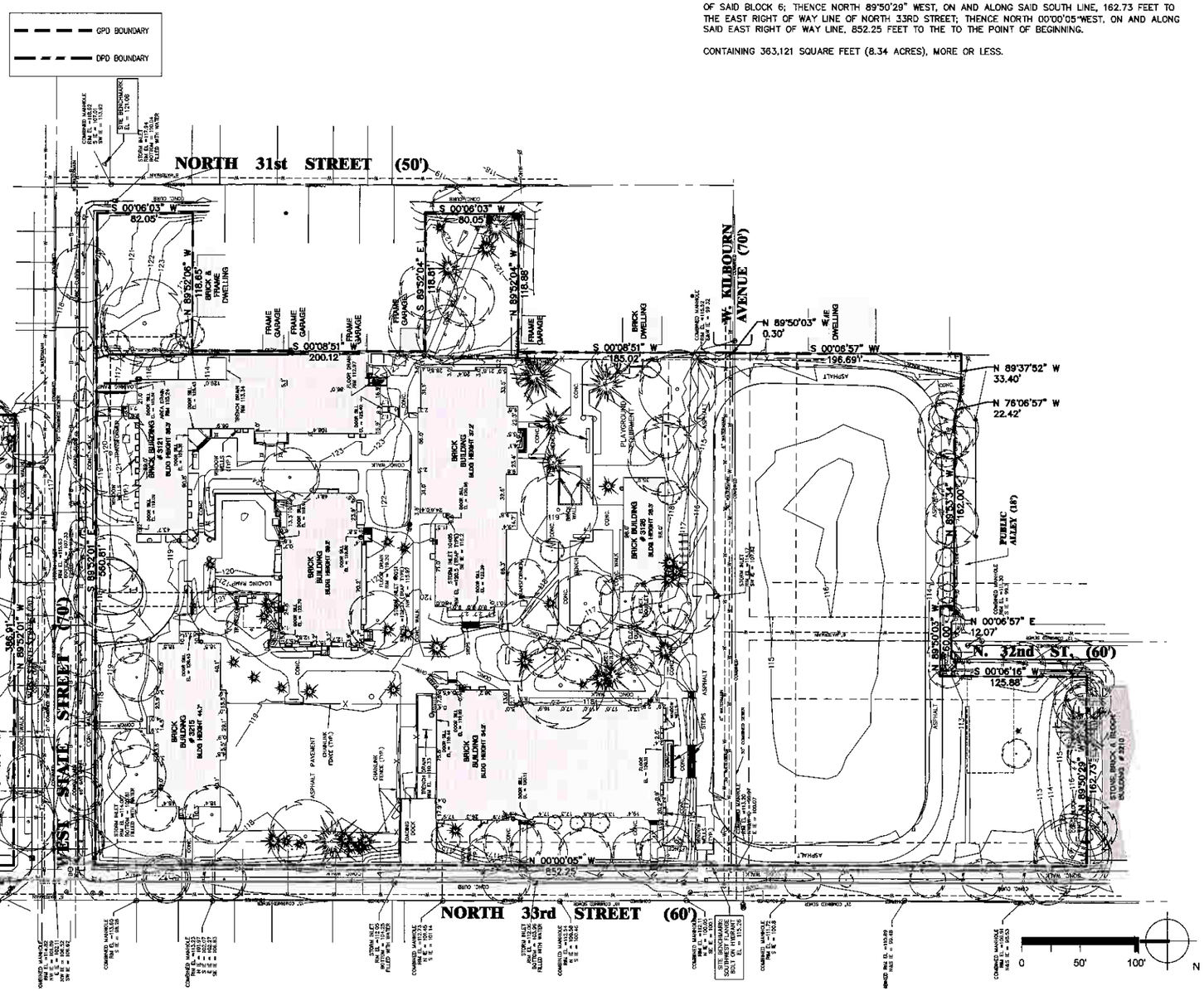
LEGAL DESCRIPTION:
THAT PART OF LOTS 1 THROUGH 9 IN BLOCK 2 OF THE SUBDIVISION OF BLOCK 5 IN SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION AND LOTS 1, 2, 8 AND 9 OF YALE'S SUBDIVISION. LOT 6 OF DOUSMAN'S SUBDIVISION, LOTS 1 THROUGH 14 OF BLOCK 1 AND ALL OF LOTS 1 THROUGH 7 AND PART 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.

