

# EXHIBIT A

File No. 02/759

ZND/CC

## COVER SHEET

THIRD AMENDMENT  
GENERAL PLANNED DEVELOPMENT  
ST. LUKE'S MEDICAL CENTER  
11<sup>th</sup> April, 2003

The General Planned Development for the St. Luke's Medical Center is to be amended as outlined below. All references to "Plan Sheets" are to be taken as references to the original Plan Sheets (dated June 2, 2000, revised June 23, 2000, Amended August 9, 2001, and Amended May 3, 2002) submitted with the original General Planned Development. As such, only the modified Plan Sheets are issued with this Second Amendment.

Modifications to the text of the original General Planned Development are referenced to the original by Section, and Paragraph, as needed.

### OUTLINE OF MODIFICATIONS TO THE GENERAL PLANNED DEVELOPMENT

- Item II OVERALL DEVELOPMENT CONCEPT K. is removed to account for removal of a portion of land owned by Milwaukee County.
- Item III COMPLIANCE WITH STANDARDS A. SIZE (295-812 1.) is decreased to account for removal of a portion of land owned by Milwaukee County.
- Item V STATISTICAL SHEET INFORMATION is updated to account for removal of land owned by Milwaukee County.
- PLAN SHEETS

#### SHEET INDEX *(Indicating Modifications By This Second Amendment)*

GPD - 1	Vicinity Map
GPD - 2	LEGAL DESCRIPTIONS (St. Luke's Medical Center), Dated April 11, 2003
GPD - 4	PROPOSED BUILDING AND PARKING SITE PLAN (Showing location of proposed structures, description of use, height, open spaces, setbacks and buffers, pedestrian and vehicular circulation, and parking and loading facilities.)
GPD - 5	PROPOSED CAMPUS PERIMETER FAÇADE STANDARDS

ST. LUKE'S MEDICAL CENTER

GENERAL PLANNED DEVELOPMENT  
PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

23<sup>rd</sup> June, 2000

First Amendment: 9<sup>th</sup> August, 2001

Second Amendment: 3<sup>rd</sup> May, 2002

Third Amendment: 11th April, 2003

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS

Aurora Health Care requests that the St. Luke's Medical Center (SLMC) General Planned Development (GPD) be amended in accordance with this document. SLMC will continue to develop the campus ("project") in phases over the next several years. This statement, together with the accompanying previously submitted and accepted plan sheets and related materials, and that identified below constitutes and supports the GPD.

PLAN SHEETS (*Originally Submitted 2<sup>nd</sup> June, 2000, Revised 23<sup>rd</sup> June, 2000, Amended 9<sup>th</sup> August 2001, and Amended 3<sup>rd</sup> May, 2002*)

SHEET INDEX (*Indicating Modifications By This Third Amendment*)

GPD – 1	<i>VICINITY MAP (Showing boundaries of hospital campus included in GPD, proposed access and significant community facilities in the surrounding area.)</i>
GPD – 2A	TOPOGRAPHIC SURVEY (St. Luke's Medical Center)
GPD – 2B	<i>LEGAL DESCRIPTIONS / SURVEY (St. Luke's Medical Center)</i>
GPD – 2C	PLAT OF SURVEY (Aurora Heil Conference Center)
GPD – 2D	PLAT OF SURVEY (Aurora Corporate Offices)
GPD – 2E	PLAT OF SURVEY (Aurora Forest Home Business Center)
GPD – 3	EXISTING FACILITIES SITE PLAN (Showing current location of structures, parking, access, etc.)
GPD – 4	<i>PROPOSED BUILDING AND PARKING SITE PLAN (Showing location of proposed structures, description of use, height, open spaces, setbacks and buffers, pedestrian and vehicular circulation, and parking and loading facilities.)</i>
GPD – 5	<i>PROPOSED CAMPUS PERIMETER FAÇADE STANDARDS (Showing general standards treatments to facades and landscaping along streets.)</i>
EXHIBIT A	STATISTICAL SHEET ( <i>Modifications</i> )
EXHIBIT B	AURORA HEALTH CARE SIGNAGE STANDARDS

II. OVERALL DEVELOPMENT CONCEPT

SLMC seeks to implement a long-range planning and development program to enable it to meet its needs and obligations as a growing health care facility. This program involves setting into motion certain plans for

immediate expansion into specific health care areas, which presently demand attention, as well as anticipating the future growth areas in health care for SLMC.

This growth and planning must take place, however, on an urban campus, which is essentially landlocked. SLMC has initiated development projects in the past in which it has worked cooperatively with the City of Milwaukee. Completion of each of these projects has involved the long, costly, and sometimes uncertain zoning and planning approval process. SLMC and the City of Milwaukee would like to address future development in a comprehensive, and not a piecemeal, fashion. By structuring a GPD, the Medical Center and the City of Milwaukee can adopt a comprehensive plan to facilitate the growth and continued viability of the Medical Center and surrounding neighborhood. The scope of the proposed GPD is limited to the main SLMC campus and the adjacent properties owned by Aurora Health Care to the north of this campus that are critical to the functioning of SLMC.

The development concept for the SLMC campus balances the need for flexibility to respond to the quickly changing health care industry, with the need to maintain the character and quality of life of the surrounding community. The development concept entails containing the expansion of medical services to the existing main campus and relocating support services and parking to other parcels of land directly to the north of the campus. Each phase of the development will contain sufficient parking, vehicular access, and service access in order to avoid any adverse effects on existing parking and traffic volumes in the community.

The GPD addresses the city's Principles of Urban Design by containing development and building vertically, thereby preserving the character, amenities, and diversity of land uses of the surrounding community. New structures that are located along street edges will be designed to define the street edge and enliven the pedestrian experience.

SLMC's overall development concept currently contemplates the following specific projects to be accomplished in several phases: SLMC's overall development concept currently intends that the following specific project areas will be accomplished in no particular order, over several years (reference drawing sheet GPD-4):

- A. The existing use of area "A" consists of surface parking lots and a three-story professional office building. This entire site is planned for future medical center developments, which may include structured parking as part of a long-term master plan.

The maximum height for this future development will be twelve (12) stories. The proposed setback from all streets for future building or parking structures is zero to twenty (20) feet.

- B. The existing use of area "B" is the main access drive crossing the site from south to north between Oklahoma Avenue and the Kinnickinnic River Parkway. This access drive will likely be maintained and improved as campus growth occurs. Access to possible structured parking in area "A" is intended to occur off this important campus vehicular street. Space above this private street could be occupied by future medical center developments, including structured parking.

The maximum height for future development will be eighteen (18) stories. The proposed setback from all streets for future buildings or parking structures is zero to twenty (20) feet.

- C. The existing use of area "C" consists of a 6-level parking structure, the 29<sup>th</sup> Street turnaround, existing medical center buildings, and existing service functions. Future development is intended to consist of parking or medical center functions.

The maximum height for future development of area "C" will be eighteen (18) stories. Since the site occupies the center of the campus, no setbacks are noted. Loading dock, service access, and central power plant facilities will either be maintained or expanded in this area.

- D. Area "D" contains the existing healthcare and medical office buildings on the campus. Area "D" is intended to be an area for redevelopment. Redevelopment could consist of renovation and additions to the existing buildings. Redevelopment could constitute razing existing structures to develop more efficient new buildings in their place. These new structures could include both parking and medical center functions.

If new medical center buildings are constructed in this area, the maximum height for this development will be twelve (12) stories. The proposed setback from all streets for future buildings will be zero to twenty (20) feet.

- E. Area "E" is existing patient surface parking for the neighboring professional office building to the south. This area is intended for future healthcare related development, parking structure, and/or medical office building use.

The maximum height for this future development will be twelve (12) stories. The proposed setback from the Kinnickinnic River Parkway will be zero to twenty (20) feet.

- F. The existing uses of area "F" include staff parking and service access. This property is currently leased from Milwaukee County. It is currently anticipated that the existing uses for the site will remain unchanged as the campus develops over time.

- G. Area "G" is an existing staff surface parking lot, play area for the daycare, and the Dakota parking structure. Future development of this area may include expansion of staff parking at the Dakota parking structure and/or a link between the structure and the Heil Center.

The maximum height for future development of the parking expansion will likely match the existing Dakota structure of seven levels. The proposed structure setback from Dakota Street will match the existing Dakota parking deck setback.

- H. The existing use of area "H" is staff surface parking, administrative offices, laundry facilities, and storage facilities for the Aurora HealthCare (Heil Center) and the St. Luke's Medical Center. Future development of this area may include other aurora corporate functions, a parking structure for Aurora staff and other Aurora support functions. The structure may be linked to the existing Heil Center for convenience and security.

The maximum height for future development will be seven (7) stories. The proposed setback is zero to twenty (20) feet. Landscaped buffer zones will be provided between new development and neighborhood residential properties as outlined in this document.

