

MEMBERS

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IRGENS
DEVELOPMENT
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PLANNING DEVELOPMENT & ASSET MANAGEMENT

COVER SHEET

**SECOND AMENDMENT
GENERAL PLANNED DEVELOPMENT
ST. LUKE'S MEDICAL CENTER
3rd May, 2002**

The General Planned Development for the St. Luke's Medical Center is to be amended as outlined below. All references to "Plan Sheets" are to be taken as references to the original Plan Sheets (dated June 2, 2000, revised June 23, 2000 and Amended August 9, 2001) submitted with the original General Planned Development. As such, only the modified Plan Sheets are issued with this Second Amendment.

Modifications to the text of the original General Planned Development are referenced to the original by Section, and Paragraph, as needed, and indicated in *italics* so as to differentiate the revisions from the current text.

OUTLINE OF MODIFICATIONS TO THE GENERAL PLANNED DEVELOPMENT

- Item III. COMPLIANCE WITH STANDARDS A. SIZE (295-812 1.) is increased to account for additional land to be leased from Milwaukee County.
- Item V STATISTICAL SHEET INFORMATION is updated to account for additional land to be leased from Milwaukee County.
- PLAN SHEETS

SHEET INDEX (Indicating Modifications By This Second Amendment)

GPD - 2	LEGAL DESCRIPTIONS (St. Luke's Medical Center), Dated May 3, 2002
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 - 4 Change	INCREMENTAL CHANGE TO PREVIOUSLY APPROVED SHEET GPD - 4 (Showing incremental changes recorded by this Second Amendment)

EXHIBIT A

File No. 020080

2ND/CC file

ST. LUKE'S MEDICAL CENTER

GENERAL PLANNED DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

23rd June, 2000

First Amendment: 9th August, 2001

Second Amendment: 3rd May, 2002

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS

Aurora Health Care requests that the St. Luke's Medical Center (SLMC) General Planned Development (GPD) be amended in accordance with this document. This statement, together with the previously submitted and accepted plan sheets and related materials, and that identified below constitutes and supports the GPD.

PLAN SHEETS (*Originally Submitted 2nd June, 2000, Revised 23rd June, 2000 and Amended 9th August 2001*)

SHEET INDEX (*Indicating Modifications By This Second Amendment*)

GPD – 2B LEGAL DESCRIPTIONS / SURVEY (St. Luke's Medical Center)

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.)

EXHBIT A STATISTCAL SHEET (Modifications Only)
A-1 GROSS LAND AREAS

II. OVERALL DEVELOPMENT CONCEPT – *Unchanged*

III. COMPLIANCE WITH STANDARDS – *Changes Only*

A SIZE (295-812 1.)

The SLMC campus area subject to the GPD is increased by approximately 57,935 square feet for a total of 1,808,000 square feet.

