

# EXHIBIT A

ZND/ce File No. 010443

## ST. LUKE'S MEDICAL CENTER

### DETAILED PLAN DEVELOPMENT

AURORA CREDIT UNION  
AND  
AURORA PHARMACY  
3355 West Forest Home Avenue  
Milwaukee, Wisconsin

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT  
November 5, 2001

#### I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS

Aurora HealthCare requests that the St. Luke's Medical Center (SLMC) campus be granted a Detailed Plan Development (DPD) approval in accordance with this statement. This statement, together with the accompanying plan sheets and related materials identified below, constitutes and supports the Detailed Development Plan:

##### PLAN SHEETS

##### SHEET INDEX

DPD-T	Title Sheet
DPD-1	Vicinity Map
DPD-2	Site & Building Photos -- Existing Context
DPD-3	Topographic Survey - Existing
DPD-4	Overall Site Plan
DPD-5	Detailed Site Plan
DPD-6	Landscape Plan
DPD-7	Exterior Building Elevations
DPD-8	Building & Site Signage

EXHIBIT A Detailed Plan Development Statistical Sheet

EXHIBIT B Credit Union Drive-Thru Analysis

#### II. DESCRIPTION OF DEVELOPMENT

The development project to be undertaken by SLMC through the use of the DPD consists of a building addition and remodeling to an existing office building located at 3355 West Forest Home Avenue. The purpose of the proposed addition and remodeling is to provide space for the Aurora Credit Union and Aurora Pharmacy. The proposed Aurora Credit Union and Aurora Pharmacy are located at the Northwest corner of the campus in "Area J" of the SLMC GPD. Stalls on the existing parking lot will provide parking for the new development. The DPD development project has been designed to comply with the intent and standards of the

SLMC General Planned Development (GPD) dated June 23, 2000 and the First Amendment dated August 9, 2001.

### III. COMPLIANCE WITH STANDARDS

The proposed DPD plan complies with, or varies from, the standards prescribed by Section 295-812 and 295-813 of the Milwaukee Code of Ordinances and the SLMC GPD dated June 23, 2000 and the First Amendment dated August 9, 2001 in the following respects:

#### A SIZE (295-812 1.)

The land area proposed for this phase of the DPD is 389,296 square feet. The proposed Aurora Credit Union/Pharmacy is one (1) story tall and is located in Area J of the GPD. The GPD calls for a height limitation of seven (7) stories in Area J. Therefore, this structure is lower than the height permitted by the GPD.

#### B DENSITY (295-812 2)

Not applicable.

#### C SPACE BETWEEN STRUCTURES (295-812 3.)

The location of structure and parking areas in the DPD complies with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-64.

#### D SETBACKS (295-812 4.)

The GPD does not require any setbacks for buildings in Area J. Therefore the proposed structure complies with the SLMC GPD. The GPD requires that all of the facades of the proposed structure comply with standards for a "Principal Façade" per GPD drawing sheet GPD-5. All of the facades of the proposed development fully comply with the requirements of this design standard as it is defined in the SLMC GPD.

#### E SCREENING (295-812 5.)

The modifications to the existing surface parking lot and addition/remodeling to the building located in Area J of the GPD do not affect the existing landscape screening along the street edges. This existing landscape screening substantially complies with the SLMC GPD screening requirements. Additional landscaping has been added adjacent to the Main Building Entry, which faces Southeast. (Reference drawings DPD-6)

#### F OPEN SPACES (295-812 6.)

None required.

#### G CIRCULATION FACILITIES (295-812 7.)

The DPD provides circulation facilities that comply with the SLMC GPD. Pedestrian access to the proposed structure will be provided by maintaining the existing pedestrian site circulation routes. Most of the existing surface parking stalls will be maintained to serve the visitors and staff of the proposed development.

#### **H LIGHTING (295-812 8.)**

All new exterior lighting will conform to the Illuminating Engineering Society Standards, the City of Milwaukee Code of Ordinances and the existing campus exterior lighting standards described in the SLMC GPD.

#### **I UTILITIES (295-812 9.)**

All new utilities and relocations of existing utilities will be installed underground in compliance with the SLMC GPD.

#### **J SIGNS (295-812 10.)**

New signs in the proposed DPD are located on the Aurora Credit Union/Aurora Pharmacy building and on the site as monument signs in order to facilitate wayfinding for visitors approaching the SLMC campus. This signage complies with Aurora Healthcare signage guidelines and is scaled so that it is compatible with the building height, orientation, function and surrounding context in compliance with the SLMC GPD. Incidental signage that is required to control traffic within the area of the DPD will be accommodated by relocating existing signage or by providing new signage that is in compliance with the GPD.

#### **K SURVEY (295-813 2.)**

A survey is provided in conformance with the requirements of this section of the Milwaukee Code of ordinances.

### **IV. 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. SLMC, 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 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 DPD 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 this DPD may be allowed without submittal and approval of another detailed plan if sufficient detail is shown on the approved DPD.

### **V. "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 is set forth on the Statistical Sheet attached hereto as Exhibit A.

**EXHIBIT A  
DETAILED PLAN DEVELOPMENT STATISTICAL SHEET \***

<b>A-1</b>	<b>GROSS LAND AREAS</b>	<b>SQ FT</b> 389,296		<b>% to Total</b> 100%
<b>A-2</b>	<b>TOTAL SQUARE FOOTAGE: BUILDINGS</b>			
	<b>BUILDINGS: Additions</b>			
	Proposed Addition #1	1,031		0.26%
	Proposed Addition #2	607		0.16%
	Proposed Drive-Up Canopy	2,120		0.54%
	<b>Land Covered by Building Additions:</b>	<b>3,758</b>		<b>0.96%</b>
	<b>BUILDINGS: Existing</b>			
	Aurora Forest Home Business Center	127,895		32.85%
	Proposed Remodeled Aurora Credit Union & Pharmacy	6,905		1.77%
	<b>Land Covered by Existing Buildings</b>	<b>134,800</b>		<b>34.63%</b>
	<b>TOTAL LAND COVERED BY PROPOSED (NEW) AND EXISTING BUILDINGS</b>	<b>138,558</b>		<b>35.59%</b>
<b>A-3</b>	<b>TOTAL SQUARE FOOTAGE: PARKING/DRIVES</b>	<b>SQ FT</b>	<b>#SPACES</b>	<b>% to Total</b>
	PARKING & DRIVES (After Remodeling)	234,196	567	60.16%
	<b>TOTALS OF PARKING/DRIVES</b>	<b>234,196</b>	<b>567</b>	<b>60.16%</b>
<b>A-4</b>	<b>TOTAL SQUARE FOOTAGE: LANDSCAPED AREAS</b>			
	Landscaped Areas, New	2,000		0.51%
	Landscaped Areas, Existing	14,300		3.67%
	<b>TOTAL LANDSCAPED AREA</b>	<b>16,300</b>		<b>4.18%</b>
<b>A-6</b>	<b>TOTAL NUMBER OF NEW BUILDINGS</b>	<b>2</b>		
<b>A-9</b>	<b>PARKING RATIO (No. Cars/1000 Sq. Ft.)</b>	<b>567/138.558</b>	<b>4.092</b>	

*\*The numbering system used above corresponds to the numbering of items shown in the "Detailed Plan Development Submittal Checklist".*

**EXHIBIT B**  
**Credit Union Drive-Thru Analysis**

The purpose of this Drive-Thru Analysis is to illustrate that the anticipated drive-thru traffic volume of the Aurora Credit Union will not result in traffic congestion or blockages at the west entry driveway off of South 34<sup>th</sup> Street, or at the entrance to the drive-thru stacking areas. Comparison data was gathered from six existing credit unions. Of the six surveyed, two in particular (First Credit Union and Appletree Credit Union) are very similar to the proposed Aurora Credit Union, and thus data from those credit unions was applied to this analysis. The drive-thru lane of for the Aurora Pharmacy does not pose a vehicular congestion problem because of the length of its drive-thru lane, combined with low traffic volume.

**A Comparison Data from First Credit Union**

Number of Members	= 25,000 Members
Number of Drive-Thru Lanes	= 3 Lanes
% of Daily Transactions at Drive-Thru	= 30%

**B Comparison Data from Appletree Credit Union**

Number of Members	= 10,000 Members
Number of Drive-Thru Lanes	= 3 Lanes
% of Daily Transactions at Drive-Thru	= 10%

**C Aurora Credit Union Data**

Number of Members	= 7,200 Members
Average Membership Growth Rate	= 10% per Year
Projected Number of Members in 5-Years	= 11,595 Members
Number of Drive-Thru Lanes	= 3 Lanes
% of Daily Transactions at Drive-Thru	= 25% (projected)
Average Daily Transactions (based on data provided by Aurora Credit Union)	= 739 Transactions
Projected Daily Drive-Thru Trans. (739x.25)	= <u>185 Transactions per Day</u>

**D Maximum Number of Stacked Vehicles (Aurora CU) = 15 Vehicles**

This is the "upper threshold limit" of stacked vehicles, which would physically fit without causing a vehicle congestion or blockage problem. See attached Site Plan for a graphic illustration. (3-lanes x 5-vehicles)

**E D/T Transaction Time per Vehicle = 5 minutes**

This is a conservative estimate, and in reality the majority of transactions will take less time.

