

MILWAUKEE WOMEN'S PRE-RELEASE CENTER

DETAILED PLANNED DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

December 21, 2001

EXHIBIT A

File No. 011159

ZND/CC

L COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS

Urban Developer, LLC (UD) requests that the Milwaukee Women's Pre-Release Center be granted a Detailed Planned Development (DPD) in accordance with this statement

This statement, together with the accompanying plan sheets identified below constitutes and supports the Detailed Development Plan.

PLAN SHEETS

SHEET INDEX

- DPD-1** VICINITY MAP (Showing boundaries of property campus included in DPD, territory within 1,000 feet of campus, proposed access and significant community facilities in the surrounding area.)
- DPD-2** PLAT OF SURVEY (Showing exterior boundaries, legal description and the area of the proposed detailed plan tract.)
- DPD-3** SITE PLAN (Showing location of proposed structures, description of use, height, open spaces, setbacks and buffers, pedestrian and vehicular circulation, parking and loading facilities and all signs.)
- DPD-4** SITE GRADING PLAN (Showing existing and proposed topography at 2 foot contour intervals and surface water runoff control.)
- DPD-5** UTILITY PLAN (Showing proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations.)
- DPD-6** LANDSCAPE PLAN (Showing location, number, size and type of all landscape and screening elements.)
- DPD-7** Elevations (All 4 elevations.)
- DPD-8** Renderings (3 Dimensional @ 3 locations) and Floor Plans

IL DESCRIPTION OF THE DEVELOPMENT

The development project to be undertaken by UD through the use of the DPD is a 100-bed facility for women who are transitioning from prison back into the community. The building program includes 100-beds, program/dining/visiting areas, staff areas, and support areas including a kitchen, laundry, and storage.

The project scope includes a single level 28,600 gross square foot building, 30 car parking lot for staff and visitors, and appropriate landscaping.

There are 3 principal building entrances: a public/visitor entrance facing West Keefe Avenue, a service entrance for supplies on the west side, and an inmate entrance on the east side, located towards the center of the building. In addition, there is an outdoor visiting area on the south side of the building.

III. COMPLIANCE WITH STANDARDS

The proposed DPD development plan complies with the standards prescribed by Section 295-812 and 295-8 13 of the Milwaukee Code of Ordinances in the following respects:

A. SIZE (295-8121.)

The land area proposed for this portion of the detailed development is 84,940 square feet

B. SPACE BETWEEN STRUCTURES (295-8 12 3.)

There is only one structure in the DPD. It complies with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-64.

C. SETBACKS 9295-8 12 4.)

The development is 1.95 acres in size, and thus less than 5 acres. For information purposes, the building setbacks are:

18 ft. on east side
14 ft. on north side
36 ft. on west side
16 ft. on south side

The setback on all sides will be landscaped.

D. SCREENING (295-8 12 5.)

Screening for the parking lots conforms to the intent of Zoning 295-75, Parking Standards and is illustrated on DPD-6.

Urban Landscape Treatment will be used as a landscape buffer to screen the surface parking lot. As described in the Detailed Planned Development, Urban Landscaping Treatment refers to a formal landscape borders that use formal organized shapes and planting materials in combination with ornamental iron picket fence.

The Detailed Planned Development standards require that the Interior landscape screening for surface parking lots provide 1 tree for every 20 parking spaces. Approximately 1 tree for every 10 spaces has been provided.

UD will be responsible for maintenance of landscaping

E. OPEN SPACES (295-8 12 6.)

Open spaces are landscaped and maintained on the campus so as not to create a nuisance or hazardous condition.

F. CIRCULATION FACILITIES (295-812 7.)

Public and inmate access to the parking lot will be gained from North 6th Street. Service vehicles will utilize the drive off of North 7th Street to access the service entrance.

U. LIGHTING (295-8 12 8.)

New building and parking lot lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so not to cause glare on adjoining streets and residences.

H. UTILITIES (295-8 12.9)

All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view. The utility design is shown on the Utility Plan sheet DPD-5.

I. SIGNS (295-8 12 10.)

New signs will be developed in accordance with the particular requirements of Section 295-281 10, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee Ordinances, including those applying to parking lots. Signage is described and located on the site plan sheet DPD-3.

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. UD, in generating the plans for this 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 UD 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, UD will retain the right to make minor modifications to the DPD at any time. However, in no event will any modifications undertaken by UD cause any of those effects set forth in S295-813 (4) (a).

V. "STATISTICAL SHEET" INFORMATION

Section 295-8 13 (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.

