# FOREST COUNTY POTAWATOMI COMMUNITY
# CONCORDIA TRUST PROPERTY

## DETAILED PLANNED DEVELOPMENT
## NORTH 33RD STREET AND WEST STATE STREET
## MILWAUKEE, WI 53202

**JULY 29, 2011**

**VICINITY MAP** N

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FOREST COUNTY POTAWATOMI
*Keeper of the Fire*

GREENFIRE MANAGEMENT SERVICES

NewAge Enterprise Data Centers

TMI Data Center Thinking

GRAEF

TKWA The Kubala Washatko Architects, Inc.

**DETAILED PLANNED DEVELOPMENT**
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 607
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: 262.377.8038


DATE
July 29, 2011

PROJECT NUMBER
194311

SHEET TITLE
**Cover Sheet**

SHEET NUMBER
**DPD.1**


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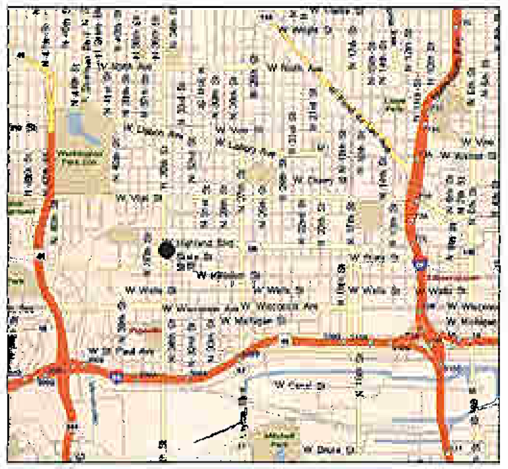

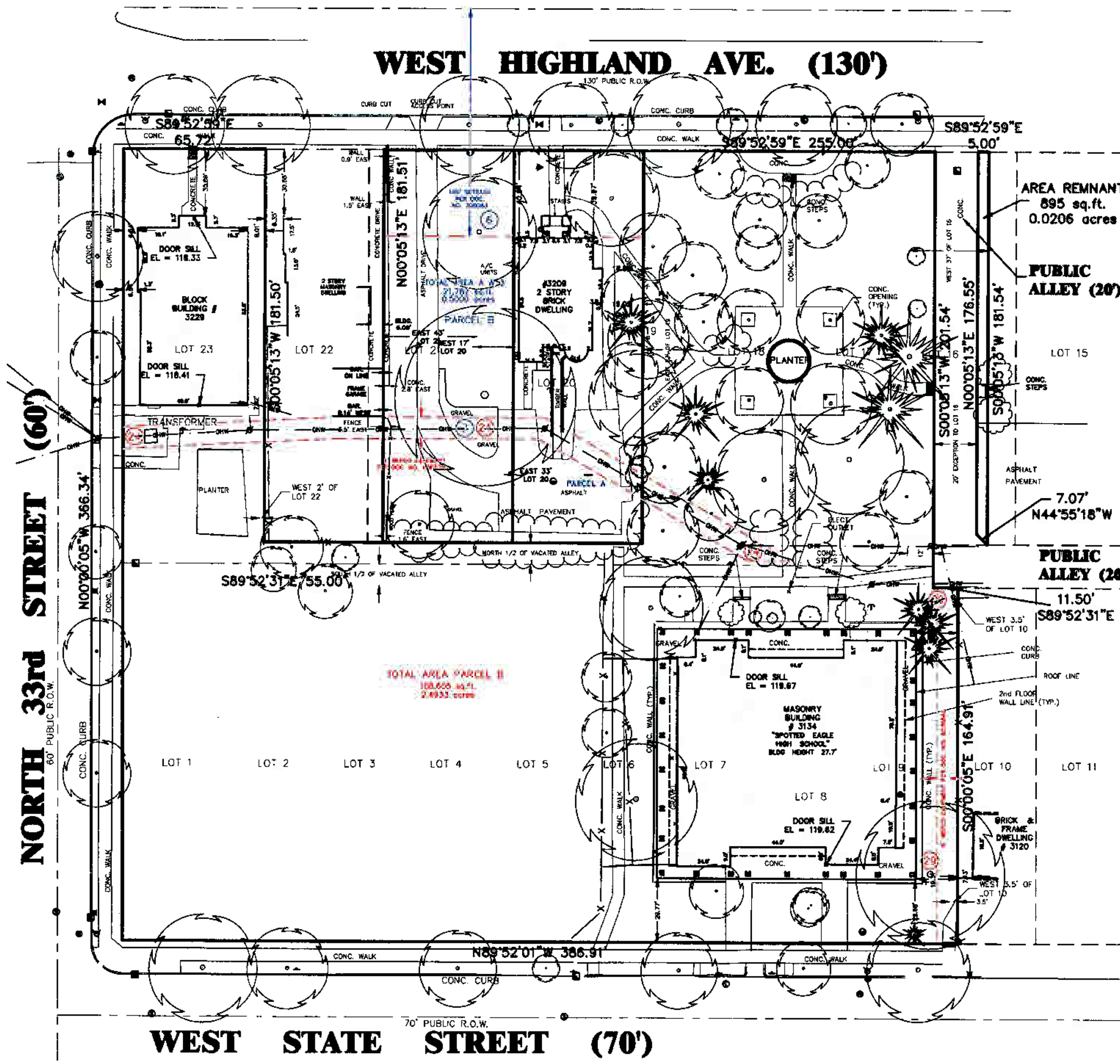


# ALTA/ACSM LAND TITLE SURVEY

Known as 3209 and 3215 West Highland Boulevard and 3234 West State Street, in the City of Milwaukee, Milwaukee County, Wisconsin.

Title Commitment No. 1231169

PARCEL B:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and the West 3.5 feet of Lot 10 in Block 2, in State Street Subdivision of a part of Block 4, Flynn's Subdivision, a part of Block 5, in the Subdivision of Block 5 and a part of Lots 3 to 9 in Dousman's Subdivision of the Northwest 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, including the vacated South 1/2 of all of the East–West alley lying West of a line 12.00 feet East of and parallel to the extended West line of Lot 16 in Block 5 in Subdivision of Block 5 of Subdivision of Lots 10 to 19 inclusive in Dousman's Subdivision, a recorded subdivision in the Northeast 1/4 of Section 25, Township 7 North, Range 21 East, adjoining said premises on the North.
ALSO the West 37 feet of Lot 16, all of Lots 17 and 18 and the East 23 feet of Lot 19 also the West 2 feet of Lot 22 and all of Lot 23, all in Block 5 in Subdivision of Block 5 of Subdivision of Lots 10 to 19 inclusive in Dousman's Subdivision, in the Northeast 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, including the vacated North 1/2 of all of the East–West alley lying West of a line 12.00 feet East of and parallel to the extended West line of Lot 16 in Block 5 in Subdivision of Block 5 of Subdivision of Lots 10 to 19 inclusive in Dousman's Subdivision, a recorded subdivision in the Northeast 1/4 of Section 25, Township 7 North, Range 21 East, adjoining said premises on the South.