- I. The existing use of area "I" is surface parking and administrative space for Aurora staff. Future development of this area may include Aurora corporate functions, a parking structure for Aurora staff or other Aurora support functions. The structure may be linked to the existing Heil Center for convenience and security.

The maximum height for future development will be seven (7) stories. The proposed setbacks are zero to twenty (20) feet.

- J. The existing use of area "J" is surface parking and administrative space for Aurora staff. Future development of this area may include Aurora corporate functions, a parking structure for Aurora staff, a *Credit Union with Drive-Through service*, a *Pharmacy with Drive-Through service*, or other Aurora support functions. The structure may be linked to the existing Heil Center for convenience and security.

The maximum height for future development will be seven (7) stories. The proposed setbacks are zero to twenty (20) feet. Landscaped buffer zones will be provided between new development and neighborhood residential properties as outlined in this document.

### III. COMPLIANCE WITH STANDARDS

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-812 and 295-813 of the Milwaukee Code of Ordinances in the following respects:

A. SIZE (295-812 1.)

The SLMC campus area subject to the GPD is approximately 1,750,000 square feet.

B. DENSITY (295-812 2.)

Not applicable.

C. SPACE BETWEEN STRUCTURES (295-812 3.)

The location of structure in the GPD complies with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-64.

D. SETBACKS (295-812 4.)

The setback incursions range from zero to twenty (20) feet.

Proposed standards for façade and landscaping treatments have been established for street edges with the campus to address the future development of the buildings or structures. Refer to sheet GPD Sheet 5 for the location of the treatments.

Principal Façade is defined as a public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. These facades will be articulated and fenestrated in a manner that is consistent with their public functions, character, location and context. Principal parking structure facades may utilize plan materials to meet the intent of this paragraph.

Secondary Façade must have views in and out for security with no specific requirement for bringing buildings up to the proposed setbacks or property line. Façade may be automobile oriented.

E. SCREENING (295-812 5.)

The residential areas surrounding the Heil Center campus will be screened by new landscaping, consisting of shrubs and trees. All existing landscaping noted to remain on campus shall be maintained to continue screening for the benefit of the surrounding residences. Urban Landscape Treatment will be used as a landscape buffer to screen surface parking along all streets. All new landscaping for proposed parking lots shall conform with or exceed City of Milwaukee requirements. Existing landscaping will be supplemented with new landscaping to fulfill the requirements of this paragraph only if new buildings are constructed.

F. OPEN SPACES (295-812 6.)

None required.

#### G. CIRCULATION FACILITIES (295-812 7.)

Circulation facilities, including pedestrian and vehicle access and egress, as well as parking and loading facilities, are shown on GPD Sheet 4. Adequate access for pedestrians and private vehicles shall be provided. Patient and Visitor parking and loading facilities shall be located near the uses they support and will be adequately screened and landscaped

The St. Luke's master plan has been designed to minimize traffic impact on major arterial intersections in the area, to minimize unnecessary through traffic on KK River Parkway, and to protect the existing neighborhood surrounding the hospital. The changes to the St. Luke's campus proposed in the master plan will affect traffic flow in the area in several ways. Overall, as medical activity on the campus increases, so will traffic to the campus. However, the trend in recent years toward increasing outpatient activity has helped to smooth out the peak flows. This reflects the fact that patients arrive for appointments throughout the day and employees work on a variety of shifts, most of them starting before or after the traditional peak hours.

The growth reflected in the master plan will continue this trend. In addition, the continued relocation of employee parking from the main campus to the north (along Dakota and Montana) will lessen the impact that employee traffic has on the important arterial street intersections in the area: 27<sup>th</sup> Street with Oklahoma and with KK Parkway.

If construction activities temporarily displace existing parking facilities, then off-site parking will be provided for the duration of these construction activities. Off-site parking will likely be in place in advance of construction and a shuttle system will be developed.

The detailed traffic impact analysis and parking demand study are available under separate cover.

Overall, the master plan is intended to accommodate the growth in patient activity on the SLMC's campus while maintaining flexibility without unduly burdening the transportation system. The additional parking facilities are intended to be located so they will minimize any impact on key arterial intersections, take traffic off KK Parkway, and improve traffic circulation in the area.

#### H. LIGHTING (295-812 8.)

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences. Surface parking areas will be illuminated by post-top fixtures mounted on 25 ft. tall poles which are mounted on 6" concrete bases. Internal roadway and pedestrian areas within the confines of the property shall be illuminated by decorative fixtures mounted on 12-foot tall poles mounted on 6" concrete bases.

#### I. UTILITIES (295-812 9.)

All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.

#### J. SIGNS (295-812 10.)

New signs will be developed in accordance with the particular requirements of Section 295-812 10, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee Ordinances, including those applying to parking lots. All signage shall be designed to facilitate way finding and shall be scaled in response to the building height, orientation and function of its surrounding context.

All signage shall comply with Aurora Health Care Signage Guidelines (Exhibit "B"). The specific design of all signage shall be approved during the Detailed Planned Development permitting process.

K. SURVEY (295-813 2.)

Section 295-813(2) (c) of the Milwaukee Code of Ordinances requires that the existing topographic survey be shown at 2-foot contour intervals. The ALTA/ASCM Land Title Survey, GPD Sheet 2, shows topography at 1-foot intervals. Existing buildings, landscaping and site features to be retained, removed or altered are identified on GPD Sheet 3 and GPD Sheet 4.

IV. MINOR MODIFICATIONS

Section 295-813(4) of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. See, 295-813(4), Milwaukee Ordinance SLMC, in generating the plans for the GPD, has attempted to anticipate all factors required to complete the Project successfully, and has invested a substantial amount of time and capital in doing so. However, neither SLMC nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, SLMC will retain the right to make modifications to the GPD at any time. However, in no event will any modifications undertaken by SLMC cause any of those effects set forth in S295-813(4)(a)

Minor improvements of the campus may be allowed without submittal and approval of a detailed plan if sufficient detail is shown on the approved GPD.

V. "STATISTICAL SHEET" INFORMATION

Section 295-813(2) (a) of the Milwaukee Code of Ordinances provides that this Owner's GPD Project Description contain a statistical sheet setting forth specific information on the project. The pertinent information required under this Section is set forth on the Statistical Sheet attached hereto as Exhibit A.

**EXHIBIT A**  
**GENERAL PLANNED DEVELOPMENT STATISTICAL SHEET**

			<u>% to Total</u>
A-1	GROSS LAND AREAS	1,750,000	100%
A-2	TOTAL SQUARE FOOTAGE: BUILDINGS	SQ FT	
	St. Luke's Medical Center	414,117	
	Parkway Professional Building	8,575	
	Heil Conference Center	165,634	
	Aurora Corporate Office Building	7,986	
	Aurora Forest Home Business Center	133,939	
	Land Covered by Principal Buildings:	730,251	40%
A-3	TOTAL SQUARE FOOTAGE: PARKING/DRIVES		
	PARKING (EXISTING)	SQ FT # SPACES	
	St. Luke's Doctor/Patient/Visitor Parking Structure	74,153	1,559 7 levels
	St. Luke's ER Surface Parking	20,750	50
	St. Luke's Handicapped Surface Parking	3,000	10
	St. Luke's Parkway Professional Building Surface Parking	14,750	34
	St. Luke's Valet Surface Parking	54,500	186
	St. Luke's POB Surface Parking	33,750	62
	St. Luke's West Staff Surface Parking	80,000	130
	St. Luke's Dakota Parking Structure	62,383	1,549 7 levels
	Aurora Heil Conference Center Surface Parking	129,000	305
	Aurora Corporate Office Building Surface Parking	20,000	25 Approx.
	Aurora Forest Home Business Center Surface Parking	159,145	500 Approx.
	Land Devoted to Parking & Parking Structures	651,431	4,450 37%
	Drives and Streets	151,018	8%
	Land Devoted to Parking, Parking Structures, Drives & Streets	802,449	46%
	TOTAL SQUARE FOOTAGE:	1,438,843	82%
A-4	TOTAL SQUARE FOOTAGE: OPEN SPACE	N/A	N/A
A-5	TOTAL SQUARE FOOTAGE: ALL BUILDINGS	N/A	
A-6	TOTAL NUMBER OF NEW BUILDINGS	TBD	
A-9	PARKING RATIO (No. Cars/1000 Sq. Ft.)		
	4,410/802 (802,449)	5.5	
	Total Number of Parking Structures/Surface Lots	11	



**EXHIBIT B**  
**AURORA HEALTH CARE SIGNAGE GUIDELINES**

Facility signage has an exceptionally significant, long-lasting communications role to play in the communities Aurora Health Care serves. For this reason, it is very important that affiliates' signage conform to the quality and appearance standards of the Visual Identity Program.

Strong signage does far more than simply guide visitors to a location. The shape, size color and design also immediately identifies an affiliate as part of Aurora. Its presence heightens the identity of the entire system in the eyes of the public, and identifies the affiliate as part of a recognized health care leader.

