

AMENDMENT DETAILED PLAN DEVELOPMENT

MATERIALS MANAGEMENT AND WEST PARKING STRUCTURE ST. LUKE'S MEDICAL CENTER

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT December 23, 2002

COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS

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

PLAN SHEETS

SHEET INDEX

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LANDSCAPE PLAN (South Loading Dock Entry) LANDSCAPE PLAN (North Parking Structure Entry) BUILDING ELEVATIONS (N/S) BUILDING ELEVATIONS (E/W)	PROJECT BOUNDARY DESCRIPTION (Proposed Conditions) SITE GRADING PLAN SITE UTILITY PLAN	VICINITY MAP PROJECT BOUNDARY DESCRIPTION (Existing Conditions)

II. OVERALL DEVELOPMENT CONCEPT

EXHBIT A EXHIBIT B

STATISTICAL SHEET SIGN STANDARDS

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

west side of the campus of SLMC. The requirements for this two-phased project are defined as approximately 1300 parking spaces and 15,000 square feet of existing and new material management areas and receiving The proposed project is a combined material management facility and parking structure to be constructed on the

increase of 1,235 stalls over current capacities. The building will be constructed on existing surface which will be replaced within the new facility. The structure will service staff physician, employee, patient/visitor, and valet parking. Following is a parking count summary. The initial project will accommodate approximately 1,360 structured stalls and 48 surface stalls. This is a net The building will be constructed on existing surface parking

Total	Surface Structured	Parking Stalls
173	173 0	Current
1,408	48 1,360	Current Proposed
+1,235	- 125 +1,360	Net Change

daily between 5:00 am - 9:00 am and exit-only at all other times. Refer to the Traffic Impact Analysis for additional information. (employees/physicians). To best accommodate peak traffic flow the Oklahoma access will serve as entry-only Approximately two-thirds (900) of the structured stalls will accommodate daily/scheduled hospital parkers

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

building. The new tank area will accommodate two horizontal tanks - one of each oxygen and nitrogen. location adjacent to Kinnickinnic River Parkway to the southern most site-interior area adjacent to the existing traffic on the parkway. The medical gases storage tanks will be moved from their current, site-perimeter indicated in bold letters. Additionally there will be two 48-hour reserve tanks. All tanks are white in color with the contents clearly The improvements will allow SLMC to clean-up its "back yard" operations and dramatically reduce the truck The entire area will be enclosed by a chainlink tence.

effectiveness of materials handling and distribution on the campus thereby increasing costs. Trucks often stop the parkway. Staging often occurs on the parkway. and wait in areas hampering patient parking and access. All trucking utilizing the existing docks enters from both soiled and clean materials. The lack of sufficient loading bays and staging areas has reduced the The campus currently has four truck docks located in the northwest corner of the campus. They are used for

provide access for waste and soiled linen removal only. liberally defined within the period 7:00 p.m. to 7:00 a.m. The service drive contained within the structure will Kinnickinnic River Parkway drive will be restricted to off-peak hours. Off-peak hours at this location are The proposed plan retains the use of two of the current docks on a limited basis. Trucks utilizing the

areas are created for van and small truck deliveries by vendors such as FedEx and UPS docks will accommodate greater efficiencies in internal distribution as well as staging for trucking. Additional The introduction of the increased material management area and the additional two docks for a total of six clean

III. COMPLIANCE WITH STANDARDS

A SIZE (295-812 1.)

The portion of the SLMC campus area subject to the DPD is approximately 163,289 square feet.

B DENSITY (295-812 2.)

Not applicable.

C SPACE BETWEEN STRUCTURES (295-812 3.)

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

D SETBACKS (295-812 4.)

The setback incursions range from zero to twenty (20) feet and are consistent with the GPD

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

parking structure facades may utilize plan materials to meet the intent of this paragraph manner that is consistent with their public function, character, location and context. Principal Milwaukee Urban Design Guidelines. These facades will be articulated and fenestrated in a Principal Façade is defined as a public façade designed in accordance with the City of

bringing buildings up to the proposed setbacks or property line. Façade may be automobile Secondary Façade must have view in and out for security with no specific requirement for

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

E SCREENING (295-812 5.)

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

requirements and resulting plans. discussions with both property owners have resulted in their being receptive to our screening adjacent land owners, Grace Lutheran Church and Milwaukee County, is necessary. Preliminary Due to the proximity of the improvements to the property limits coordination of landscaping with the

F OPEN SPACES (295-812 6.)

