

EXHIBIT A
File No. 031423

Kahler Slater

ZND/CC file

*3/8/04
CPL: conditionally approved*

January 29, 2004

MASTER PLAN FOR ALEXIAN VILLAGE

9301 North 76th Street
Milwaukee, Wisconsin

**DETAILED PLANNED DEVELOPMENT
Phases III and IV
Project Description and Owner's Statement of Intent**

1. Components of Detailed Plan and Supporting Materials

Alexian Village requests that the Alexian Village campus be granted approval of a new Detailed Planned Development (DPD) in accordance with this statement. This DPD constitutes the third and fourth phases of development as now defined for the existing Alexian Village campus. This statement together with the accompanying plan sheets and related materials identified below constitutes and supports the Detailed Planned Development. The following information is provided in compliance with Section 295-907 of the City of Milwaukee Zoning Ordinances.

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| DPD - 2 | Site Photos - Existing Context
(Drawings DPD-2a, 2b, 2c, 2d and 2e) |
| DPD - 3 | Topographic Survey- Existing |
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| DPD - 5 | Proposed Site Grading Plan - New Cottages |
| DPD - 6 | Proposed Site Utility Plan - New Cottages |
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2. Description of Development and Owner's Statement of Intent

The proposed new Alexian Village site development and buildings included in Phases III and IV will be constructed in phases to respond to the growing, evolving marketplace demands in the senior retirement community housing market. The new Phases III and IV Cottages and extension of an existing interior roadway will allow the residents to live in individual homes in a secure, village-like and welcoming environment and will allow expansion of the existing wide range of services provided by Alexian Village.

In 2003, the Phase I construction, that included a new Brothers' Quarters for the Alexian Brothers and the first Cottage, was approved by the City of Milwaukee and construction has been completed. The initial Cottage was constructed to serve as a sales unit for future Cottages. Also in 2003, the City of Milwaukee approved the construction of six additional Cottages, that have been identified as Phase IA and will be located along West Glenbrook Road, west of the Phase I scope of work and adjacent to the north property line. There will be no Phase II.

Some of the new Phases III and IV Cottages will be constructed in the location of four existing residents' vehicles garages, and a single new multiple-car garage will be located in a more peripheral location at the northeast sector of the Alexian Village property, to replace the existing garages and to allow maximization of a landscaped park-like development amidst the existing and expanding residential community. The new Phases III and IV development will extend and enhance the character and quality of the existing campus and will be compatible with the adjacent neighborhood. The entire development will be pedestrian friendly. Proposed setbacks along Glenbrook Road have been established to be consistent with the surrounding neighborhood.

Project Phasing:

At this time, it is anticipated that the complete scope of work will be completed in four phases as noted below.

- a. Phase I: construction of the new Brothers' Quarters and first Cottage located immediately west of the Brothers' Quarters: completed in 2003.
 - b. Phase IA (there will be no Phase II): approved by the City of Milwaukee in 2003, construction of six additional Cottages and a portion of the new east-west segment of the interior roadway located in front of each Cottage, including the circular turn-around at the northwest corner of the site. These units will be constructed as pre-sales activities are completed. It is anticipated that start of construction of these units will be in 2004- 2005, pending pre-sales. The landscaped buffer consisting of a variety of plantings defined in the previously-approved 2003 Detailed Planned Development will be provided as that phase proceeds in construction.
 - c. Phases III and IV: the remaining Cottages and interior road will be constructed as soon as the market demand is defined and pre-sales are completed. As the construction of the Phase III and IV Cottages proceeds, the four existing garages for residents' vehicles currently located west of the Village East and West buildings will be removed and replaced with a new garage as follows:
 - A garage that will contain approximately fifty-eight residents' vehicles will be constructed at the north side of an existing parking lot located north of the existing Village Square building. Drawing DPD-12 notes the location of this structure.
- 3. Compliance with Standards:**
- a. Gross Land Area: 34.0 acres (property owned by Alexian Village and Alexian Elderly Services). The property sub parcels are as follows and as defined on Drawing GPD-4:
 - Parcels 2, 3 and 4: 34.0 acres.
 - Parcel 1: 23.7 acres (located north of Glenbrook Road) - excluded from the considerations of this DPD.
 - Parcel 5: 2.5 acres (owned by Alexian Elderly Services) - excluded from the considerations of this DPD.

- b. Maximum land covered by buildings:
 - Existing buildings: 3.93 acres
 - New Phase III Cottages: 4.20 acres
 - New Phase IV Cottages: 0.48 acres
- c. Maximum amount of land devoted to parking, drives, and parking structures: 6.34 acres
- d. Maximum amount of land devoted to landscaped open space: 6.45 acres
- e. Maximum proposed dwelling unit density, if residential and/or total square footage devoted to non-residential uses:
 - New Phases III and IV Cottages: based on general area in which the new Cottages will be located (currently open, landscaped space), the new buildings cover approximately 6.0 % of the land.
- f. Proposed number of buildings:
 - Thirty Cottages total will be constructed in Phases I, IA, III and IV, pending sales and demand. The Cottages will be single family for retired couples or individuals housed within two-bedroom units. The schedule for construction of the Phases III and IV Cottages will be determined directly by future pre-sales of the units.
 - New Cottages relevant to this Detailed Planned Development: a total of eight Cottages are proposed for Phases III and fifteen Cottages for Phase IV construction and are defined accordingly in this document.
- g. Maximum of dwelling units and bedrooms per building:
 - Cottages: to be two-bedroom units, intended to house retired couples or individuals.
- h. Parking spaces provided:
 - Existing enclosed: 140 vehicles
 - Existing outsider parking: 260 vehicles
 - Existing Brothers' Quarters: a three-car attached garage has been provided.

- New Cottages: each Cottage to have an attached two-car garage with driveway space adjacent to each unit to accommodate occasional visitors or residents whose vehicles are temporarily parked outside.
 - Proposed new Garage for residents' vehicles (to be constructed on a phased basis, to replace the existing garages currently located in an area in which the new Phases III and IV Cottages will be located.
- i. Vicinity Map: see attached drawing DPD-1.
- j. Site Photos: see attached drawing DPD-2a - 2e. Site photos are provided to define the general character of the existing buildings and site development.
- k. Site Survey: see attached site survey drawing DPD-3 prepared by National Survey.
- l. Site Plan: see attached Site Plan drawings DPD-4 (Cottages) and DPD-10 (new Garage) that shows the locations of existing buildings and the proposed new construction for Phases III and IV.
- m. Site Grading Plan: see attached Site Grading Plans DPD-5 (new Cottages) and DPD-12 (new Garage) prepared by Graef Anhalt Schloemer and Associates. Proposed site grading at 1 foot contour intervals and related control of site run-off is defined on the drawing.
- n. Site Utility Plan: see attached Site Utility Plan DPD-6 prepared by Graef Anhalt Schloemer and Associates. Proposed remodeled and/or new storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and key invert elevations are defined.
- o. Site Landscaping Plan: see attached plan DPD-7, prepared by Marie K. Basting Landscape Architect. The landscaping concept is as follows:
- The new landscaping will extend and enhance the existing campus landscaping throughout the new development, as each phase is constructed. The existing campus is heavily landscaped with a rich variety of plantings and lawn areas that are interwoven between and around the existing buildings, driveways and walkways. The proposed new landscaping will extend the park-like setting throughout while providing variety in species, scale and density around each building.

Landscaping along West Glenbrook Road for Phases I and IA was approved in 2003. As Phases I and IA are completed, a green landscaped buffer will be provided to serve as a functional and visual screen between the proposed new Brothers' Quarters and the Phase IA Cottages located adjacent to the city street. The landscaping will include a combination of tall, vertical scale shrubs, medium height and lower scale shrubs and a fence consisting of brick piers connected with split rail horizontal elements. This landscaped buffer will extend and reinforce the desired village-like, secure environment that is achieved throughout the existing campus.

The proposed landscaping for Phases III and IV will extend around and between each Cottage and will be the type and quality of plantings that will be provided for Phases I and IA.

- p. Exterior elevations of proposed new Cottages: see attached drawing DPD-9 prepared by Erik Madisen, AIA.
- q. Exterior elevations of proposed new garage: see attached drawing DPD-11 prepared by Erik Madisen, AIA.
- r. Location of existing Site Signage: see attached Site Plan DPD-8 prepared by Kahler Slater, which notes the location and type of existing signage.
 - See enclosed Site Photos for information that defines the type and design of existing signage that is disbursed the site.
 - No additional site signage is proposed for the Phase III and IV scope of work.

s. 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. Alexian Village, 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 Alexian Village nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In

recognition of that fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, Alexian Village will retain the right to make modifications to the DPD at any time. However, in no event will any modifications undertaken by Alexian Village cause any of those effects set 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.

