

ST. LUKE'S MEDICAL CENTER

GENERAL PLANNED DEVELOPMENT
PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

23rd June, 2000

First Amendment: 9th August, 2001

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS

Aurora HealthCare requests that the St. Luke's Medical Center (SLMC) campus zoning be amended to a General Planned Development (GPD) in accordance with this document. SLMC will continue to develop the campus ("Project") in phases over the next several years. This statement, together with the accompanying (*original*) plan sheets and related materials, identified below constitutes and supports the general development plan:

PLAN SHEETS (*Originally Submitted 2nd June, 2000 and Revised 23rd June, 2000*)

SHEET INDEX

GPD-T	Title Sheet
GPD-1	VICINITY MAP (Showing boundaries of hospital campus included in GPD, proposed access and significant community facilities in the surrounding area.)
GPD-2A	TOPOGRAPHIC SURVEY (St. Luke's Medical Center)
GPD-2B	ALTA / ACSM LAND TITLE SURVEY (St. Luke's Medical Center)
GPD-2C	PLAT OF SURVEY (Aurora Heil Conference Center)
GPD-2D	PLAT OF SURVEY (Aurora Corporate Offices)
GPD-2E	PLAT OF SURVEY (Aurora Forest Home Business Center)
GPD-3	EXISTING FACILITIES SITE PLAN (Showing current location of structures, parking, access, etc.)
GPD-4	PROPOSED BUILDING AND PARKING SITE PLAN (Showing location of proposed structures, description of use, height, open spaces, setbacks and buffers, pedestrian and vehicular circulation and parking and loading facilities.)
GPD-5	PROPOSED CAMPUS PERIMETER FAÇADE STANDARDS (Showing general standards for treatments to facades and landscaping along streets.)
EXHIBIT A	STATISTICAL SHEET
EXHIBIT B	AURORA HEALTHCARE SIGNAGE GUIDELINES

- MOST CURRENT -
EXHIBIT A

File No. 010444

ZND/CC

II. OVERALL DEVELOPMENT CONCEPT

SLMC seeks to implement a long-range planning and development program to enable it to meet its needs and obligations as a growing health care facility. This program involves setting into motion certain plans for immediate expansion into specific health care areas, which presently demand attention, as well as anticipating the future growth areas in health care for SLMC.

This growth and planning must take place, however, on an urban campus which is essentially landlocked. SLMC has initiated development projects in the past in which it has worked cooperatively with the City of Milwaukee. Completion of each of these projects has involved the long, costly, and sometimes uncertain zoning and planning approval process. SLMC and the City of Milwaukee would like to address future development in a comprehensive, and not a piecemeal fashion. By structuring a GPD, the Medical Center and the City of Milwaukee can adopt a comprehensive plan to facilitate the growth and continued viability of the Medical Center and surrounding neighborhood. The scope of the proposed GPD is limited to the main SLMC campus and the adjacent properties owned by Aurora HealthCare to the north of this campus that are critical to the functioning of SLMC.

The development concept for the SLMC campus balances the need for flexibility to respond to the quickly changing health care industry, with the need to maintain the character and quality of life of the surrounding community. The development concept entails containing the expansion of medical services to the existing main campus and relocating support services and parking to other parcels of land directly to the north of the campus. Each phase of the development will contain sufficient parking, vehicular access, and service access in order to avoid any adverse effects on existing parking and traffic volumes in the community.

The GPD addresses the city's Principles of Urban Design by containing development and building vertically, thereby preserving the character, amenities, and diversity of land uses of the surrounding community. New structures that are located along street edges will be designed to define the street edge and enliven the pedestrian experience.

SLMC's overall development concept currently contemplates the following specific projects to be accomplished in several phases: SLMC's overall development concept currently intends that the following specific project areas will be accomplished in no particular order, over several years (reference drawing sheet GPD-4):

- A. The existing use of area "A" consists of surface parking lots and a three-story professional office building. This entire site is planned for future medical center developments, which may include structured parking as part of a long-term master plan.

The maximum height for this future development will be (12) stories. The proposed setback from all streets for future building or parking structures is zero to (20) feet.