MILWAUKEE WOMEN'S PRE-RELEASE CENTER

Exhibit A

A-1	GROSS LAND AREA	84,940 Sq. Ft. 1.95 Acres
A-2	LAND COVERED BY PRINCIPAL BUILDINGS	28,600 Sq. Ft. 34% of Total
A-3	LAND DEVOTED TO PARKING, DRIVES AND PARKING STRUCTURES	15,884 Sq. Ft. 19 % of Total
A-4	LAND DEVOATED TO LANDSCAPED OPEN SPACE	40,456 Sq. Ft. 47% of Total
A-5	PROPOSED DWELLING UNIT DENSITY Area	100 Beds 1 Bed/ 849 Sq. Ft. Land
A-6	PROPOSED NUMBER OF BUILDINGS	1 Building
A-7	DWELLING UNITS PER BUILDING	100 Beds
A-8	BEDROOMS PER UNIT	N/A
A-9	PARKING SPACES PROVIDED	30 Spaces (Surface)
	RATIO PER UNIT	3.33 Beds/Space

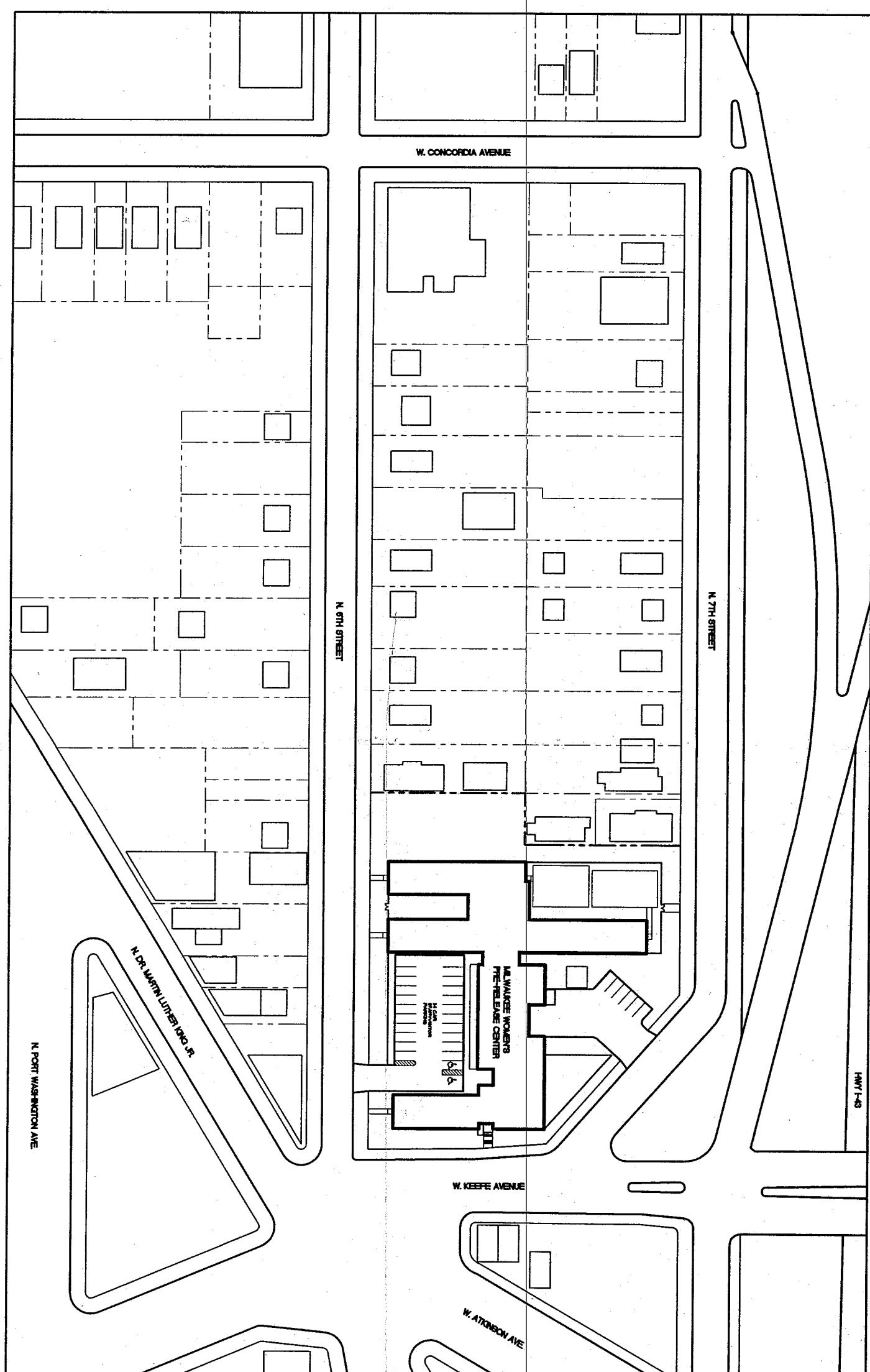