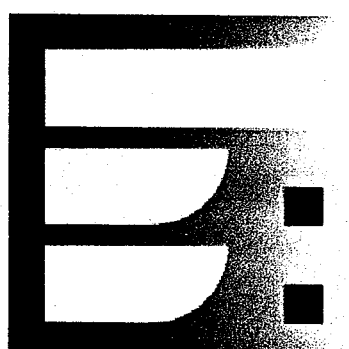
**F Maximum Transactions per Hour (60/5 min.) x 3 lanes = 36 Transactions per Hour**

**G Maximum Transactions per Day (36 trans. x 8 hours) = 288 Transactions per Day**

The time of 8-hours per day is a conservative number, as there may be days when the drive-thru is open more than 8-hours per day.

**H Conclusions**

1. Because transaction time per vehicle is estimated at 5-minutes, the maximum number of stacked vehicles is 15 at any one time, and the maximum transactions per hour is estimated to be 36, stacking space for vehicles is sufficient for the anticipated volume.
2. Since the potential volume of 288 transactions per day is greater than Aurora Credit Union's actual projected volume of 185 transactions per day, no traffic congestion or blockage problems are anticipated.



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**SCHEMATIC SITE PLAN**

PROPOSED NEW FACILITY for:  
**AURORA CREDIT UNION & PHARMACY**  
3355 WEST FOREST HOME AVENUE  
MILWAUKEE, WISCONSIN

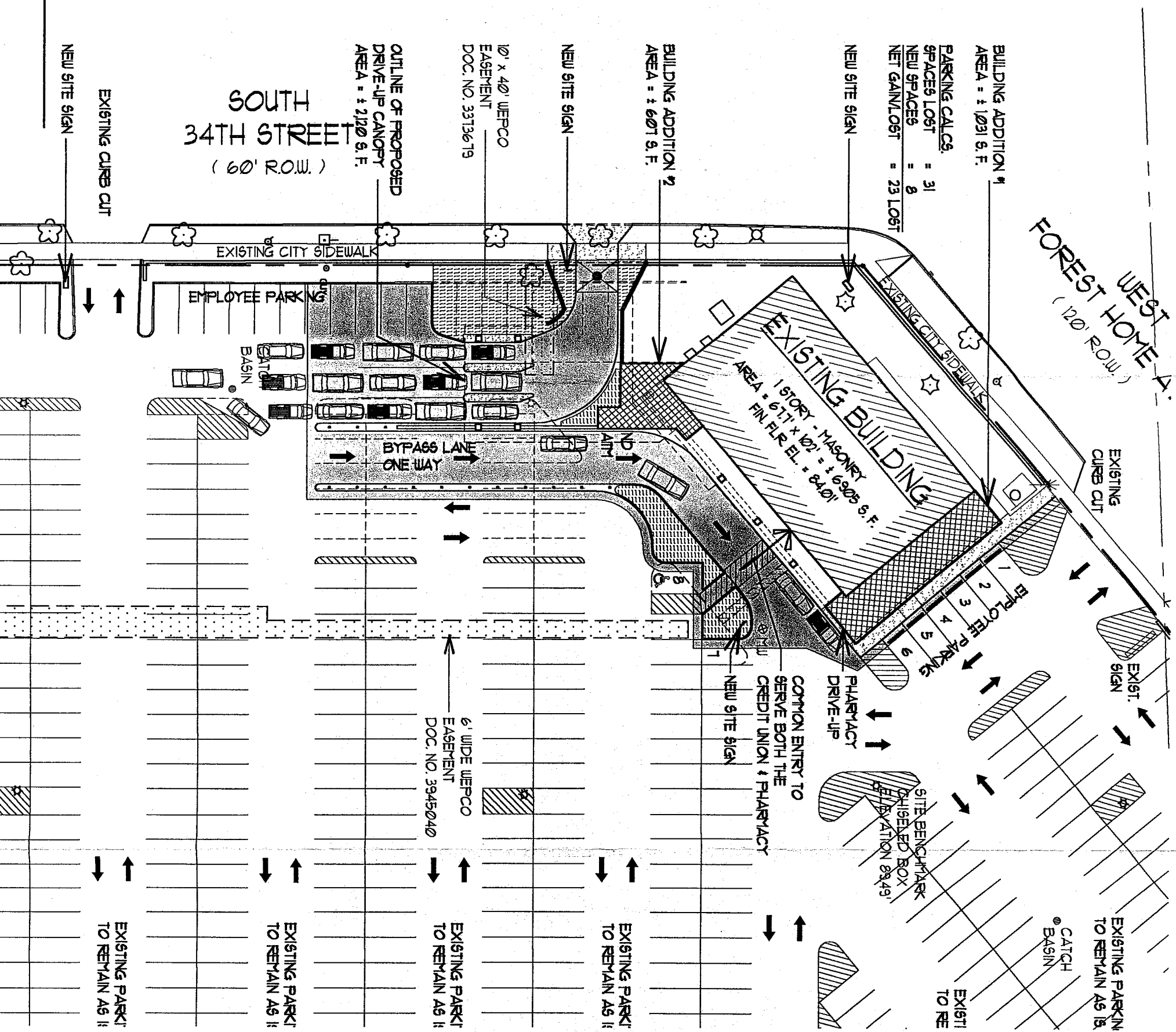
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PROJ. NO.: Y109191

DRAWN BY: DRK

SHEET

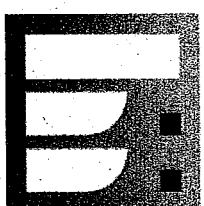
OF SHEETS



**SCHEMATIC SITE PLAN**

SCALE: 1" = 40'-0"

# Detailed Plan Development



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Proposed New Facility for:

## Aurora Credit Union and Aurora Pharmacy

3355 West Forest Home Avenue  
Milwaukee, Wisconsin

### Project Team

**Client:**

Aurora Credit Union  
2907 W. Oklahoma Avenue  
Milwaukee, WI 53215

**Architect:**

Haag Müller, Inc.  
1350 Fourteenth Avenue  
Grafton, WI 53024

### Sheet Index

DPD - T	Title Sheet
DPD - 1	Vicinity Map
DPD - 2	Site & Building Photos - Existing Context
DPD - 3	Topographic Survey - Existing
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### DETAILED PLAN DEVELOPMENT