EXCEPTING from said Lot 16 the following:
Commencing at a point in the South line of said Lot 16, said point lying 12.00 feet East of the Southwest corner of said Lot; running thence East along the South line of Lot 16 aforesaid, 25.00 feet to a point, said point lying 13.00 feet West of the Southeast corner of said Lot 16; thence Northwest, 7.07 feet to a point, said point lying 32.00 feet East of the West line of said Lot; thence North and parallel with the West line of said Lot, 176.65 feet to a point in the North line of said Lot; thence West along the North line of said Lot, 20.00 feet to a point, said point lying 12.00 feet East of the Northwest corner of said Lot; thence South and parallel with the West line of said Lot, 181.65 feet to the point of commencement.

Title Commitment No. 1257526

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 Dousman'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 Dousman'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.

Prepared for: Forest County Potawatomi Community

Survey No. 165207–RMK

A. Basis of Bearings
Bearings are based on the South line of West Highland Boulevard which is assumed to bear North 89°52'59" West.

B. Title Commitment No. 1257526
This survey was prepared based on Chicago Title Insurance Company commitment number 1257526, effective date of November 4, 2008, 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. 4365750. 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. Title Commitment No. 1231169
This survey was prepared based on Chicago Title Insurance Company title commitment number 1231169, Revised 10/10/07, effective date of September 18, 2007, which lists the following easements and/or restrictions from schedule B–II:

1, 6–8, 10. Visible evidence shown if any.

2–5, 9, 30–34. Not survey related.

11, 13–19. Intentionally omitted.

12–17, 20–23, 25–26, 28. Affects Parcel A (Parcel A not surveyed)

24. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 4365750. Affects site by location – shown.

27. Resolution designating the Concordia neighborhood a Historic District, (Historic Preservation Commission) recorded November 15,1988 as Document No. 6227560. Affects site by location – general in nature, cannot be plotted.

29. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 6276642. Affects site by location – shown.

E. 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)

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
In accordance with Chapter A–E 7.01 (2) of the Wisconsin Administrative Code, R. A. Smith National Inc. has executed an agreement to waive the setting of monuments on the above described property.

To: Forest County Potawatomi Community
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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 7(a), 8, 11(a) and 22 of Table A thereof. The field work was completed on July 26, 2011.

Date of Plot or Map: July 27, 2011

Stephen G. Southwell
Registered Land Surveyor
Registration Number S–1939

## 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
FO 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
STO –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
× 780.88 INDICATES EXISTING SPOT ELEVATION

N

DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE.

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.

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

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

SHEET 1 OF 1

FOREST COUNTY POTAWATOMI
*Keeper of the Fire*

GREENFIRE MANAGEMENT SERVICES

NewAge Enterprise Data Centers

TMI Data Center Thinking

GRAEF

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Cedarburg, WI 53012
Tel: 262.377.6039

DATE
July 29, 2011

PROJECT NUMBER
194311

SHEET TITLE
ALTA/ACSM Land Survey

SHEET NUMBER
DPD.2

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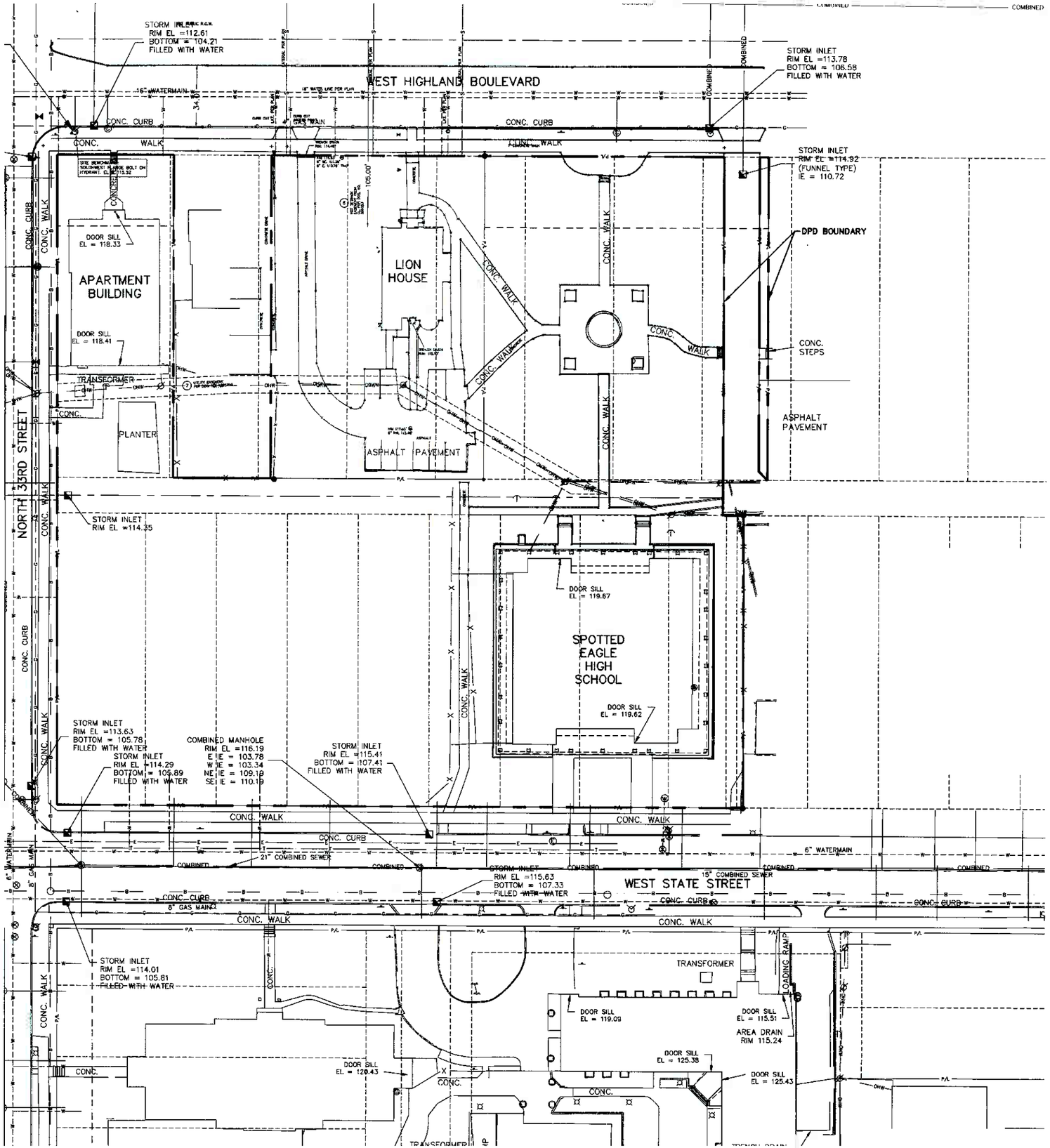