DETAILED PLANNED DEVELOPMENT

FOR

ALEXIAN VILLAGE OF MILWAUKEE

PROJECT NO. 203033.03

JANUARY 29, 2004

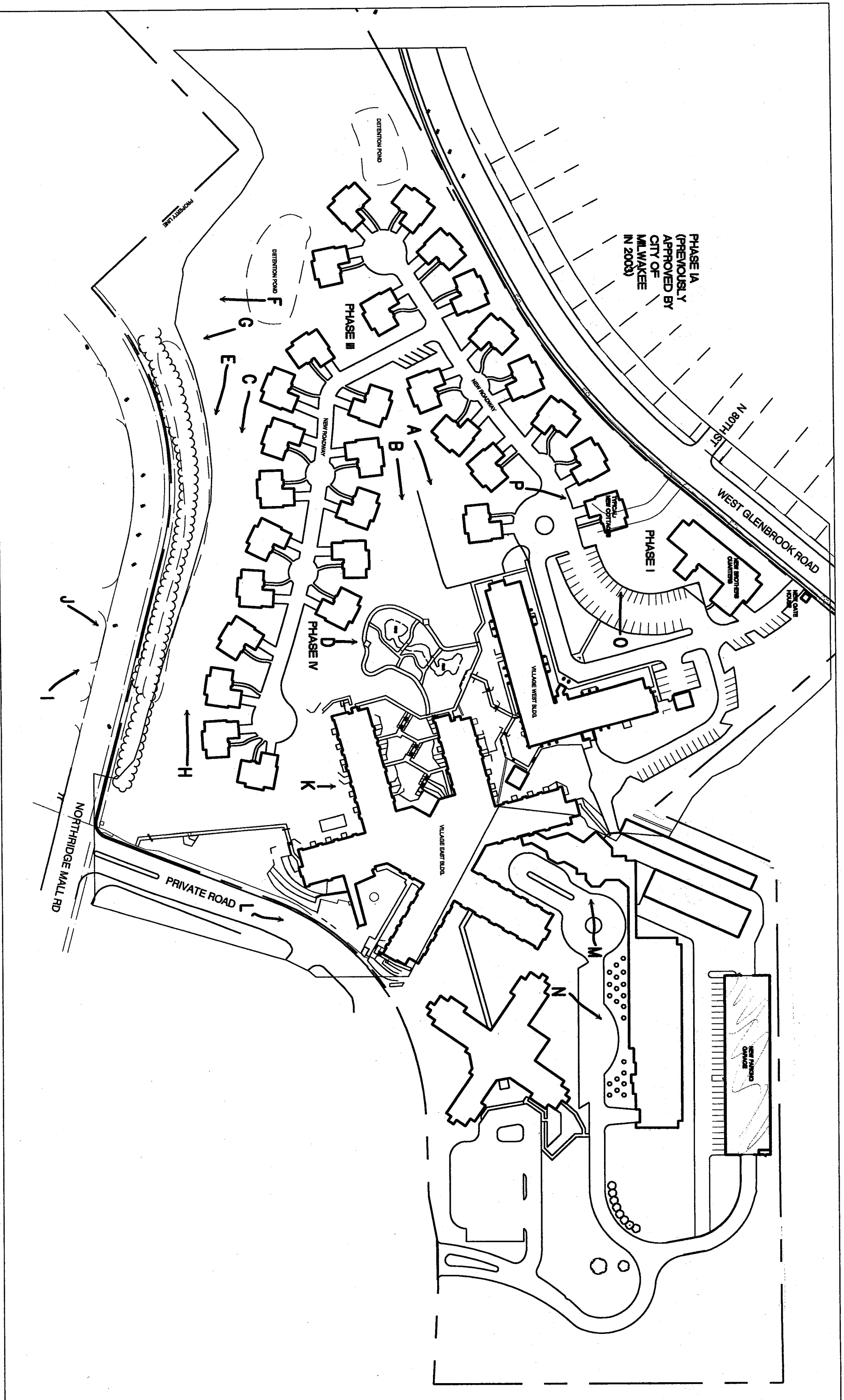
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DPD-1	VACINITY MAP
DPD-2a-e	SITE PHOTOS
DPD-3	TOPOGRAPHIC SURVEY-EXISTING
DPD-4	SITE PLAN-PROPOSED NEW SITE DEVELOPMENT
DPD-5	PROPOSED SITE GRADING PLAN - NEW COTTAGES
DPD-6	PROPOSED SITE UTILITY PLAN
DPD-7	PROPOSED LANDSCAPING PLAN
DPD-8	EXISTING SIGNAGE
DPD-9	PROPOSED EXTERIOR ELEVATIONS-COTTAGES
DPD-10	SITE PLAN-NEW GARAGE SITE DEVELOPMENT
DPD-11	PROPOSED EXTERIOR ELEVATIONS-NEW GARAGE
DPD-12	PROPOSED SITE GRADING PLAN-NEW GARAGE

Sheet No.

DPD-1

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ALEXIAN VILLAGE OF MILWAUKEE

SITE PHOTO KEY

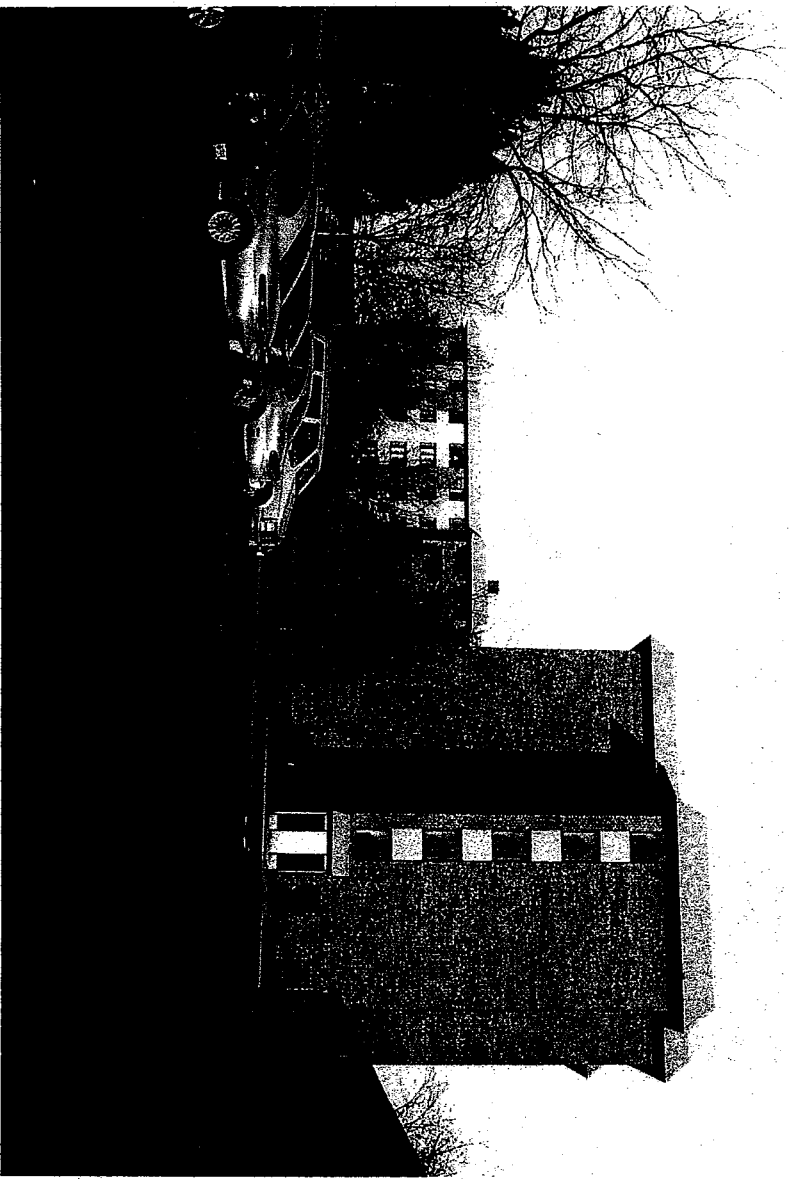
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Sheet No.

DPD-2a

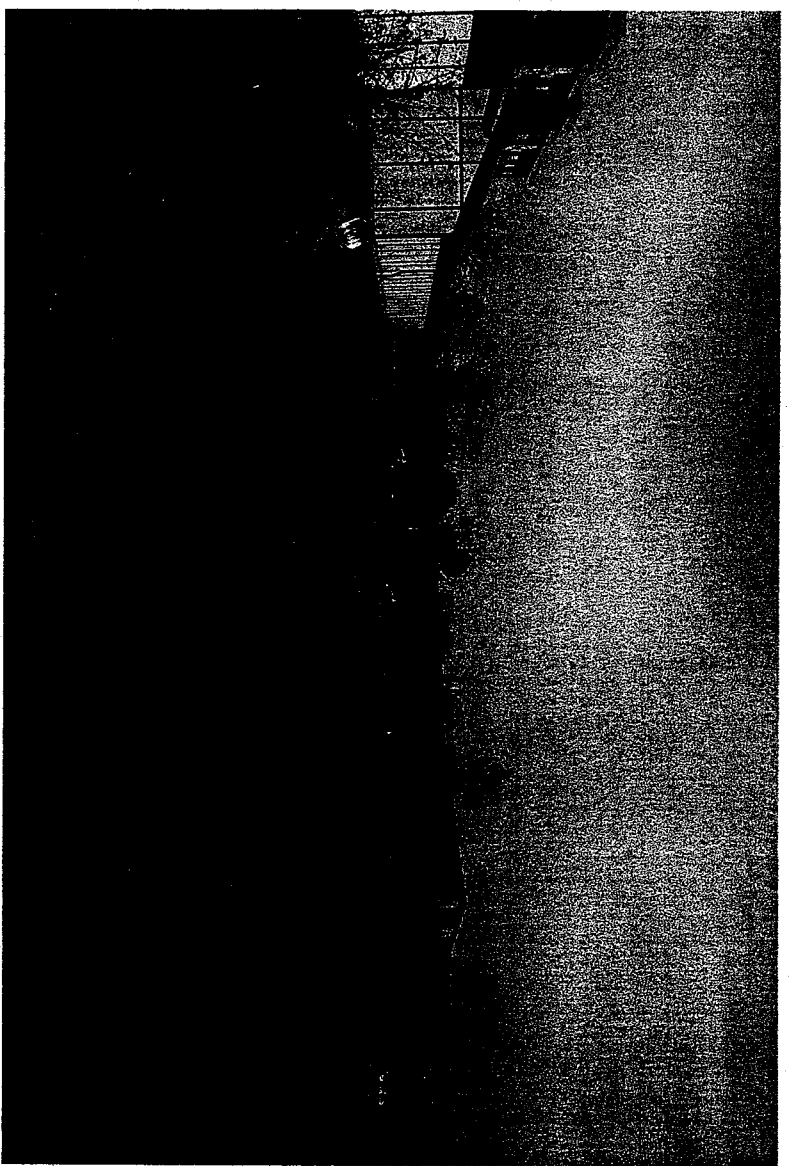
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A