- B. The existing use of area "B" is the main access drive crossing the site from south to north between Oklahoma Avenue and the Kinnickinnic River Parkway. This access drive will likely be maintained and improved as campus growth occurs. Access to possible structured parking in area "A" are intended to occur off this important campus vehicular street. Space above this private street could be occupied by future medical center developments, including structured parking.

The maximum height for future development will be (18) stories. The proposed setback from all streets for future buildings or parking structures is zero to (20) feet.

- C. The existing use of area "C" consists of a 6-level parking structure, the 29th Street turnaround, existing medical center buildings, and existing service functions. Future development is intended to consist of parking or medical center functions.

The maximum height for future development of area "C" will be (18) stories. Since the site occupies the center of the campus no setbacks are noted. Loading dock, service access, and central power plant facilities will either be maintained or expanded in this area.

- D. Area "D" contains the existing healthcare and medical office buildings on the campus. Area "D" is intended to be an area for redevelopment. Redevelopment could consist of renovation and additions to the existing buildings. Redevelopment could constitute razing existing structures to develop more efficient new buildings in their place. These new structures could include both parking and medical center functions.

If new medical center buildings are constructed in this area, the maximum height for this development will be (12) stories. The proposed setback from all streets for future buildings will be zero to (20) feet.

- E. Area "E" is existing patient surface parking for the neighboring professional office building to the south. This area is intended for future healthcare related development, parking structure, and / or medical office building use.

The maximum height for this future development will be (12) stories. The proposed setback from the Kinnickinnic River Parkway will be zero to (20) feet.

- F. The existing uses of area "F" include staff parking, and service access. This property is currently leased from Milwaukee County. It is currently anticipated that the existing uses for the site will remain unchanged as the campus develops over time.

- G. Area "G" is an existing staff surface parking lot, play area for the daycare, and the Dakota parking structure. Future development of this area may include expansion of staff parking at the Dakota parking structure and / or a link between the structure and the Heil Center.

The maximum height for future development of the parking expansion will likely match the existing Dakota structure of seven levels. The proposed structure setback from Dakota Street will match the existing Dakota parking deck setback.

- H. The existing use of area "H" is staff surface parking, administrative offices, laundry facilities, and storage facilities, for the Aurora HealthCare (Heil Center) and the St. Luke's Medical Center. Future development of this area may include other Aurora corporate functions, a parking structure for Aurora staff and other Aurora support functions. The structure may be linked to the existing Heil Center for convenience and security.

The maximum height for future development will be seven stories. The proposed setback is zero to (20) feet. Landscaped buffer zones will be provided between new development and neighborhood residential properties as outlined in this document.

- I. The existing use of area "I" is surface parking and administrative space for Aurora staff. Future development of this area may include Aurora corporate functions, a parking structure for Aurora staff or other Aurora support functions. The structure may be linked to the existing Heil Center for convenience and security.

The maximum height for future development will be seven stories. The proposed setbacks are zero to (20) feet.

- J. The existing use of area "J" is surface parking and administrative space for Aurora staff. Future development of this area may include Aurora corporate functions, a parking structure for Aurora staff, a *Credit Union with Drive-Through service*, a *Pharmacy with Drive-Through service*, or other Aurora support functions. The structure may be linked to the existing Heil Center for convenience and security.

The maximum height for future development will be seven stories. The proposed setbacks are zero to (20) feet. Landscaped buffer zones will be provided between new development and neighborhood residential properties as outlined in this document.

III. COMPLIANCE WITH STANDARDS

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-812 and 295-813 of the Milwaukee Code of Ordinances in the following respects:

A SIZE (295-812 1.)

The SLMC campus area subject to the GPD is approximately 1,750,000 square feet.

B DENSITY (295-812 2)

Not applicable.

C SPACE BETWEEN STRUCTURES (295-812 3.)

The location of structure in the GPD 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 (20) feet.

Proposed standards for façade and landscaping treatments have been established for street edges within the campus to address the future development of the buildings or structures. Refer to sheet GPD Sheet 5 for the location of the treatments.

