

MILWAUKEE WOMEN'S PRE-RELEASE CENTER

DETAILED PLANNED DEVELOPMENT

EXHIBIT A

File No. 011159

ZND/CC

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

December 21, 2001

I 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 |

II 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).

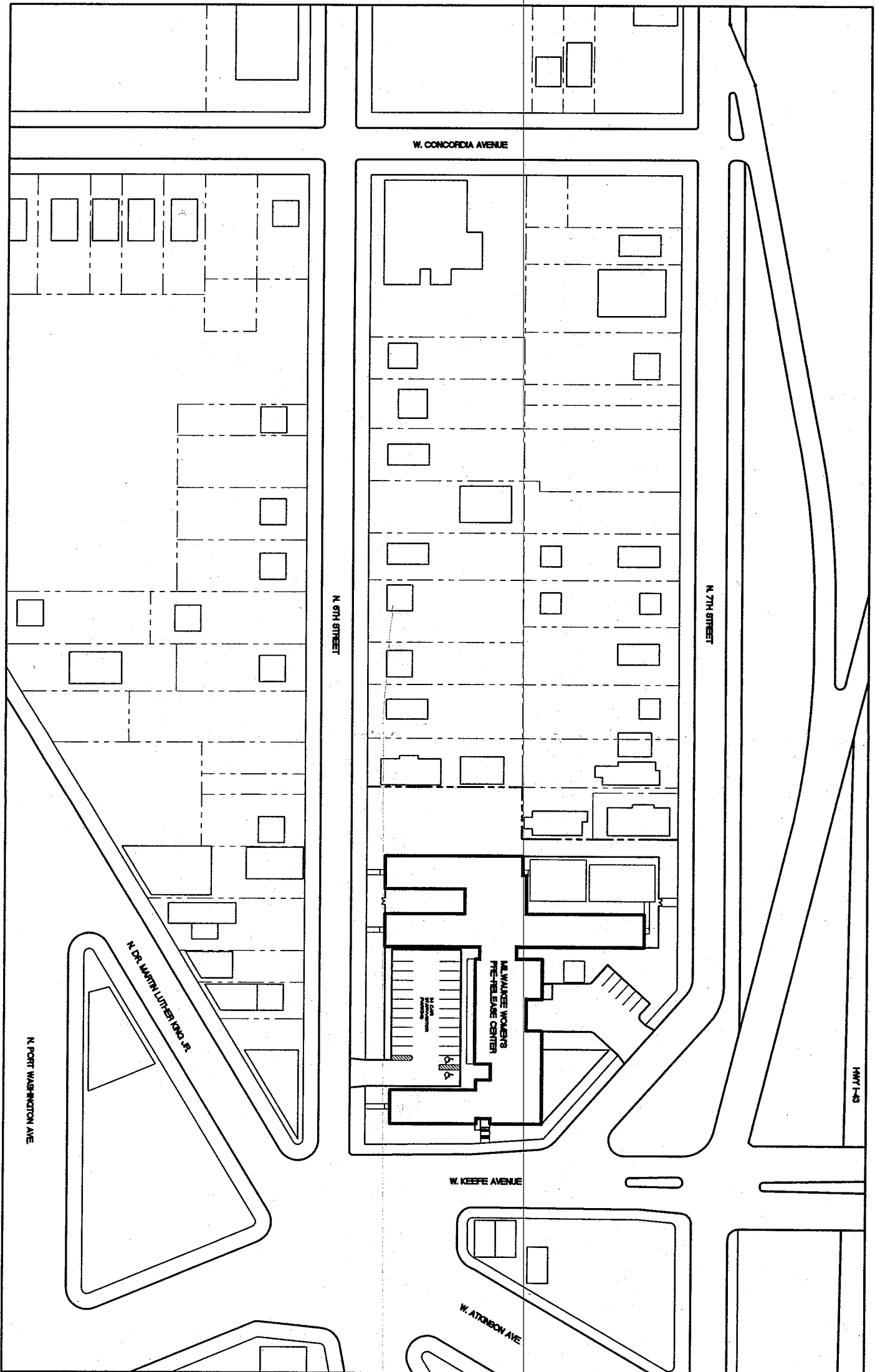
V. "STATISTICAL SHEET" INFORMATION

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



ML WAKEE WOMEN'S PRE-RELEASE CENTER
ML WAKEE, WISCONSIN
21 DECEMBER 2001

VOICINITY MAP

*Venture/*Architects

PLAT OF SURVEY
WITH TOPOGRAPHIC DATA

SITUATED ON WEST KEEFE AVENUE, IN THE CITY OF MILWAUKEE, WISCONSIN

PARCEL 1 (KNOWN AS 617 WEST KEEFE AVENUE)
PART OF LOTS 1 AND 38, BLOCK 3, IN PERCE AND DAVIS ADDITION, BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 2 (KNOWN AS 3425-3463 NORTH 6th STREET)
PART OF LOT 1 AND ALL OF LOTS 2 THRU 7, BLOCK 3 IN PERCE AND DAVIS ADDITION, BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 3 (KNOWN AS 3436-3456 NORTH 7th STREET)
LOTS 33 THRU 35 AND PART OF LOTS 36 AND 37, BLOCK 3, IN PERCE AND DAVIS ADDITION, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

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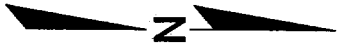
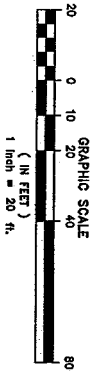
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GENERAL NOTES:
- RECORDED EASEMENTS, IF ANY, ARE NOT SHOWN.
- NO POINTS FOUND OR SET SOUTH LINE OF WEST KEEFE AVENUE
- WHICH IS ASSUMED TO BEAR DUE EAST.
- ELEVATIONS BASED ON CITY OF MILWAUKEE STANDARD # 64-08
ELEVATION = 139.82 (SHOWN)

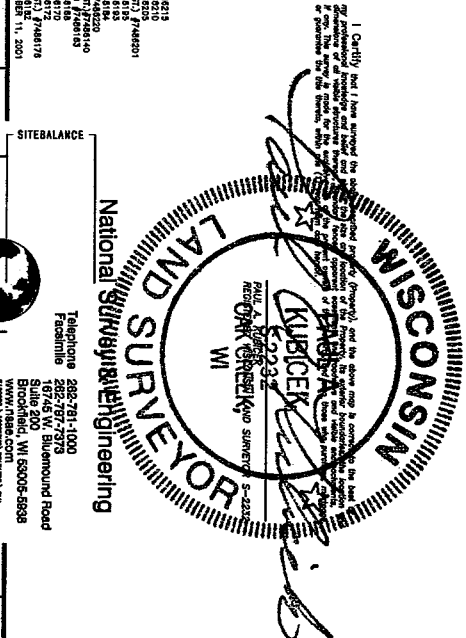
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THE UNDERSIGNED, LAND SURVEYOR, AS SHOWN, HEREBY
CERTIFIES THAT THE FOREGOING SURVEY WAS MADE BY
HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION
AND THAT HE IS A LICENSED LAND SURVEYOR IN THE
STATE OF WISCONSIN. THE SURVEY WAS MADE IN
CONFORMANCE WITH THE ACTS OF THE LEGISLATURE
AND THE RULES OF THE BOARD OF LAND SURVEYING
AND HE IS NOT AWARE OF ANY FACTS OR CIRCUMSTANCES
WHICH WOULD CAUSE HIM TO BELIEVE THAT THE
SURVEY IS IN VIOLATION OF ANY LAW OR RULE.

