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DEVELOPMENT
PARTNERS, LLC
PLANNING DEVELOPMENT & ASSET MANAGEMENT

COVER SHEET

**ST. LUKE'S MEDICAL CENTER
DETAILED PLAN DEVELOPMENT**

MATERIALS MANAGEMENT AND PARKING STRUCTURE

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

3rd May, 2002

PROJECT TEAM

OWNER

Aurora Health Care
3000 West Montana
Milwaukee, WI 53215

TRAFFIC / PARKING ENGINEER

Kimley – Horn Associates
300 West Washington Street, Ste. 610
Chicago, IL 60606

OWNER'S REPRESENTATIVE

Irgens Development Partners, LLC
10201 Innovation Drive, Ste. 600
Milwaukee, WI 53226

CIVIL ENGINEER

Graef, Anhalt, Schloemer & Associates, Inc.
One Honey Creek Corporate Center
125 South 84th Street, Ste. 401
Milwaukee, WI 53214

ARCHITECT

Welman Architects Inc.
21675 Longview Drive, Ste. 500
Waukesha, WI 53186

OUTLINE

- I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS
- II. OVERALL DEVELOPMENT CONCEPT
- III. COMPLIANCE WITH STANDARDS
- IV. STATISTICAL SHEET INFORMATION

EXHIBITS

EXHIBIT A

File No. 020075

2ND/CE file

**ST. LUKE'S MEDICAL CENTER
DETAILED PLAN DEVELOPMENT**

MATERIALS MANAGEMENT AND PARKING STRUCTURE

**PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT
3rd May, 2002**

I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS

Aurora Health Care requests consideration for this Detailed Plan Development (DPD) affecting the St. Luke's Medical Center (SLMC) General Planned Development (GPD) in accordance with this document. This statement, together with submitted plan sheets and related materials constitutes and supports the DPD.

PLAN SHEETS

SHEET INDEX

DPD - 1	VICINITY MAP
DPD - 1A	VICINITY MAP (Including Phase 2)
DPD - 2	PROJECT BOUNDARY DESCRIPTION (Existing Conditions)
DPD - 2A	PROJECT BOUNDARY DESCRIPTION (Proposed Conditions)
DPD - 3	SITE GRADING PLAN
DPD - 4	SITE UTILITY PLAN
DPD - 5	LANDSCAPE PLAN (South)
DPD - 6	LANDSCAPE PLAN (North)
DPD - 7	PHASE 1 BUILDING PLAN LOWER LEVEL
DPD - 8	PHASE 1 BUILDING PLAN LEVEL 1
DPD - 9	PHASE 1 BUILDING PLAN LEVEL 2
DPD - 10	PHASE 1 BUILDING PLAN LEVEL 3
DPD - 11	PHASE 1 BUILDING PLAN LEVEL 4
DPD - 12	PHASE 1 BUILDING PLAN LEVEL 5
DPD - 13	PHASE 1 BUILDING PLAN LEVEL 6
DPD - 14	PHASE 1 BUILDING ELEVATIONS (North/South)
DPD - 15	PHASE 1 BUILDING ELEVATIONS (East/West)
DPD - 16	PHASE 2 BUILDING PLAN LOWER LEVEL
DPD - 17	PHASE 2 BUILDING PLAN LEVEL 1
DPD - 18	PHASE 2 BUILDING PLAN LEVEL 2
DPD - 19	PHASE 2 BUILDING PLAN LEVEL 3
DPD - 20	PHASE 2 BUILDING PLAN LEVEL 4
DPD - 21	PHASE 2 BUILDING PLAN LEVEL 5
DPD - 22	PHASE 2 BUILDING PLAN LEVEL 6
DPD - 23	PHASE 2 BUILDING ELEVATIONS (North/South)
DPD - 24	PHASE 2 BUILDING ELEVATIONS (East/West)
EXHIBIT A	STATISTICAL SHEET
EXHIBIT B	SIGN STANDARDS

II. OVERALL DEVELOPMENT CONCEPT

The St. Luke's Medical Center (SLMC) master plan is described in its GPD and reflects a campus expansion strategy that replaces and improves the existing infrastructure while increasing capacity and improving the quality of patient services. This proposal reflects a plan designed to increase the efficiency of hospital material handling and its associated trucking by centralizing operations. Additionally, it maximizes the use of available land resources by combining this function with on-campus, structured parking.

The proposed project is a combined material management facility and parking structure to be constructed on the west side of the campus of SLMC. The requirements for this two-phased project are defined as approximately 500 parking spaces and 21,000 square feet of existing and new material management areas and receiving docks. The structure will be built on land comprised of both owned and leased (from Milwaukee County) property.