#### TITLE SHEET

PROPOSED NEW FACILITY for:  
AURORA CREDIT UNION & AURORA PHARMACY  
3355 WEST FOREST HOME AVENUE  
MILWAUKEE, WISCONSIN

#### REVISIONS

NO.	DATE	DESCRIPTION
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	NOV. 21, 2001	ISSUED FOR DPD REVIEW

NOV. 2, 2001

PROJ. NO. Y109191

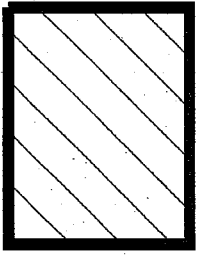
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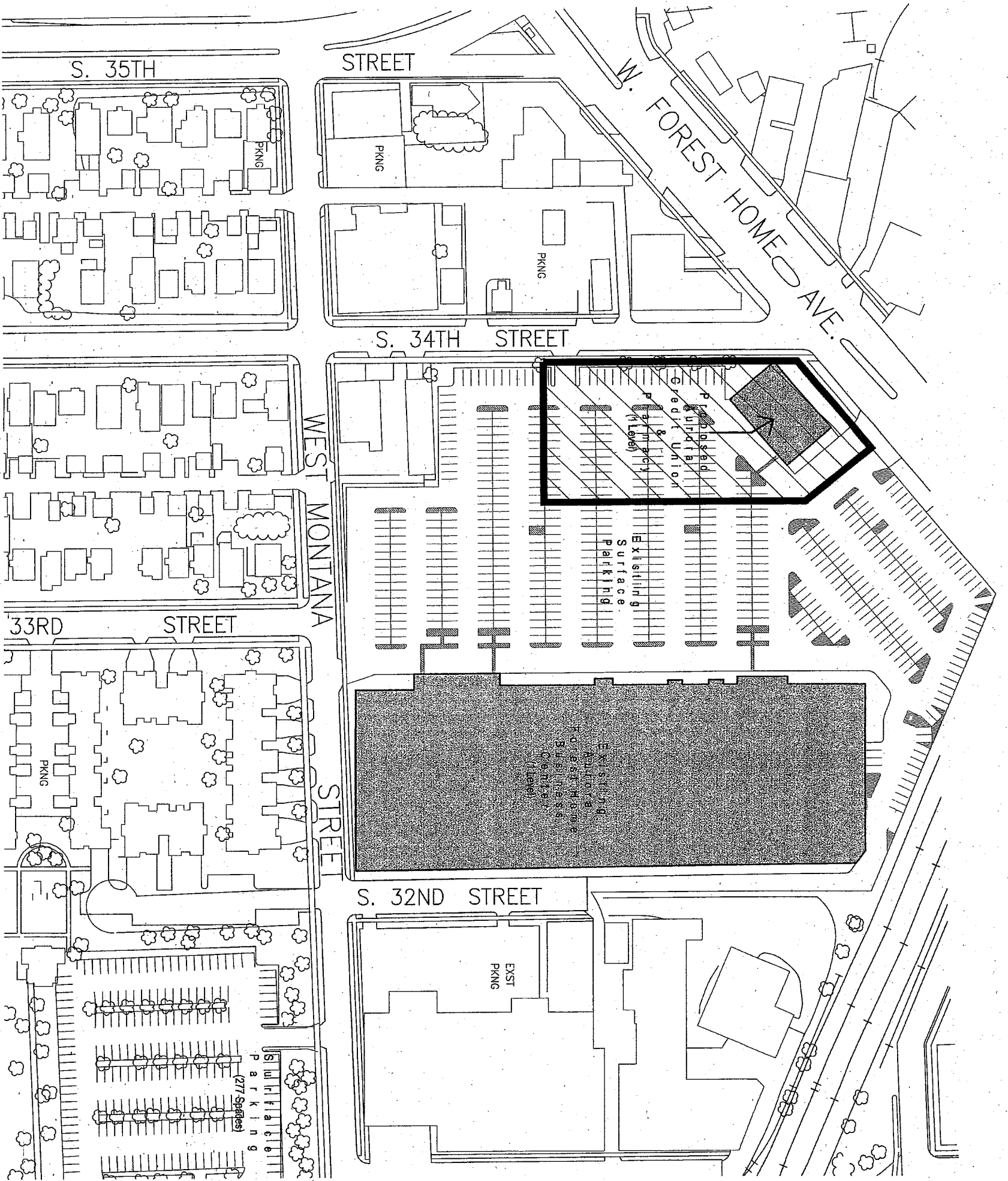
SHEET

DPD-T

1 OF 8 SHEETS

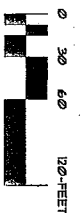


AREA OF  
PROPOSED  
PROJECT



VICINITY MAP

SCALE: 1"=60'-0"



DETAILED PLAN DEVELOPMENT

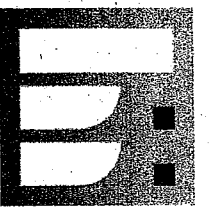
VICINITY MAP

PROPOSED NEW FACILITY for:  
AURORA CREDIT UNION & AURORA PHARMACY  
3355 WEST FOREST HOME AVENUE  
MILWAUKEE, WISCONSIN

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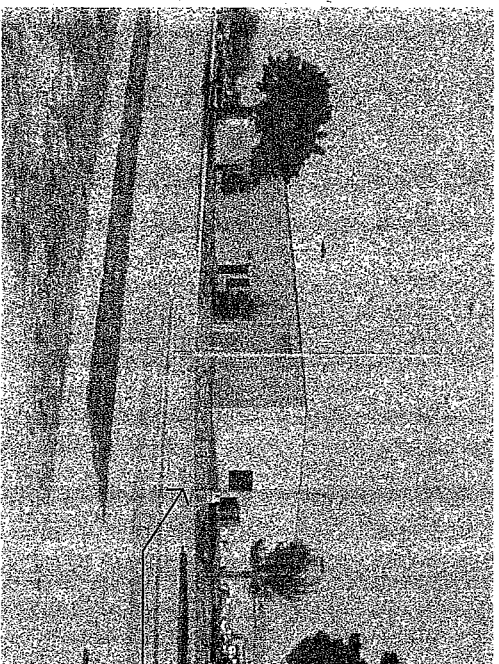
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DPD-1



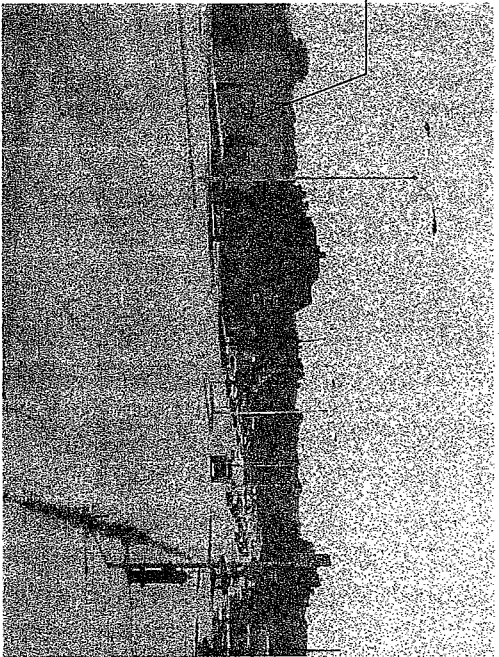
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 Graceland, WI 53024-1990  
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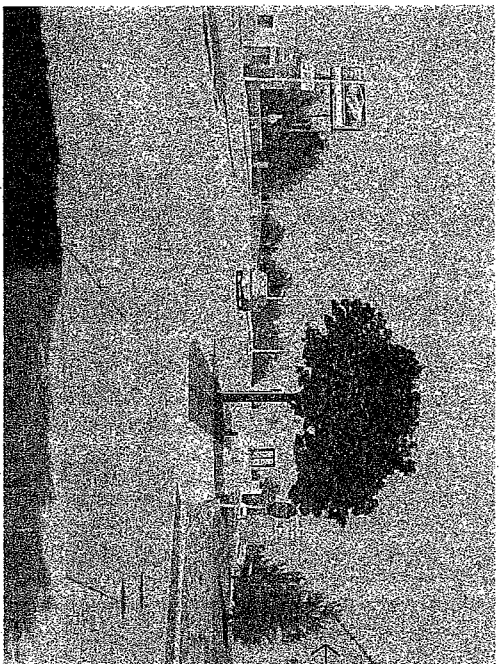


VIEW OF EXISTING BUILDING & INTERSECTION OF W. FOREST HOME AVE. & SOUTH 34th STREET 3

PROPOSED CREDIT UNION PHARMACY (EXIST. BUILDING)  
5. 34th STREET INTERSECTING W/ FOREST HOME AVE

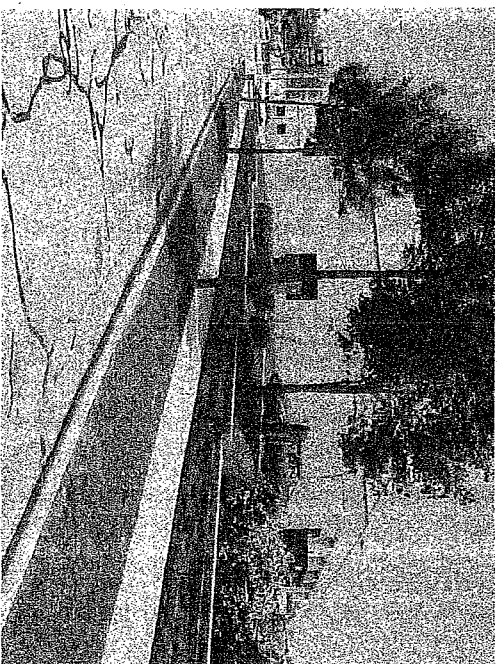


VIEW LOOKING SOUTHWEST ON WEST FOREST HOME AVENUE TOWARD INTERSECTION W/ SOUTH 34th STREET 2

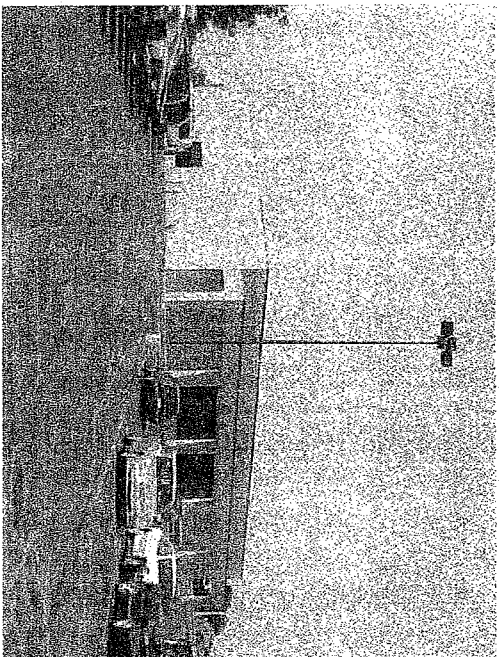


VIEW LOOKING NORTHEAST ON WEST FOREST HOME AVE. @ INTERSECTION W/ SOUTH 34th STREET 1

PROPOSED CREDIT UNION PHARMACY (EXIST. BLDG.)