Principal Façade is defined as a public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. These façades 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 plant materials to meet the intent of this paragraph.

Secondary Façade must have views 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.

E SCREENING (295-812 5.)

The residential areas surrounding the Heil Center campus will be screened by new landscaping, consisting of shrubs and trees. All existing landscaping noted to remain on

campus shall be maintained to continue screening for the benefit of the surrounding residences. Urban Landscape Treatment will be used as a landscape buffer to screen surface parking along all streets. All new landscaping for proposed parking lots shall conform with or exceed City of Milwaukee requirements. Existing landscaping will be supplemented with new landscaping to fulfill the requirements of this paragraph only if new buildings are constructed.

F OPEN SPACES (295-812 6.)

None required.

G CIRCULATION FACILITIES (295-812 7.)

Circulation facilities, including pedestrian and vehicle access and egress, as well as parking and loading facilities, are shown on GPD Sheet 4. Adequate access for pedestrians and private vehicles shall be provided. Patient and Visitor parking and loading facilities shall be located near the uses they support and will be adequately screened and landscaped.

The St. Luke's master plan has been designed to minimize traffic impact on major arterial intersections in the area, to minimize unnecessary through traffic on KK River Parkway, and to protect the existing neighborhood surrounding the hospital. The changes to the St. Luke's campus proposed in the master plan will affect traffic flow in the area in several ways. Overall, as medical activity on the campus increases so will traffic to the campus. However, the trend in recent years toward increasing outpatient activity has helped to smooth out the peak flows. This reflects the fact that patients arrive for appointments throughout the day and employees work on a variety of shifts, most of them starting before or after the traditional peak hours.

The growth reflected in the master plan will continue this trend. In addition, the continued relocation of employee parking from the main campus to the north (along Dakota and Montana) will lessen the impact that employee traffic has on the important arterial street intersections in the area: 27th Street with Oklahoma and with KK Parkway.

If construction activities temporarily displace existing parking facilities then off-site parking will be provided for the duration of these construction activities. Off-site parking will likely be in place in advance of construction and a shuttle system will be developed.

The detailed traffic impact analysis and parking demand study are available under separate cover.

Overall, the master plan is intended to accommodate the growth in patient activity on the SLMC's campus while maintaining flexibility without unduly burdening the transportation system. The additional parking facilities are intended to be located so they will minimize any impact on key arterial intersections, take traffic off KK Parkway, and improve traffic circulation in the area.

H LIGHTING (295-812 8.)

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences. Surface parking areas will be illuminated by post-top fixtures mounted on 25 ft. tall poles which are mounted on 6" concrete bases. Internal roadway and pedestrian areas within the confines of the property shall be illuminated by decorative fixtures mounted on 12 foot tall poles mounted on 6" concrete bases.

I UTILITIES (295-812 9.)

All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.

J SIGNS (295-812 10.)

New signs will be developed in accordance with the particular requirements of Section 295-812 10, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee Ordinances, including those applying to parking lots. All signage shall be designed to facilitate wayfinding and shall be scaled in response to the building height, orientation and function of its surrounding context. All signage shall comply with Aurora HealthCare Signage Guidelines (Exhibit 'B'). The specific design of all signage shall be approved during the Detailed Planned Development permitting process.

K SURVEY (295-813 2.)

Section 295-813 (2) (c) of the Milwaukee Code of Ordinances requires that the existing topographic survey be shown at 2-foot contour intervals. The ALTA/ASCM Land Title Survey, GPD Sheet 2, shows topography at 1-foot intervals. Existing buildings, landscaping and site features to be retained, removed or altered are identified on GPD Sheet 3 and GPD Sheet 4.

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. See, 295-813 (4), Milwaukee Ordinance SLMC, in generating the plans for the GPD, 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 GPD 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 the campus may be allowed without submittal and approval of a detailed plan if sufficient detail is shown on the approved GPD.