The second phase of construction will allow for expansion of the parking structure for up to an incremental 834 cars. Expansion capabilities will be incorporated into, and carried in, the cost of the initial construction. The second phase will be contiguous to the first phase and constructed on land to be leased from the County. Timing on the second phase is contingent upon controlling the land and obtaining the necessary entitlements.

The initial project will accommodate approximately 485 structured stalls and 22 surface stalls. This is a net increase of 330 stalls over the current capacities. The building will be constructed on existing surface parking which will be replaced within the new facility. The structure will service staff physician, employee, and valet parking. It is not intended for patient/visitor use.

Noting current adverse conditions related to peak patient/visitor trips, the internal drives have been designed to minimize congestion thereby maximizing the on-site capacity for valet services. This was accomplished by increasing staging areas, eliminating self-parking lanes within critical flow lanes, and by restricting truck access.

Trucks utilizing the Kinnickinnic River Parkway drive will be restricted to off-peak hours. Off-peak hours at this location are liberally defined within the period 7:00 p.m. to 7:00 a.m. The service drive, contained within the structure, will be accessed for waste and soiled linen removal only.

III. COMPLIANCE WITH STANDARDS

A SIZE (295-812 1.)

The portion of the SLMC campus area subject to the DPD is approximately 226,721 square feet.

B DENSITY (295-812 2.)

Not applicable.

C SPACE BETWEEN STRUCTURES (295-812 3.)

The location of the structure in the DPD 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 and are consistent with the GPD.

Standards for façade and landscaping treatments were established for street edges within the campus through the GPD and are restated below.

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 function, character, location and context. Principal parking structure facades may utilize plan materials to meet the intent of this paragraph.

Secondary Façade must have view 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.

Principal Façades will comprise the east, north and west elevations.

E SCREENING (295-812 5.)

New landscaping consisting of combined hedges, shrubs, and trees will screen the west side elevation of the planned improvements adjacent to the neighboring church and parkway. All existing landscaping noted to remain shall be maintained to continue screening for the benefit of the surrounding residences. All new landscaping for proposed receiving area and surface parking areas shall conform with or exceed City of Milwaukee requirements.

F OPEN SPACES (295-812 6.)

None required.

G CIRCULATION FACILITIES (295-812 7.)

Circulation facilities are consistent with the GPD and provide for both pedestrian and vehicular traffic. The material management and parking facilities are strategically located near the hospital uses they support.

H LIGHTING (295-812 8.)

The lighting shall be consistent with the accepted standard already in place on the campus and shall conform to the established standards used by the City of Milwaukee. Specific lighting plans will be submitted to the City for review and approval.

I UTILITIES (295-812 9.)

Utility lines, as indicated, are extended directly from existing City services or directly from the hospital. All utility lines shall be installed underground. The transformer currently residing in the Health Science parking lot will be relocated, but will be maintained in the open lot. The transformer will be screened from view with hedge and shrub plantings.

J SIGNS (295-812 10.)

A single exterior building sign will identify the parking structure. This will consist of white and teal, back-lit, illuminated letters. Approximate detailing is indicated on PlanSheet DPD-8 and further described in Exhibit B. Additional signs will include directional signs within the campus and the facility. Specific signage plans will be submitted to the City for review and approval.

IV. 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 set forth on the Statistical Sheet attached hereto as Exhibit A.

EXHIBIT A

DETAILED PLAN DEVELOPMENT STATISTICAL SHEET

A-1	GROSS LAND AREA	
	Phase 1	163,289 SF
	Phase 2	<u>+63,432 SF</u>
	TOTAL	226,721 SF
A-2	LAND COVERED BY PRINCIPAL BUILDING	
	Phase 1	40,675 SF
	Phase 2	<u>+53,242 SF</u>
	TOTAL	93,917 SF
A-3	LAND DEVOTED TO PARKING, DRIVES AND PARKING STRUCTURES	
	Phase 1	102,943 SF
	Phase 2	<u>+53,242 SF</u>
	TOTAL	152,321 SF
A-4	LAND DEVOTED TO OPEN SPACE	
	Phase 1	22,500 SF
	Phase 2	<u>+5,760 SF</u>
	TOTAL	28,260 SF
A-5	PROPOSED NUMBER OF BUILDINGS	
	One Building	6 Levels
A-6	PARKING SPACES PROVIDED	
	Phase 1 Structure	485 spaces
	Phase 1 Surface	<u>22 spaces</u>
	SUBTOTAL	507 Spaces
	Phase 2	<u>834 spaces</u>
	TOTAL	1,319 spaces

Note: Phase 1 will result in a net add of 334 parking spaces to the SLMC campus. Upon completion of Phase 2, as defined herein, the incremental number of parking spaces is 1,168.