NOTICE: THE SURVEYOR'S NAME, ADDRESS, AND PHONE NUMBER
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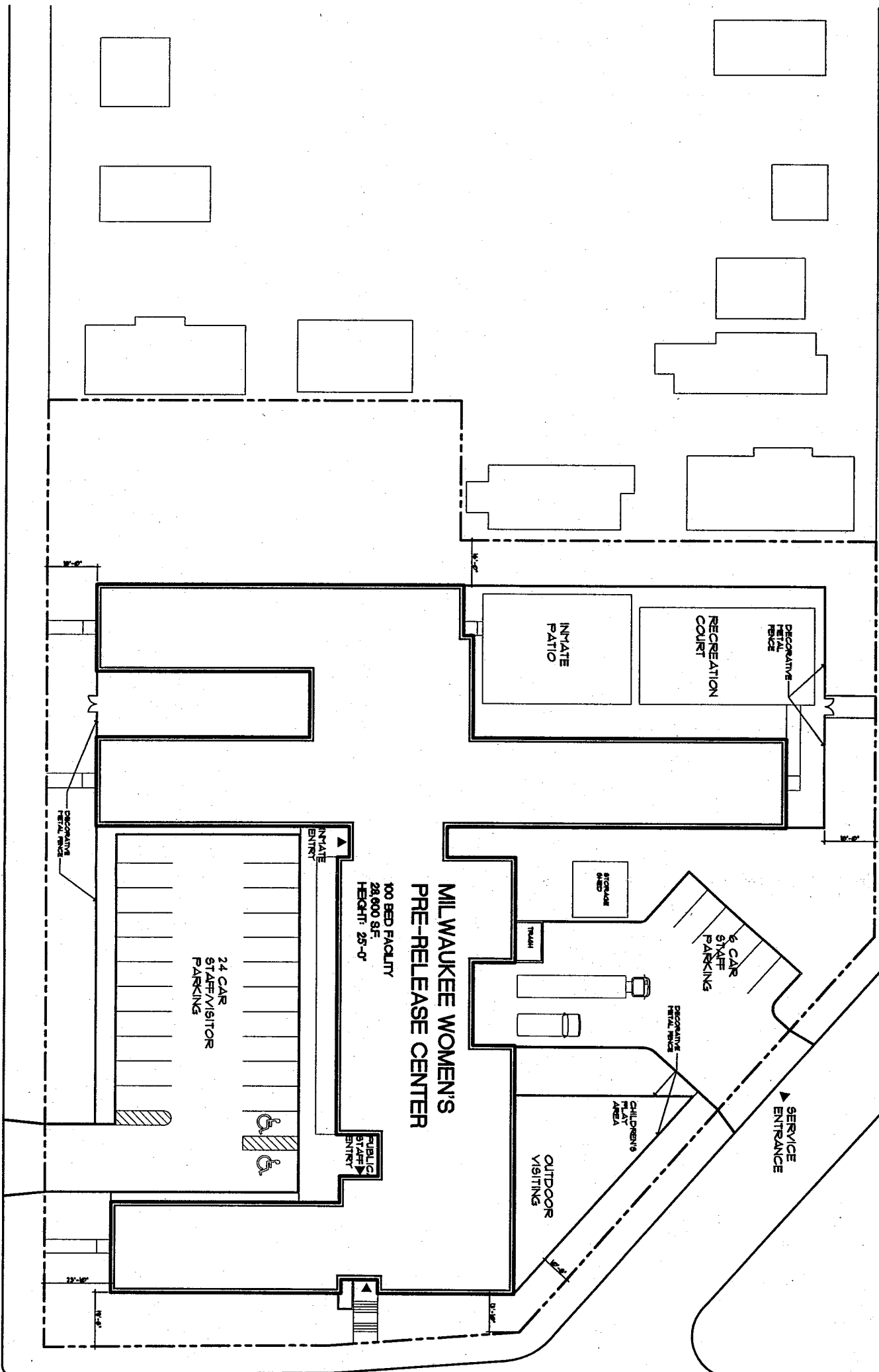
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N 7TH STREET
(ONE WAY) →

N 6TH STREET
(ONE WAY) ←

W. KEEFE AVENUE

1.95 ACRE SITE

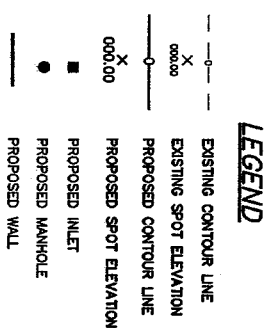


MILWAUKEE WOMEN'S PRE-RELEASE CENTER
MILWAUKEE, WISCONSIN
21 DECEMBER 2001

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

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**PRELIMINARY
NOT FOR
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National Survey & Engineering