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MILWAUKEE, WISCONSIN

21 DECEMBER 2001

VICINITY MAP

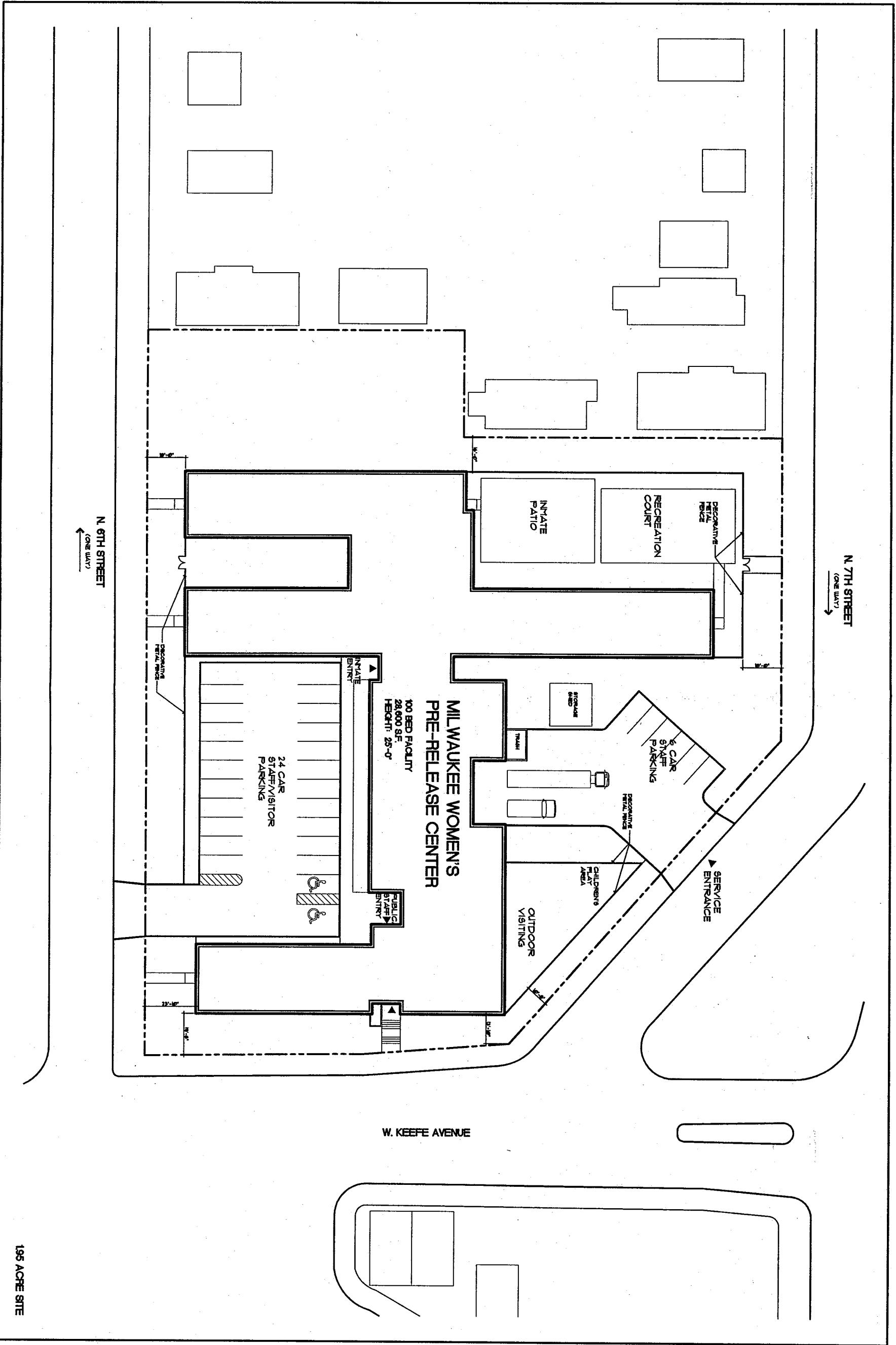
Venture/Architects





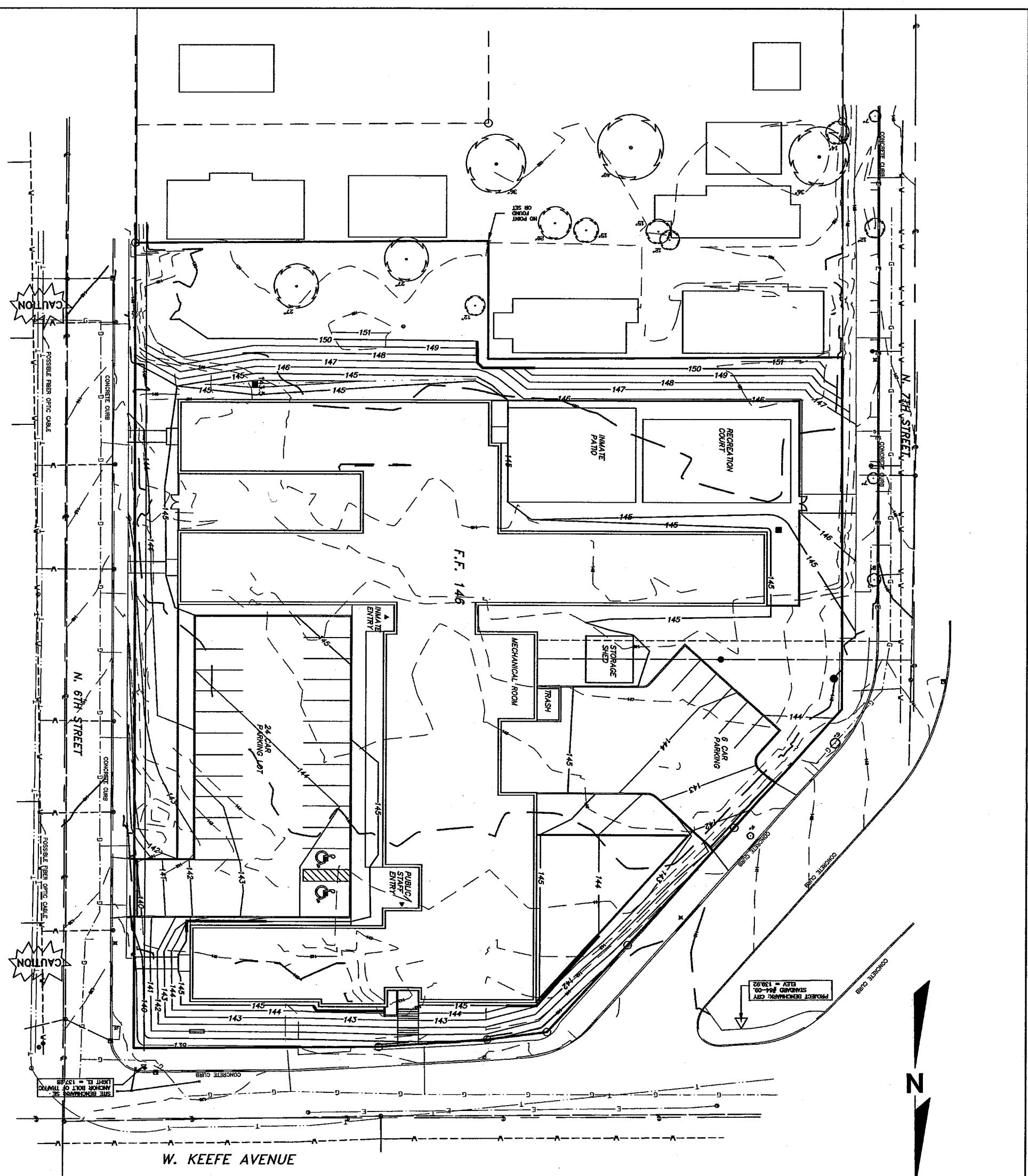
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MILWAUKEE, WISCONSIN
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SITE PLAN
SCALE: 1/8" = 1'-0"



Venture Architects

1.95 ACRE SITE



**PRELIMINARY
NOT FOR
CONSTRUCTION**

LEGEND

- — — EXISTING CONTOUR LINE
- X 000.00 EXISTING SPOT ELEVATION
- O PROPOSED CONTOUR LINE
- X 000.00 PROPOSED SPOT ELEVATION
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED WALL

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES WHICH ARE NOT SHOWN WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES OR LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

DUGGERS' MOTIVE
Tel Free (800) 242-8211
Milwaukee Area (414) 256-1981
Metro-Atlanta (404) 542-2239
www.DuggersMotive.com

PROJECT MANAGER TRACY A. FARRAND, P.E.
MILW. WOMEN'S CORRECTIONAL CTR.

**DETAILED
GRADING PLAN**

National Survey & Engineering

Phone: 262-771-9200

8745 W. Memorial Rd.
Suite 200
West Allis, WI 53219-2800

REVISIONS	DATE	BY	PIN
	12-18-01		

REVISIONS	DATE	BY	PIN
	10/24/01		

NSE PROJECT NO. 3010241
DATE: 10/24/01 SCALE: 1=20'
SHEET NO.