LEGEND:

GPD BOUNDARY LINE



Kahler Slater
Irgens
Development Partners, LLC
GRÄEF

Issue Date:
JUNE 24, 2010
Plot Date: 6/23/2010 11:04 AM

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

44 E Mifflin St. Madison, WI 53703-2800
P 608.283.1000 F 608.283.1017

Sheet No.
GPD 3

L:\MKE\2010\2010004\CAD Site Dwg\00_00_01_Boundary_0004.dwg, 6/23/2010 11:04:00 AM, 1:1, DWG To PDF.pc3

GPD BOUNDARY

DPD BOUNDARY

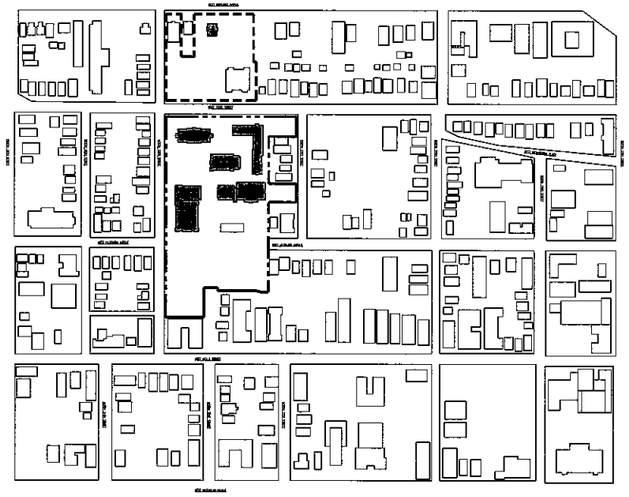
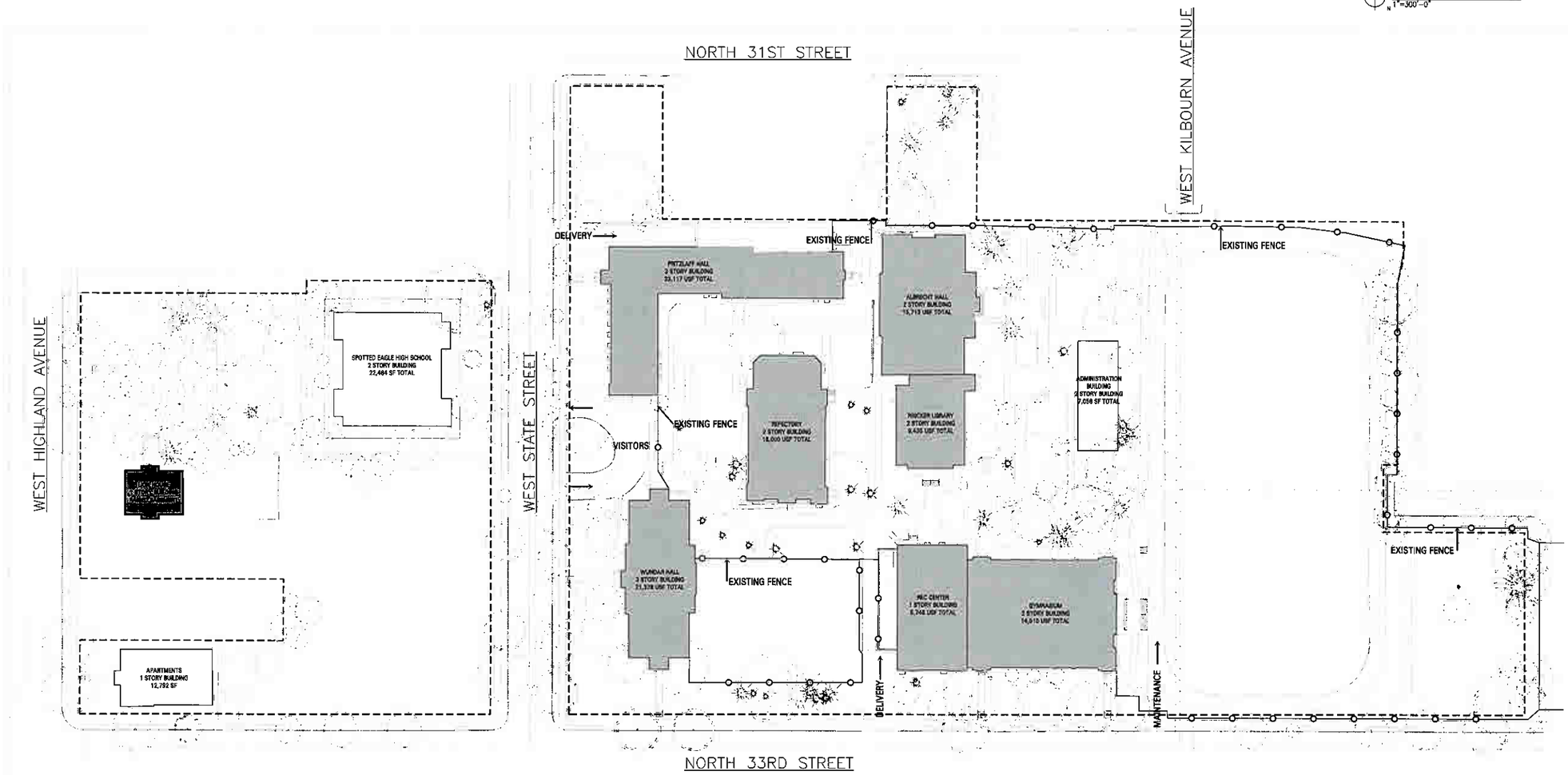