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- ⊗ GAS METER
- SQUARE INLET
- ⊗ COMBINED SEWER MANHOLE
- ⊗ WATER VALVE
- ⊗ HYDRANT
- ⊗ WATER MANHOLE
- ⊗ CONFINED TREE
- ⊗ DECIDUOUS TREE
- ⊗ SHRUB
- PROPOSED INLET
- PROPOSED MANHOLE
- 5 - COMBINED SEWER
- W - WATERMAIN
- G - MARKED GAS MAIN
- E - MARKED ELECTRIC
- T - MARKED TELEPHONE
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- ⊗ PROPOSED STORM SEWER
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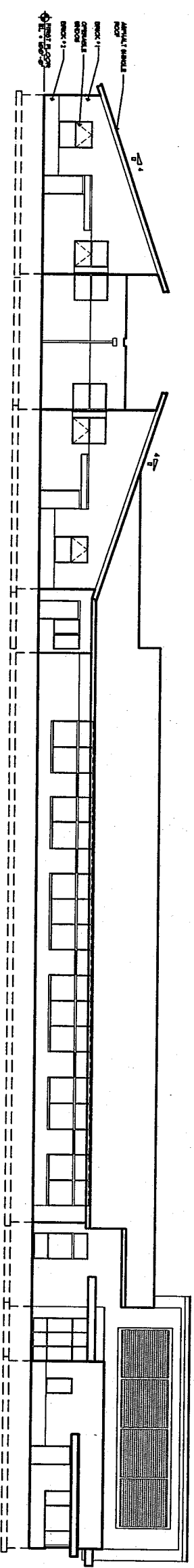


9745 W. Bluemound Road
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www.wtmsa.com

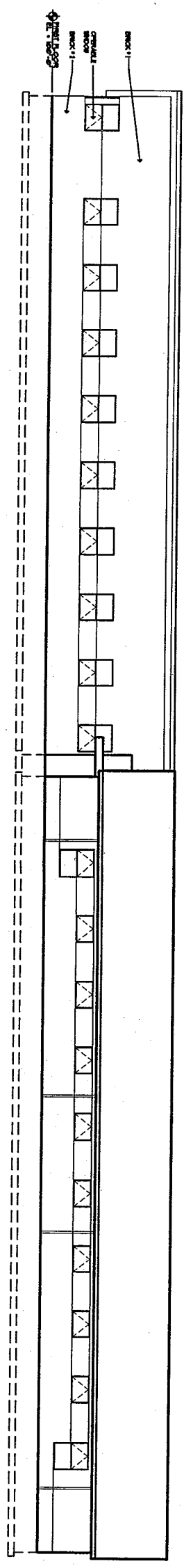
SHEET NO.