EXHIBIT B

DETAILED PLAN DEVELOPMENT SIGN STANDARDS

1. Building Sign – Sign Type “C” – Individual Illuminated Pan Channel Letters
2. Directional Sign – Sign Type “D” – Illuminated Directional Sign

Sign standards presented are consistent with GPD. Actual sign plans will be submitted to the City for review and approval.

SIGN IDENTIFICATION PROGRAM

SIGN TYPE **C**

OPTION **1**

ILLUMINATED LETTERS

The Sheboygan Clinic



Aurora HealthCare

Scale: — N.T.S.



Aurora
HealthCare

SIGN IDENTIFICATION PROGRAM

SIGN TYPE **C**

OPTION **1**

ILLUMINATED LETTERS

D E S C R I P T I O N

INDIVIDUAL ILLUMINATED PAN CHANNEL LETTERS.

LETTER CONSTRUCTION: All Aluminum construction, backs & sides. Painted to match #3630-246 TEAL.

ILLUMINATION: Internal with 15mm White neon.

LETTER FACES: 3/16" White Plexiglas

LOGO FACE: 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: N.A. sizes will vary with available wall space

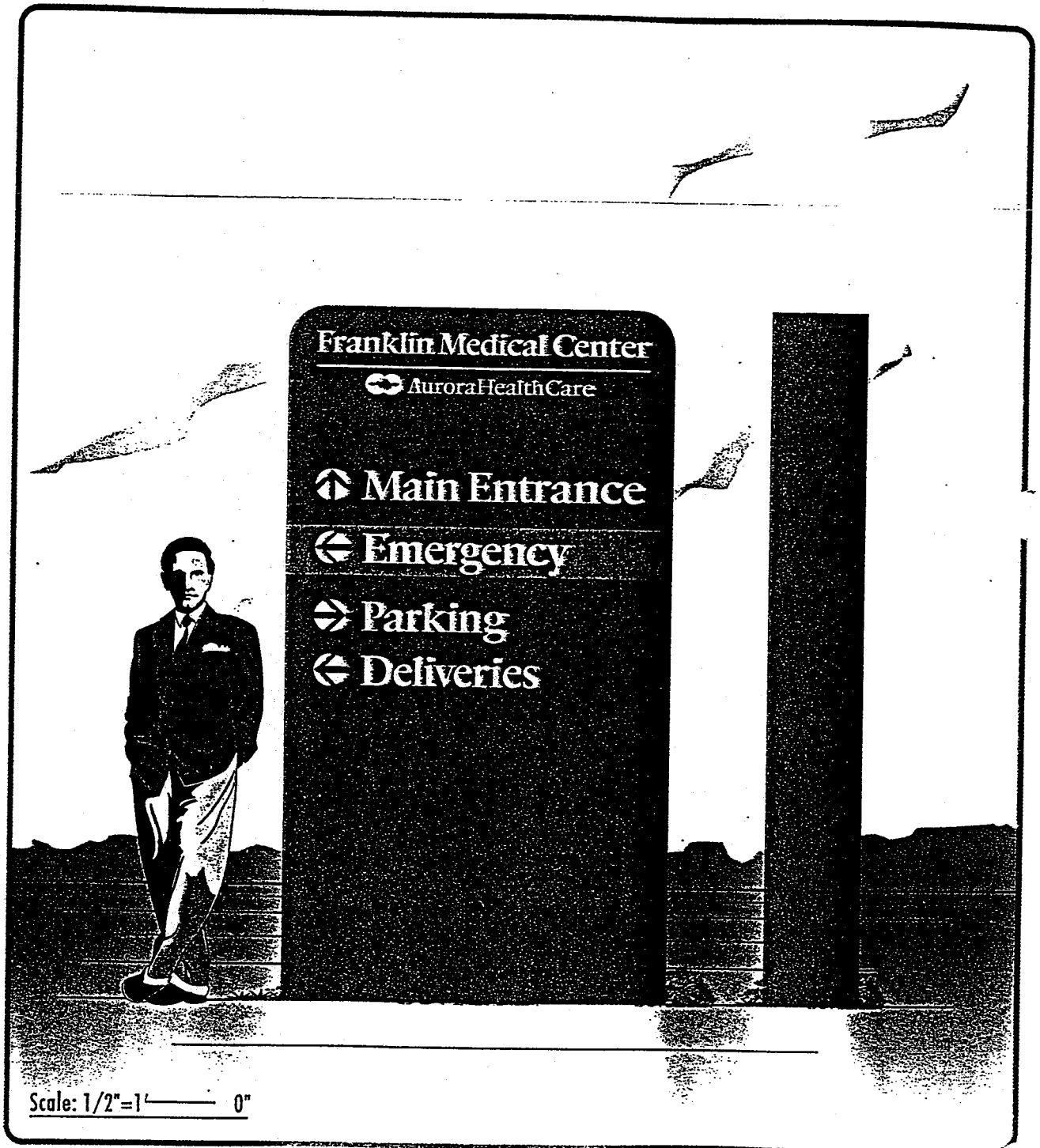


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **D**

OPTION **1**

ILLUMINATED DIRECTIONAL



Aurora
HealthCare

SIGN IDENTIFICATION PROGRAM

SIGN TYPE **D**

OPTION **1**

ILLUMINATED DIRECTIONAL

D E S C R I P T I O N

ILLUMINATED DIRECTIONAL SIGN

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

Background "Emergency" section only: Paint Red #3621. Stripe to wrap around cabinet.