Adherence to the Visual Identity Program requires that all signage be planned, reviewed and implemented under the direction of the Aurora Health Care Creative Services Department.

- The Creative Service Department will conduct a review of signage needs upon request. The review includes a site survey, along with an assessment of facility planning needs, traffic flow and wayfinding issues.

- The Corporate Identifier is in a locked-in relationship with all Mode of Service identifiers, and must appear in close proximity to all Brand and Product Identifiers. Refer back to section 2.

- The examples on the following pages are general guidelines for the future planning of signage. They may not be altered or used as a guideline for actual sign production without the express permission of the Aurora Health Care Creative Services Department.

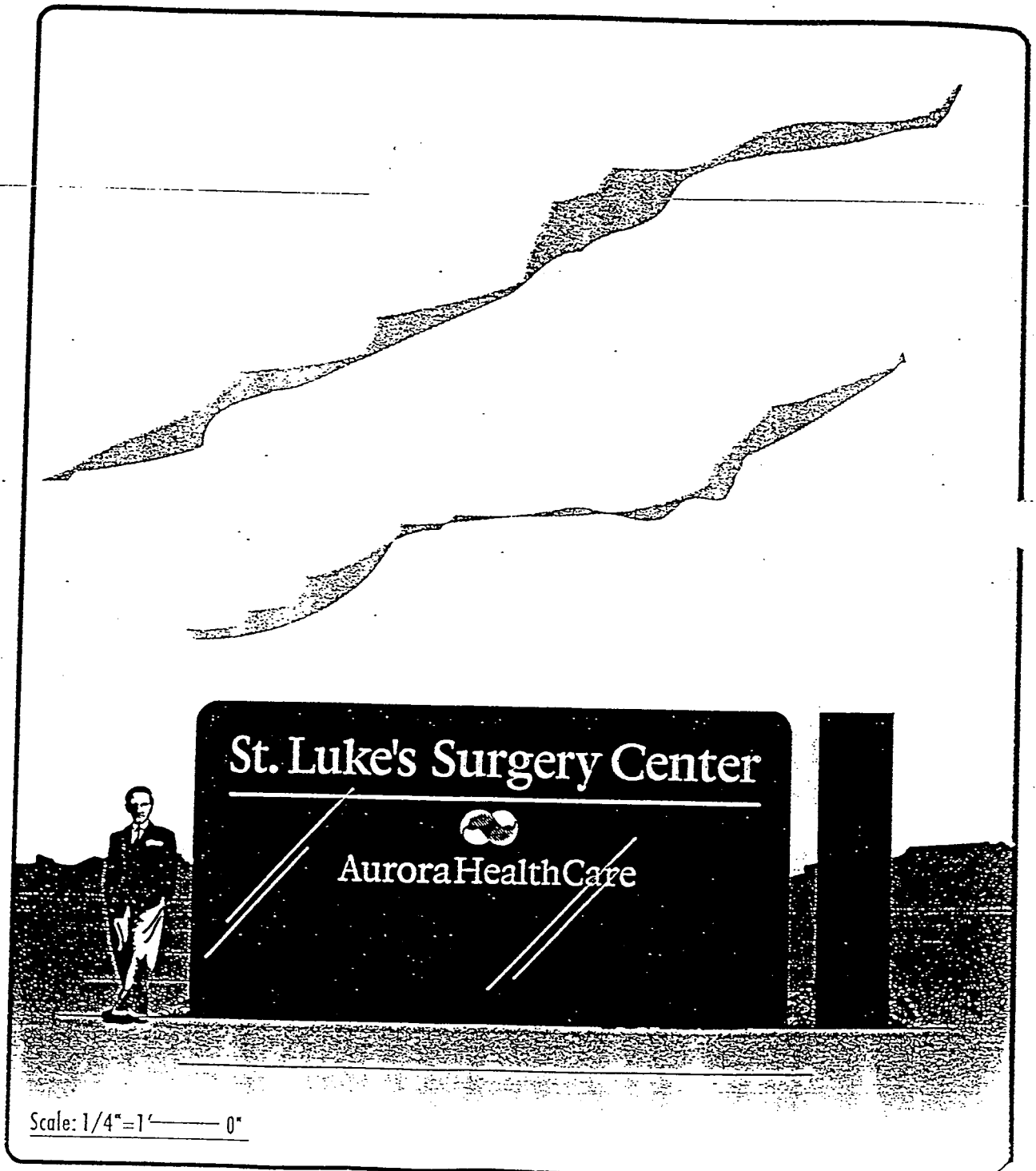


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **A**

OPTION **2**

2 SIDED PYLON



Aurora  
HealthCare

**SIGN IDENTIFICATION PROGRAM**

**SIGN TYPE A**

**OPTION 2**

**2 SIDED PYLON**

**D E S C R I P T I O N**

2-SIDED, ILLUMINATED MAIN I.D. SIGN

SIGN CABINET: All Aluminum construction with radius corners  
Painted to match #3630-246 TEAL.

ILLUMINATION: Internal w/high output Fluorescent lamps.

FACE GRAPHICS: CAD/CAM routed Aluminum backed  
w/White 3/16" Plexiglas.

Copy color: White 3/16" Plexiglas.

Logo color: White 3/16" Plexiglas w/Teal #3630-246 translucen  
film laminated to #V04-3635-10 gloss White opaque film.

FOOTING: Direct set pipe into augered concrete footing.

**STANDARD SIZE: 8'-0" x 16'-0"**

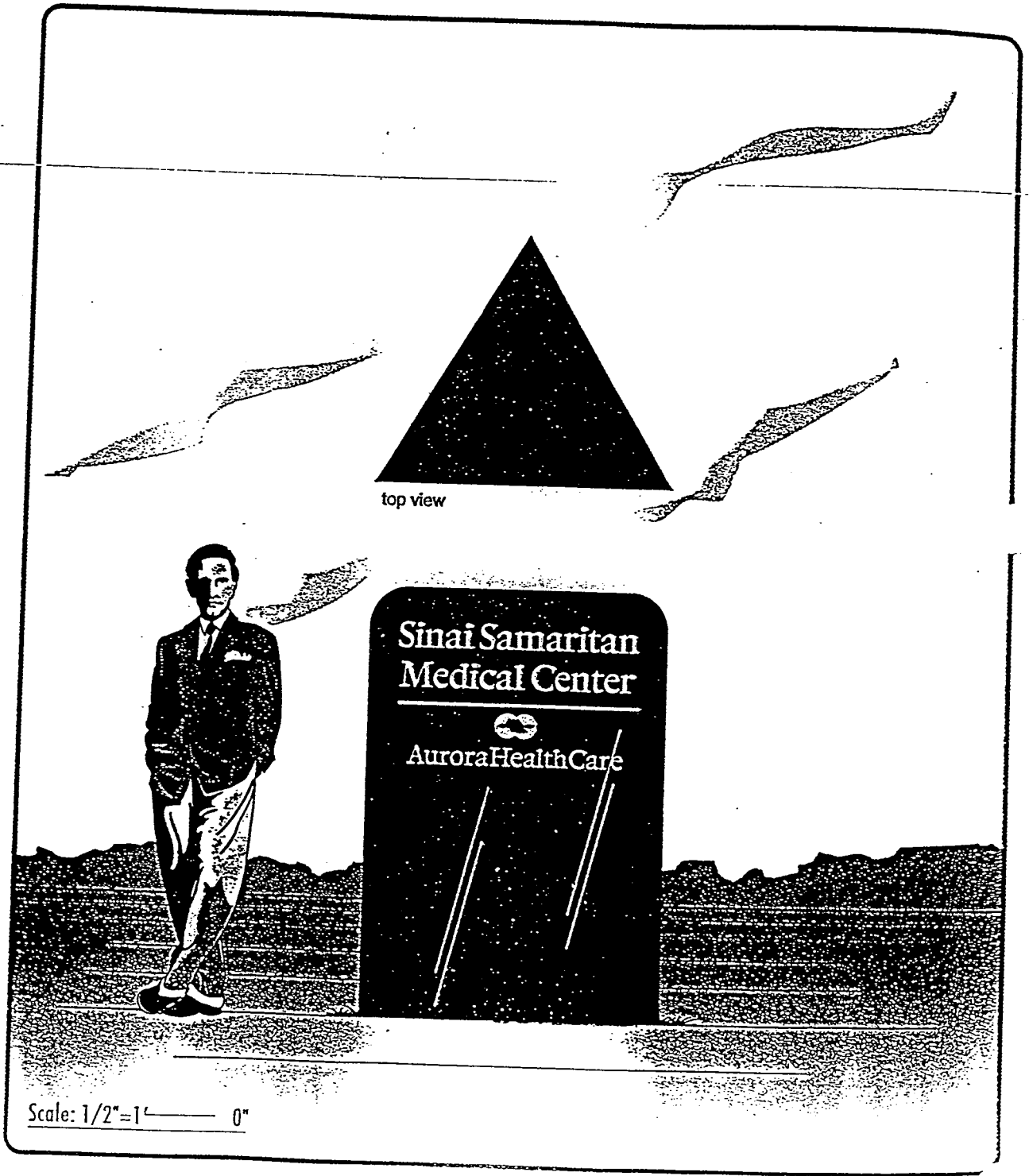


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **A**

OPTION **4**

3 SIDED LAWN SIGN



**SIGN IDENTIFICATION PROGRAM**

**SIGN TYPE A**

**OPTION 4**

**3 SIDED LAWN SIGN**

**D E S C R I P T I O N**

**3-SIDED, ILLUMINATED LAWN SIGN**

**SIGN CABINET:** All Aluminum construction with radius corners  
Painted to match #3630-246 TEAL.

**ILLUMINATION:** Internal w/high output Fluorescent lamps.

**FACE GRAPHICS:** CAD/CAM routed Aluminum backed  
w/White 3/16" Plexiglas.

**Copy color:** White 3/16" Plexiglas.

**Logo color:** White 3/16" Plexiglas w/Teal #3630-246 translucent  
film laminated to #V04-3635-10 gloss White opaque film.