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EAST ELEVATION



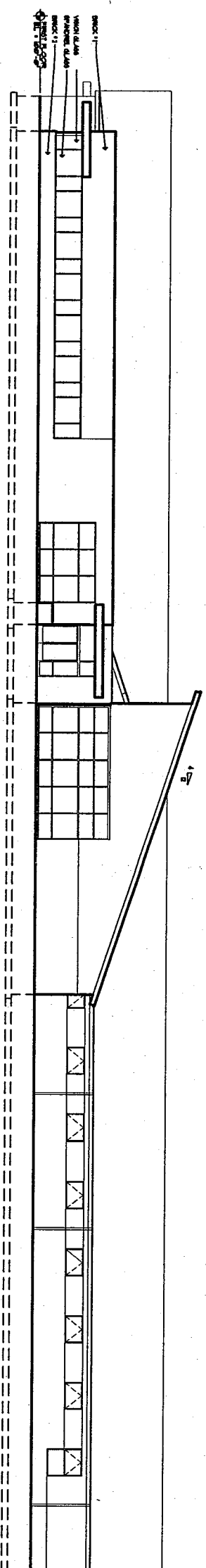
SOUTH ELEVATION



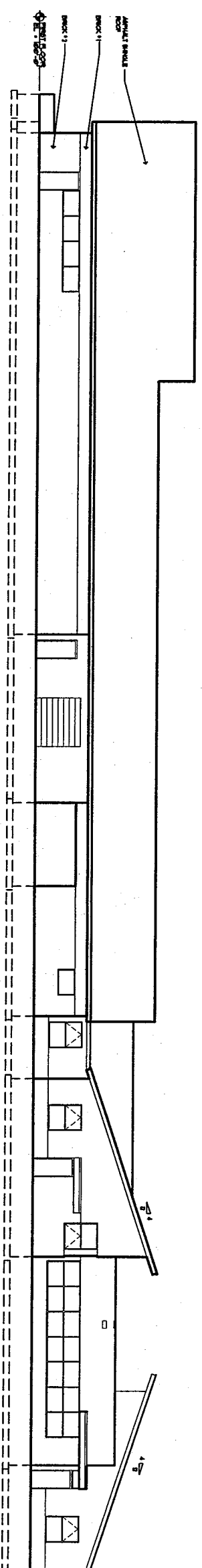
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21 DECEMBER 2001