B



C



D

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DPD-2b

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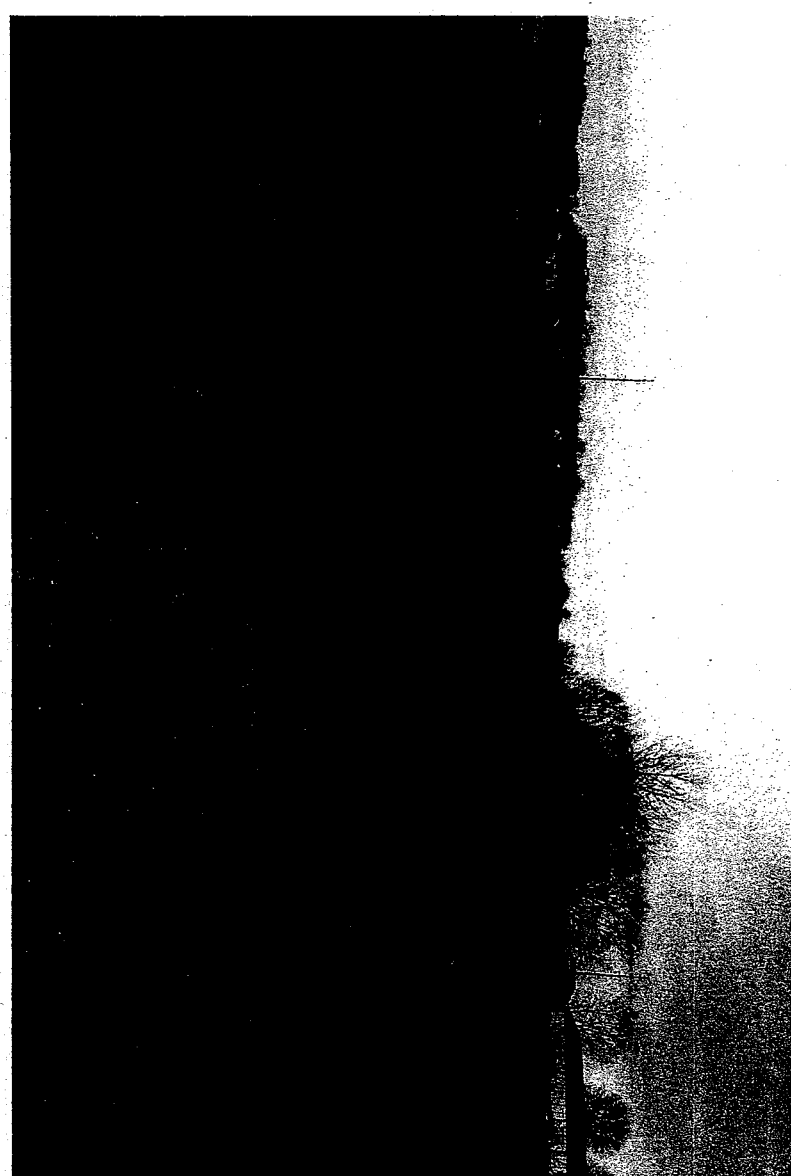
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F