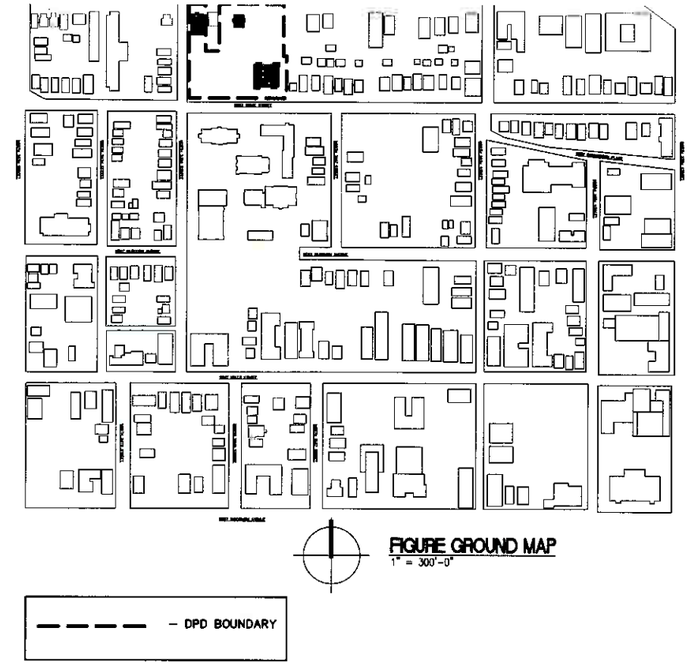


## LEGAL DESCRIPTION

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0 15' 30' 60'
SCALE: 1" = 30'

FOREST COUNTY POTAWATOMI
*Keeper of the Fire*

GREENFIRE MANAGEMENT SERVICES

NewAge Enterprise Data Centers

TMI Data Center Thinking

GRAEF

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PROJECT TEAM

OWNER
Forest County Potawatomi Community
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DEVELOPMENT MANAGER
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320 East Buffalo Street, Suite 807
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ARCHITECT
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Cedarburg, WI 53012
Tel: 262.377.8039

DATE
July 29, 2011

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194311

SHEET TITLE
Existing Site Plan, Boundary Description

SHEET NUMBER
**DPD.3**

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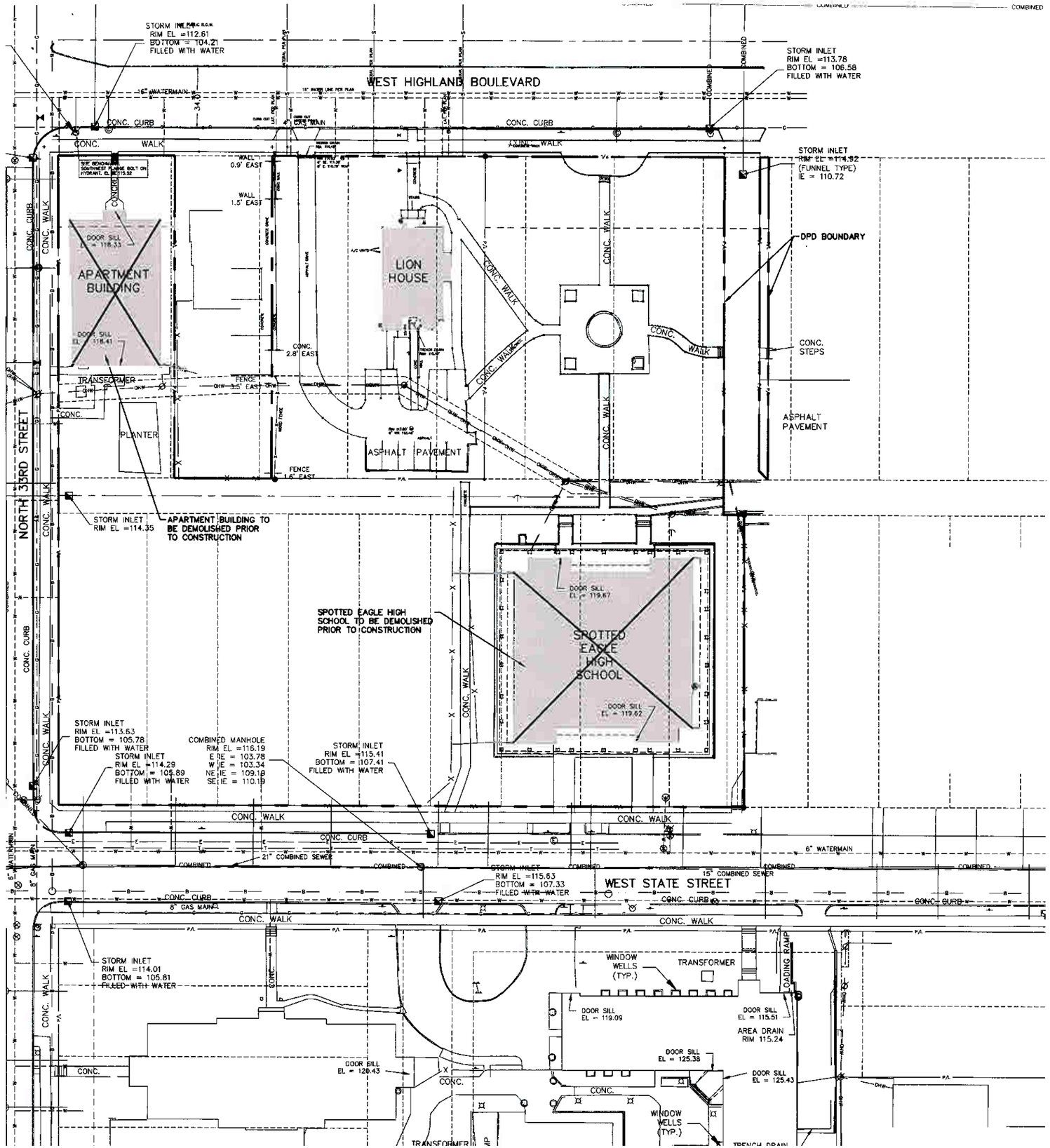

FIGURE GROUND MAP
1" = 300'-0"