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

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NORTH ELEVATION



WEST ELEVATION



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21 DECEMBER 2001

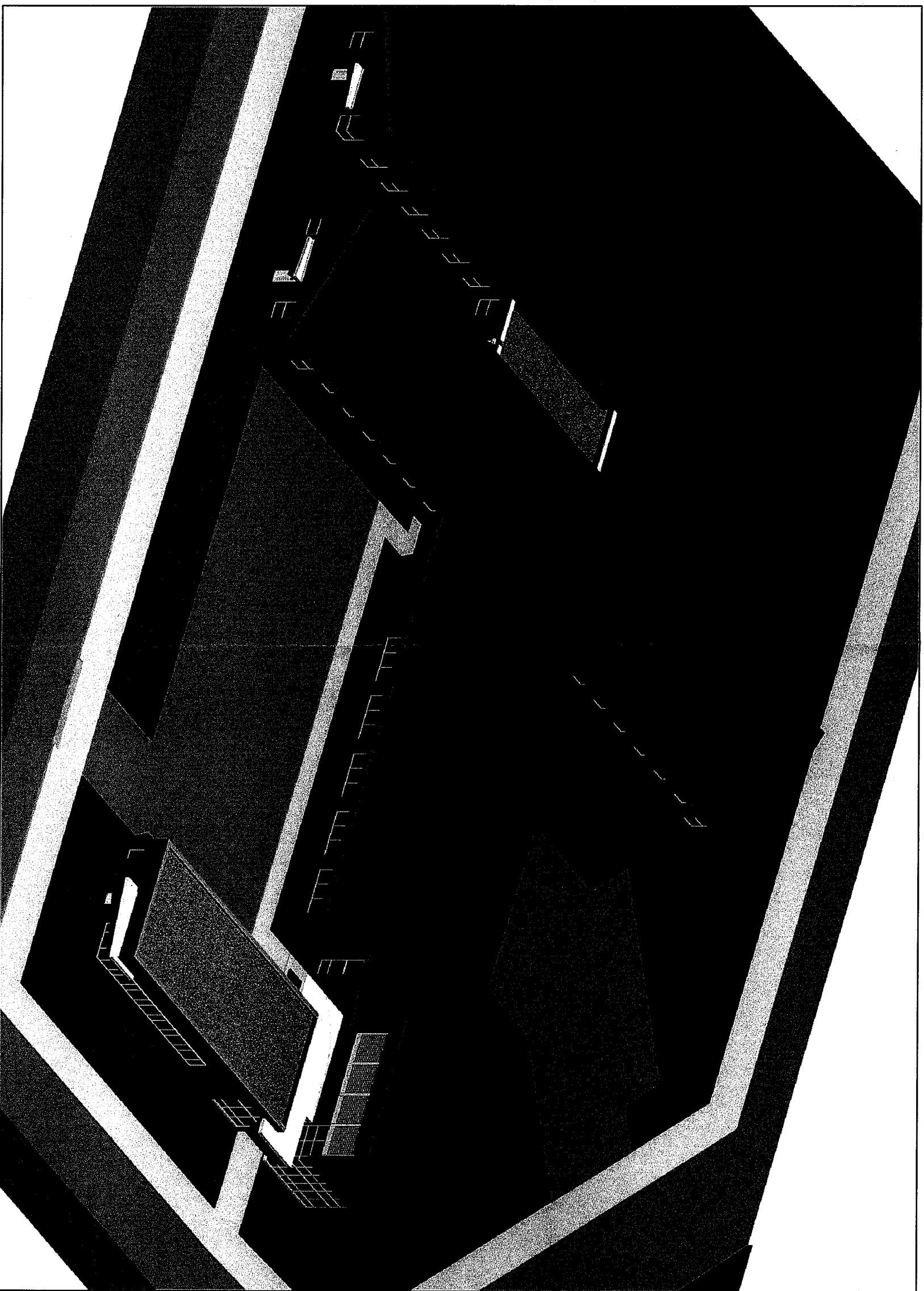
ELEVATIONS
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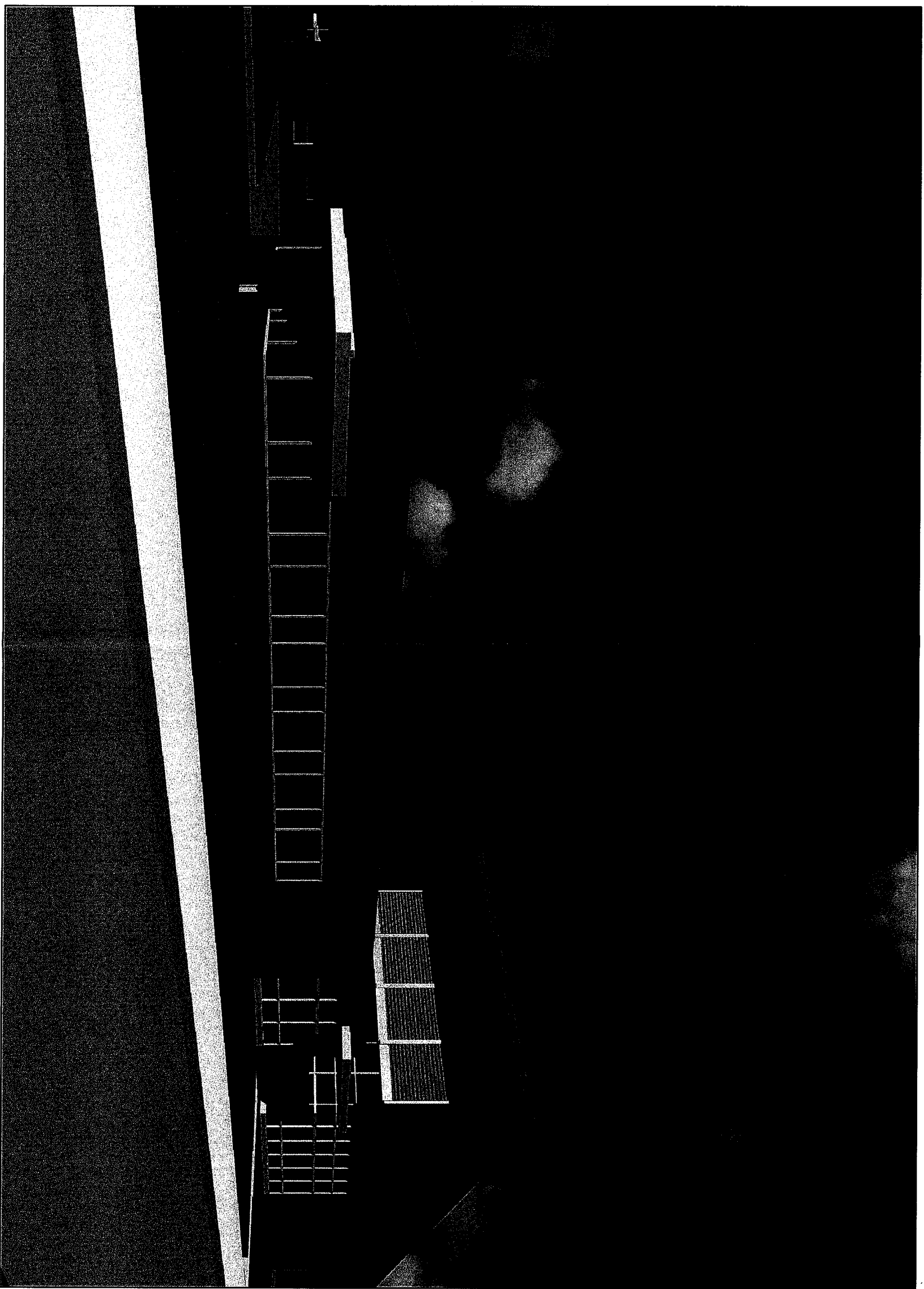