G



H

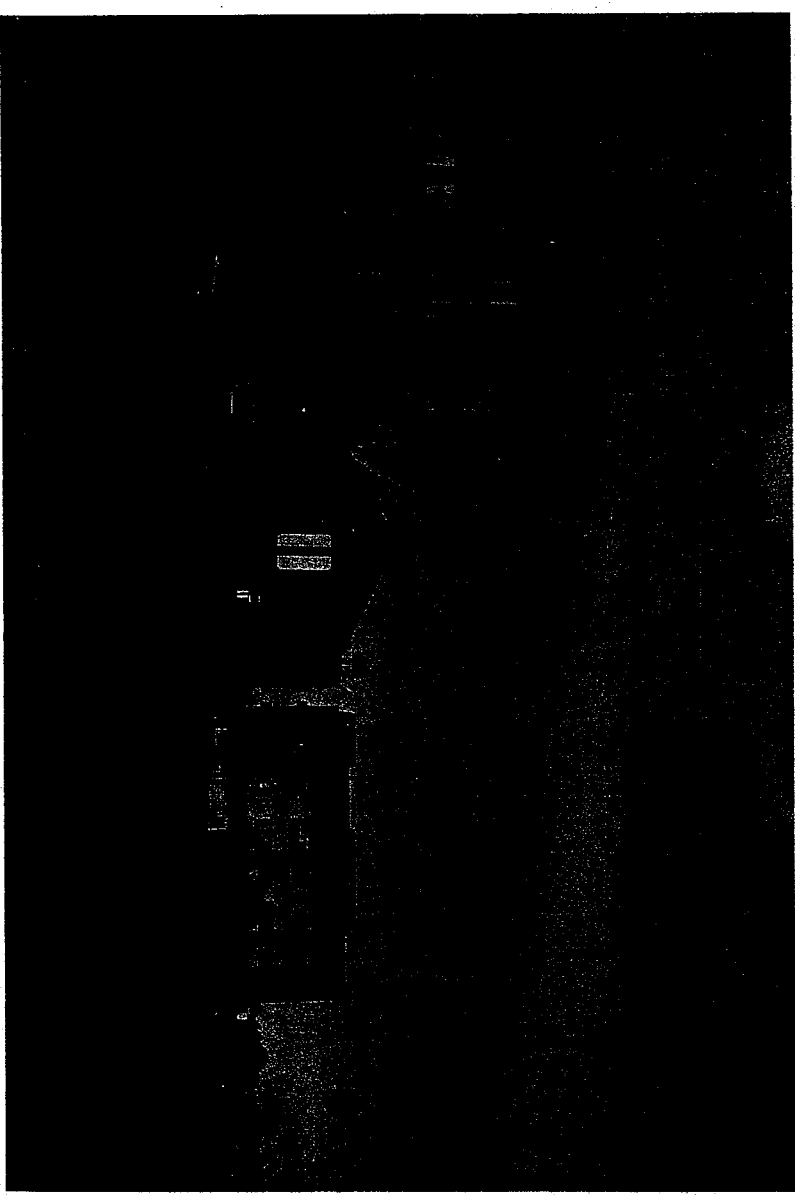
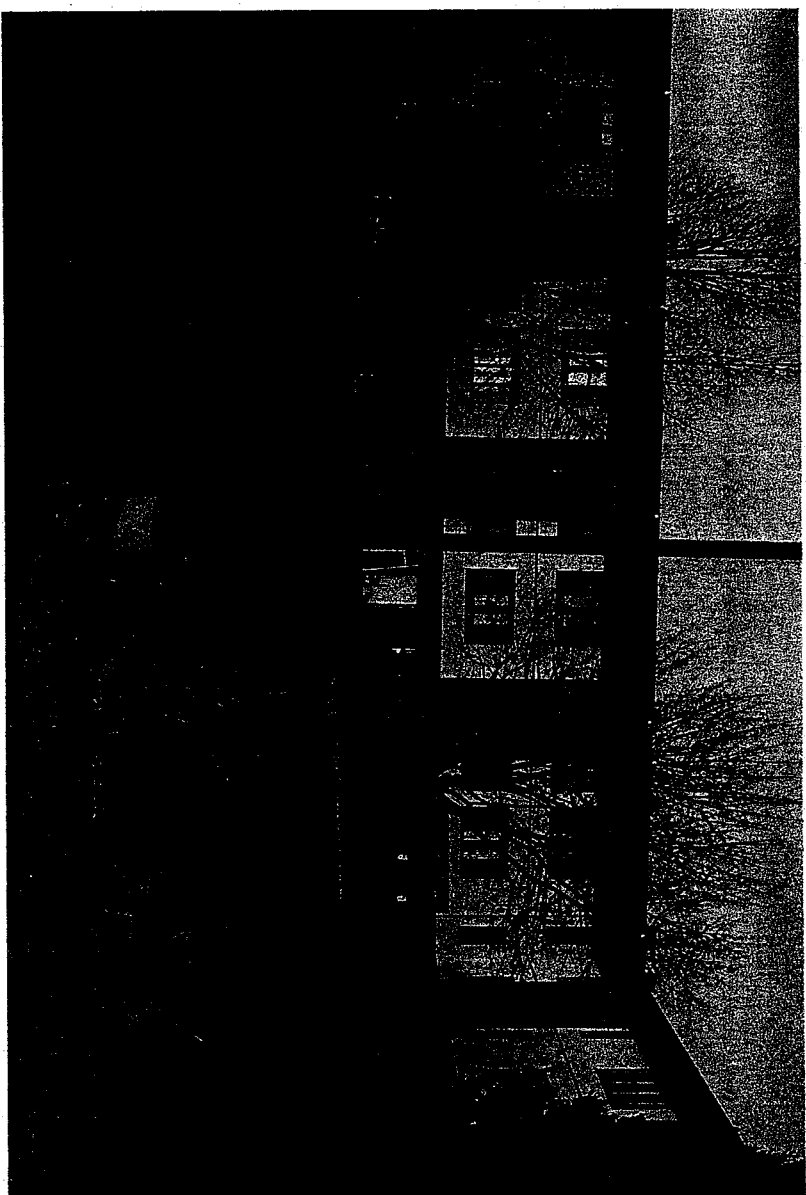
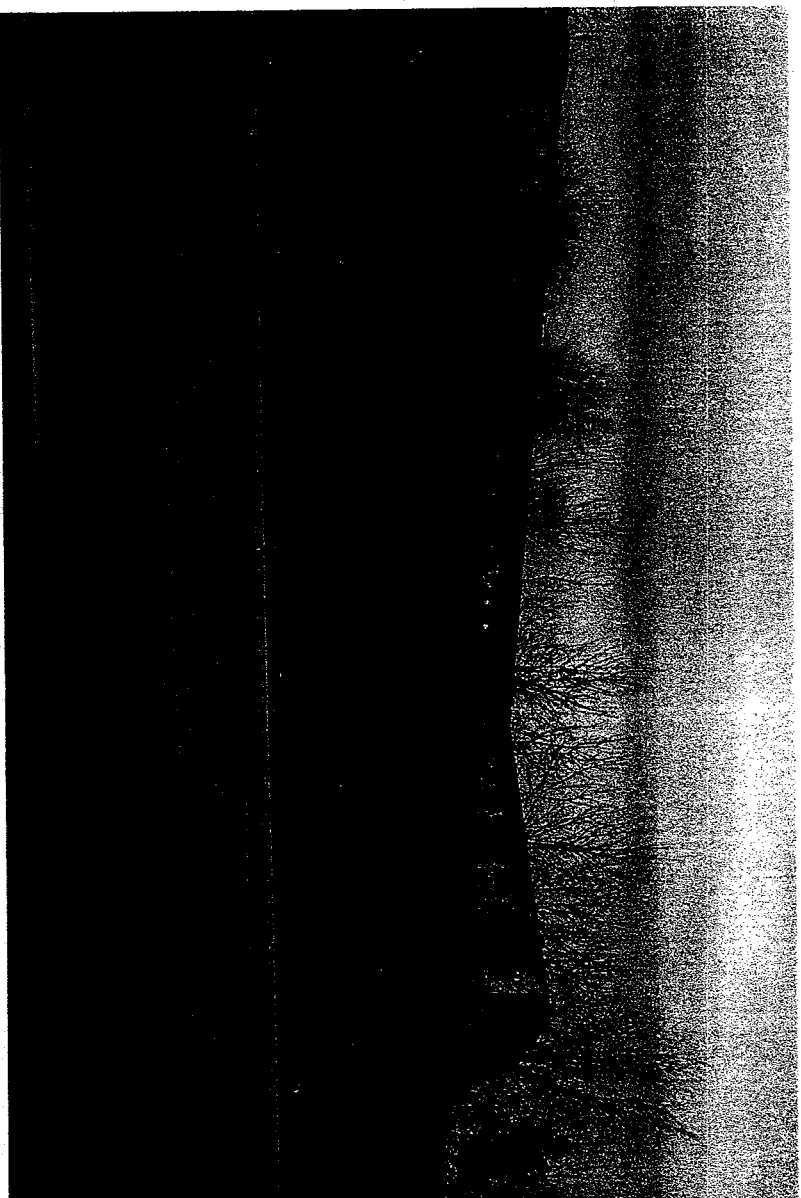
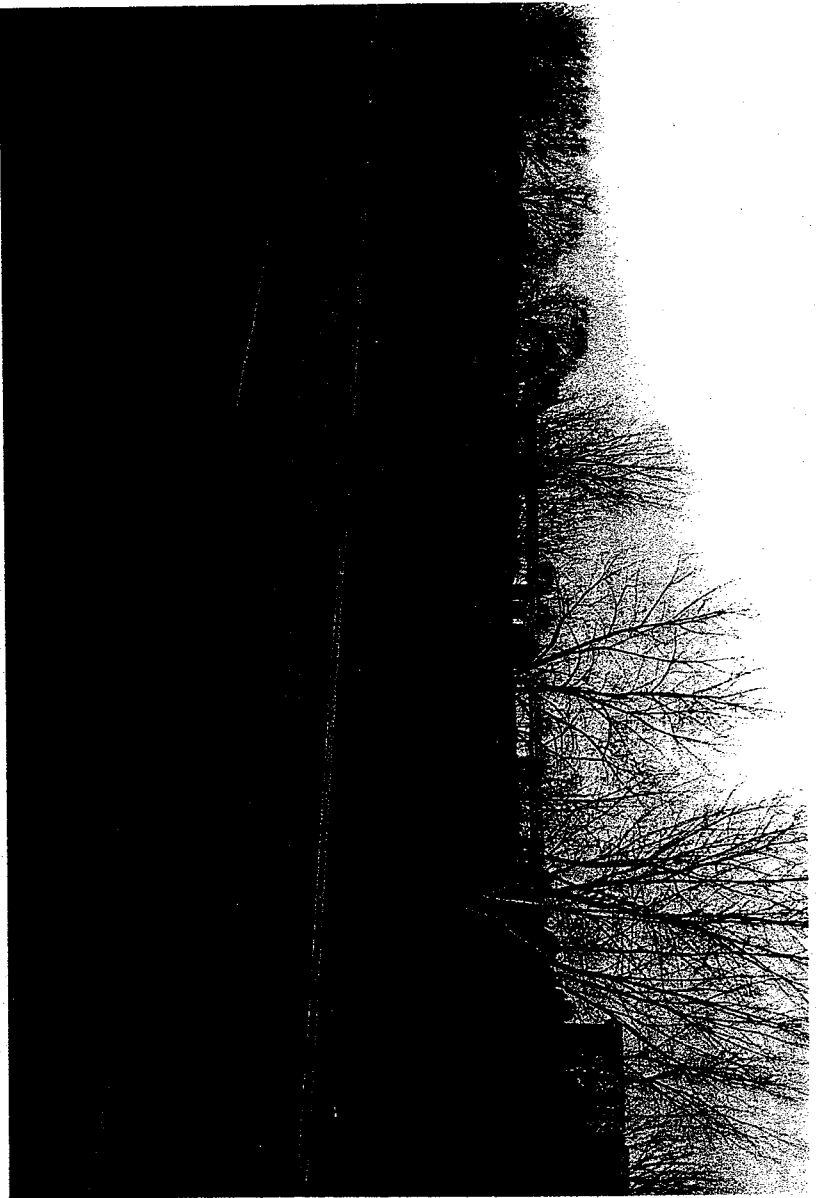
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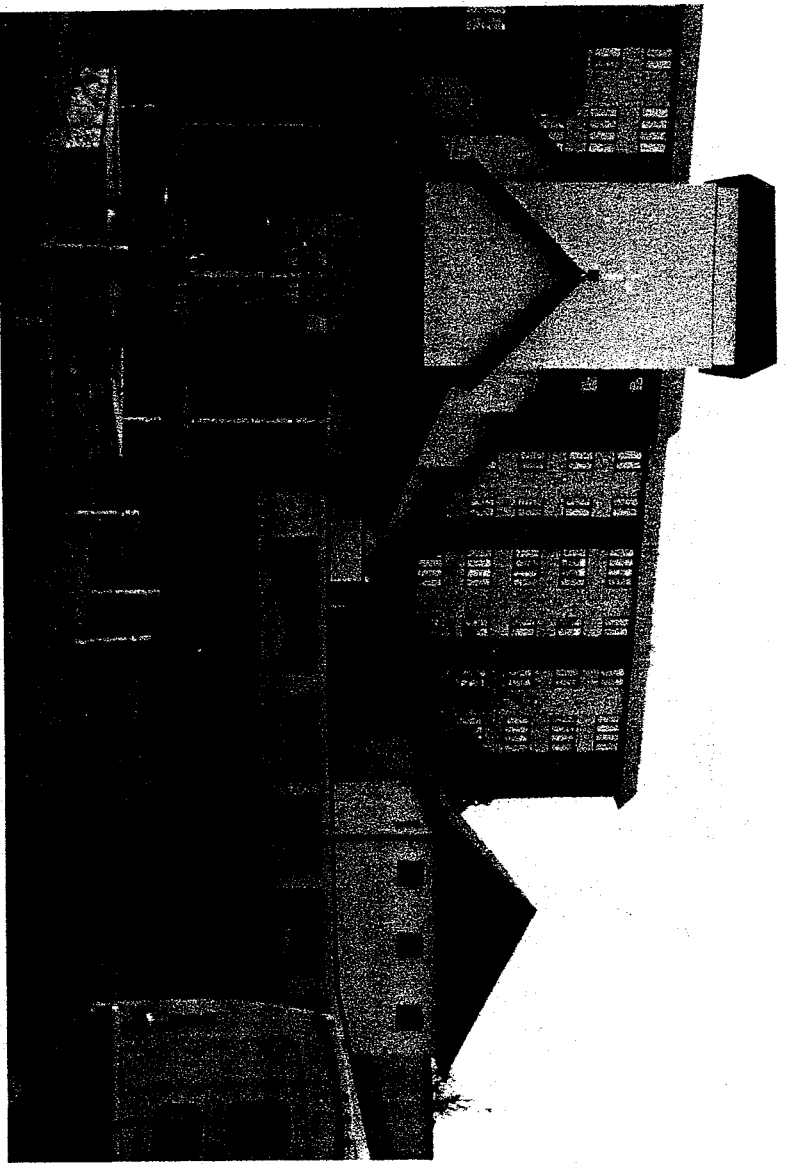
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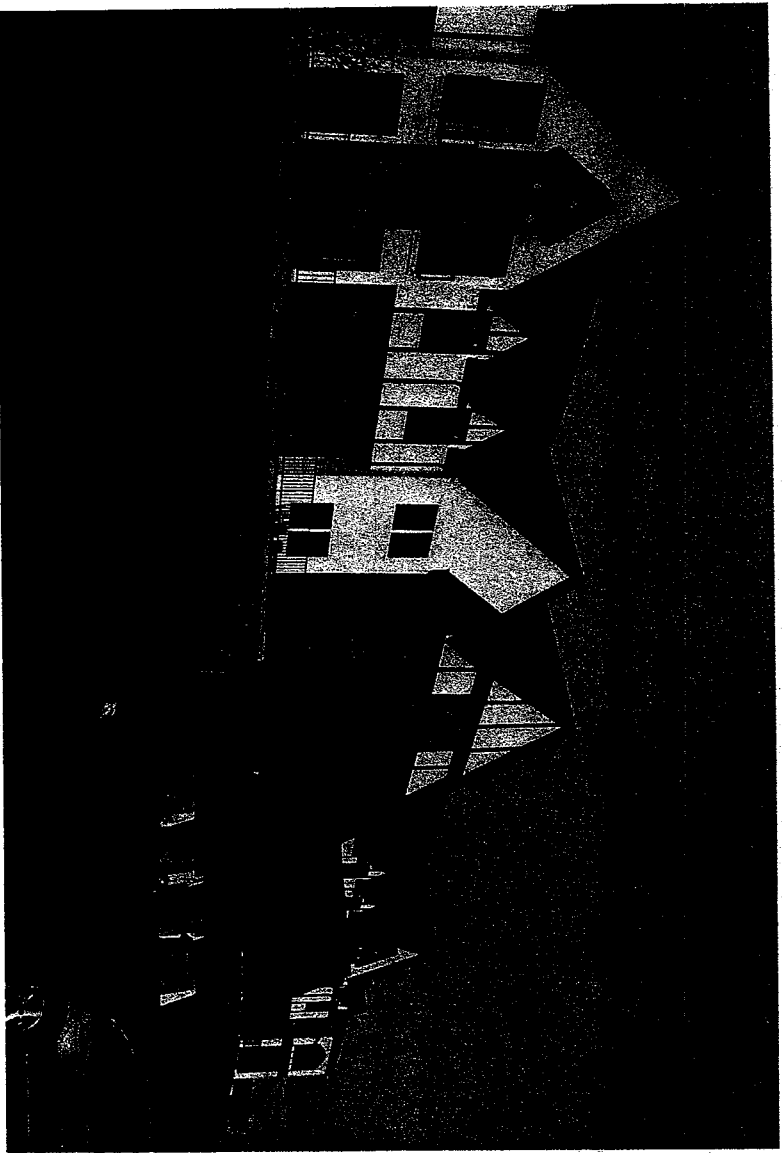
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M