— — — — DPD BOUNDARY

0 15' 30' 60'
SCALE: 1" = 30'

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DATE
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PROJECT NUMBER
**194311**

SHEET TITLE
Existing Conditions Site Plan

SHEET NUMBER
**DPD.4**

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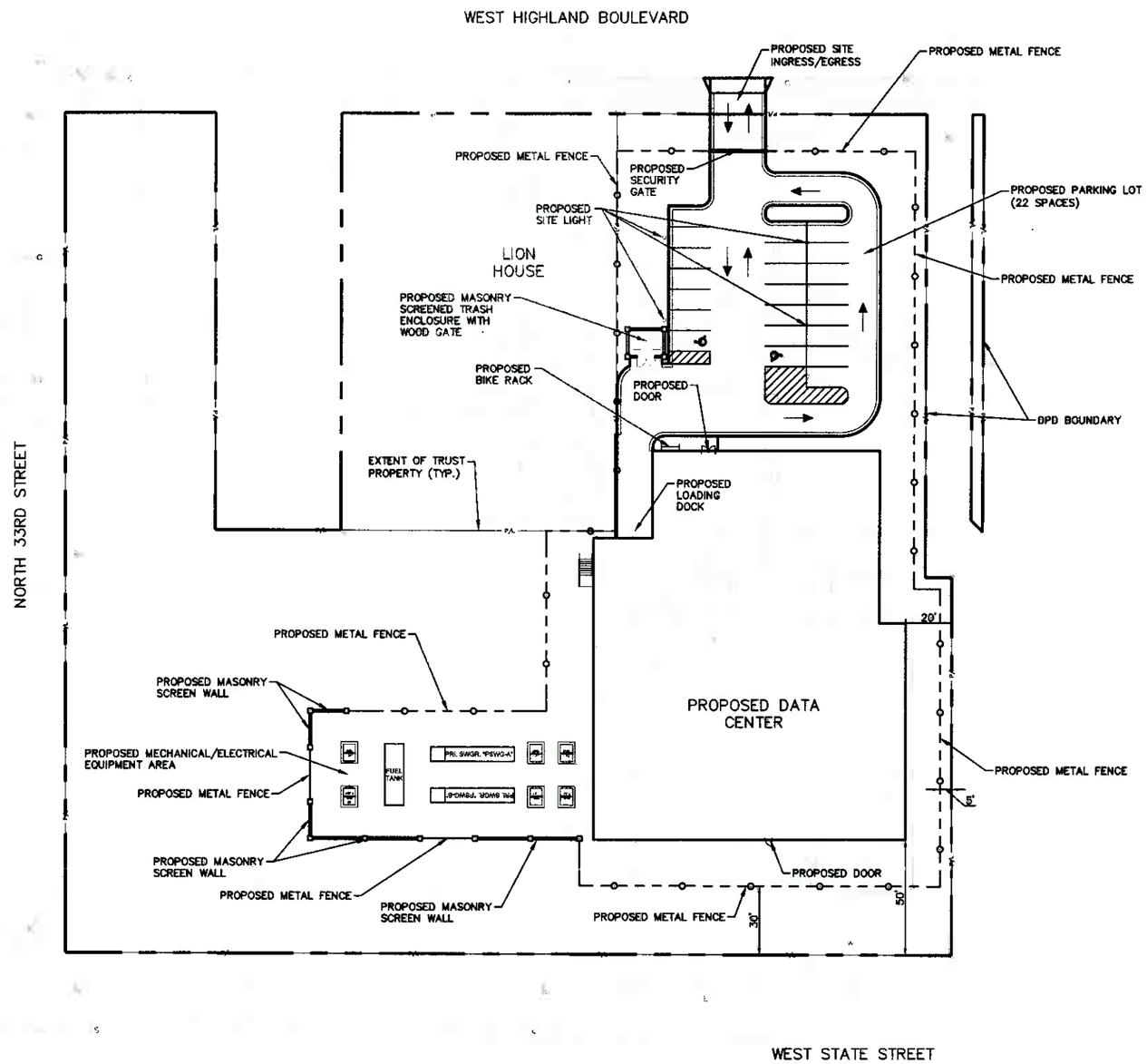


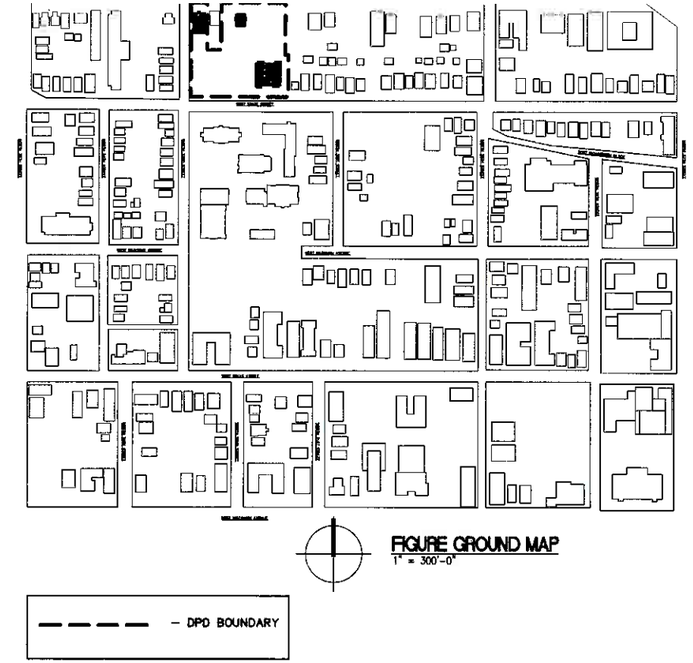


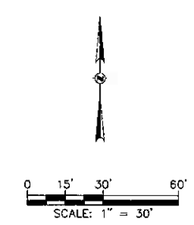


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SHEET TITLE
Proposed Building and Parking Lot Plan