FLOOR PLANS

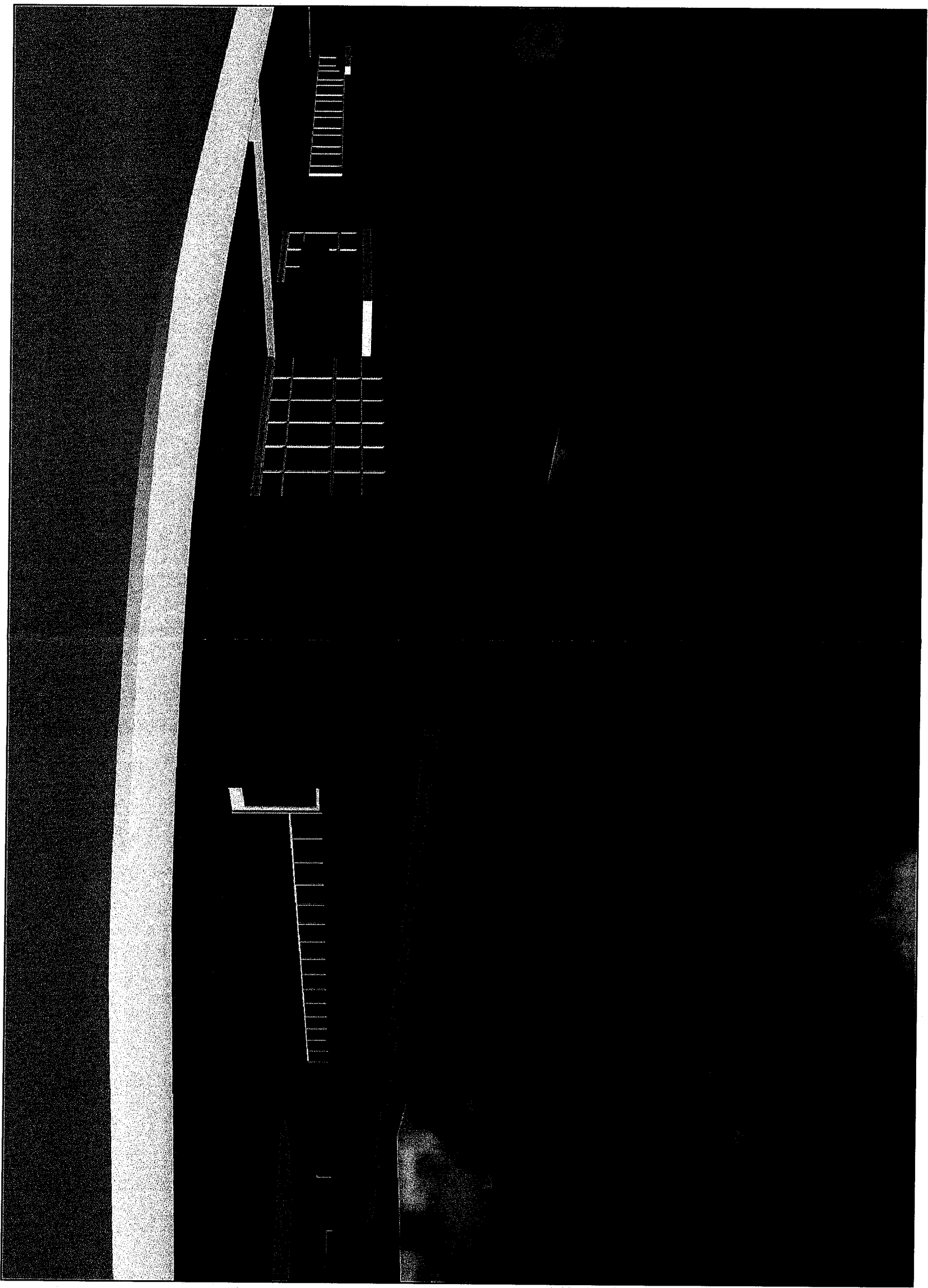




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