N

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O



P

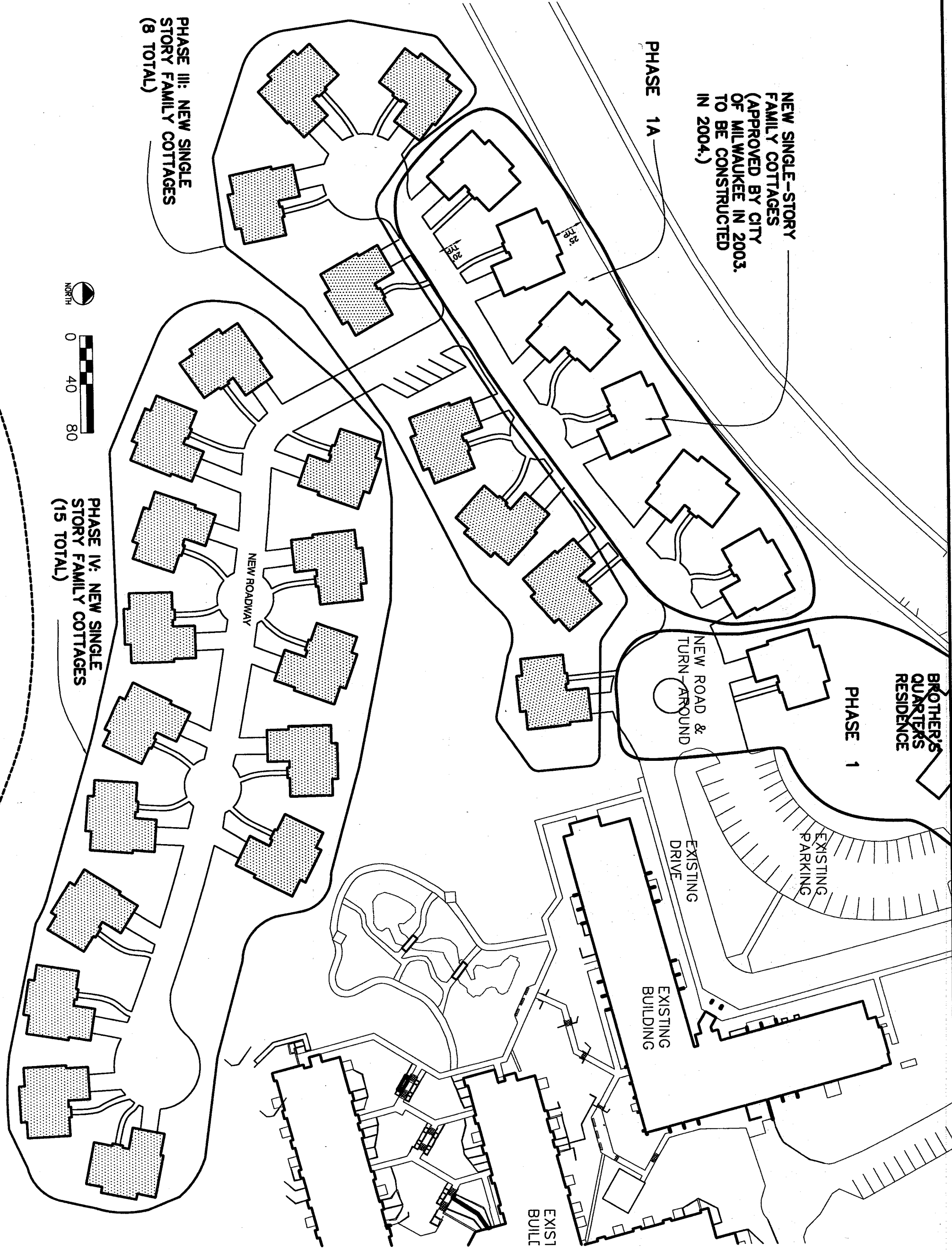
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Drawing Date
01/29/04

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OF MILWAUKEE

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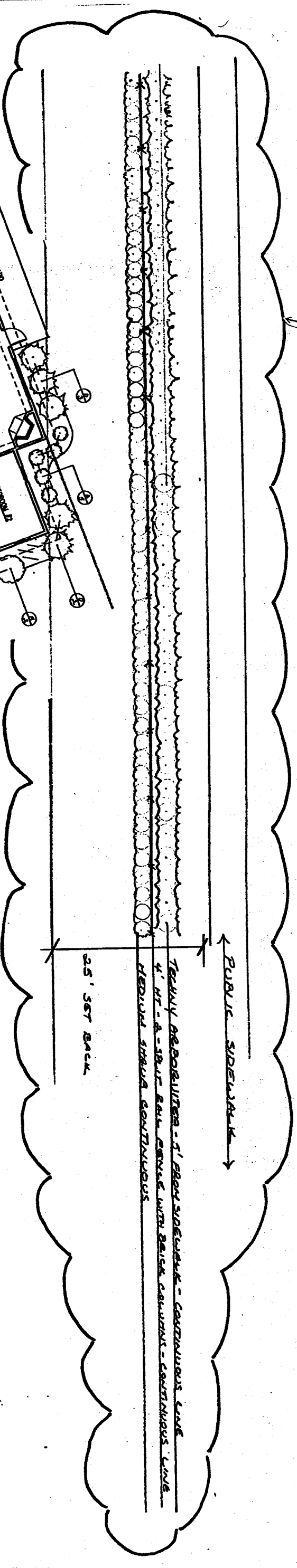
Sheet Title
SITE PLAN

DPD-4

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111 West Wisconsin Avenue, Milwaukee, Wisconsin
53003 Phone 414.372.2000 Fax 414.372.2001
110 King Street, Madison, Wisconsin 53703
Drawing No.

NOTE: LANDSCAPING NOTED WITHIN THIS AREA PERTAINS SOLELY TO LANDSCAPING FOR THE COTTAGES OF PHASES I AND IA LOCATED ADJACENT TO WEST GLENBROOK DRIVE AND APPROVED BY THE CITY OF MILWAUKEE AS PART OF THE 2003 DETAILED PLANNED DEVELOPMENT.

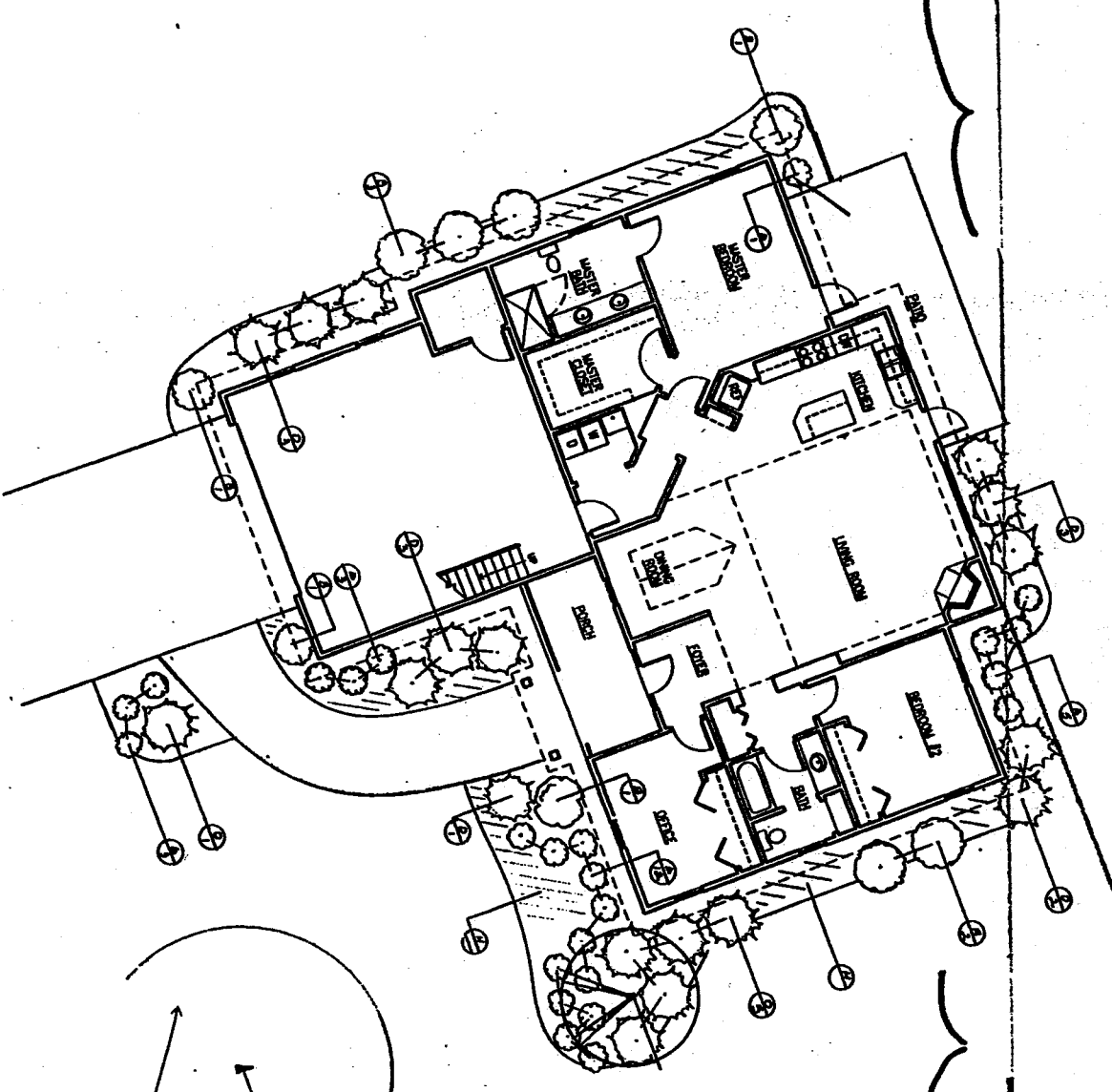
ALEXIAN VILLAGE CONDOMINIUMS
MILWAUKEE, WISCONSIN



PLANT LIST AND KEY FOR CONDOMINIUMS

- Ⓐ **SMALL ORNAMENTAL SHRUB** - Goldmound Spirea, Goldflame Spirea, Crimson Pygmy Barberry, Little Princess Spirea, A.W. Spirea
- Ⓑ **MEDIUM ORNAMENTAL SHRUB** - Dwarf Korean Lilac, Miss Kim Lilac, Dwarf American Cranberry
- Ⓒ **LARGE ORNAMENTAL SHRUB** - American Cranberry, Wentworth Cranberry, Common Lilac, French Lilac Dogwood, Forsythia
- Ⓓ **EVERGREEN SHRUB** - Taunton Yew, Broadmoor Juniper, Savin Juniper Techny Arborvitae
- Ⓔ **EVERGREEN TREE** - Austrian Pine, Black Hills Spruce
- Ⓕ **ORNAMENTAL FLOWERING TREE** - Flowering Crabapple, Amur Maple, Japanese Lilac, Cherry
- Ⓖ **PERENNIAL FLOWERS OR GROUNDCOVER** - Daylily, Coneflower, Rudbeckia, Sedum, Liatris, Pachysandra, Ajuga

NOTE: THIS IS INTENDED TO SHOW THE TYPICAL SCOPE OF LANDSCAPING INTENDED FOR THE PHASES III AND IV COTTAGES THAT ARE PART OF THE 2004 DETAILED PLANNED DEVELOPMENT.