None required

G CIRCULATION FACILITIES (295-8127)

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

H LIGHTING (295-812 8.)

submitted to the City for review and approval. 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

I UTILITIES (295-812 9.)

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

J SIGNS (295-812 10.)

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

IV. STATISTICAL SHEET INFORMATION

information required under this Section set forth on the Statistical Sheet attached hereto as Exhibit A. Description contain a statistical sheet setting forth specific information on the project. The pertinent Section 295-813 (2) (a) of the Milwaukee code of Ordinances provides that this Owner's DPD Project

EXHIBIT A

DETAILED PLAN DEVELOPMENT STATISTICAL SHEET

- A-1 GROSS LAND AREA: 163,289 SF
- A-2 LAND COVERED BY PRINCIPAL BUILDING: 50,572 SF
- A-3 LAND DEVOTED TO PARKING, DRIVES AND PARKING STRUCTURES: 103,985 SF
- **A**4 LAND DEVOTED TO OPEN SPACE: 18,502 SF
- A-5 PROPOSED NUMBER OF BUILDNGS: One Building 12 Levels
- A-6 PARKING SPACES PROVIDED

Structure 1,360 spaces, 48 spaces 1,408 Spaces

Surface TOTAL

Note: The project will result in a net add of 1,235 parking spaces to the SLMC campus.

EXHBIT B

DETAILED PLAN DEVELOPMENT SIGN STANDARDS

- Building Sign Sign Type "C" Individual Illuminated Pan Channel Letters
- 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

SIGN TYPEO OPTION (

HELUMINATED LET



ILLUMINATED LETTER

White opaque film. translucent film laminated to #V04-3635-10 gloss LOGO FACE: White 3/16" Plexiglas w/Teal #3630-246 ILLUMINATION: Internal with 15mm White neon. backs & sides. Painted to match #3630-246 TEAL LETTER FACES: 3/16" White Plexiglas LETTER CONSTRUCTION: All Aluminum construction, INDIVIDUAL ILLUMINATED PAN CHANNEL LETTERS.

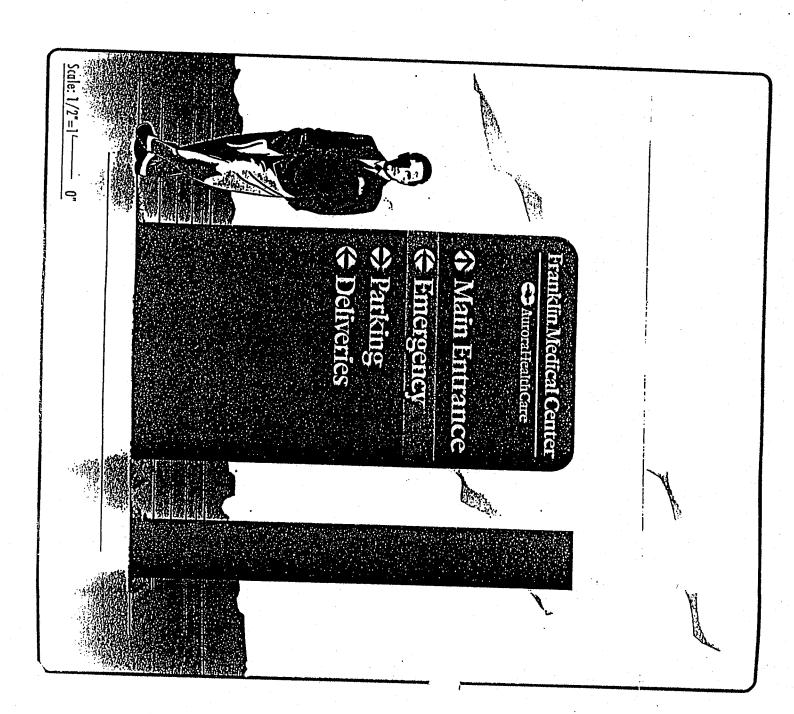
MOUNTING: Flush wall mounted with hidden fasteners.

available wall space STANDARD SIZE: N.A. sizes will vary with



SIGN TYPED

LETUMINA LIP DIRECTION





ILLUMINATED DIRECTIONAL SIGN

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

Backround "Emergency" section only: Paint Red #3621

Stripe to wrap around cabinet.