SHEET NUMBER
# DPD.5

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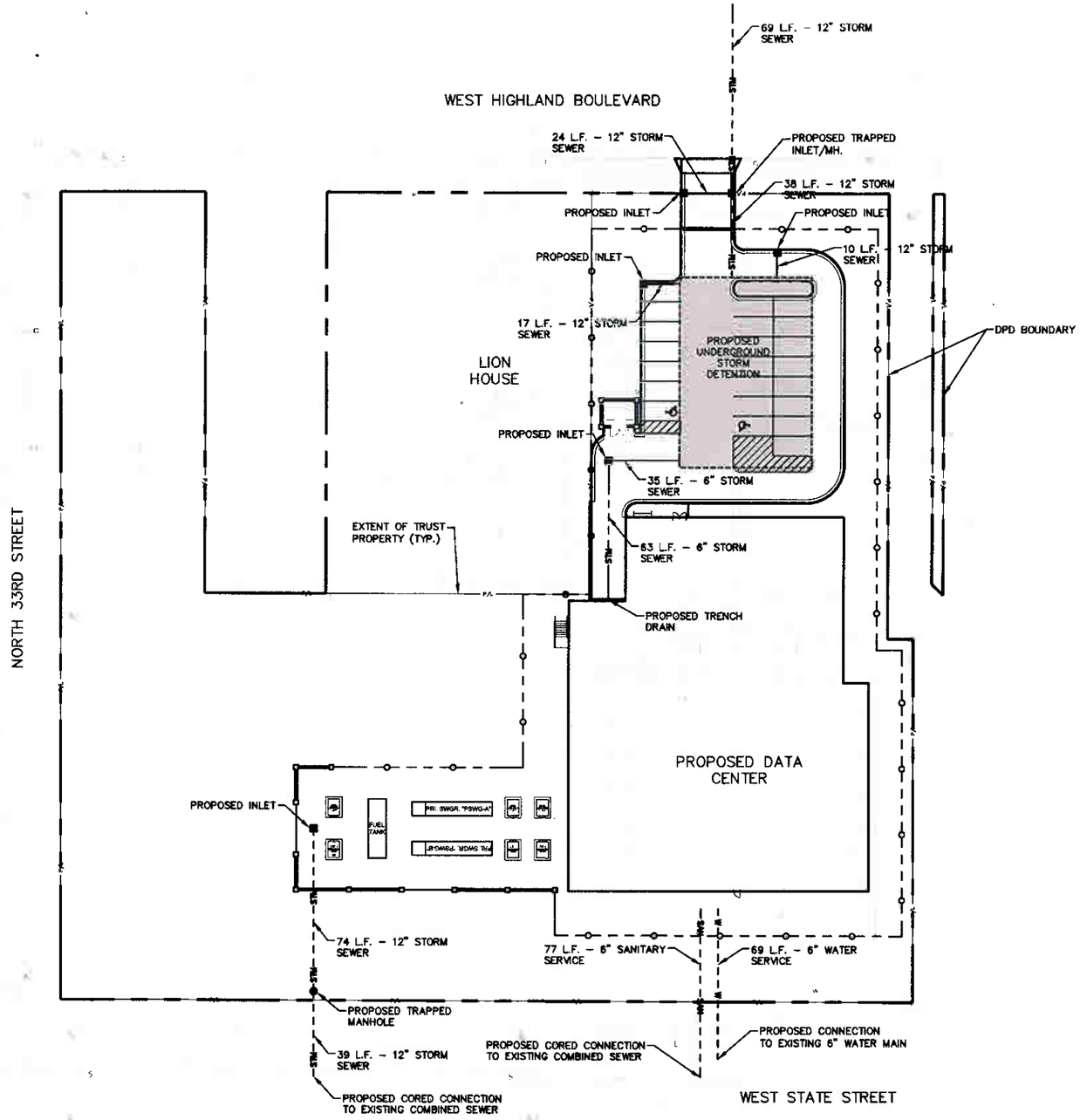