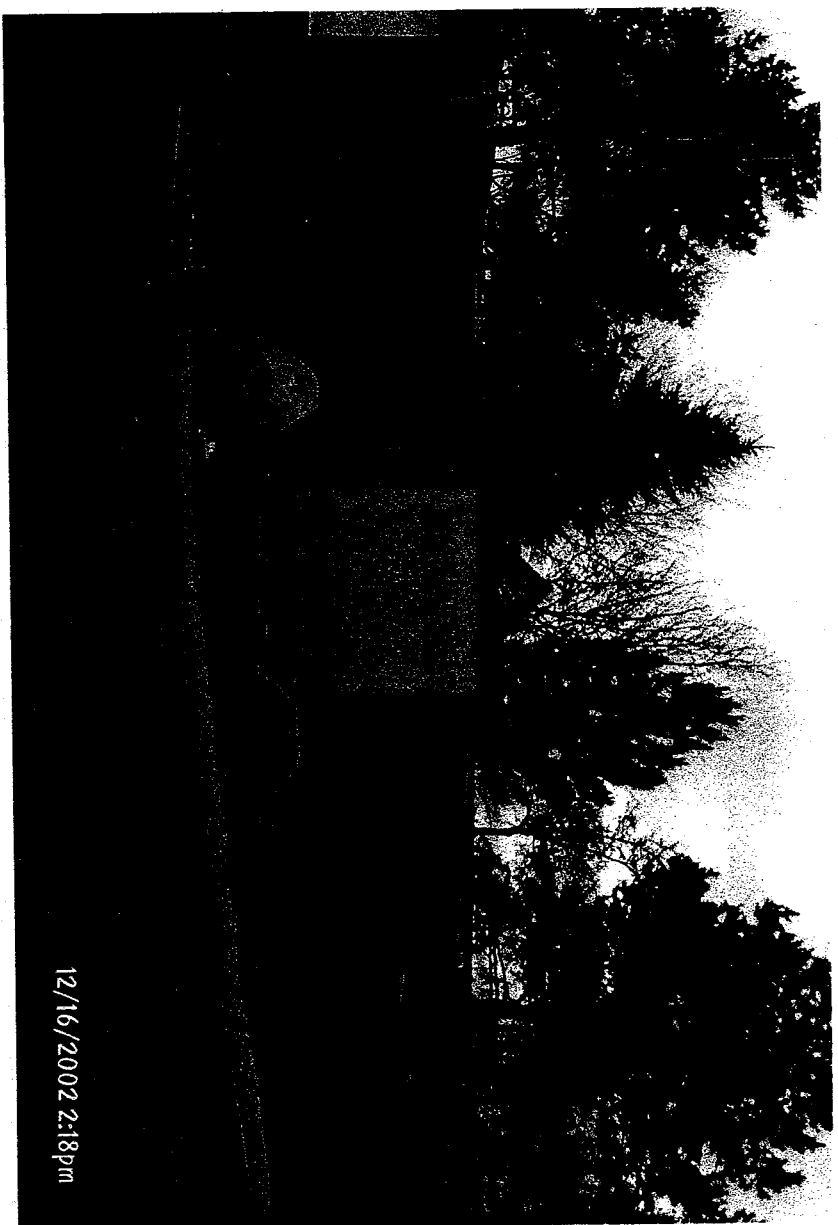
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Milwaukee, WI

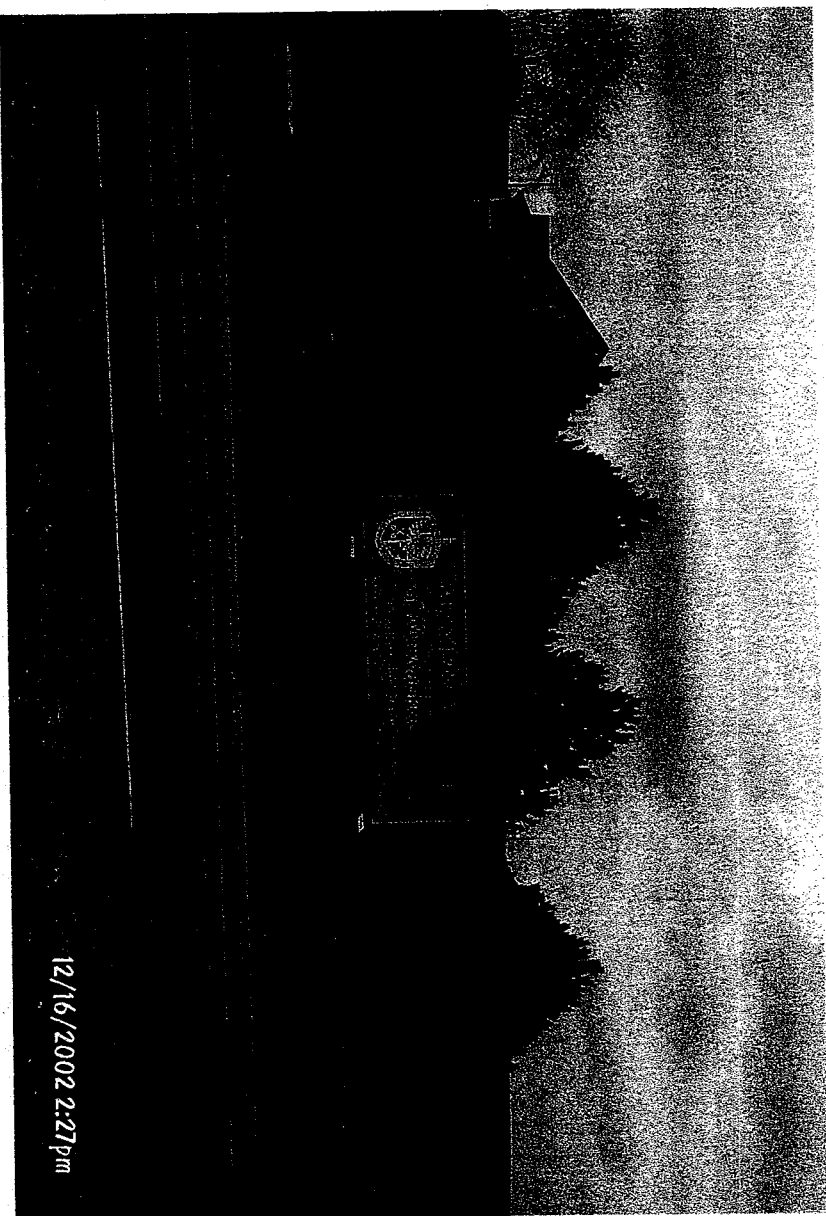
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Sheet No.
DPD-7