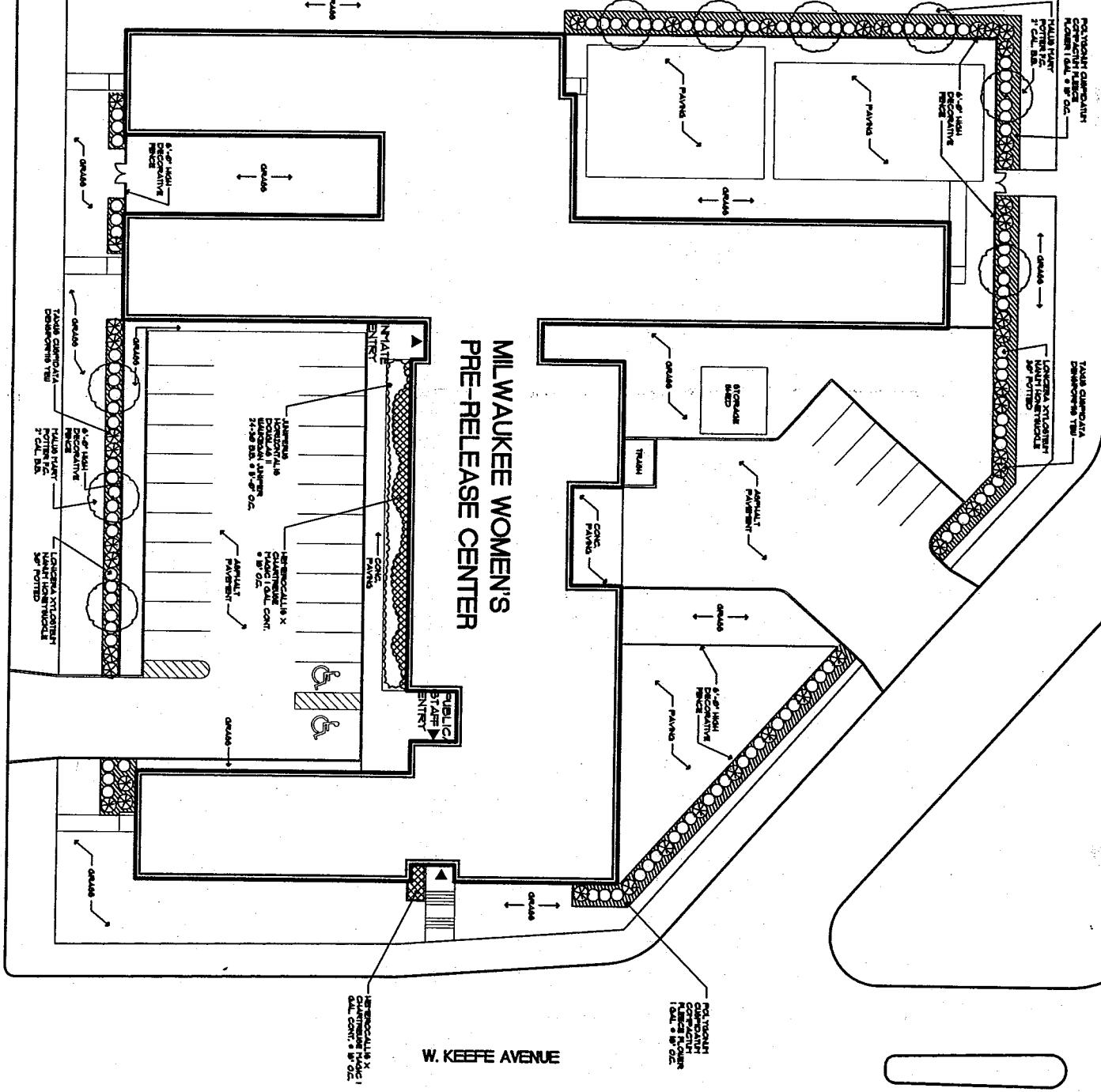
**MILWAUKEE WOMEN'S PRE-RELEASE CENTER
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LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

N. 6TH STREET

MILWAUKEE WOMEN'S
PRE-RELEASE CENTER

W KEEFE AVENUE

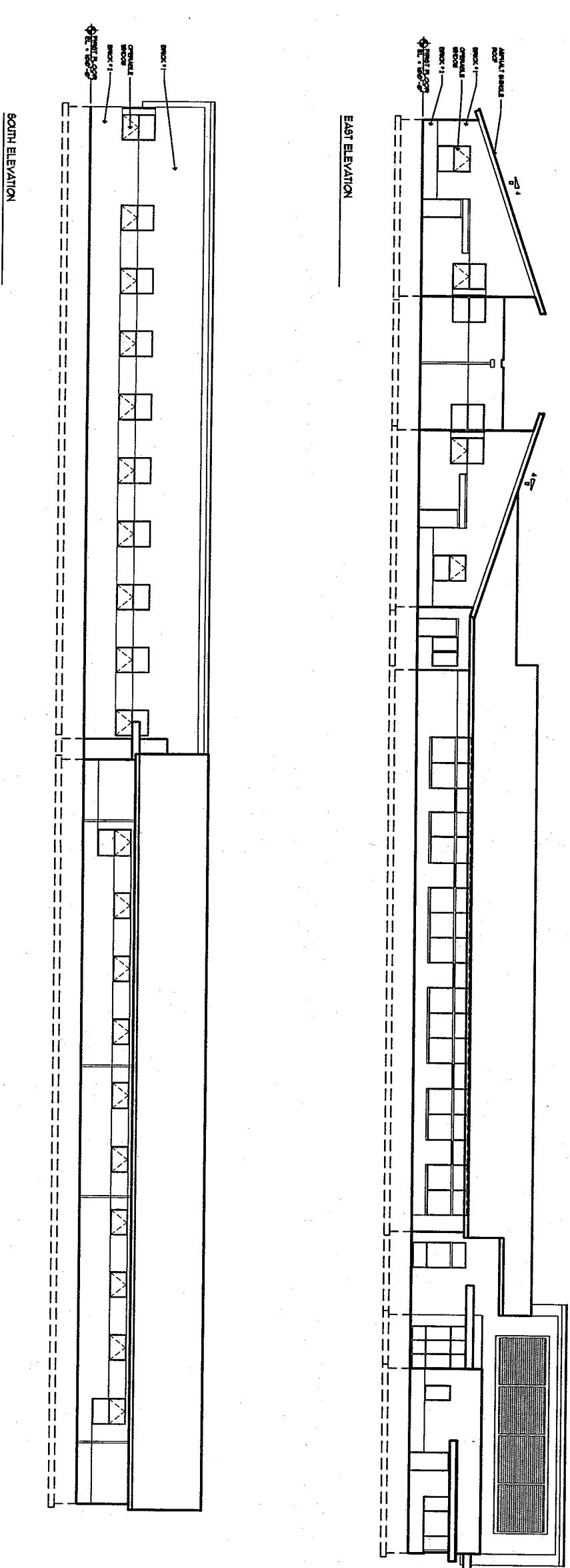




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ELEVATIONS
SCALE: $1/8'' = 1'-0''$