V. "STATISTICAL SHEET" INFORMATION

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

EXHIBIT A
GENERAL PLANNED DEVELOPMENT STATISTICAL SHEET *


			% to Total
A-1	GROSS LAND AREAS	1,750,000	100%
A-2	TOTAL SQUARE FOOTAGE: BUILDINGS		
	BUILDING	SQ FT	
	St. Luke's Medical Center	320,200	
	Parkway Professional Building	8,575	
	Heil Conference Center	165,634	
	Aurora Corporate Office Building	7,986	
	Aurora Forest Home Business Center	133,939	
	Land Covered by Principal Bldgs:	636,394	36%
A-3	TOTAL SQUARE FOOTAGE: PARKING/DRIVES		
	PARKING (EXISTING)	SQ FT	# SPACES
	St. Luke's Doctor / Patient / Visitor Parking Structure	74,153	1,559 7 levels
	St. Luke's ER Surface Parking	20,750	50
	St. Luke's Handicapped Surface Parking	3,000	10
	St. Luke's Parkway Professional Building Surface Parking	14,750	34
	St. Luke's Valet Surface Parking	54,500	186
	St. Luke's POB Surface Parking	33,750	62
	St. Luke's West Staff Surface Parking	80,000	130
	St. Luke's Dakota Parking Structure	62,383	1,549 7 levels
	Aurora Heil Conference Center Surface Parking	129,000	305
	Aurora Corporate Office Building Surface Parking	20,000	25 Approx.
	Aurora Forest Home Business Center Surface Parking	159,145	500 Approx.
	Land Devoted to Parking & Parking Structures	651,431	4,450 37%
	Drives and Streets	151,018	8%
	Land Devoted to Parking, Parking Structures, Drives, & Streets	802,449	46%
	TOTAL SQUARE FOOTAGE:	1,438,843	82%
A-4	TOTAL SQUARE FOOTAGE: Open Space	N/A	N/A
A-5	TOTAL SQUARE FOOTAGE: All Buildings:	N/A	
A-6	TOTAL NUMBER OF NEW BUILDINGS	TBD	


A-9 PARKING RATIO (No. Cars/1000 Sq. Ft.) 5.5
4,450 / 802 (802,449)

Total Number of Parking Structures / Surface 11
Lots

* All statistics represent existing facilities. New construction statistics to be determined.

Key

 Outline of area(s) of potential future development and campus boundaries.