**FOOTING:** Direct set pipe into augered concrete footing.

**STANDARD SIZE: 4'-0" x 5'-6"**

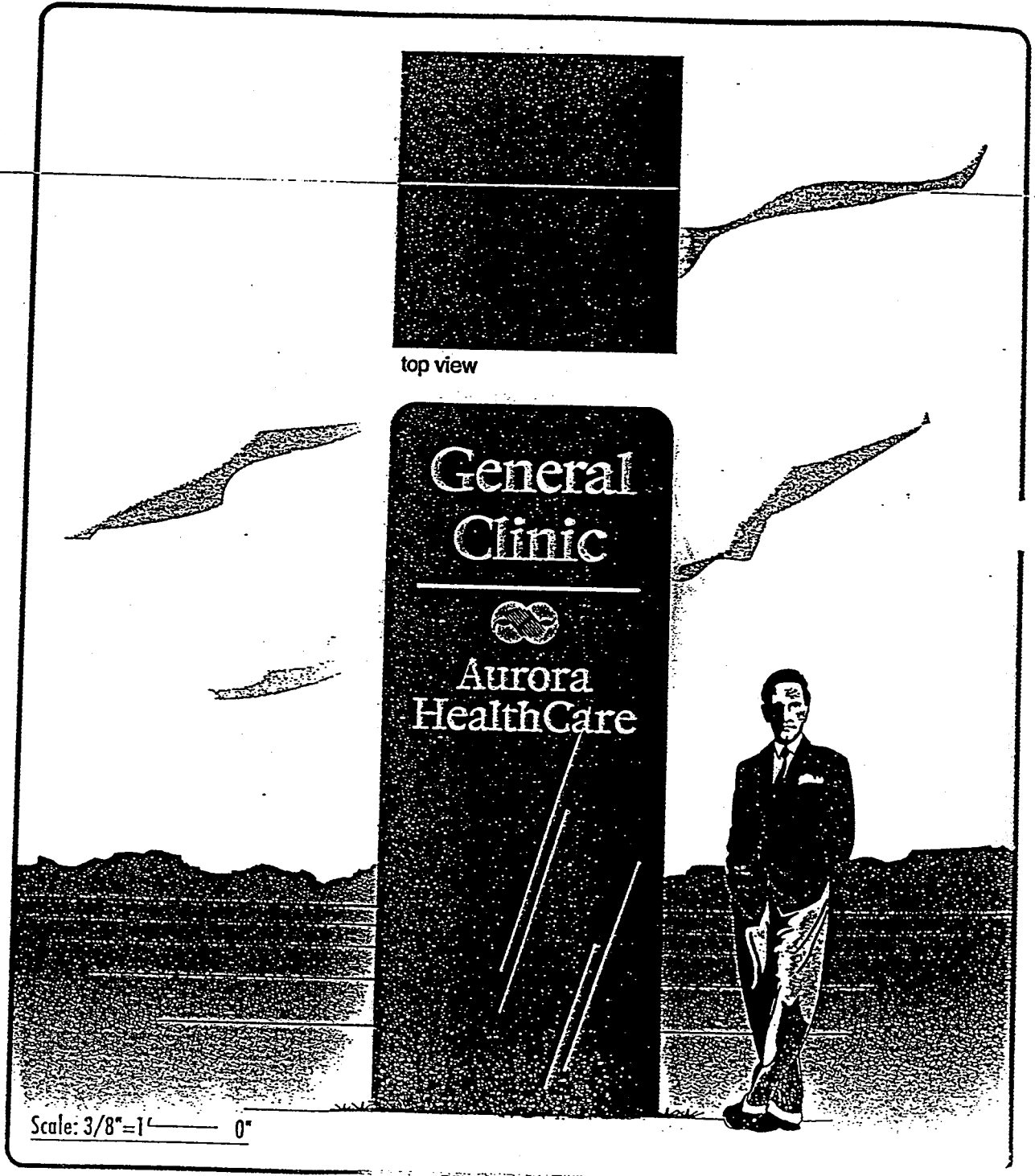


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **A**

OPTION **5**

4 SIDED PYLON



Aurora  
HealthCare

**SIGN IDENTIFICATION PROGRAM**

**SIGN TYPE **A****

**OPTION **5****

**4 SIDED PYLON**

**D E S C R I P T I O N**

4-SIDED, ILLUMINATED MAIN I.D. SIGN

SIGN CABINET: All Aluminum construction with radius corners. Painted to match #3630-246 TEAL.

ILLUMINATION: Internal w/high output Fluorescent lamps.

FACE GRAPHICS: CAD/CAM routed Aluminum backed w/White 3/16" Plexiglas.

Copy color: White 3/16" Plexiglas.

Logo color: White 3/16" Plexiglas w/Teal #3630-246 translucent film laminated to #V04-3635-10 gloss White opaque film.

FOOTING: Direct set pipe into augered concrete footing.

**STANDARD SIZE: 5'-0" x 12'-0"**



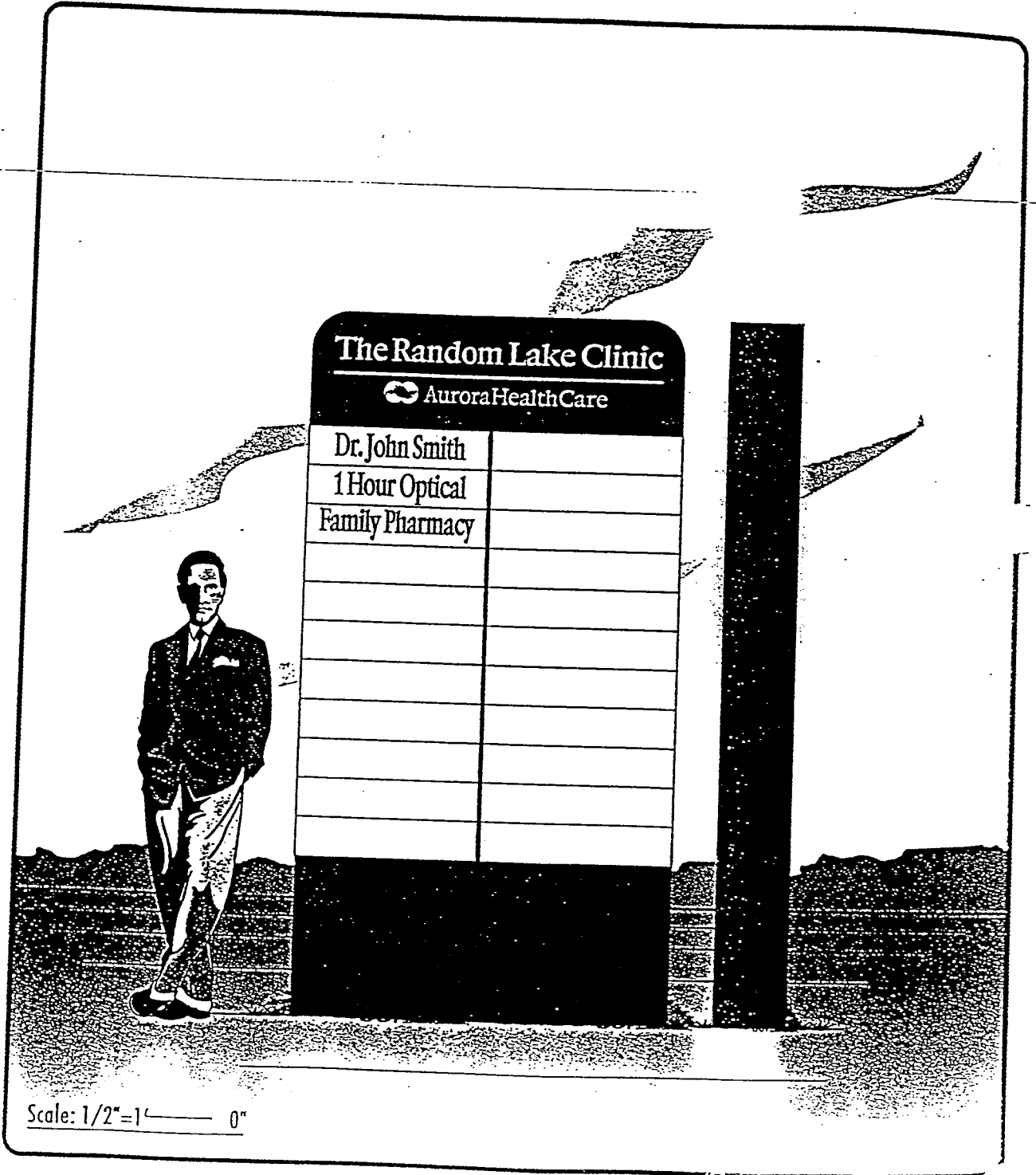


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **A**

OPTION **6**

TENANT PYLON



Scale: 1/2" = 1' 0"