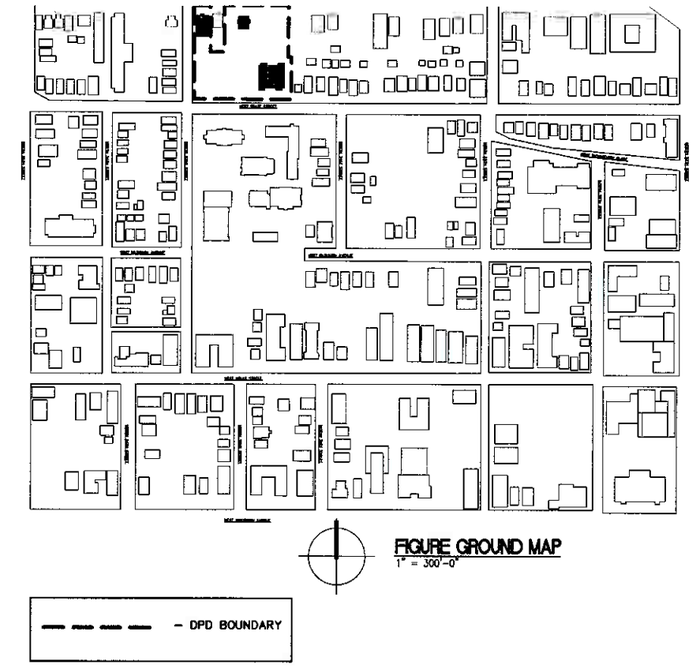


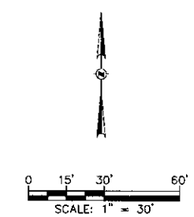


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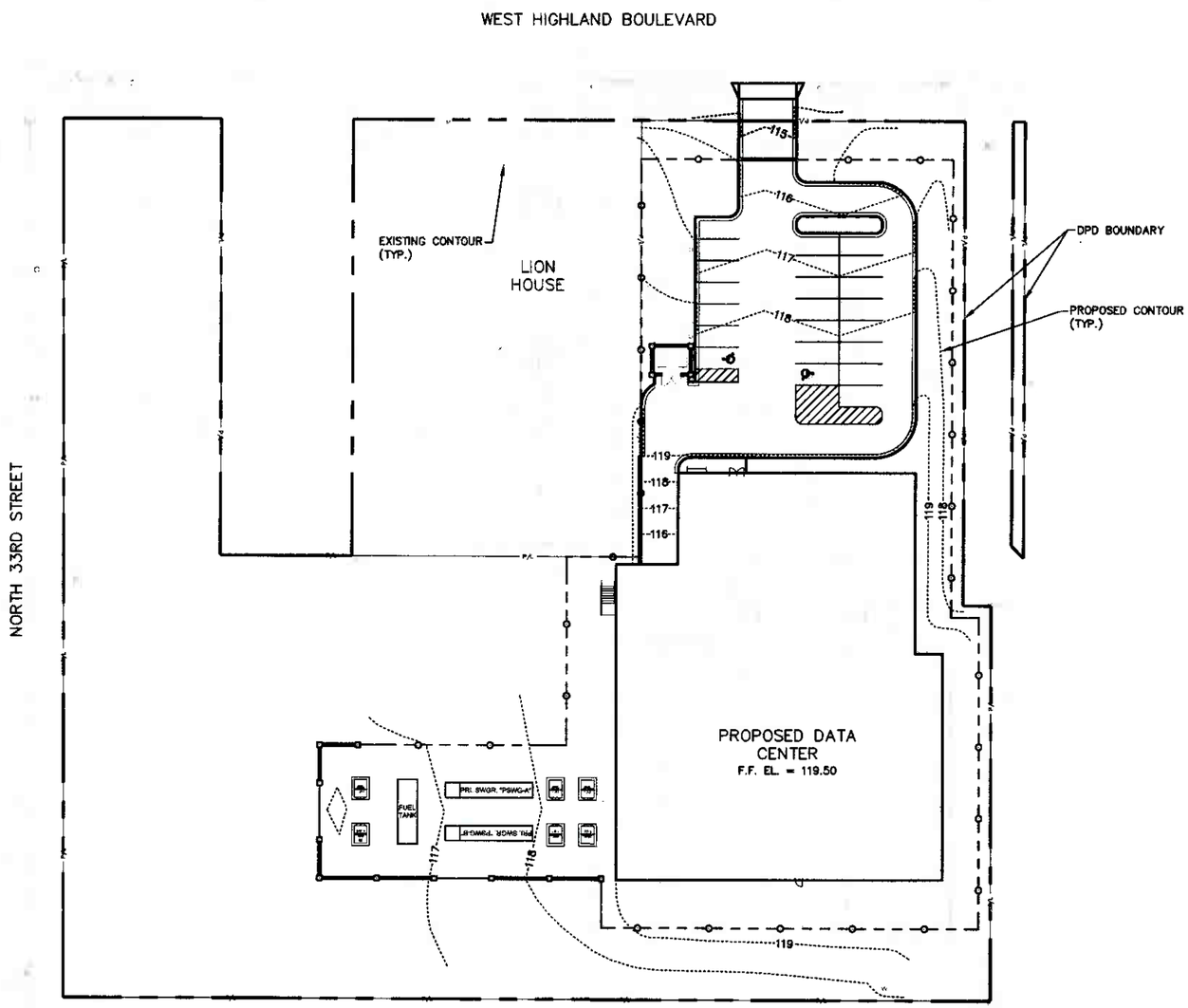


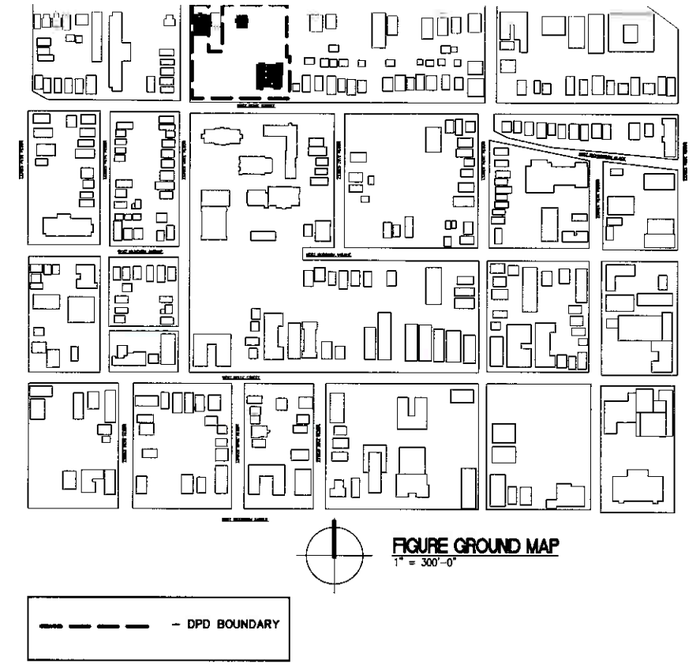


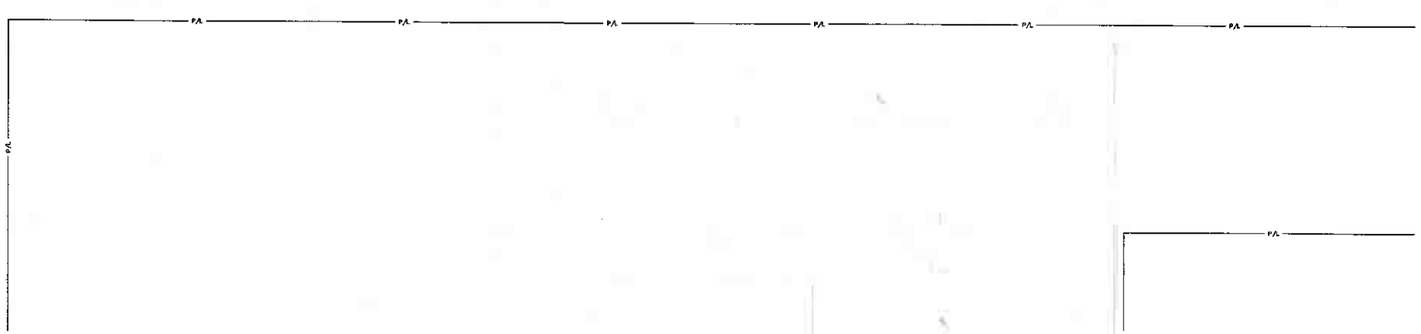


0 15' 30' 60'
SCALE: 1" = 30'