FIGURE GROUND MAP
1"=300'-0"



1 EXISTING FACILITIES SITE PLAN

Issue Date:
JUNE 24, 2010

GENERAL PLANNED DEVELOPMENT

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

Project No.
209181.00

Sheet Title

EXISTING FACILITIES SITE PLAN

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P 608.283.6300 F 608.283.6317

Sheet No.
GPD 4

GPD BOUNDARY
DPD BOUNDARY

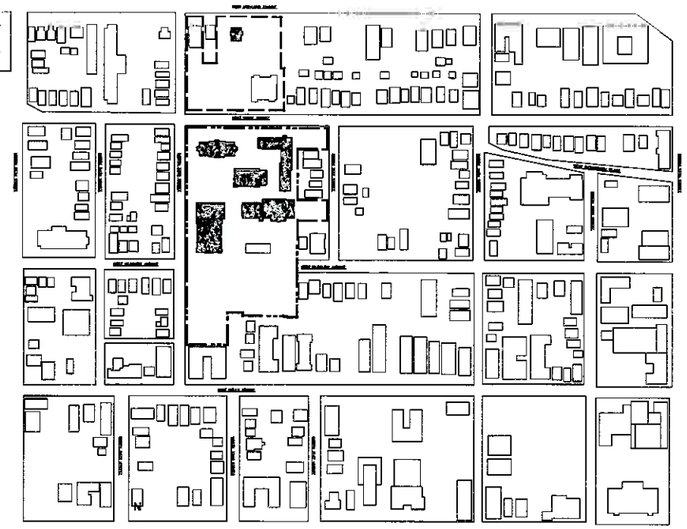