Aurora  
HealthCare

# SIGN IDENTIFICATION PROGRAM

SIGN TYPE **A**

OPTION **6**

2 SIDED TENANT PYLO

## DESCRIPTION

2-SIDED, ILLUMINATED TENANT I.D. SIGN

SIGN CABINET: All Aluminum construction with radius corners  
Painted to match #3630-246 TEAL.

ILLUMINATION: Internal w/high output Fluorescent lamps.

FACE GRAPHICS: CAD/CAM routed Aluminum backed  
w/White 3/16" Plexiglas.

Copy color: White 3/16" Plexiglas.

Logo color: White 3/16" Plexiglas w/Teal #3630-246 translucent  
film laminated to #V04-3635-10 gloss White opaque film.

TENANT PANELS: Individual removeable white 3/16" plexiglass.

Copy: Vinyl graphics per Tenent Requirements.

FOOTING: Direct set pipe into augered concrete footing.

**STANDARD SIZE: 5'-0" x 9'-0"**

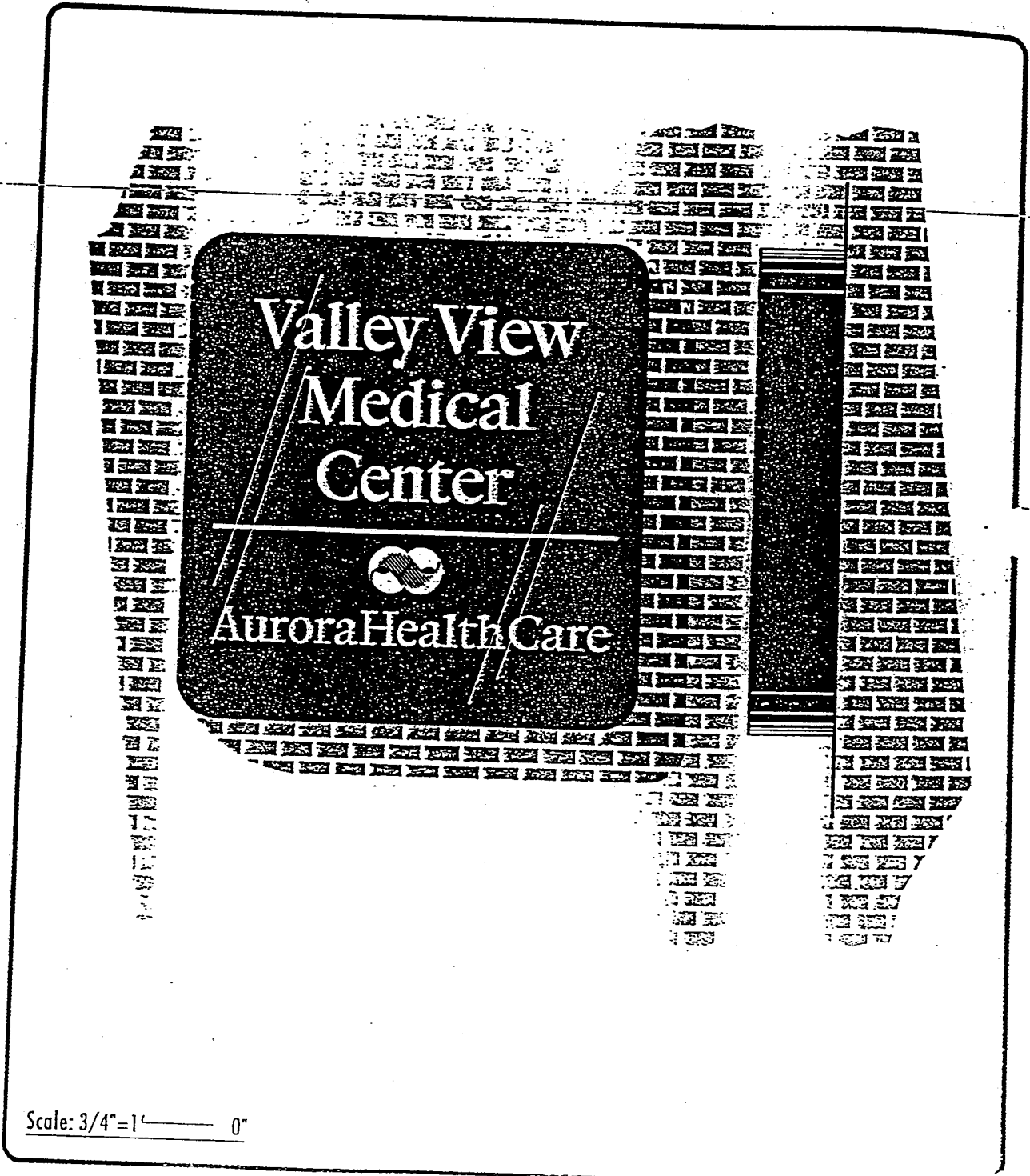


SIGN IDENTIFICATION PROGRAM

SIGN TYPE (B)

OFFICE (1)

ILLUMINATED WALL SIGN



Scale: 3/4" = 1' 0"



Aurora  
HealthCare

# SIGN IDENTIFICATION PROGRAM

SIGN TYPE **B**

OPTION **1**

SINGLE FACED WALL SIGN

## DESCRIPTION

SINGLE FACED, ILLUMINATED WALL SIGN

SIGN CABINET: All Aluminum construction with radius corners. Painted to match #3630-246 TEAL.

ILLUMINATION: Internal w/high output Fluorescent lamps.

FACE GRAPHICS: CAD/CAM routed Aluminum backed w/White 3/16" Plexiglas.

Copy color: White 3/16" Plexiglas.

Logo color: White 3/16" Plexiglas w/Teal #3630-246 translucent film laminated to #V04-3635-10 gloss White opaque film.

MOUNTING: Flush wall mounted with hidden fasteners.

**STANDARD SIZE: 4'-1-1/2" x 4'-1-1/2"**

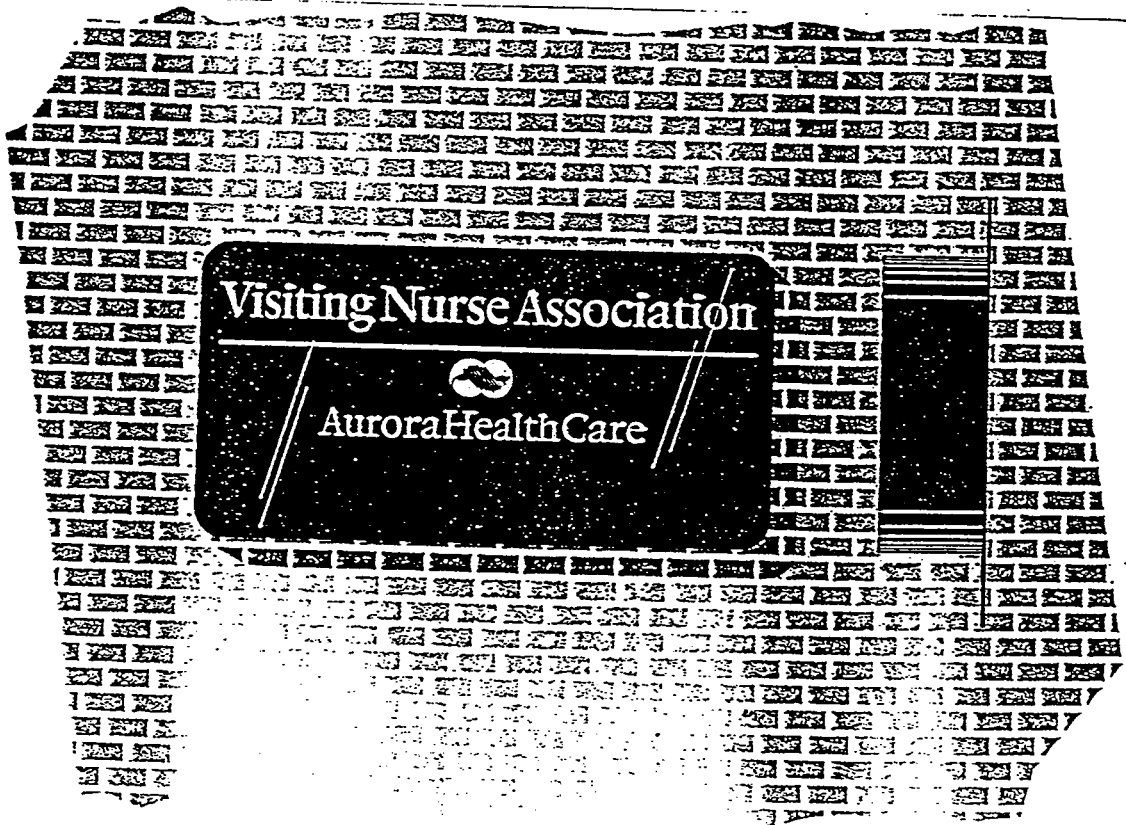


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **B**

OPTION **2**

ILLUMINATED WALL SIGN



Scale: 3/4" = 1' 0"