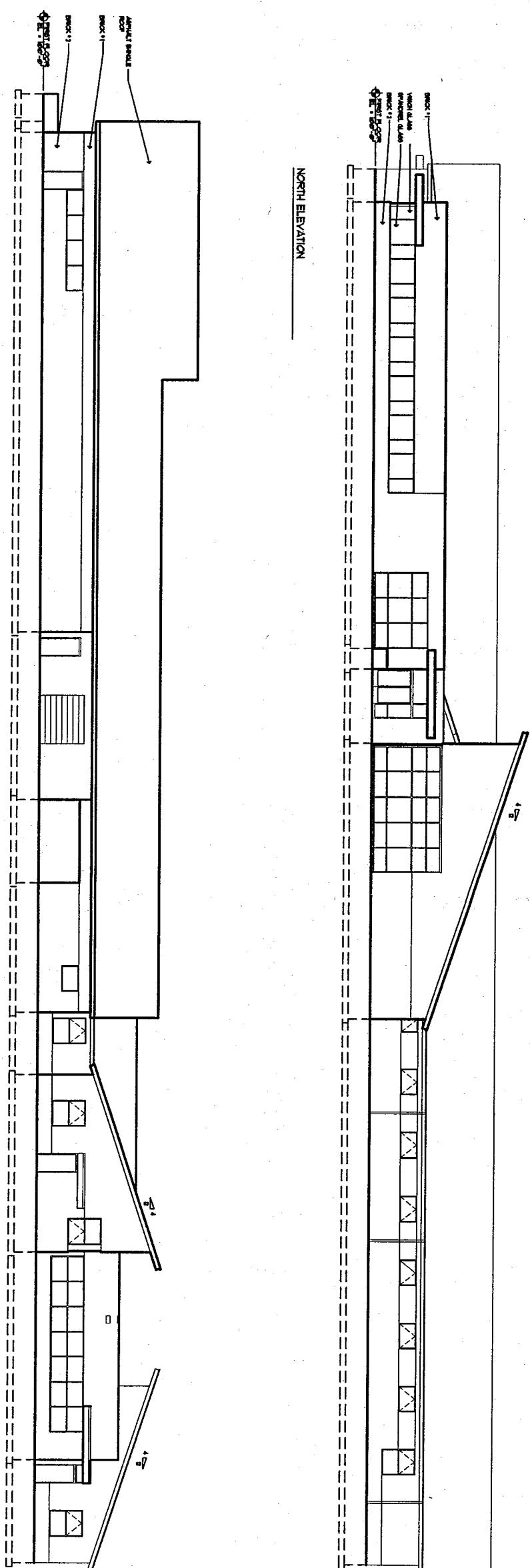


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ML WAUKEE, WISCONSIN

WISCONSIN

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**ELEVATIONS
SCALE 1/8" = 1'-0"**