ILLUMINATION: Internal w/high output Fluorescent lamps

w/White 3/16" Plexiglas FACE GRAPHICS: CAD/CAM routed Aluminum backed

Copy color: White 3/16" Plexiglas

film laminated to #V04-3635-10 gloss White opaque film. Logo color: White 3/16" Plexiglas w/Teal #3630-246 translucent

FOOTING: Direct set pipe into augered concrete footing.

STANDARD SIZE: 5-0" x 9-0"



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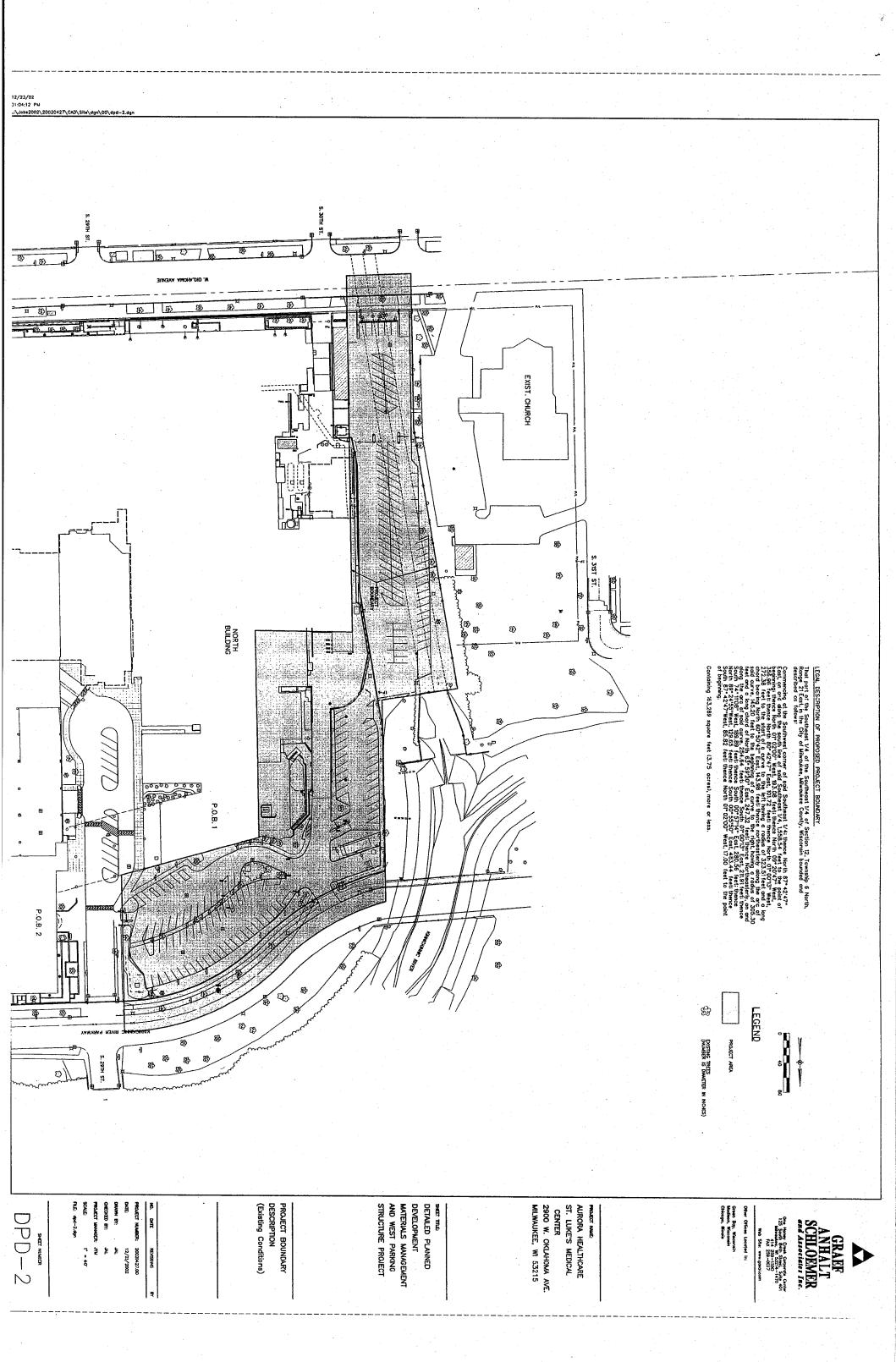
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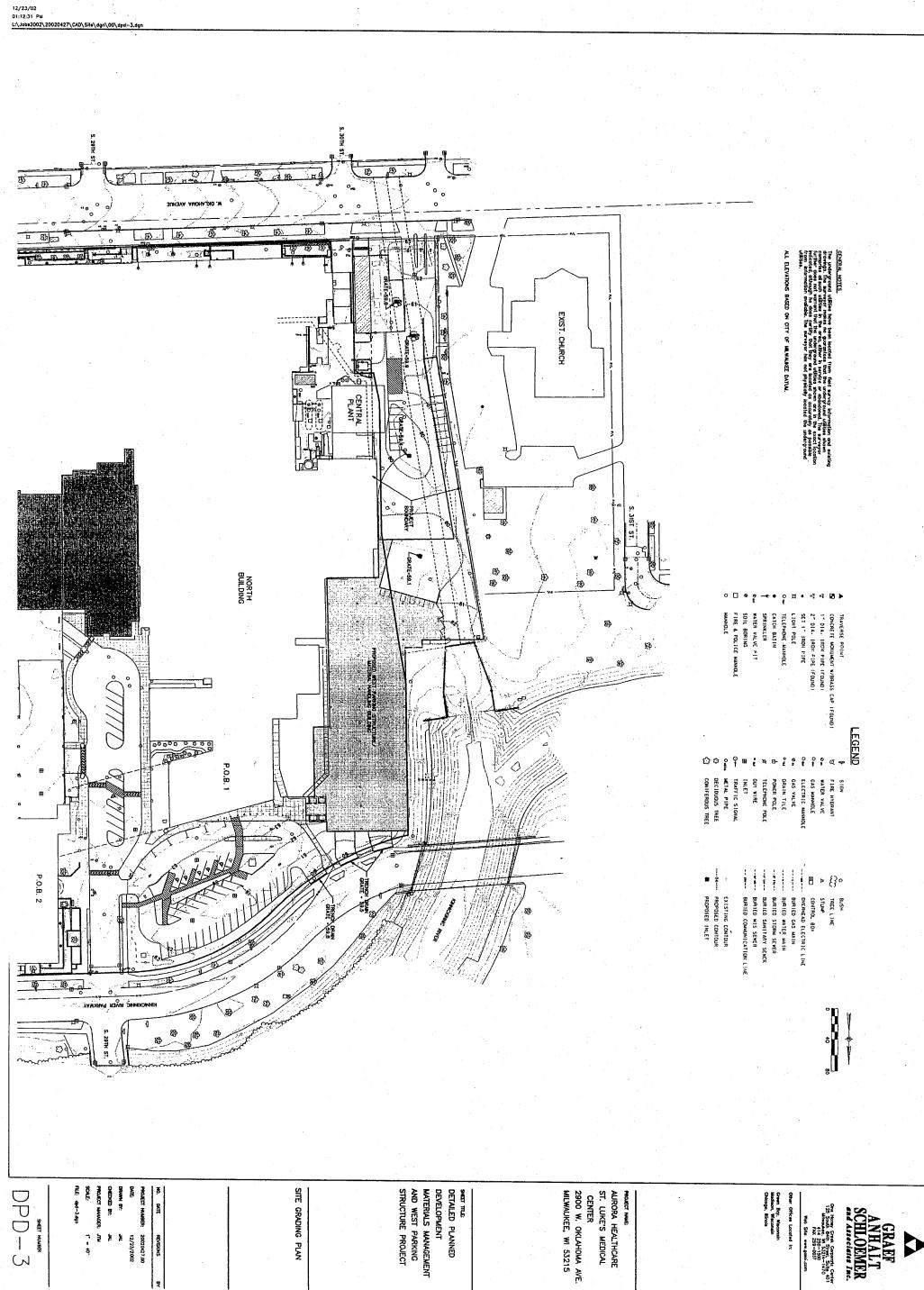
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That part of the Southeast I/4 of the Southeast I/4 of Section 12, Township 6 North, Range 21 East, the City of Wilwaukee, Milwaukee County, Wisconsin bounded and described as follows: Containing 163,289 square feet (3.75 acres), more or less. mencing at the Southwest corner of said Southeast 1/4; thence North 87* 42'47" (. or trid along the south line of said Southeast 1/4, 1,558.54 feet to the point of mingrithene North 10'20'00' Mest, 183.08 feet thence North 0'20'247" West, 183.08 feet thence North 0'20'01" West, 183.08 feet thence North 