Aurora  
HealthCare

**SIGN IDENTIFICATION PROGRAM**

**SIGN TYPE B**

**OPTION 2**

**SINGLE FACED WALL SIGN**

**D E S C R I P T I O N**

**SINGLE FACED, ILLUMINATED WALL SIGN**

**SIGN CABINET:** All Aluminum construction with radius corners  
Painted to match #3630-246 TEAL.

**ILLUMINATION:** Internal w/high output Fluorescent lamps.

**FACE GRAPHICS:** CAD/CAM routed Aluminum backed  
w/White 3/16" Plexiglas.

Copy color: White 3/16" Plexiglas.

Logo color: White 3/16" Plexiglas w/Teal #3630-246 translucent  
film laminated to #V04-3635-10 gloss White opaque film.

**MOUNTING:** Flush wall mounted with hidden fasteners.

**STANDARD SIZE: 2'-0" x 4'-1-1/2"**

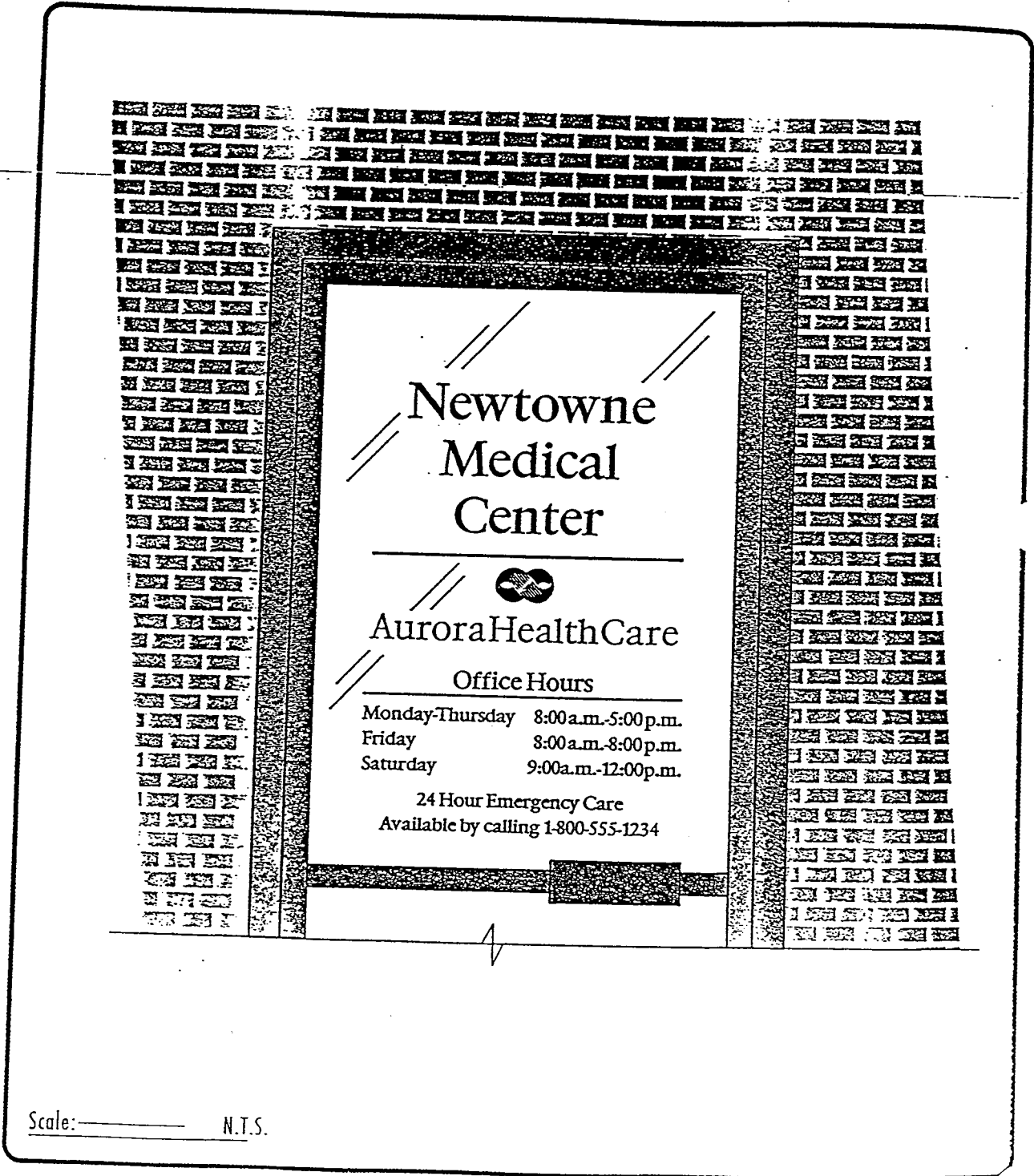


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **F**

OPTION **1**

VINYL WINDOW GRAPHICS



Scale: \_\_\_\_\_ N.T.S.

SIGN IDENTIFICATION PROGRAM

SIGN TYPE **F**

OPTION **1**

VINYL WINDOW GRAPHICS

D E S C R I P T I O N

VINYL WINDOW GRAPHICS

3-M Vinyl Film. Apply to inside of door or window.

Colors: Main Logo & Location Name: #3630-246 Teal.

Secondary Copy: Matte Black #3680-22.