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 9'-0"



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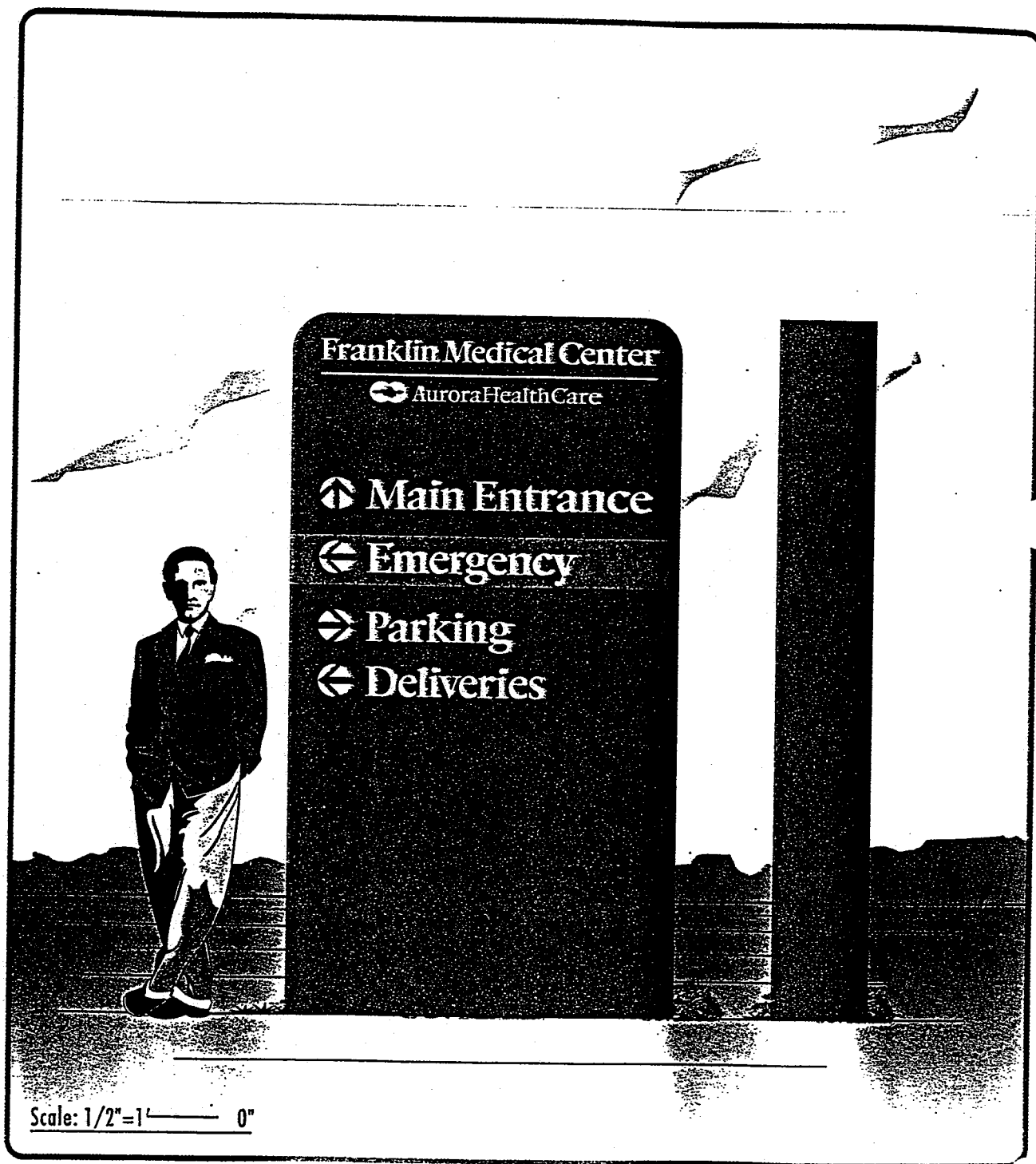


SIGN IDENTIFICATION PROGRAM

SIGN TYPE **D**

OPTION **1**

ILLUMINATED DIRECTIONAL



Aurora
HealthCare

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