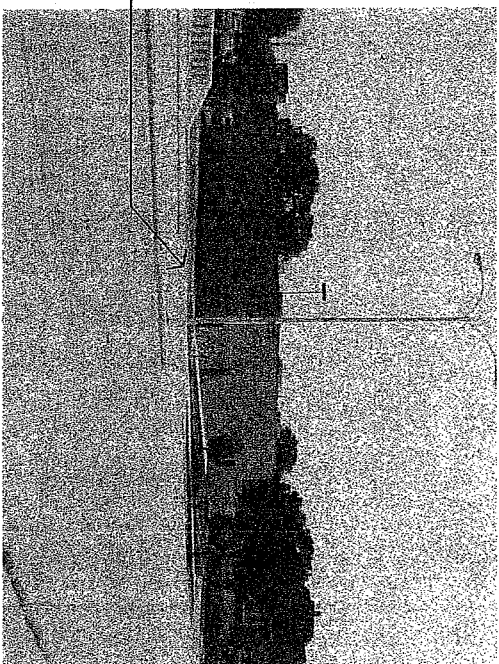


VIEW OF EXISTING BUILDING'S SOUTHWEST SIDE & PORTION OF SOUTH 34th STREET 6

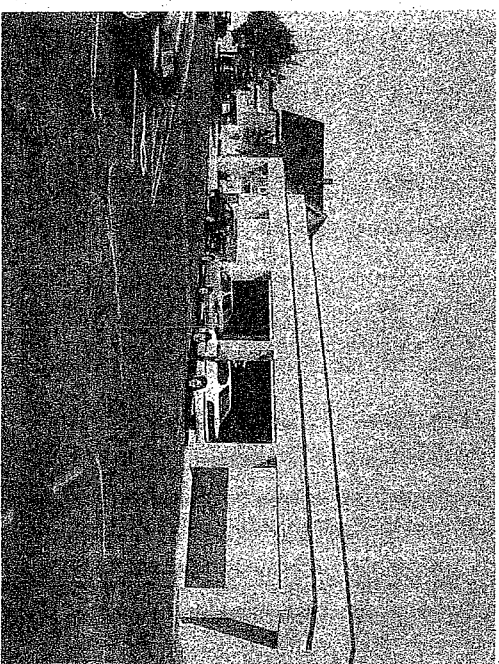


VIEW OF EXISTING BUILDING FROM DRIVEWAY ACCESSING SITE OFF OF SOUTH 34th STREET 5

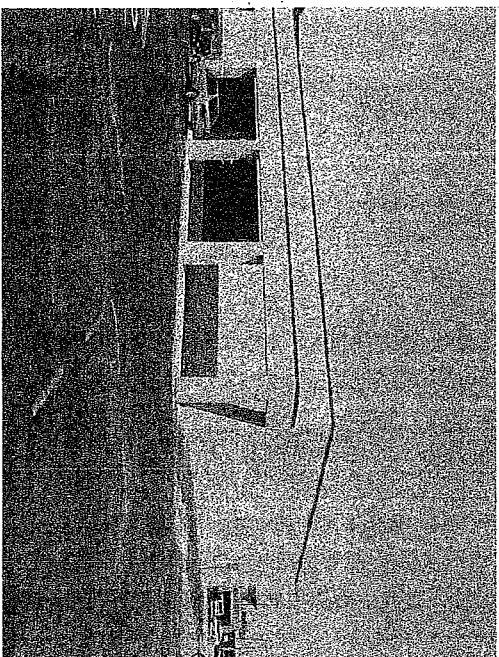
EXISTING ENTRANCE FROM W/ FOREST HOME AVE.



VIEW OF EXISTING BUILDING & DRIVEWAY ACCESSING SITE OFF OF WEST FOREST HOME AVENUE 4

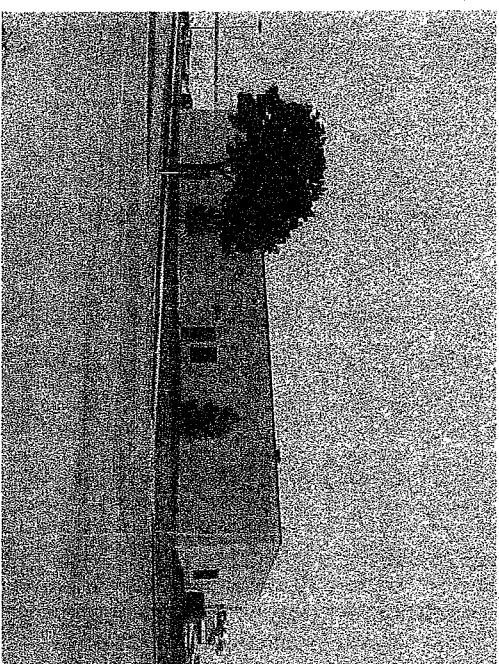


VIEW OF EXISTING BUILDING'S SOUTHEAST SIDE FACING PARKING LOT 9



VIEW OF EXISTING BUILDING'S NORTHEAST SIDE FACING PARKING LOT 8

EXISTING ENTRANCE FROM W/ FOREST HOME AVE.



VIEW OF EXISTING BUILDING'S NORTHWEST SIDE FACING WEST FOREST HOME AVENUE 7

DETAILED PLAN DEVELOPMENT

SITE & BUILDING PHOTOS - EXISTING CONTEXT

PROPOSED NEW FACILITY for:  
AURORA CREDIT UNION & AURORA PHARMACY  
3355 WEST FOREST HOME AVENUE  
MILWAUKEE, WISCONSIN

REVISIONS		
NO.	DATE	DESCRIPTION
1	NOV. 2, 2001	ISSUED FOR CLIENT REVIEW
2	NOV. 21, 2001	ISSUED FOR DPD REVIEW

DATE:	NOV. 2, 2001
PROJ. NO.:	Y1009191
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CHECKED BY:	
SHEET:	
OF (8) SHEETS	

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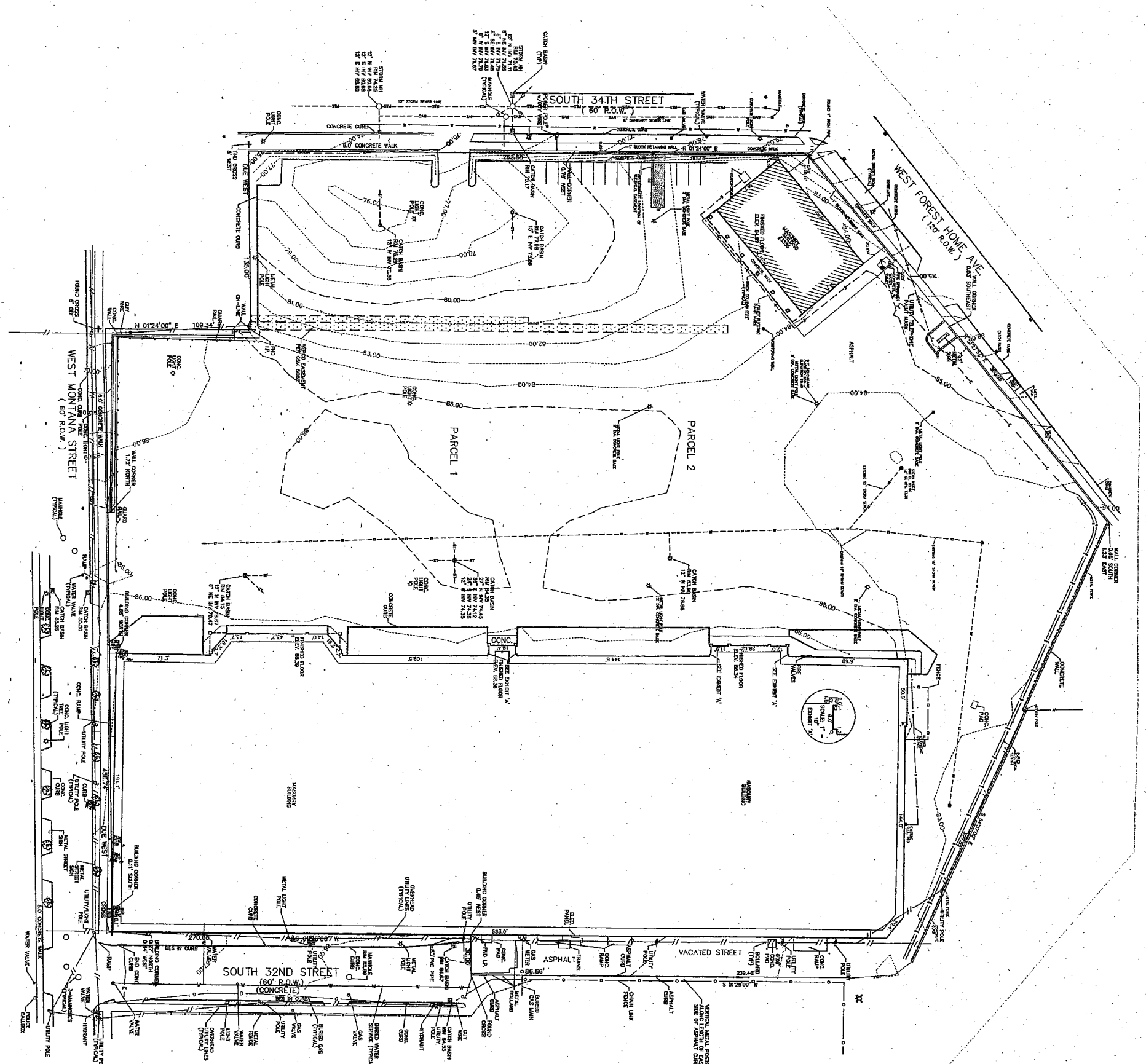
# LEGEND