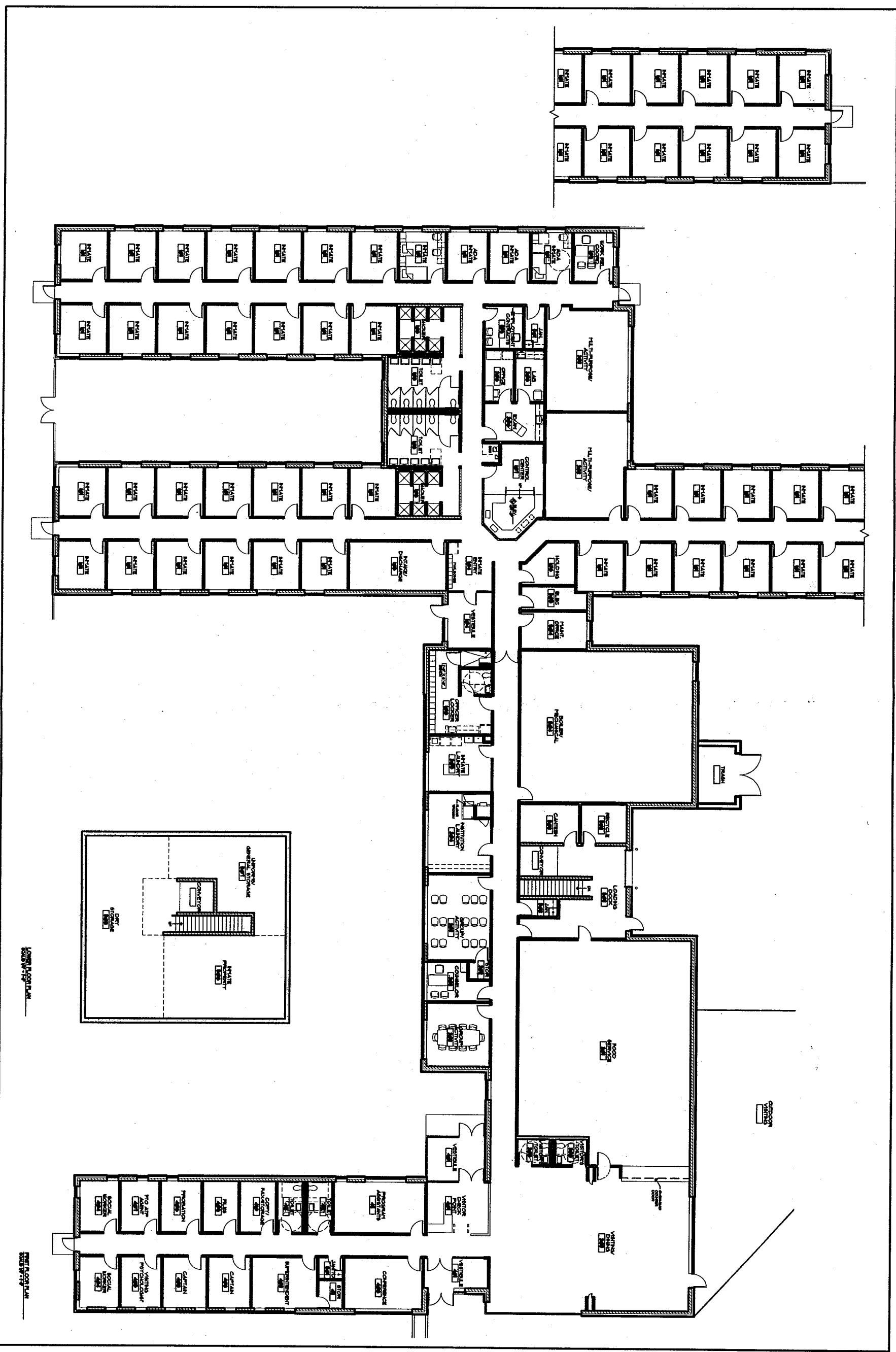


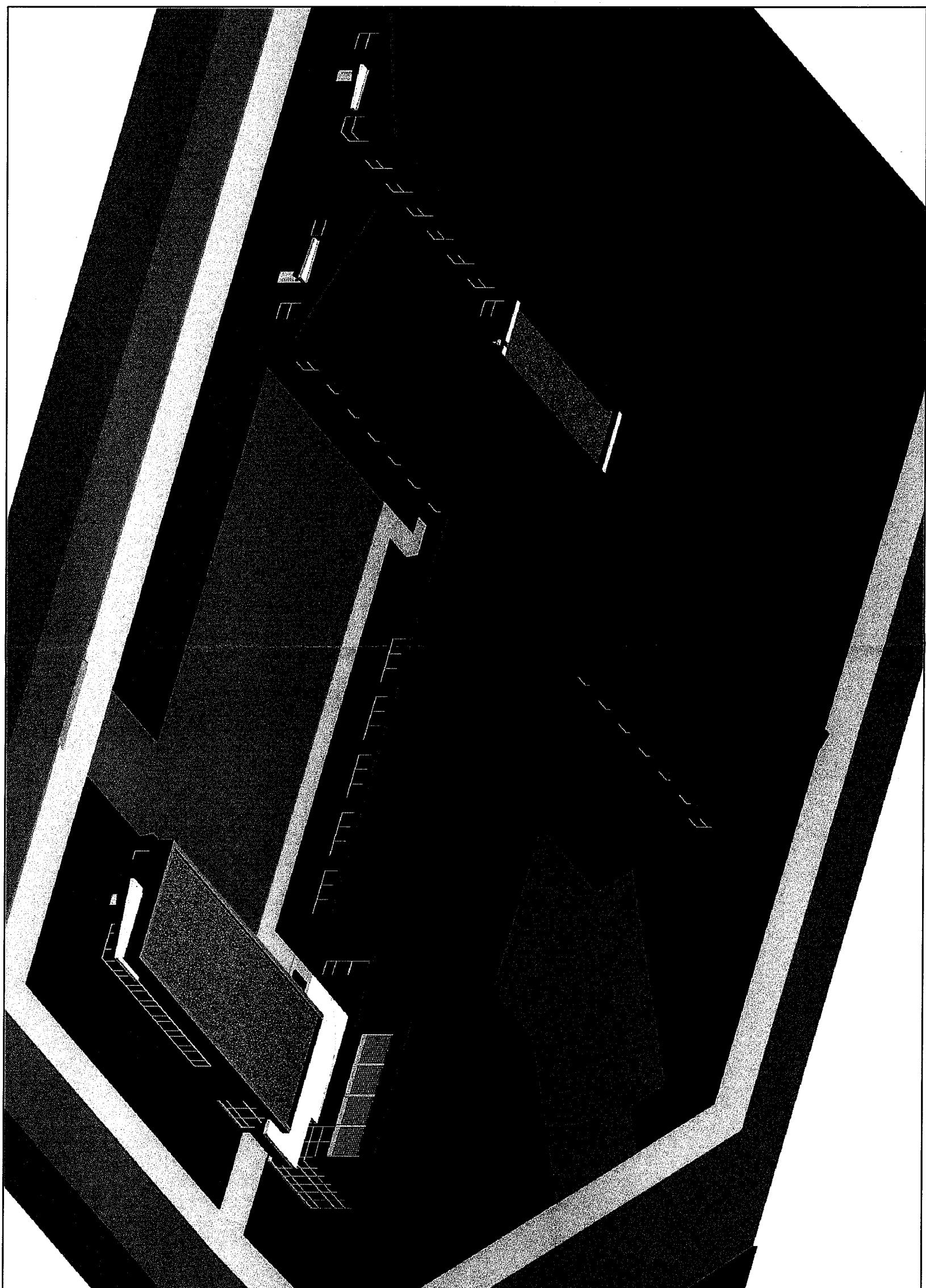
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FLOOR PLANS