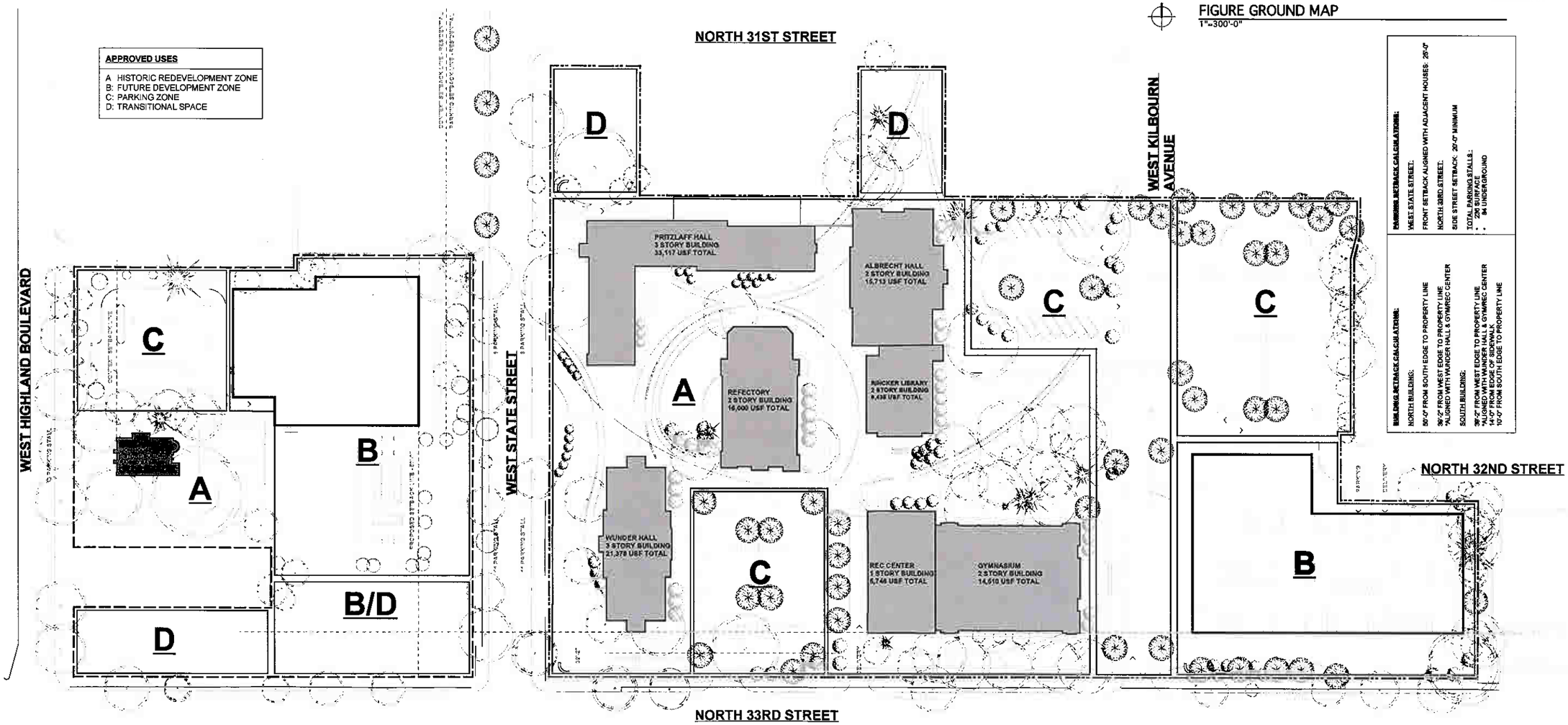


FIGURE GROUND MAP
1"=300'-0"

APPROVED USES

A: HISTORIC REDEVELOPMENT ZONE
B: FUTURE DEVELOPMENT ZONE
C: PARKING ZONE
D: TRANSITIONAL SPACE



0' 100' 200'
GRAPHIC SCALE

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

FOREST COUNTY POTAWATOMI
Keeper of the Fire

GREENFIRE MANAGEMENT SERVICES

NewAge Innovation Data Centers

TMI Data Center Thinking

GRAEF

TkWA The Kubala Washatko Architects, Inc.