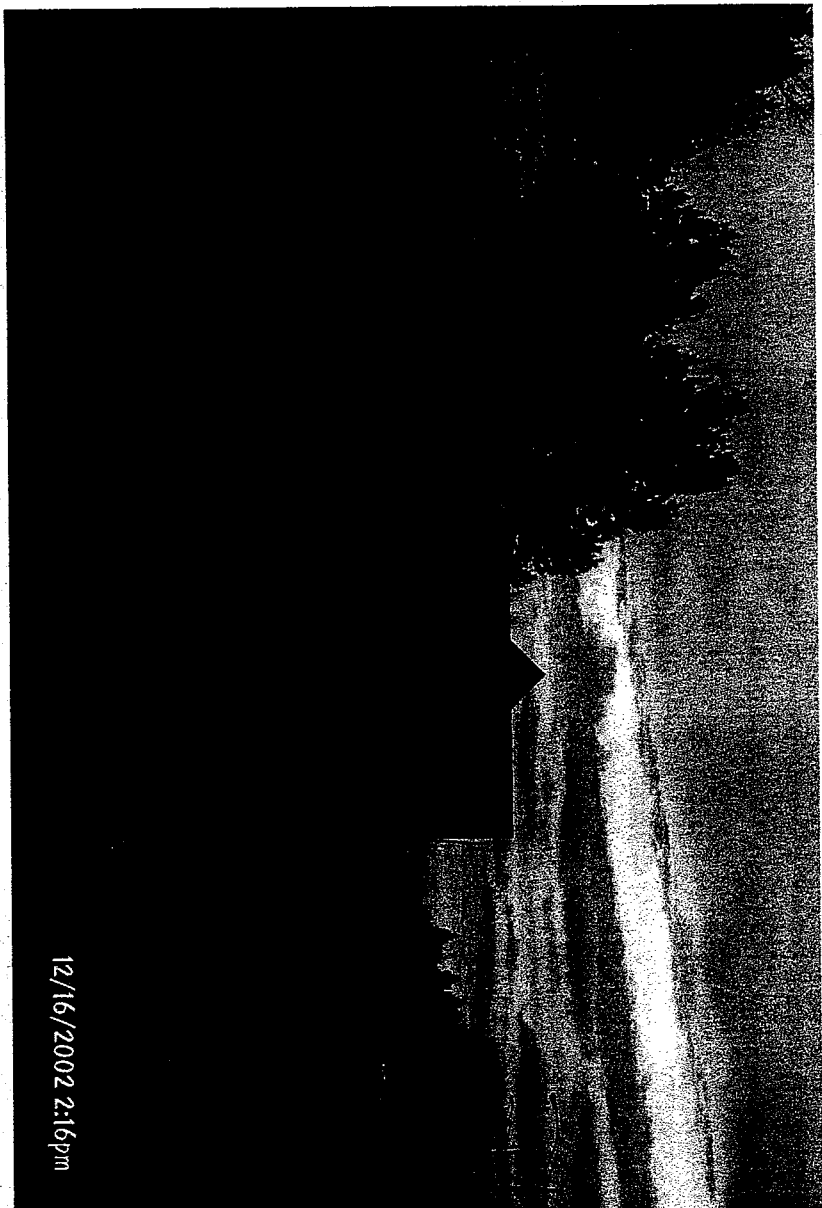
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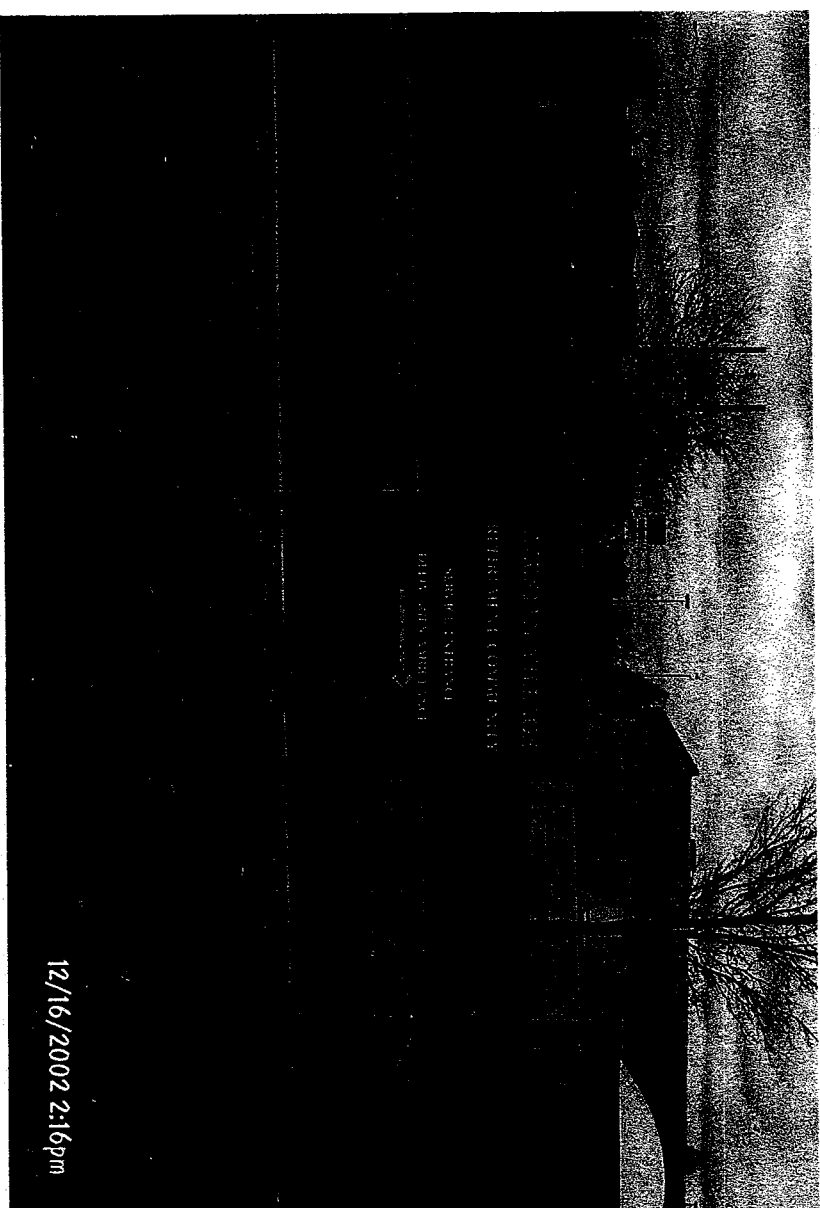
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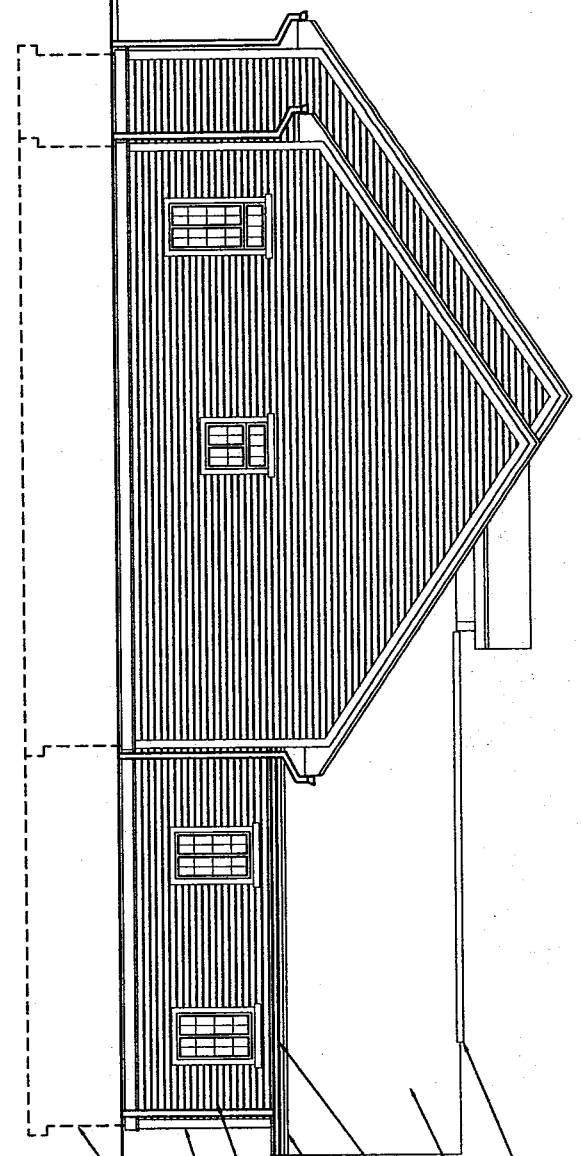
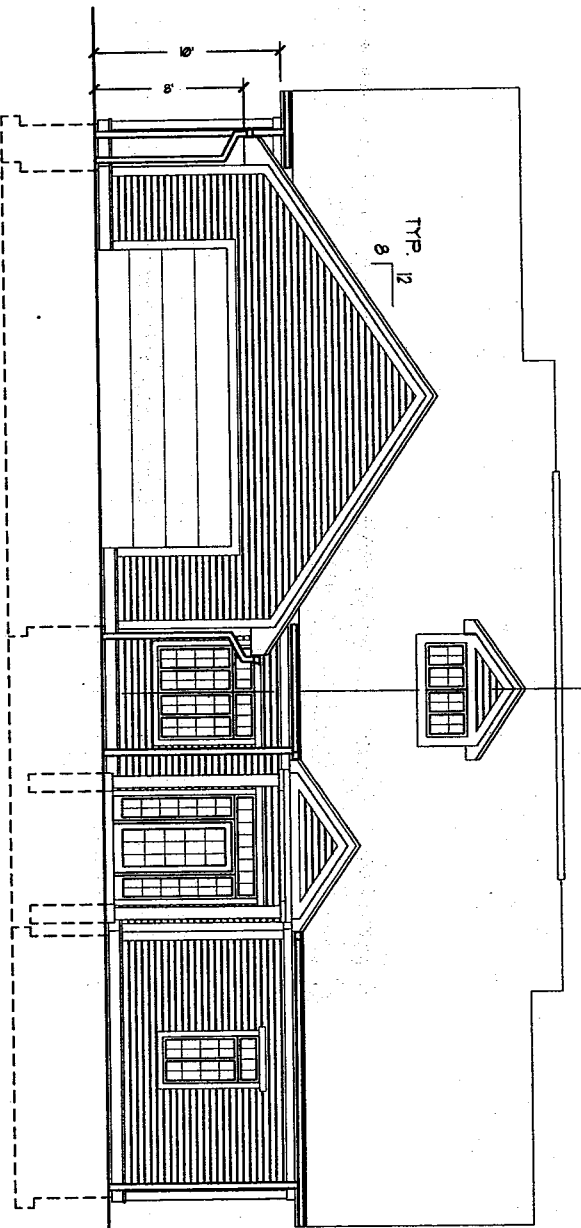
SIGNAGE PHOTOS