- HYDRANT
- VALVE (WATER, GAS, ETC...)
- MANHOLE (SAN., STORM, ETC...)
- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- INDICATES 1" IRON PIPE, FD. OR OTHERWISE SPECIFIED
- TRAFFIC SIGN
- EVERGREEN TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- TELEPHONE SERVICE
- ELECTRIC SERVICE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WOOD FENCE

NOTE: ALL CURB ELEVATIONS ARE TAKEN AT TOP OF CURB AND UNLESS OTHERWISE INDICATED, GUTTER PAN IS 0.5' LOWER.

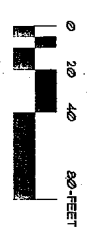
## LEGAL DESCRIPTION

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6062 BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 21 EAST AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.  
CONTAINING: 8.937 ACRES



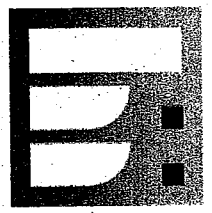
# TOPOGRAPHIC SURVEY - EXISTING

SCALE: 1" = 40'-0"



## DETAILED PLAN DEVELOPMENT

TOPOGRAPHIC SURVEY - EXISTING  
PROPOSED NEW FACILITY for:  
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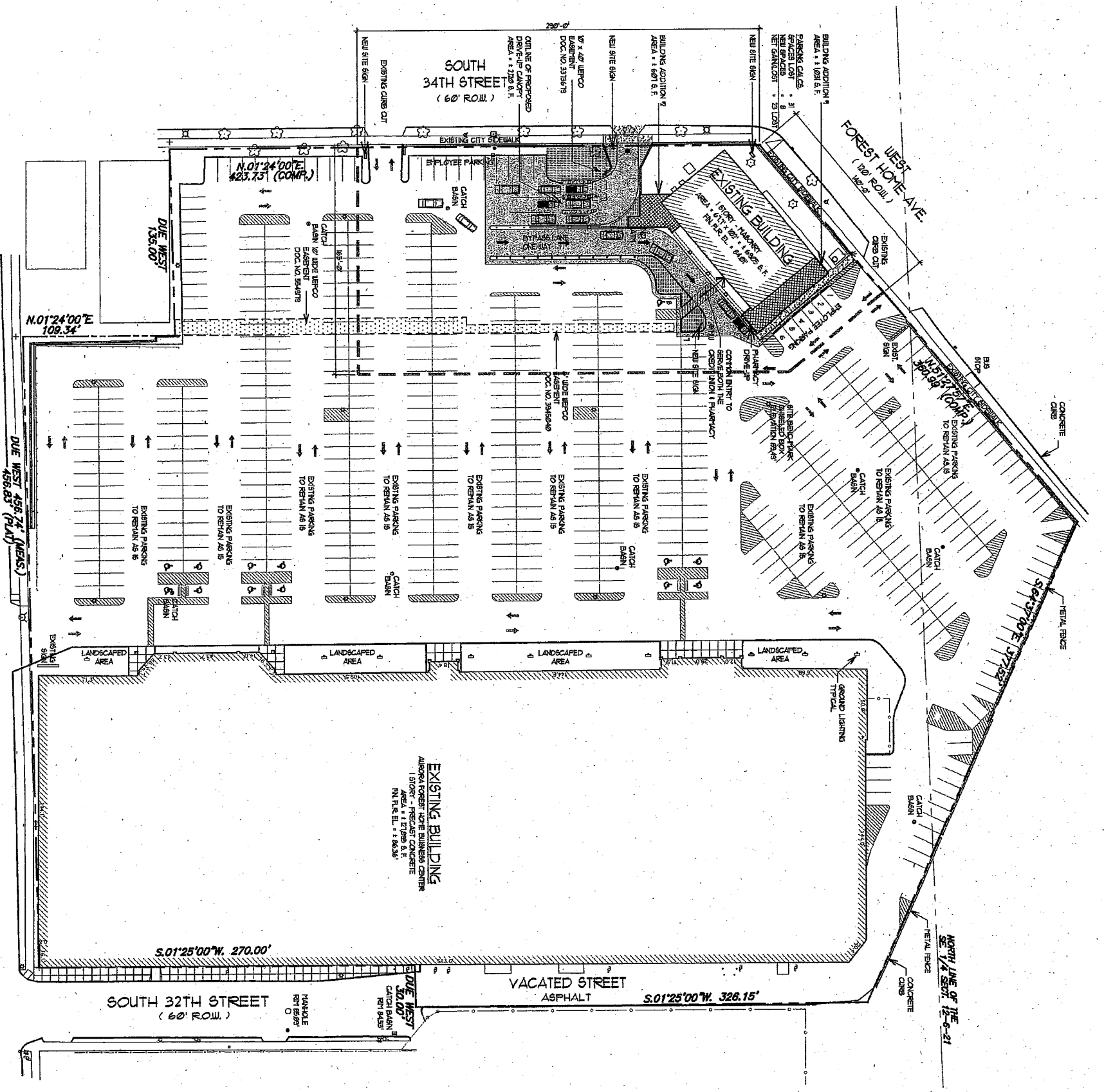
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DATE	NOV. 2, 2001
PRGJ. NO.	Y109191
DRAWN BY:	
CHECKED BY:	
SHEET	DDP3

TO OBTAIN LOCATIONS OF PARCELS AND INTERESTS IN THIS SURVEY, CONTACT THE SURVEYOR AT THE ADDRESS BELOW.  
CALL JORGENSEN ARCHITECTS  
1400-44-8111  
MRS. SHARON L. JORGENSEN  
REGISTERED PROFESSIONAL SURVEYOR  
100 N. WISCONSIN  
MILWAUKEE, WISCONSIN 53212

NOTE:  
SURVEY PREPARED BY:  
LAND INFORMATION SERVICES, INC.  
1748 N. DR. MARTIN-LUTHER KING DR.  
MILWAUKEE, WISCONSIN 53212  
BY: 1/4



**LEGEND**  
(EXISTING UNLESS NOTED OTHERWISE)

- ⊗ STREET LIGHT POLE
- ⊗ CATCH BASIN
- ⊗ SPRINKLER TYP.
- MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ TELEPHONE POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ NEW ASPHALT PAVING
- ▨ NEW LANDSCAPED AREA
- ▨ NEW CONCRETE
- 78— EXISTING CONTOUR
- 80— PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION  
102.1 TOP OF WALL  
102.1 TOP OF CURB
- CONSTRUCTION LIGHT LINE

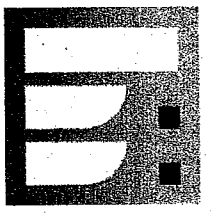
**OVERALL SITE PLAN**

SCALE: 1" = 40' - 0"



**DETAILED PLAN DEVELOPMENT**

**OVERALL SITE PLAN**  
 PROPOSED NEW FACILITY for:  
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 3355 WEST FOREST HOME AVENUE  
 MILWAUKEE, WISCONSIN