 Campus Access Points

General Planned
Development

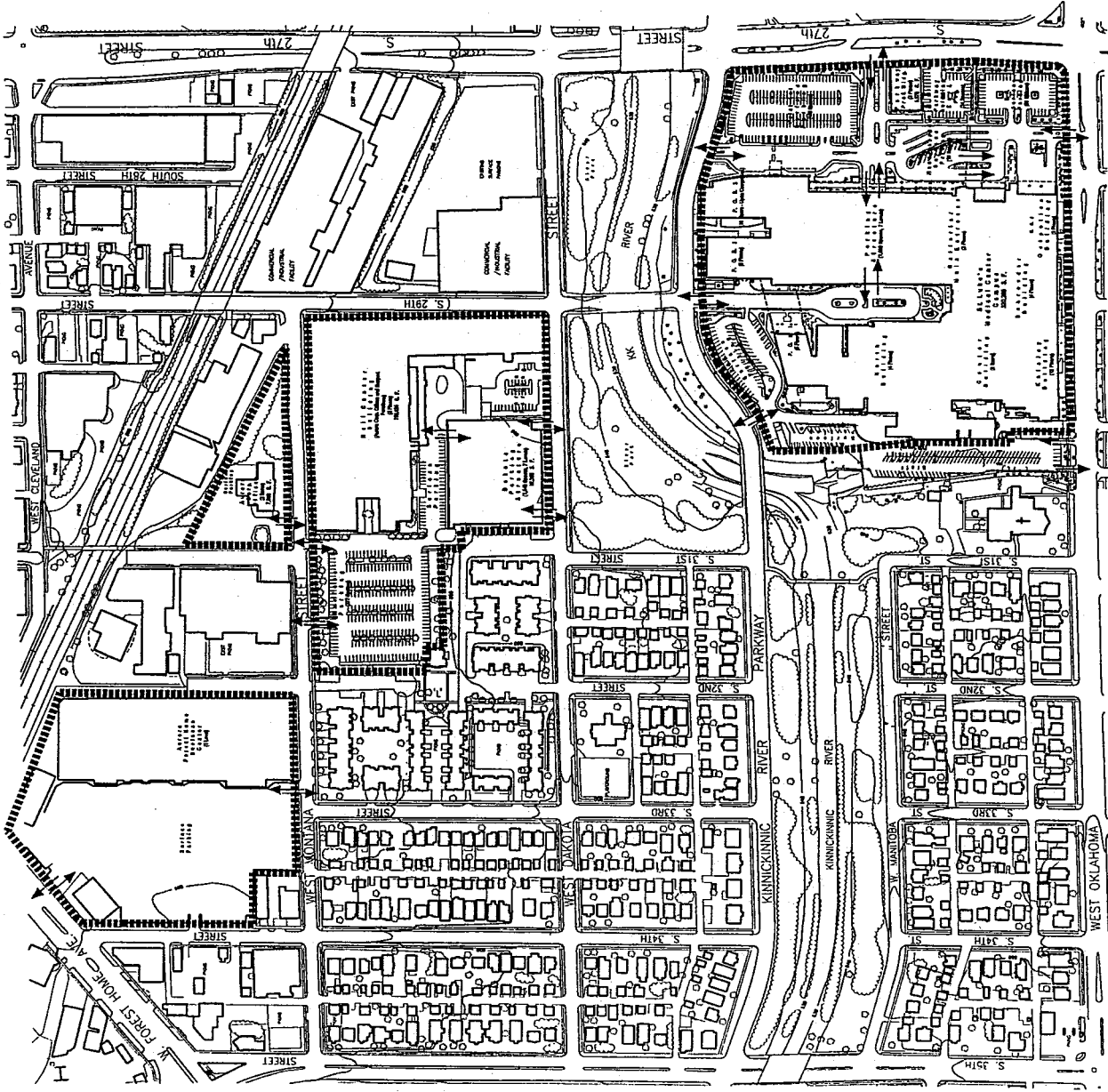
Existing Facilities Site Plan



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06/02/00

GPD-3



St. Luke's Medical Center



Key

Building Height
Flange

- (A) Area "A" is planned for future medical center developments, which may include structured parking as a part of a long-term master plan. 0 - 12 Stories
- (B) Area "B" is planned to be maintained as future access to possible structured parking. Space above this private street could be occupied by future medical center developments, including structured parking. 0 - 18 Stories
- (C) Area "C" future development may consist of parking or medical center functions. 0 - 18 Stories
- (D) Area "D" is intended to be an area of redevelopment. Redevelopment could consist of renovation, additions and/or demolishing of the existing buildings to develop more efficient facilities. 0 - 12 Stories
- (E) Area "E" is intended for future medical center related parking structure and/or medical office building use. 0 - 12 Stories
- (F) Area "F" is land leased from Milwaukee County and will continue in the future to be utilized as parking, access and services for the hospital. 0 Stories
- (G) Area "G" is intended for future expansion of the Dakota parking structure and/or a link between the structure and Hill Conference Center. 0 - 7 Stories
- (H) Area "H" is intended for future development of Aurora Corporate functions and/or a parking structure for the Aurora staff. The structure may be linked to the Hill Center (which is currently used for corporate offices, warehouse space and hospital laundry facilities) for convenience and security. 0 - 7 Stories
- (I) Area "I" is currently utilized as space for Aurora Corporate Offices and surface parking. Future development may include Aurora Corporate functions and/or a parking structure for Aurora Staff. 0 - 7 Stories
- (J) Area "J" is currently the location of the Aurora Forest Home Business Center. And is intended for future development of Aurora Corporate functions and/or a parking structure for Aurora Staff. 0 - 7 Stories