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DATE
July 29, 2011

PROJECT NUMBER
194311

SHEET TITLE
Proposed Site Plan

SHEET NUMBER
**DPD.7**

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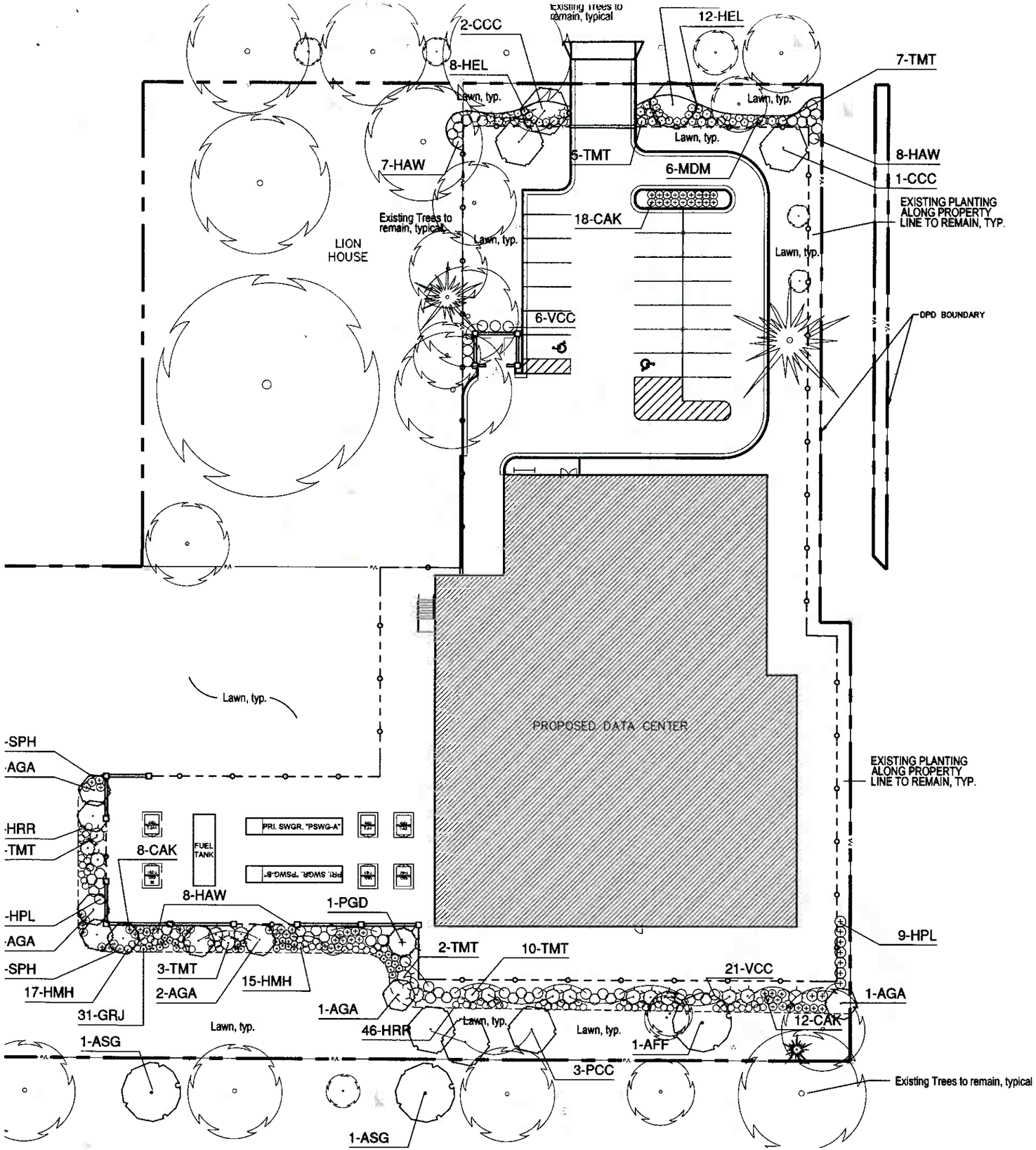

FIGURE GROUND MAP
1" = 300'-0"

— — — — DPD BOUNDARY

## PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | MATURE SIZE |
|---|---|---|---|---|---|
| **SHADE TREES** | | | | | |
| ASG | Acer saccharum 'Green Mountain' | Green Mountain Sugar Maple | 2.5" BB | as shown | 45'h x 35'w |
| AFF | Acer x freemanii 'Autumn Fantasy' | Autumn Fantasy Maple | 2.5"BB | as shown | 40'h x 30'w |
| **EVERGREEN TREES** | | | | | |
| PGD | Picea glauca var. densata | Black Hills Spruce | 6'-8'-10' BB | as shown | 20'-40'h x 15-25'w |
| **ORNAMENTAL TREES** | | | | | |
| AGA | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 10'-12clump BB | as shown | 20'h x 15'w |
| CCC | Cercis canadensis 'Columbus' | Eastern Redbud | 10'-12clump BB | as shown | 20'h x 20'w |
| **DECIDUOUS SHRUBS** | | | | | |
| HAW | Hydrangea Arborescens 'White Dome' | White Dome Hydrangea | 36" cont | 5' | 4'-6'h x 4'-6'w |
| HPL | Hydrangea paniculata 'Limelight' | Limelight Hydrangea | 36" cont | 6' | 6'-8'h x 6'-8'w |
| VCC | Viburnum carlesii 'compactum' | Compact Koreanspice Viburnum | 36" BB | 4' | 5'h x 5'w |
| **EVERGREEN SHRUBS** | | | | | |
| TMT | Taxus x media 'Tauntonii' | Taunton Spreading Yew | 36" ht. | 5' | 3'-4'h x 4'-6'w |
| **PERENNIALS** | | | | | |
| GRJ | Geranium 'Johnson's Blue' | Johnson's Blue Geranium | 1 gal. | 18" | 18"h x 24"w |
| HMH | Hemerocallis 'Happy Returns' | Happy Returns Daylily | 1 gal. | 18" | 18"h x 18"w |
| HRR | Hemerocallis 'Rosy Returns' | Rosy Returns Daylily | 1 gal. | 18" | 18"h x 18"-20"w |
| HEL | Hosta 'Elegans' | Elegans Hosta | 1 gal. | 36" | 36"h x 48"w |
| MDM | Monarda 'Marshall's Delight' | Marshall's Delight Bee Balm | 1 gal. | 24" | 28"h x 24" w |
| **ORNAMENTAL GRASSES** | | | | | |
| CAK | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | 1 gal. | 36" | 5'h x 30"w |
| SPH | Sporobolus heterolepis | Prairie Dropseed | 1 gal. | 24" | 24-48"h x 18"-24"w |

0 15' 30' 60'