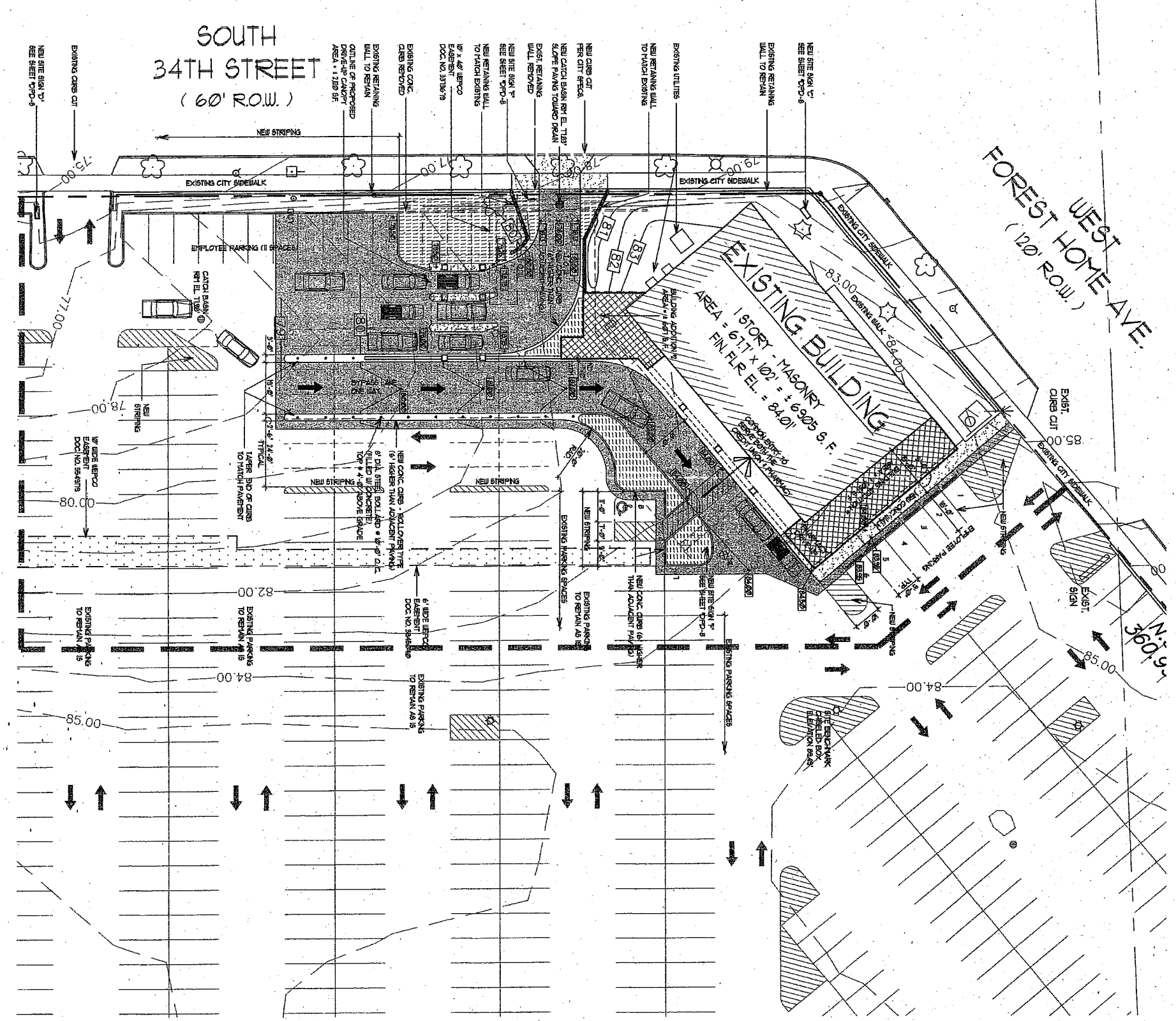
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CHECKED BY	
SHEET	DPD4
OF	183 SHEETS

- LEGEND**  
(EXISTING UNLESS NOTED OTHERWISE)
- ⊗ STREET LIGHT POLE
  - ⊙ CATCH BASIN
  - ⊕ SPRINKLER "T"
  - HANNOLE
  - ⊖ FIRE HYDRANT
  - ☆ LIGHT POLE
  - ⊞ POWER POLE
  - ⊞ TELEPHONE POLE
  - ⊞ GUY GUY WIRE
  - ⊞ MONITORING WELL
  - ☆ DECIDUOUS TREE
  - ☆ CONIFEROUS TREE
  - ⊞ NEW ASPHALT PAVING
  - ⊞ NEW LANDSCAPED AREA
  - ⊞ NEW CONCRETE
  - 78— EXISTING CONTOUR
  - 80— PROPOSED CONTOUR
  - 83.50— PROPOSED SPOT ELEVATION
  - ⊞ 1/2" = 1' TOP OF WALL
  - ⊞ 1/2" = 1' TOP OF CURB
  - ⊞ 1/2" = 1' CONSTRUCTION LIMIT LINE

**DETAILED SITE PLAN**



**DETAILED PLAN DEVELOPMENT**

**DETAILED SITE PLAN**  
 PROPOSED NEW FACILITY for:  
**AURORA CREDIT UNION & AURORA PHARMACY**  
 3355 WEST FOREST HOME AVENUE  
 MILWAUKEE, WISCONSIN

REVISIONS	
NO.	DATE DESCRIPTION
1	NOV. 2, 2001 ISSUED FOR CLIENT REVIEW
2	NOV. 21, 2001 ISSUED FOR DPD REVIEW

DATE:	NOV. 2, 2001
PROJ. NO.:	Y109191
DRAWN BY:	DRK
CHECKED BY:	

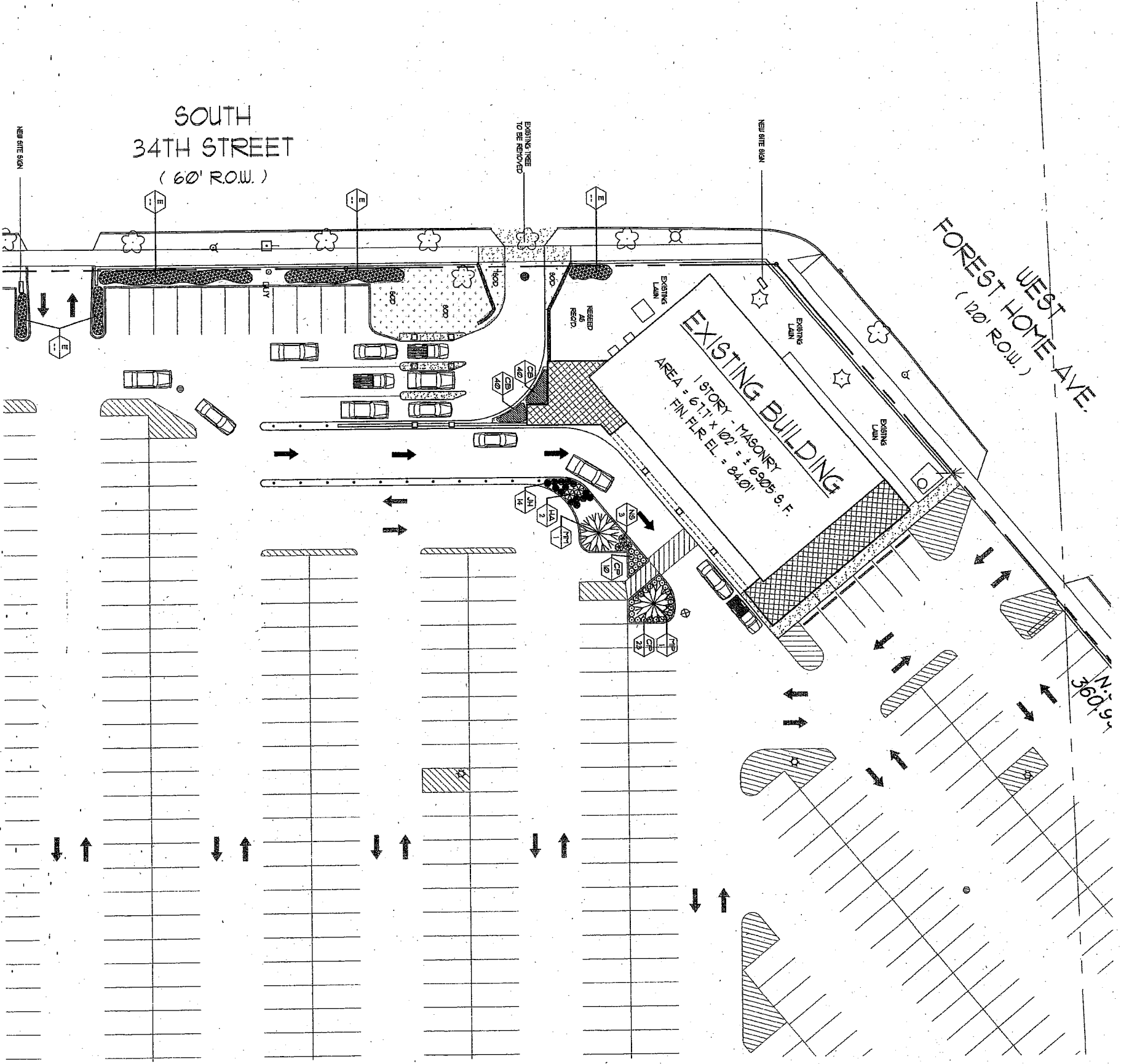
SHEET  
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**haag miller, inc.**  
 Architects Engineers