0'20'01" West, 18.08 feet thence North 0'20'01" West, 1.38 feet thence northeasterly along the arc of a bearing North 60'50'42" East, 143.98 feet thence northeasterly along the arc of a decray North 60'50'42" East, 143.98 feet thence northeasterly along the arc of sid carve, 25.46 feet to the beginning of a curve to the right, hoving a radius of 305.00 and a long chord of North 63'59'20" East, 247.32 feet thence Northeasterly, on and g the arc of said curve, 25.46 feet thence South 00'50'14" East, 280.56 feet theologien the 30'42'50'west, 128.56 feet thence South 00'50'14" East, 280.56 f 00000 0 0 0 0 P.O.B. 1 E**3**53 18 B 0 10 80 S. 29TH ST. PROJECT BOUNDARY
DESCRIPTION DETAILED PLANNED
DEVELOPMENT
MATERIALS MANAGEMENT
AND WEST PARKING
STRUCTURE PROJECT AURORA HEALTHCARE
ST. LUKE'S MEDICAL CENTER
2900 W. OKLAHOMA AVE.
MILWAUKEE, WI 53215 Other Offices Located In: Green Bay, Wacconsin Medison, Wisconsin Chicogo, Illinois PROJECT NUMBER: (Proposed Conditions) DPD-2A One Honey Crask Corporate Center 125 South 84th Steel, Svite 401 Minesteer, NS 5214-1470 414 229-1300 FAX 259-0307 Web Site: www.pool.com GRAEF ANHALT SCHLOEMER 20020427.00 REVISIONS