General Planned Development

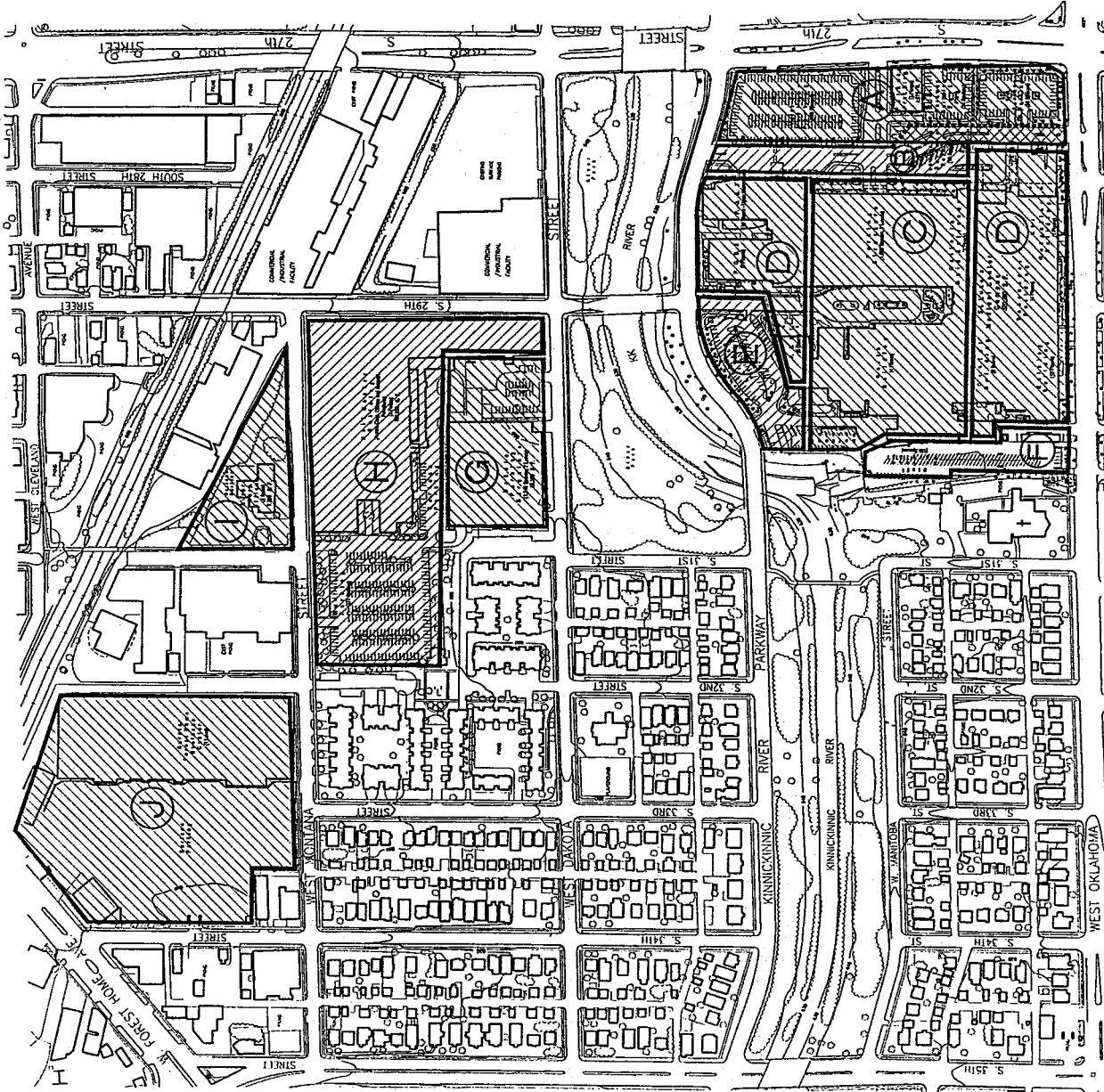
Proposed Building and Parking Site Plan



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06/02/00

GPD-4



Key

- Principal Facade Treatment
- Secondary Facade Treatment

General Planned
 Development

Proposed Campus Perimeter
 Facade Standards



06/02/00
 GPD-5

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