1350 Fourteenth Avenue  
 Graffon, WI 53024-1990  
 Telephone: (262) 376-7744  
 Facsimile: (262) 376-9190  
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KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	PLANTING HEIGHT
B7	X	BESSEY THUNBERGII	BESSEY THUNBERGII	2"	2'-4"
CP	35	BESSEY THUNBERGII	JAPANESE (RED LEAF) BARBERSRY	2"	2'
EA	X	ELIANTHUS ALATUS	CONYACT BURNING BUSH	24"	3'-9"
HA	2	HYDRANGEA ARBORESCENS	ANABELLE HYDRANGEA	1"	4'
SA	X	SPREA JAPONICA	COLT CLAYE BLOODING SPREA	2"	2'
BU	X	SPREA JAPONICA	GOLDENROD BLOODING SPREA	2"	2'
JR	X	SPREA JAPONICA OR BIVALIDA	JAPANESE RED BUDER SPREA	1/2"	2'-3"
NS	3	SPREA JAPONICA	NIPPON SPREA - SNOOWHOND	2"	3'
RA	X	RAB ARBORESCENS	RAB ARBORESCENS SHAC	2 GAL.	2'-8"
HU	X	POTENTILLA FRUTICOSA	POTENTILLA - TUCKER'S WHITE	2"	2'
FF	X	POTENTILLA FRUTICOSA	POTENTILLA - GOLD RIVER	2"	2'-9"
PA	X	POTENTILLA FRUTICOSA	POTENTILLA - ABSORBED	2"	3'
PG	X	POTENTILLA FRUTICOSA	POTENTILLA - GOLD DROP	2"	2'
PJ	X	POTENTILLA FRUTICOSA	POTENTILLA - JACQUAN	2"	3'-4"
RA	X	RIBES ALPINE	GREEN HOUND - ALPINE CURRENT	1/2"	2'
VT	X	VIBURNUM TRICOLOR	CONYACT AMERICAN CRAWEBERRY BUSH	2"	3'
BI	X	PARIBISCOSIA INCANADIANA	BOYON IVY	2"	3'-5"
CB	60	ALMA REPENS	CARET BUDLE - BRONZE BEAUTY	2"	6'
TO	X	THIA OCCIDENTALIS	NETZ HODGET ARBORVITAE	2"	2'
TC	X	THIA OCCIDENTALIS	JAPANESE UPRIGHT YEU	2"	5'-25" x 5'-5"
TS	X	THIA OCCIDENTALIS	JAPANESE SPREADING YEU	2"	3'
TH	X	THIA OCCIDENTALIS	NIGRA YEU	2"	4'
JH	14	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER - HUSHE	2"	2'
TO	X	THIA OCCIDENTALIS	NETZ HODGET ARBORVITAE	2"	3'-5"
JS	X	JUNIPERUS SCOPULORUM	VEDOBA ROCKY MOUNTAIN JUNIPER	4"-6"	6'-7"
PB	X	PICEA GLAUCA DESSAUYA	BLACK HILLS SPRUCE	2'-6"	40'
TT	X	THIA OCCIDENTALIS	AMERICAN ARBORVITAE TECHANT (TRISKON STRAUN)	2"	2'
AH	X	AMERICAN ARBORVITAE	HOLYHUTEP	2"	2'
AS	X	ACER SACCHARINUM	SILVER MAPLE (SILVER GREEN)	1/2" C	20'
HC	X	THIA OCCIDENTALIS	CHEFLOUT - R. CARBING CRAB	1/2" C	20'
H1	X	THIA OCCIDENTALIS	HARVEST GOLD - FLOERING CRAB	1/2" C	20'
HP	1	THIA OCCIDENTALIS	FRANKEINE - FLOERING CRAB	1/2" C	20'
PH	1	THIA OCCIDENTALIS	HOONNA - FLOERING CRAB	1/2" C	20'
G16	X	GLEDITSIA TRICANTIOS NERIS	BANBURY - THORNLESS HONEYLOCUST	1/2" C	35'-40'
G1	X	GLEDITSIA TRICANTIOS NERIS	SKILINE - THORNLESS HONEYLOCUST	1/2" C	35'-40'
PD	X	POPULUS DELTOIDES	BOBURYA - COTTOLERS COTTWOOD	1/2" C	20'
QR	X	QUERCUS RUBRA	RED OAK	1/2" C	60'
FT	X	POTENTILLA FRUTICOSA	GLAZING SPEN	1/2" C	20'
SA	X	SPREA JAPONICA	KOREAN FOUNTAINSH	1/2" C	20'-30'
E	...	EXISTING LANDSCAPING TO REMAN	(LOW SHRUBS)	...	...

EXISTING DECIDUOUS TREES INDICATED THIS APPROX. XXXXX TREES TO REMAN THROUGHOUT.  
 \* EXISTING EVERGREENS INDICATED THIS.  
 PLANT LIST KEY:  
 E PLANT LIST GENERAL NOTES:  
 U LETTER 'N' IN PLANTING SIZE COLUMN INDICATES CALIBER.



LANDSCAPE PLAN

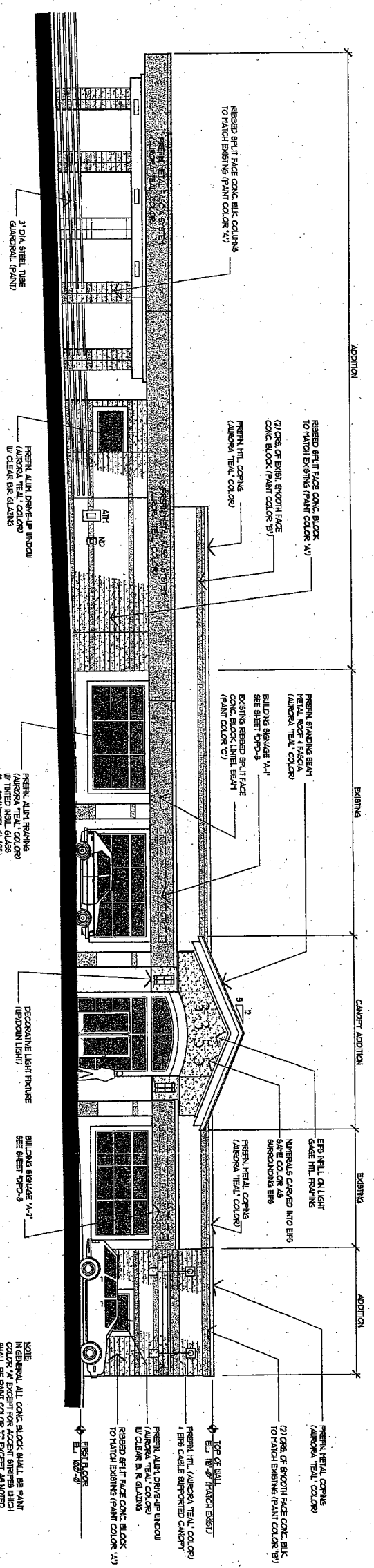
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LANDSCAPE PLAN  
 PROPOSED NEW FACILITY for:  
 AURORA CREDIT UNION & AURORA PHARMACY  
 3355 WEST FOREST HOME AVENUE  
 MILWAUKEE, WISCONSIN