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DEVELOPMENT
MATERIALS MANAGEMENT
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STRUCTURE PROJECT SITE UTILITY PLAN 2900 W. OKLAHOMA AVE. MILWAUKEE, WI 53215 AURORA HEALTHCARE ST. LUKE'S MEDICAL DPD-4 Other Offices Located In: CENTER One Honey Creek Corporte Cariter 125 South 84th Street, Suite 401 186 South 85.2214-1470 414 259-1500 FAX 259-0037 Web Shar www.gosic.com GRAEF ANHALT SCHLOEMER SHEET NUMBER 20020427.00 12/23/2002

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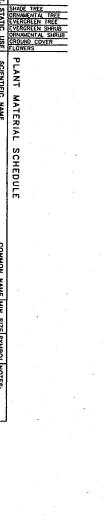
TREE PLANTING DETAIL

PD-9 - MARK NORTH SDE OF TREE IN NURSURY WITH
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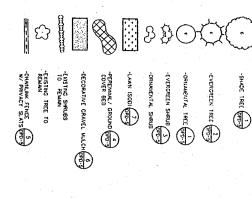




PROPOSED LANDSCAPE PLAN







CONTRACTOR RECOVER OF DRAVIDE A UN-COME PLESANT VISUAL ENVIRONMENT WEERS MAY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING SHALL MAEDIATELY BE REPLACED, LAWIS SHALL BE REPLACED & WEEDS MAST CONSTANTLY BE REMOVED - NO EXCEPTIONS WILL BE CRANTED. PLANT MATERIAL SHALL BE OF A OUALITY CONSISTENT WITH THE STANDARDS OF THE MERICAN ASSOCIATION OF NURSERYMEN (ANSI 260.1). PLANT SHALL BE REPLACED.
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One Honey Creek Corpords Center 125 South 84th Street, Suite 401 Milleroutes, Mr 5321 e-1470 414 259-037 FAX 259-037 Web Sits: www.paciscom

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STRUCTURE PROJECT MATERIALS MANAGEMENT AND WEST PARKING DEVELOPMENT LANDSCAPE PLAN 2900 W. OKLAHOMA AVE. MILWAUKEE, WI 53215 ST. LUKE'S MEDICAL DETAILED PLANNED Green Bay, Wisconsin Madison, Wisconsin Chicago, Illinois AURORA HEALTHCARE ROJECT NAME: CENTER

DPD-5 SHEET NUMBER

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GROUND COVER/PERENNIAL

GROUND COVER/PERENNIAL

OPD-9

PROJECT MANAGER: ₽

DRAWN BY: PROJECT NUMBER: 20020427.00

GROUND COVER

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EV PLAN

(South Loading Dock Entry)

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Other Offices Located In:

GRAEF ANHALT SCHLOEMER and Associates Inc.

LEGEND