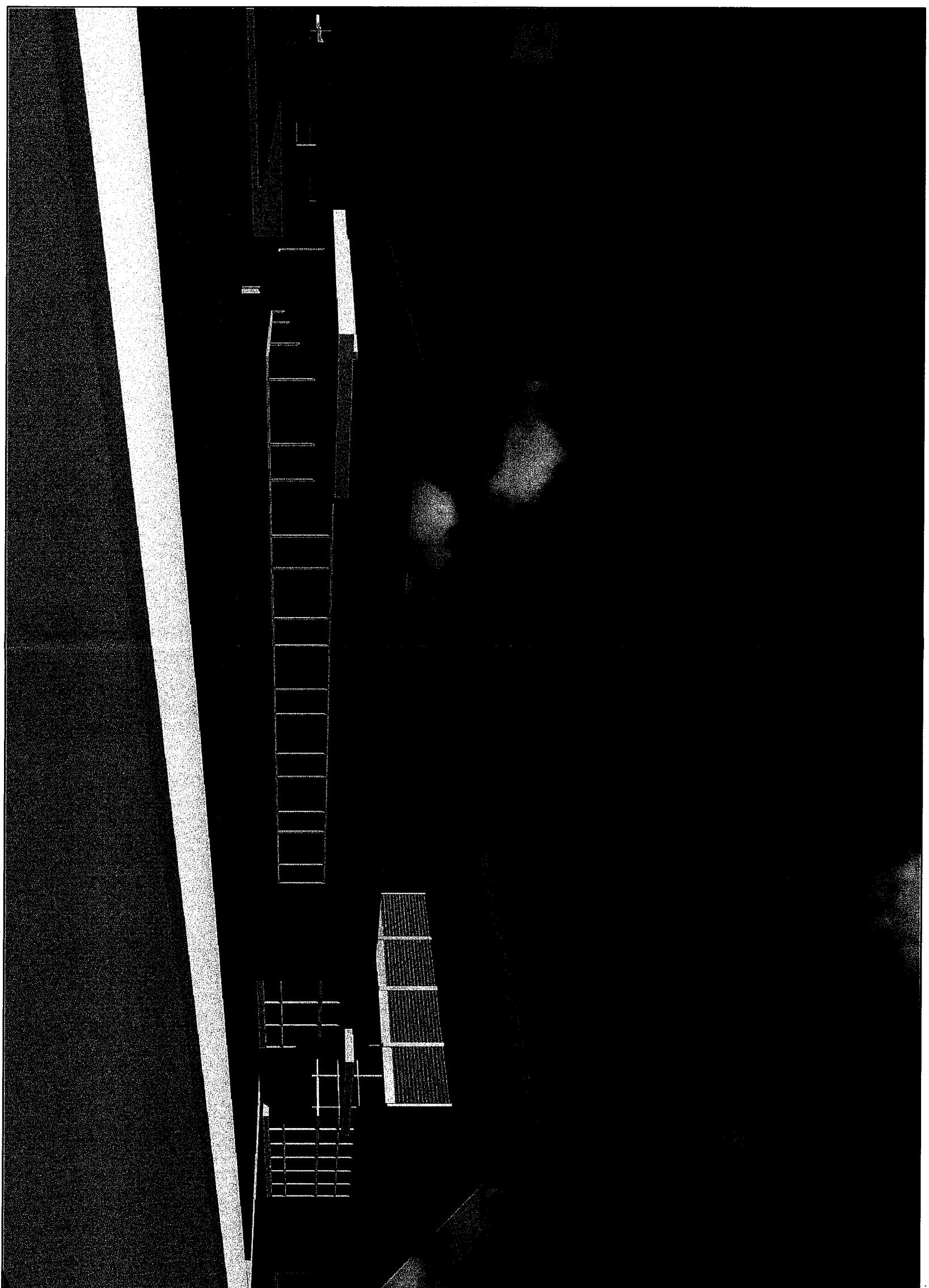
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