

EXHIBIT A
File No. ~~071671~~
071335

**PLAN DEVELOPMENT PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT
Milwaukee Job Corps Center**

Site Location: Block 1, Lot 1, of Bacher Farm – located on West Side North 60th Street and South of West Briggs Avenue.

Zoning: General Planned Development (GPD) known as Milwaukee Job Corps.

1. USES

- a. Milwaukee Job Corps Center (MJCC) is residential educational campus. Uses in the 8 buildings are:
- Higher Education Classrooms and Vocational Training Shops
 - General Offices
 - Small clinic for resident students
 - Cafeteria
 - Gymnasium and Recreation Building
 - Dormitories for 277 young adults.

2. DESIGN STANDARDS

- a. The overall buildings are constructed of quality materials such as masonry (brick and integrally colored concrete block), metal roof and wall panels, glass and composite panels. See attached drawings

3. DENSITY

- a. Comprehensive area plan has not been adopted – it is expected to be adopted September 2009.

4. SPACE BETWEEN STRUCTURES

- a. Spaces between structures are a minimum of 22 feet and comply to the current and soon to be adopted IBC building codes.

5. SETBACKS

- a. This development meets the 25 foot minimum building setback around the entire perimeter. See attached site and landscape plan.

6. SCREENING

- a. The campus is surrounded by residential areas to the north and to the east. The areas south and west are industrial properties.
- b. The development is screened by existing mature trees and new landscaping to the east (60th Street) and with a berm and landscaping to the north.
- c. The buildings are minimally screened from the existing industrial properties to the south and to the southwest. The buildings are inward focused and have the service areas located towards the industrial properties therefore reducing the visual impact towards any residential areas.

7. OPEN SPACES

- a. All open spaces including recreational playfields are landscaped and maintained. See site and landscape plan.

8. CIRCULATION, PARKING AND LOADING

- a. Vehicular and pedestrian access is provided from 60th Street. The development provides surface parking for 92 cars total. The education and operations staff on site

at any given time will be 70 to 80 persons. The residential students are not allowed to have a car on site. The 24 to 30 day students will arrive by public transportation. (the students are not allowed to bring a car to the site).

- b. The surface parking structures are more than 25 feet from the residential zoned areas and therefore will not have to meet parking screening required as described in 295-405.
- c. The kitchen and warehouse loading is combined and situated on the south side of the building towards the railroad tracks and the industrial property.

9. LANDSCAPING

- a. The vegetation for the development consists of turf and perennial beds inside of the campus and long 60th street.
- b. Prairie grass is utilized for the majority of the site outside of the campus center. The prairie grass is separated from the turf by a transition strip of no-mow grass.
- c. A special wetland native planting mix will be used in and around the detention pond.
- d. All landscaping will be maintained by the Center's Operator.
- e.

10. LIGHTING

- a. All of the parking lot lighting and building mounted security lighting are sharp cut-off fixtures.

11. UTILITIES

- a. All utilities are installed underground from 60th Street.
- b. Transformers where located on the ground are screened.

12. SIGNS

- a. Monument sign will be located along 60th Street and will be internally illuminated. (Maximum size is 100SF allowable.)