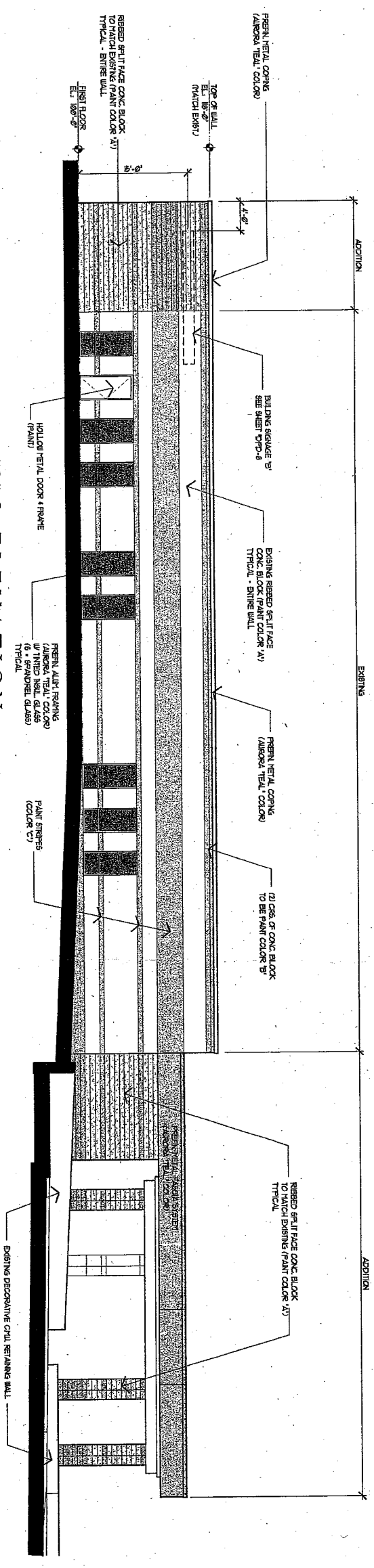
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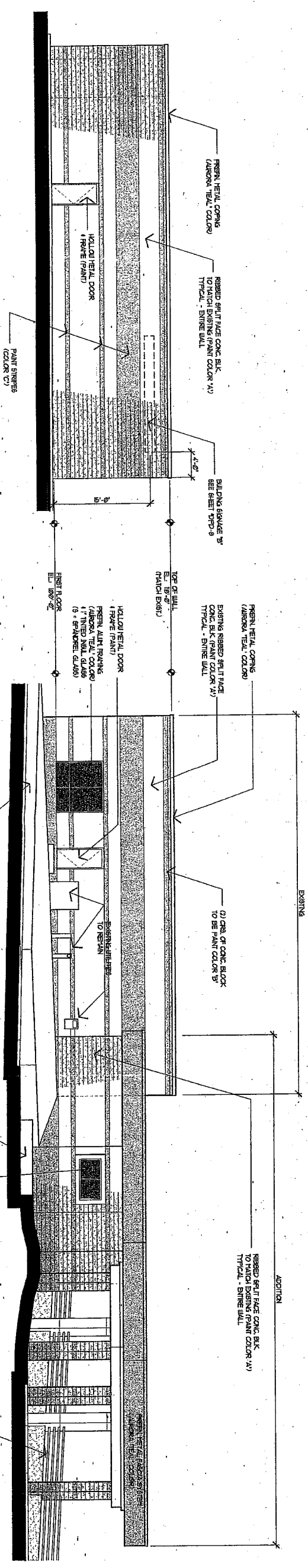
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 CHECKED BY: DDK  
 SHEET: DPD-6  
 OF 11 SHEETS



SOUTHEAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



NORTHWEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

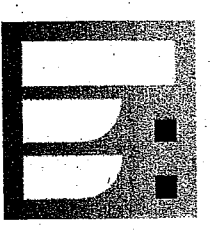


NORTHEAST BLDG. ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTHWEST BLDG. ELEVATION  
SCALE: 1/8" = 1'-0"



DETAILED PLAN DEVELOPMENT  
PROPOSED BUILDING ELEVATIONS  
PROPOSED NEW FACILITY for:  
AURORA CREDIT UNION & AURORA PHARMACY  
3355 WEST FOREST HOME AVENUE  
MILWAUKEE, WISCONSIN

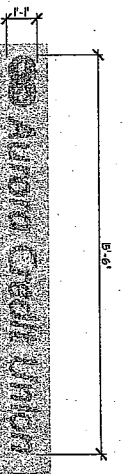


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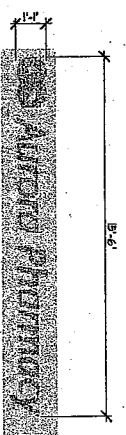
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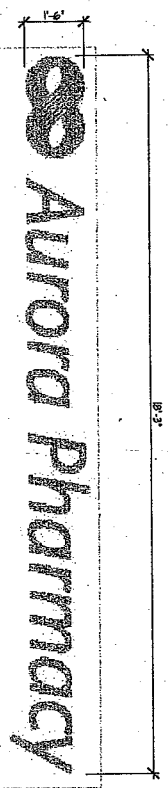
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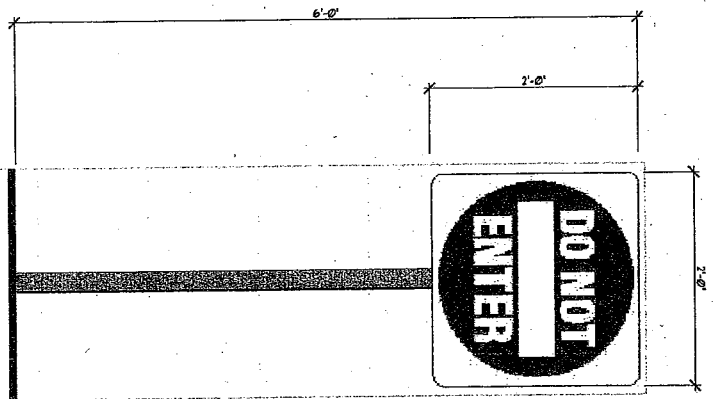
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 PAINT TO MATCH TEAL GREEN 3630246 FILM  
 MOUNT FLUSH



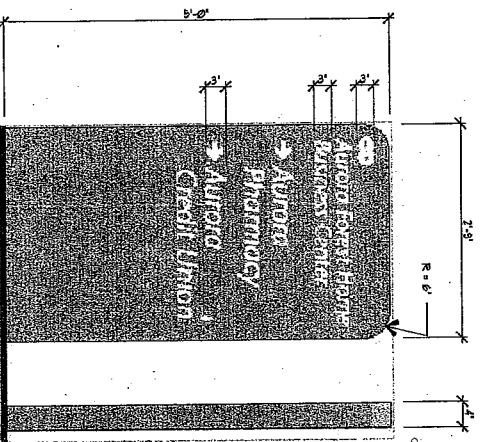
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 PAINT TO MATCH TEAL GREEN 3630246 FILM  
 MOUNT FLUSH



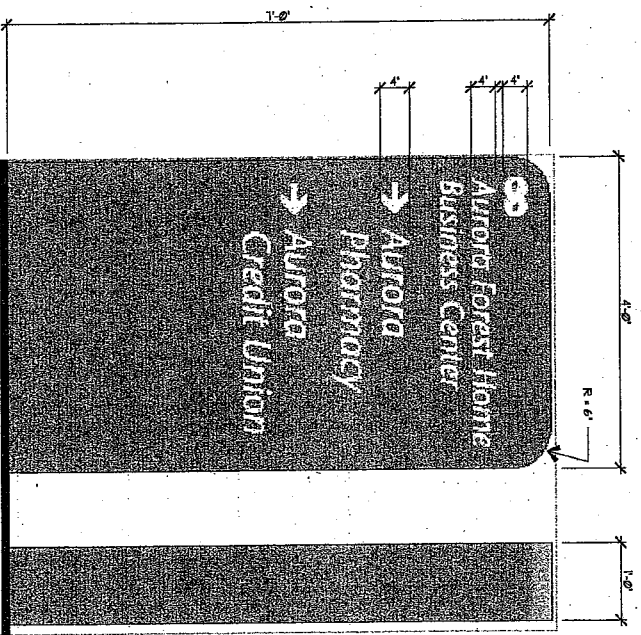
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 NONILLUMINATED  
 3/16" FLAT CUT OUT ALUMINUM  
 PAINT TO MATCH TEAL GREEN 3630246 FILM  
 MOUNT FLUSH



**SIGN "P" - POST & PANEL SIGN**  
 NONILLUMINATED  
 FLAT ALUMINUM PANEL W/ DOT APPROVED "DO NOT ENTER" GRAPHICS  
 2"x2" POST - PAINT TO MATCH COOL GREY #10



**SIGN "D" - DOUBLE FACE MON. SIGN**  
 ILLUMINATED  
 FABRICATED ALUMINUM CABINET & FACES  
 PAINT TO MATCH TEAL GREEN 3630246 FILM  
 COPY, ARROWS, & LOGO  
 WHITE VINYL

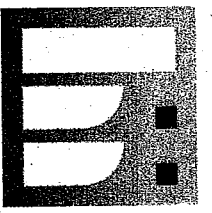


**SIGN "C" - DOUBLE FACE MONUMENT SIGN**  
 ILLUMINATED  
 FABRICATED ALUMINUM CABINET & FACES  
 PAINT TO MATCH TEAL GREEN 3630246 FILM  
 COPY, ARROWS, LOGO, & RULELINE  
 ROUTED BACK WITH WHITE PLEX

**DETAILED PLAN DEVELOPMENT**

**BUILDING & SITE SIGNAGE**

PROPOSED NEW FACILITY for:  
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<b>DPD-8</b>	
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