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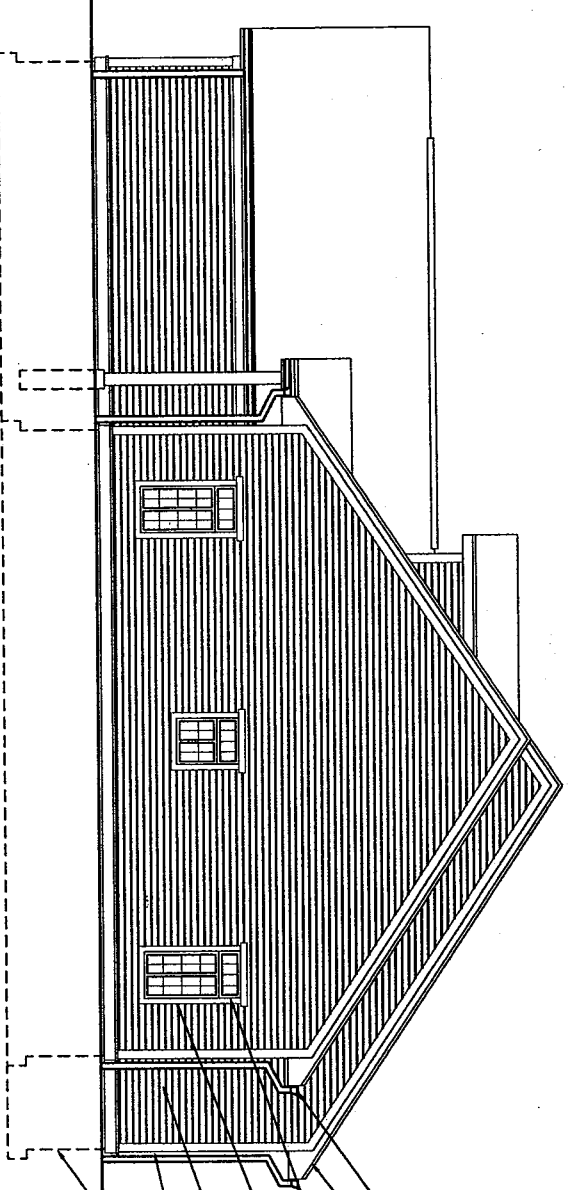
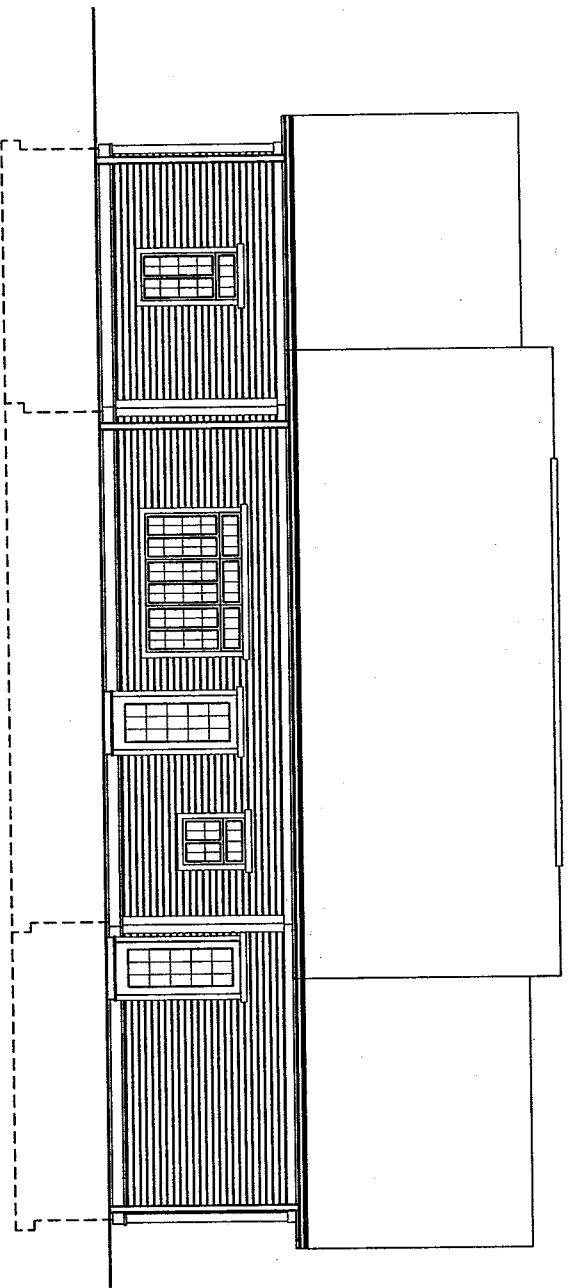
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DPD-8
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ALIGN DORMER W/
WINDOW BELOW



- RIDGE VENT, TYP.
- DIMENSIONAL ASPHALT SHINGLES, TYP. COLOR & STYLE BY OWNER
- PRE-FIN ALUM. GUTTER & DOWNSPOUT.
- 1 X 8 ALUM. CLAD WD FASCIA - PRIME & PAINT.
- CERAMITIC SIDING - COLOR BY OWNER
- 3/4 X 6 CEDAR CORNER BOARD TYP. PRIME & PAINT.
- QUILINE OF FOUNDATION
- FIRST FLOOR
- TOE 95'-6"



- PRE-FIN ALUM. GUTTER & DOWNSPOUT.
- 1 X 8 ALUM. CLAD WD FASCIA - PRIME & PAINT.
- VINYL CLAD WOOD CASHEMENT WINDOWS, TYP.
- 3/4 X 4 CEDAR TRIM BOARD TYP. PRIME & PAINT
- CERAMITIC SIDING - COLOR BY OWNER
- 3/4 X 6 CEDAR CORNER BOARD TYP. PRIME & PAINT.
- QUILINE OF FOUNDATION
- FIRST FLOOR
- TOE 95'-6"

ALEXIAN VILLAGE OF MILWAUKEE

COTTAGE ELEVATIONS

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DPD-9



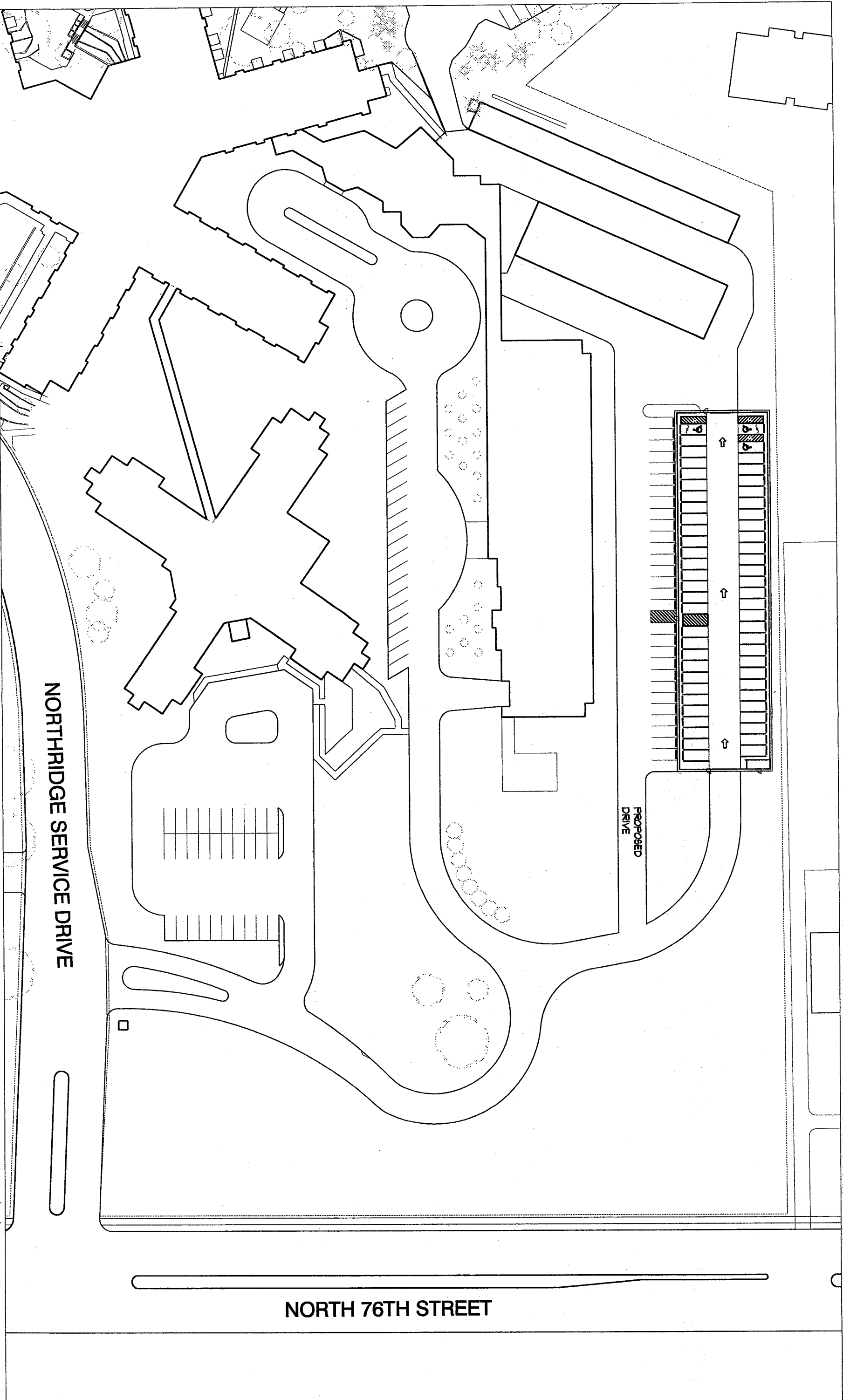
Bill Madson, AIA
ARCHITECTURE
CONSULTING

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ALEXIAN VILLAGE OF MILWAUKEE



SITE PLAN - NEW GARAGE

NORTHRIDGE SERVICE DRIVE

NORTH 76TH STREET

PROPOSED DRIVE



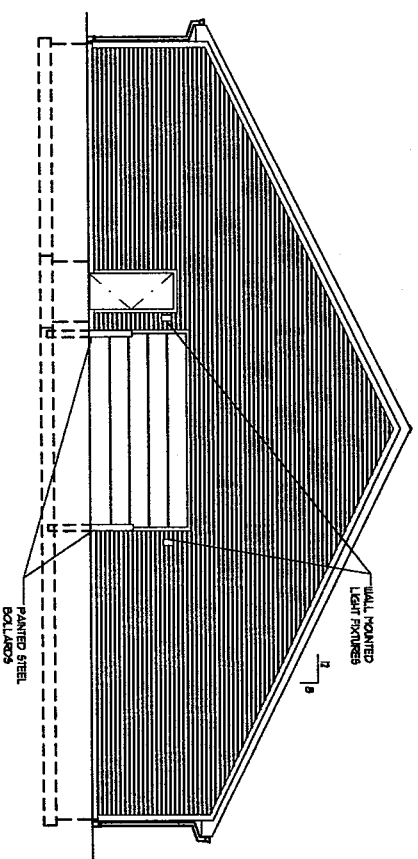
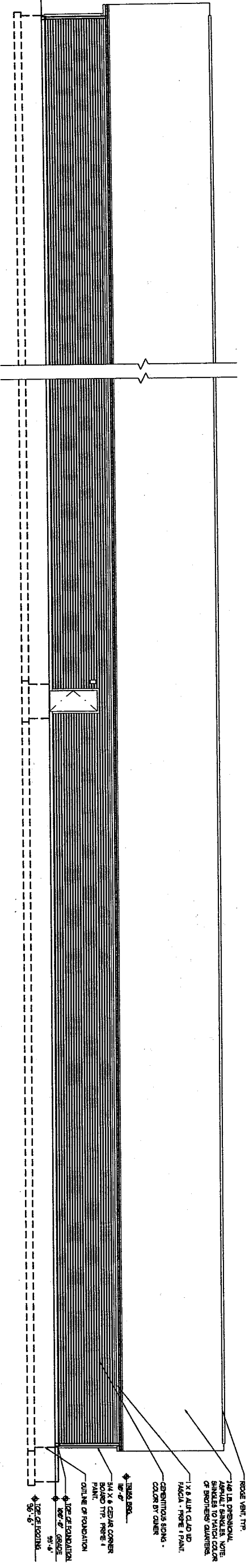
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DPD-10

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NEW GARAGE EXTERIOR
ELEVATIONS



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