*STANDARD SIZE: N.A. sizes will vary with individual door size*



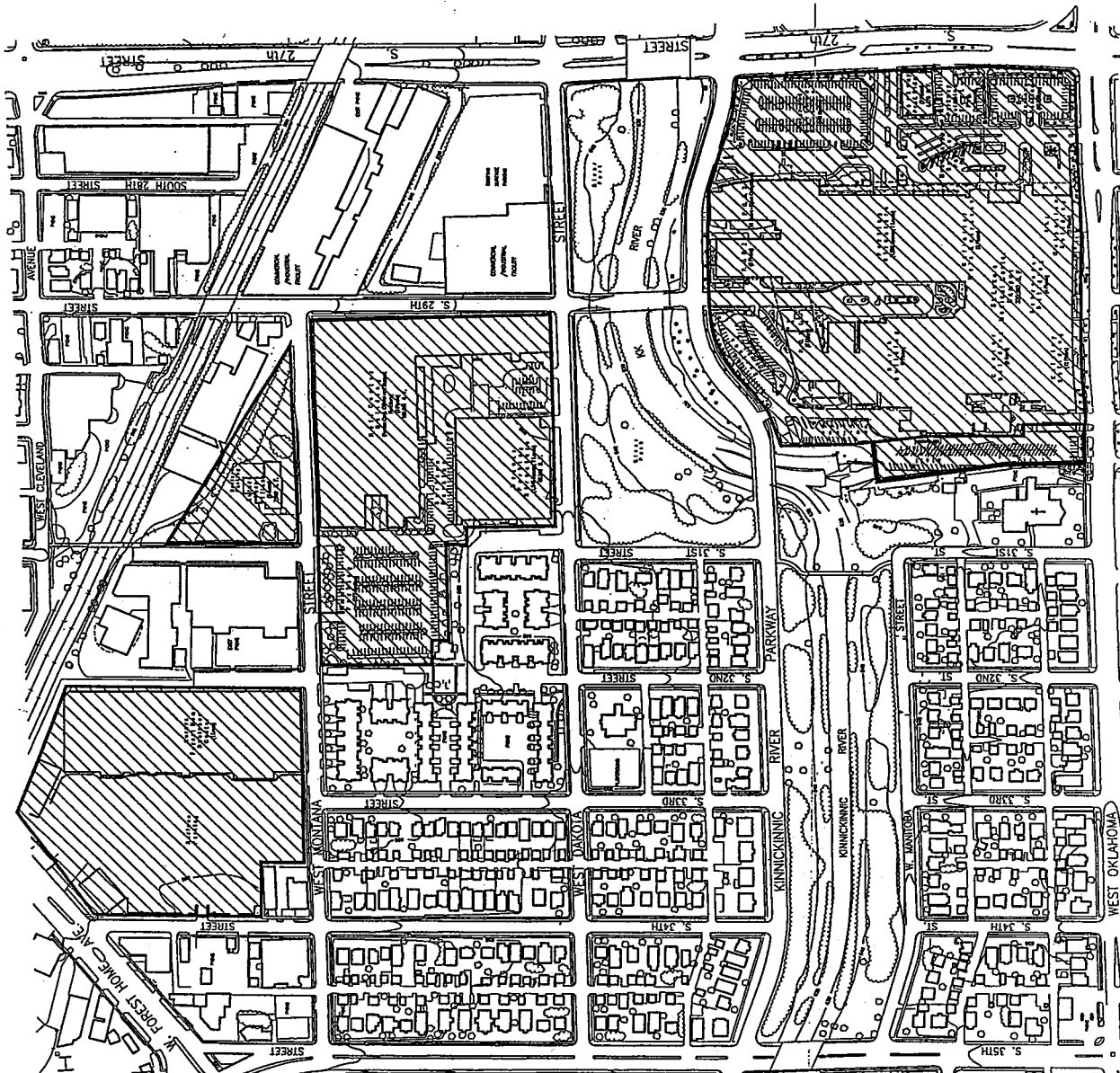
Aurora  
HealthCare



Key



Property currently controlled by Aurora Healthcare



General Planned Development

Vicinity Map



04/11/03

GPD - 1

**IRGENS**  
 DEVELOPMENT  
 PARTNERS, L.L.C.  
PLANNING DEVELOPMENT & LAND MANAGEMENT



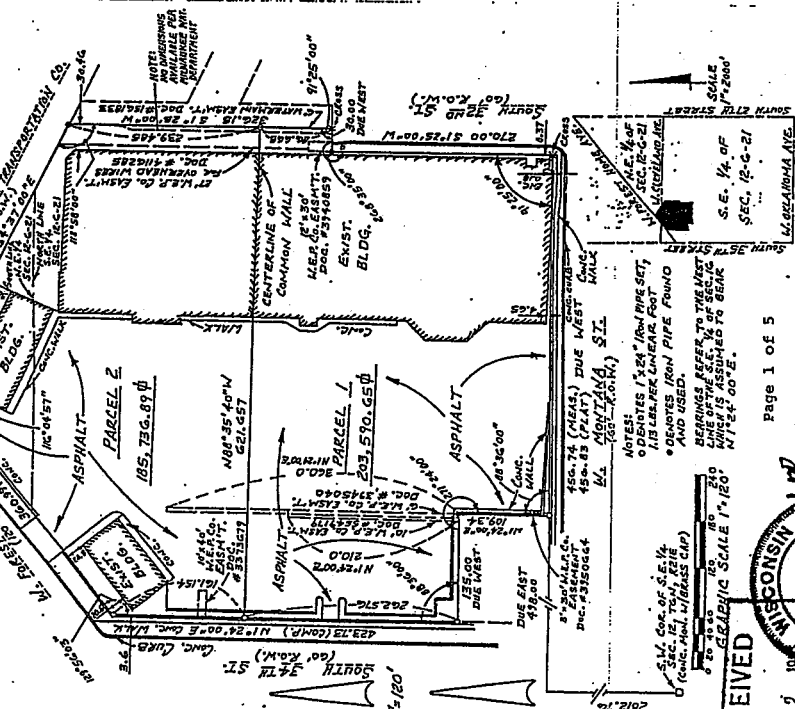






RECORDED  
CERTIFIED SURVEY MAP  
Stock No. 26273  
DCD 1768  
JOB NO. 1398-C

CERTIFIED SURVEY MAP NO. 6062  
Being a redivision of all of Block 9 and Lots 1 thru 21 inclusive and Lots 25 thru 39 inclusive in Block 10, including abutting vacated streets and alleys in Second Continuation of Layton Park, being a Subdivision in the NW 1/4 of the SE 1/4 of Section 12, T 6 N, R 21 E, together with lands in the SW 1/4 of the NE 1/4 of Section 12, T 6 N, R 21 E, in the City of Milwaukee, County of Milwaukee, Wisconsin.  
TAX KEY NO.: 510-0106-100-7  
ZONING: L/B/60 & M/C/60



RECEIVED  
NOV 2 1993  
DEPT. OF CITY DEVELOPMENT  
CITY OF MILWAUKEE  
NOV 3 1993  
APPROVED  
CITY ENGINEER  
11-2-93

RECEIVED  
NOV 18 1993  
BUREAU OF ENGINEERS  
CORRECT  
ENGR. IN CHARGE  
11-18-93

FORM NO. 1654  
Stock No. 26273  
DCD 1768

CERTIFIED SURVEY MAP NO.

Being a redivision of all of Block 9 and Lots 1 thru 21 inclusive and Lots 25 thru 39 inclusive in Block 10, including abutting vacated streets and alleys in Second Continuation of Layton Park, being a Subdivision in the NW 1/4 of the SE 1/4 of Section 12, T 6 N, R 21 E, together with lands in the SW 1/4 of the NE 1/4 of Section 12, T 6 N, R 21 E, in the City of Milwaukee, County of Milwaukee, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN  
MILWAUKEE COUNTY } SS

I, Wayne D. Mickelson, a Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of all of Block 9 and Lots 1 thru 21 inclusive and Lots 25 thru 39 inclusive in Block 10, including abutting vacated streets and alleys in Second Continuation of Layton Park, being a Subdivision in the NW 1/4 of the SE 1/4 of Section 12, T 6 N, R 21 E, together with lands in the SW 1/4 of the NE 1/4 of Section 12, T 6 N, R 21 E, in the City of Milwaukee, County of Milwaukee, Wisconsin, which is bounded and described as follows: Commencing at the southwest corner of the SE 1/4 of said Section 12, thence N 1° 24' 00" E, 2012.76 feet along the West line of said SE 1/4 of Section 12 to a point; thence due East, 498.00 feet to the place of beginning of the lands to be described; thence N 1° 24' 00" E, 109.34 feet to a point; thence due West, 135.00 feet to a point; thence N 1° 24' 00" E, 423.73 feet to a point; thence N 51° 27' 57" E, 360.99 feet to a point; thence S 64° 37' 00" E, 377.52 feet to a point; thence S 1° 25' 00" W, 326.15 feet to a point; thence due West, 30.00 feet to a point; thence S 1° 25' 00" W, 270.00 feet to a point; thence due West, 456.74 feet to the place of beginning. Said lands containing 389,327.54 square feet.

That I have made such survey, land division and map by the direction of PLAZA 22, INC., Todd Stralow, its President and Paul Schwabe, its Secretary, owners of said land.

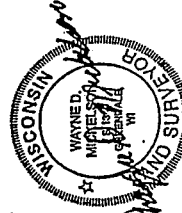
That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 119 of Milwaukee Code of ordinances in surveying, dividing and mapping of the same.

Date 11-2-93  
Wayne D. Mickelson  
Registered Land Surveyor 5-13149

RECORDED SURVEY MAP  
DATE RECORDED  
MAP NO.  
DOCUMENT NO.  
CITY OF MILWAUKEE  
DEPARTMENT OF CITY DEVELOPMENT  
170 N. BROADWAY ST.  
MILWAUKEE, WIS. 53202  
PHONE 223-3716

Page 2 of 5



11-2-93

St. Luke's  
Medical Center  
Aurora  
HealthCare

General Planned  
Development

Plat of Survey:  
Aurora Forest  
Home Business  
Center

KahlerSlater  
Architects, Inc.  
611 E. Wisconsin Ave.  
Milwaukee, WI. 53202

06/02/00  
GPD-2E





**St. Luke's  
Medical Center**

**Aurora  
HealthCare**

**Key**

**Building Height  
Range**

0 - 12 Stories

0 - 18 Stories

0 - 18 Stories

0 - 12 Stories

0 - 12 Stories

0 Stories

0 - 7 Stories

0 - 7 Stories

0 - 7 Stories

- A** Area "A" is planned for future medical center developments, which may include structured parking as a part of a long-term master plan.
- B** Area "B" is planned to be maintained as future access to possible structured parking. Space above this private street could be occupied by future medical center developments, including structured parking.
- C** Area "C" future development may consist of parking or medical center functions.
- D** Area "D" is intended to be an area of redevelopment. Redevelopment could consist of renovation, additions and/or demolishing of the existing buildings to develop more efficient facilities.
- E** Area "E" is intended for future medical center related parking structure and / or medical office building use.
- F** Area "F" is land leased from Lithuanian County and will continue in the future to be utilized as parking, access and service for the hospital.
- G** Area "G" is intended for future expansion of the Dakota parking structure and/or a link between the structure and Hall Conference Center.
- H** Area "H" is intended for future development of Aurora Corporate functions and / or a parking structure for the Aurora staff. The structure may be linked to the Hall Center (which is currently used for corporate offices, warehouse space and hospital laundry facilities) for convenience and security.
- I** Area "I" is currently utilized as space for Aurora Corporate Offices and service parking. Future development may include Aurora Corporate functions and / or a parking structure for Aurora Staff.
- J** Area "J" is currently the location of the Aurora Forest Home Business Center. And is intended for future development of Aurora Corporate functions and/or a parking structure for Aurora Staff.

