

**EXHIBIT A**File No. *000549**2NDICE***ST. LUKE'S MEDICAL CENTER****DETAILED PLANNED DEVELOPMENT****THE CARDIAC CENTER AND PATIENT TOWER  
AND  
CENTRAL PLANT****PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT  
March 12, 2001****I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS**

Aurora HealthCare requests that the St. Luke's Medical Center (SLMC) campus be granted a Detailed Planned Development (DPD) approval in accordance with this statement. This DPD constitutes the first phase in a multi-phase development for the SLMC Campus. This statement, together with the accompanying plan sheets and related materials identified below, constitutes and supports the detailed development plan:

**PLAN SHEETS****SHEET INDEX**

DPD-T	Title Sheet
DPD-1	Vicinity Map
DPD-2	Site Photos – Existing Context
DPD-3A	Topographic Survey - Existing
DPD-3B	ALTA/ACSM Land Title Survey - Existing
DPD-4	Proposed Project Boundary Description
DPD-5	Proposed Building and Parking Site Plan
DPD-6	Proposed Site Grading Plan
DPD-7	Proposed Site Utility Plan
DPD-8A	Proposed Landscape Plan – Main Entrance
DPD-8B	Proposed Landscape Plan – 29 <sup>th</sup> Street Entrance
DPD-8C	Landscape Evaluation
DPD-9	Proposed Partial Site Plan - Electrical
DPD-10A	Existing / Proposed Exterior Elevations with Building Signage - East

- DPD-10B Existing / Proposed Exterior Elevations with Building Signage - West
- DPD-10C Existing / Proposed Exterior Elevations with Building Signage - North
- DPD-10D Existing / Proposed Exterior Elevations with Building Signage - South
- DPD-10E Proposed Exterior Perspectives – Aerial Views
- DPD-10F Proposed Exterior Perspectives – Grade Views
- EXHIBIT A Detailed Planned Development Statistical Sheet
- EXHIBIT B Parking Analysis
- EXHIBIT C St. Luke's Medical Center Remote Parking and Shuttling Service Program Documentation

## II. DESCRIPTION OF DEVELOPMENT

The development project to be undertaken by SLMC through the use of the DPD consists of a new Cardiac Center and Patient Tower building and a new central power plant building. The Cardiac Center and Patient Tower is located in the center of the campus in "Area C" of the SLMC GPD. The power plant is located on the west side of the campus in "Area D" of the SLMC GPD. The DPD scope also includes minor incidental improvements to the existing vacated portion of 29<sup>th</sup> Street and some minor modifications to an existing surface parking lot in areas A & B of the GPD. Parking for the new development will be provided by stalls in the existing parking structure as well as by remote off site parking. The Cardiac Center and Patient Tower is designed to span over the existing parking structure in order to preserve as many of the existing parking stalls as possible. The DPD development project has been designed to comply with the intent and standards of the SLMC General Planned Development (GPD) dated June 23, 2000.

## III. COMPLIANCE WITH STANDARDS

The proposed DPD plan complies with, or varies from, the standards prescribed by Section 295-812 and 295-813 of the Milwaukee Code of Ordinances and the SLMC GPD dated June 23, 2000 in the following respects:

### A SIZE (295-812 1.)

The land area proposed for this phase of the DPD is 935,000 square feet. The Cardiac Center and Patient Tower is (12) stories tall and it is located in Area C of the GPD. The GPD calls for a height limitation of (18) stories in Area C. Therefore, this structure is lower than the height permitted by the GPD.

The power plant is located in Area D of the GPD with a maximum permitted height of (12) stories. Since this building is a power plant it does not have "stories" in the conventional sense of the word. However, the overall height of this structure is 50 feet which is lower than a conventional 12-story building and therefore it complies with the intent of the GPD.

**B DENSITY (295-812 2)**

Not applicable.

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

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

**D SETBACKS (295-812 4.)**

The GPD does not require any setbacks for buildings in Areas C or D that do not front public streets. Therefore the proposed structures comply with the SLMC GPD. The GPD requires that all of the facades of the proposed structures comply with standards for a "secondary façade" per GPD drawing sheet GPD-5. All of the facades of the proposed development fully comply with the requirements of this design standard as it is defined in the SLMC GPD.

**E SCREENING (295-812 5.)**

The SLMC GPD does not require any screening or landscape treatments in the vacated 29<sup>th</sup> Street turn around located in Area C of the GPD. The minor modifications to the existing surface parking lots located in Areas A and B of the GPD do not effect the existing landscape screening along the street edges. This existing landscape screening substantially complies with the SLMC GPD screening requirements. Additional landscape screening and fencing has been added to the existing parking lot on 27<sup>th</sup> Street and Oklahoma to bring it into full compliance with Milwaukee code of ordinance requirements. (Reference drawings DPD-8C)

**F OPEN SPACES (295-812 6.)**

None required.

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

The DPD provides circulation facilities that comply with the SLMC GPD. Pedestrian access to the proposed structures will be provided by maintaining the existing pedestrian site circulation routes on the hospital campus. Most of the existing surface parking stalls and parking structure stalls will be maintained to serve the visitors, patients and staff of the proposed and existing campus development. Additional remote surface parking will be provided in order to serve the increased demand for employee parking that will result from the construction of the proposed development. A shuttle service will be provided in order to transport employees from the remote surface parking lots. The remote surface parking lots and shuttle service will be operational prior to the start of construction in anticipation of the parking deficit created by construction activities.

Exhibit B is a tabulation of the additional parking that is required to serve the proposed development. Exhibit C consists of documentation concerning SLMC's remote parking and shuttling service program that has been implemented to fulfill the parking demand created by the proposed facilities. This program will remain in

force until sufficient permanent remote parking facilities are constructed by SLMC to fulfill all of their parking needs.

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

All new exterior lighting will conform to the Illuminating Engineering Society Standards, the City of Milwaukee Code of Ordinances and the existing campus exterior lighting standards described in the SLMC GPD.

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

All new utilities and relocations of existing utilities will be installed underground in compliance with the SLMC GPD.

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

New signs in the proposed DPD are located on the Cardiac Center and Patient Tower in order to facilitate wayfinding for visitors approaching the SLMC campus. This signage complies with Aurora Healthcare signage guidelines and is scaled so that it is compatible with the building height, orientation, function and surrounding context in compliance with the SLMC GPD. Incidental signage that is required to control traffic within the area of the DPD will be accommodated by relocating existing signage or by providing new signage that is in compliance with the GPD.

**K SURVEY (295-813 2.)**

A survey is provided in conformance with the requirements of this section of the Milwaukee Code of ordinances.

**IV. MINOR MODIFICATIONS**

Section 295-813 (4) of the Milwaukee Code of Ordinances provides that minor modifications to the DPD 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 DPD, 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 DPD at any time. However, in no event will any modifications undertaken by SLMC cause any of those effects sets forth in S295-813 (4) (a).

Minor improvements of this DPD may be allowed without submittal and approval of another detailed plan if sufficient detail is shown on the approved DPD.

**V. "STATISTICAL SHEET" INFORMATION**

Section 295-813 (2) (a) of the Milwaukee Code of Ordinances provides that this Owner's DPD 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.