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SHEET TITLE
Landscape Plan

SHEET NUMBER
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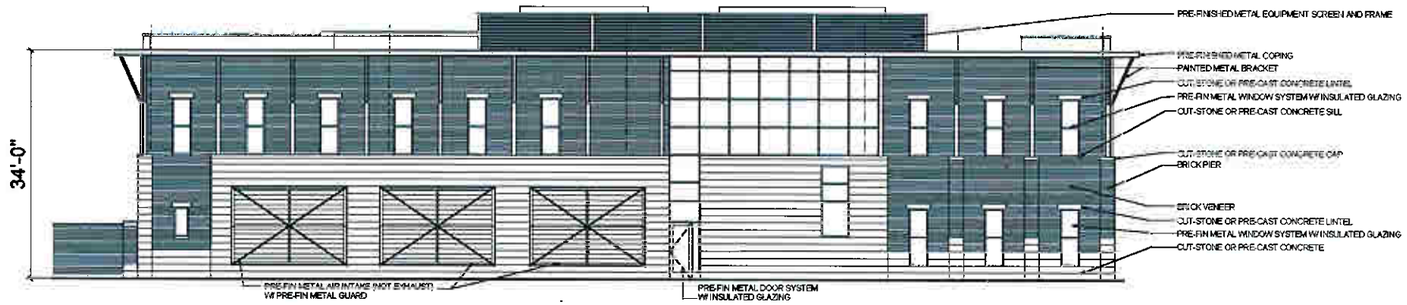
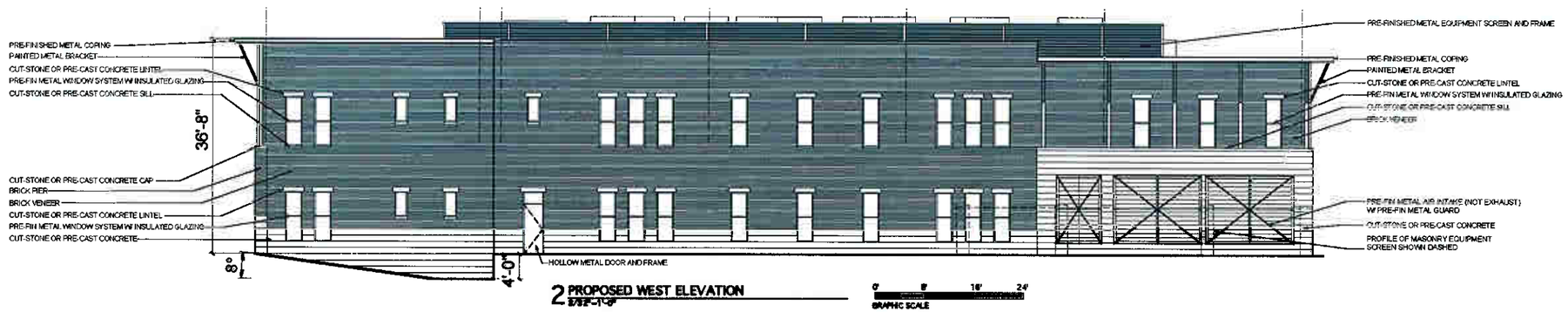
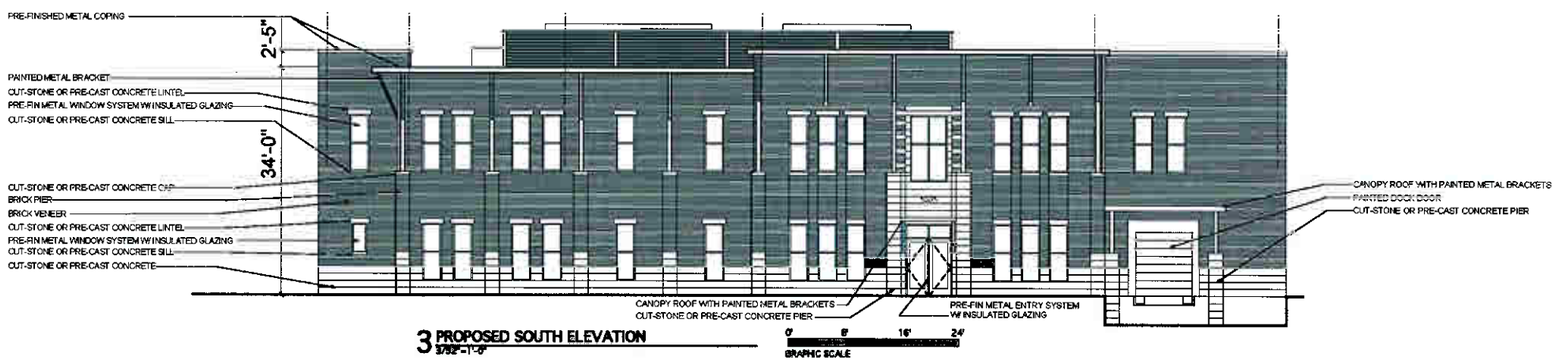


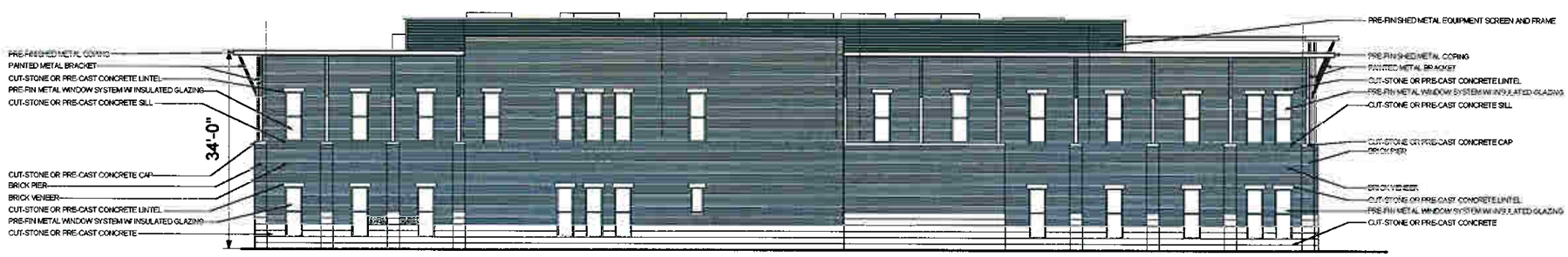

1 PROPOSED SOUTH ELEVATION
3/32"=1'-0"




2 PROPOSED WEST ELEVATION
3/32"=1'-0"




3 PROPOSED SOUTH ELEVATION
3/32"=1'-0"




4 PROPOSED SOUTH ELEVATION
3/32"=1'-0"

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SHEET TITLE
**Proposed Building Elevations**

SHEET NUMBER
**DPD-9**

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1 PROPOSED SOUTH ELEVATION
3/32"=1'-0"
FOREGROUND TREES OMITTED FOR CLARITY

0' 8' 16' 24'
GRAPHIC SCALE

2 PROPOSED WEST ELEVATION
3/32"=1'-0"
FOREGROUND TREES OMITTED FOR CLARITY

0' 8' 16' 24'
GRAPHIC SCALE

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SHEET TITLE
**Proposed Building Elevations**

SHEET NUMBER
**DPD.9a**

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1 PROPOSED NORTH ELEVATION
3/32"=1'-0"
FOREGROUND TREES OMITTED FOR CLARITY

0' 8' 16' 24'
GRAPHIC SCALE

2 PROPOSED EAST ELEVATION
3/32"=1'-0"
FOREGROUND TREES OMITTED FOR CLARITY

0' 8' 16' 24'
GRAPHIC SCALE

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SHEET TITLE
**Proposed Building Elevations**

SHEET NUMBER
**DPD.9b**

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1 VIEW LOOKING SOUTHEAST FROM HIGHLAND BOULEVARD, LION HOUSE AT RIGHT

2 VIEW LOOKING SOUTHWEST FROM HIGHLAND BOULEVARD

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SHEET TITLE
**Proposed Building Images**

SHEET NUMBER
**DPD-10a**

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1 VIEW LOOKING NORTHWEST FROM WEST STATE STREET

2 VIEW LOOKING NORTHEAST FROM WEST STATE STREET

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**Proposed Building Images**

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