**General Planned  
Development**

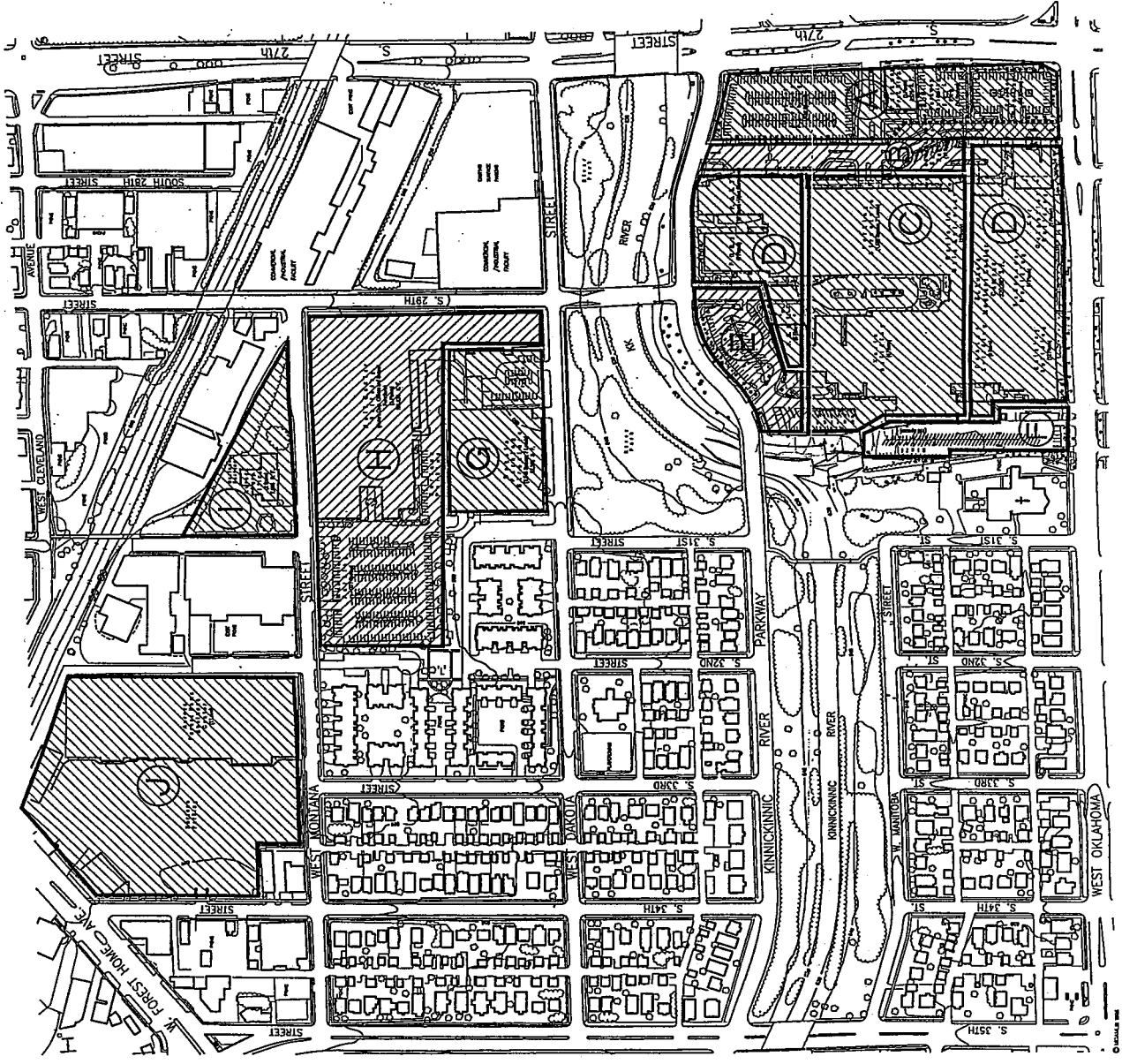
**Proposed Building and  
Parking Site Plan**



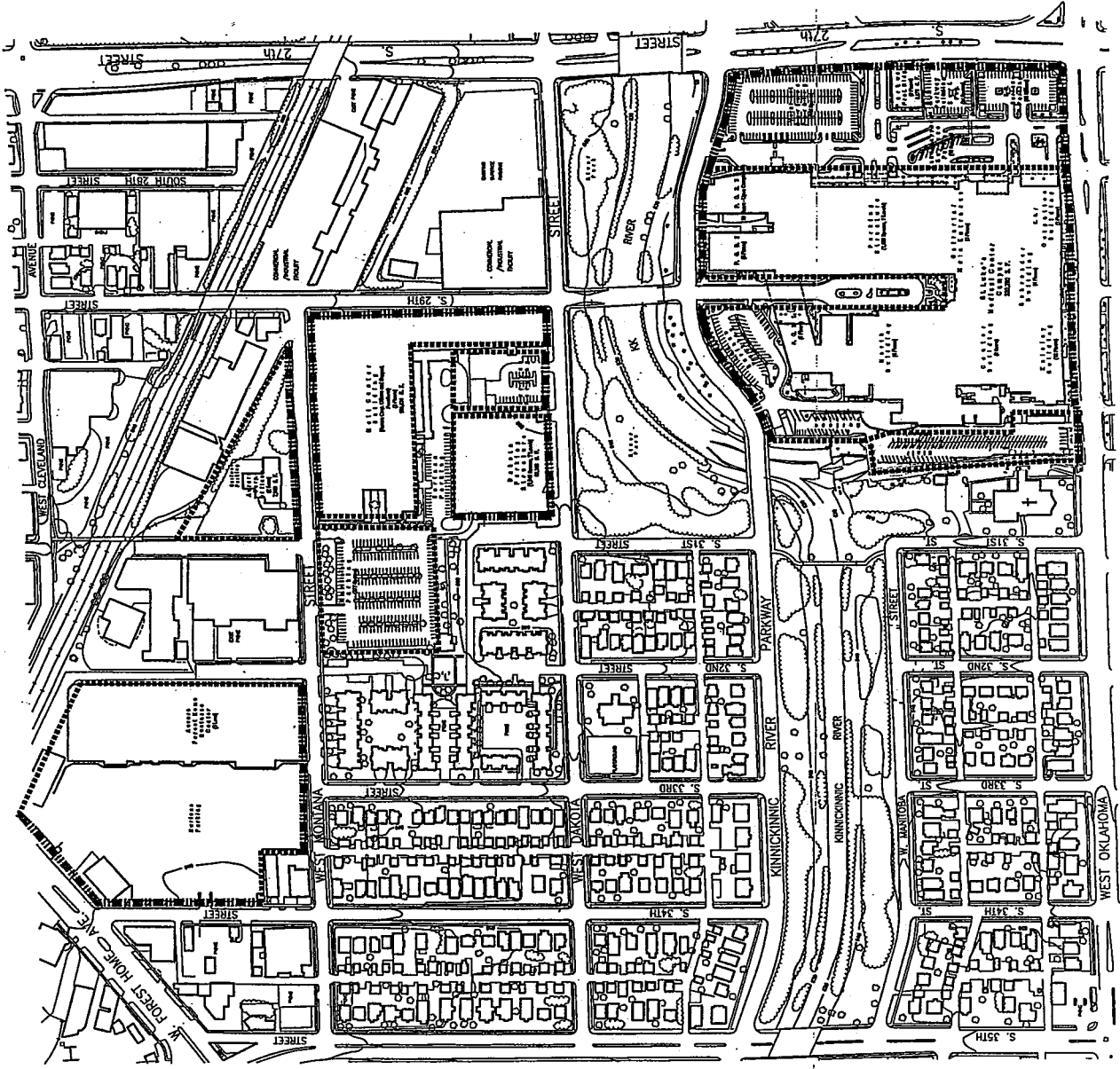
**KahlerSlater**  
Architects, Inc.  
611 E. Wisconsin Ave.  
Milwaukee, WI 53202

06/02/00

GPD-4







St. Luke's  
 Medical Center  
 Aurora  
 HealthCare

Key

- Principal Facade Treatment
- Secondary Facade Treatment

General Planned  
 Development

Proposed Campus Perimeter  
 Facade Standards



04/11/03  
 GPD - 5

**IRGENS**  
 DEVELOPMENT  
 PARTNERS, L.L.C.  
 A Joint Venture of Irgens Development