GENERAL PLANNED DEVELOPMENT 1st AMENDMENT

North 33rd Street & West State Street
Milwaukee, WI 53233

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Milwaukee, WI 53233

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Milwaukee, WI 53202
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DATA CENTER ARCHITECT
TMI
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125 South 84th Street, Suite 401
Milwaukee, WI 53214
Tel: 414.258.1500

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 Building and Parking Site Plan

SHEET NUMBER
GPD.5

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GPD BOUNDARY
DPD BOUNDARY

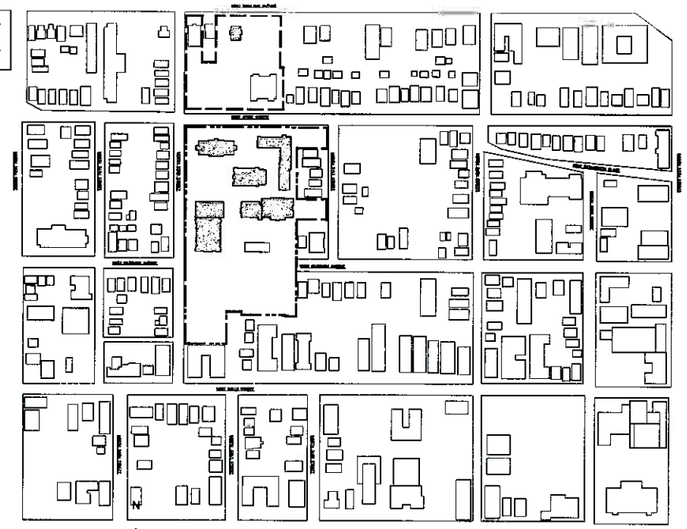

FIGURE GROUND MAP
1"=300'-0"

FACADE STANDARDS
PRIMARY
SECONDARY
HISTORIC

NORTH 31ST STREET

WEST HIGHLAND BOULEVARD

WEST STATE STREET

WEST KILBOURN AVENUE

NORTH 32ND STREET

NORTH 33RD STREET

PRITZLAFF HALL
3 STORY BUILDING
33,117 USF TOTAL

ALBRECHT HALL
2 STORY BUILDING
15,713 USF TOTAL

REFECTORY
2 STORY BUILDING
16,000 USF TOTAL

RINCKER LIBRARY
3 STORY BUILDING
9,434 USF TOTAL

WUNDER HALL
3 STORY BUILDING
21,378 USF TOTAL

REC CENTER
1 STORY BUILDING
5,746 USF TOTAL

GYMNASIUM
2 STORY BUILDING
14,510 USF TOTAL

SECONDARY
PRIMARY

BUILDING SETBACK CALCULATIONS:
NORTH BUILDING:
80'-0" FROM SOUTH EDGE TO PROPERTY LINE
SOUTH BUILDING:
36'-2" FROM WEST EDGE TO PROPERTY LINE
*ALIGNED WITH WUNDER HALL & GYMNREC CENTER
16'-0" FROM SOUTH EDGE TO PROPERTY LINE

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:
236 SURFACE
84 UNDERGROUND

0' 100' 200'
GRAPHIC SCALE

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

FOREST COUNTY POTAWATOMI
Keeper of the Fire

GREENFIRE MANAGEMENT SERVICES

NewAge Enterprise Data Centers

TMI Data Center

GRAEF

TKWA The Kubala Washatko Architects, Inc.

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July 29, 2011
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PROJECT NUMBER
194311

SHEET TITLE
Proposed Campus Perimeter Facade Standards

SHEET NUMBER
GPD.6

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