IV. MINOR MODIFICATIONS – *Unchanged*

V. STATISTICAL SHEET INFORMATION

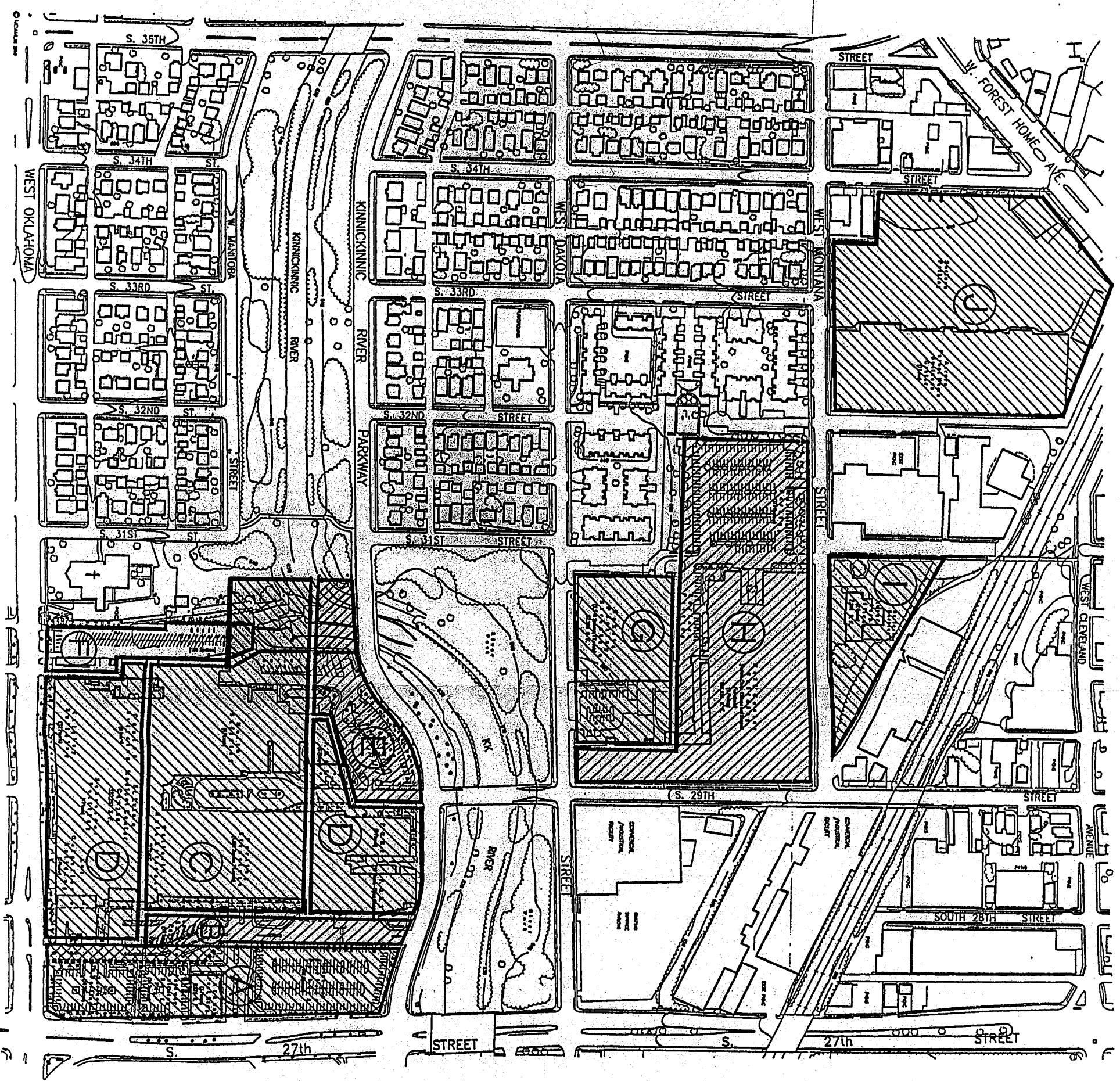
Section 295-813 (2) (a) of the Milwaukee code of Ordinances provides that this Owner's GPD Project Description contain a statistical sheet setting forth specific information on the project. The pertinent information required under this Section and modified by this Second Amendment is set forth on the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

EXHIBIT A
SECOND AMENDMENT TO
GENERAL PLANNED DEVELOPMENT STATISTICAL SHEET

A-1	GROSS LAND AREAS	1,808,000 SF
	<i>(Increased by approximately 57,935 over original GPD)</i>	



NO.	DATE	REVISIONS	BY
PROJECT NUMBER: 20020113			
DATE:	06-03-02		
DRAWN BY:	FKO		
CHECKED BY:	MMR		
PROJECT MANAGER:	JTU		
SCALE:	1"=60'		
FILE: PLANT01.DGN			



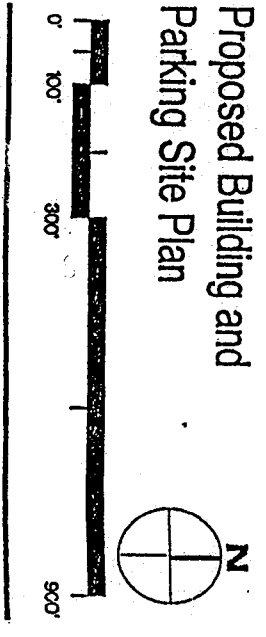
St. Luke's Medical Center Aurora HealthCare

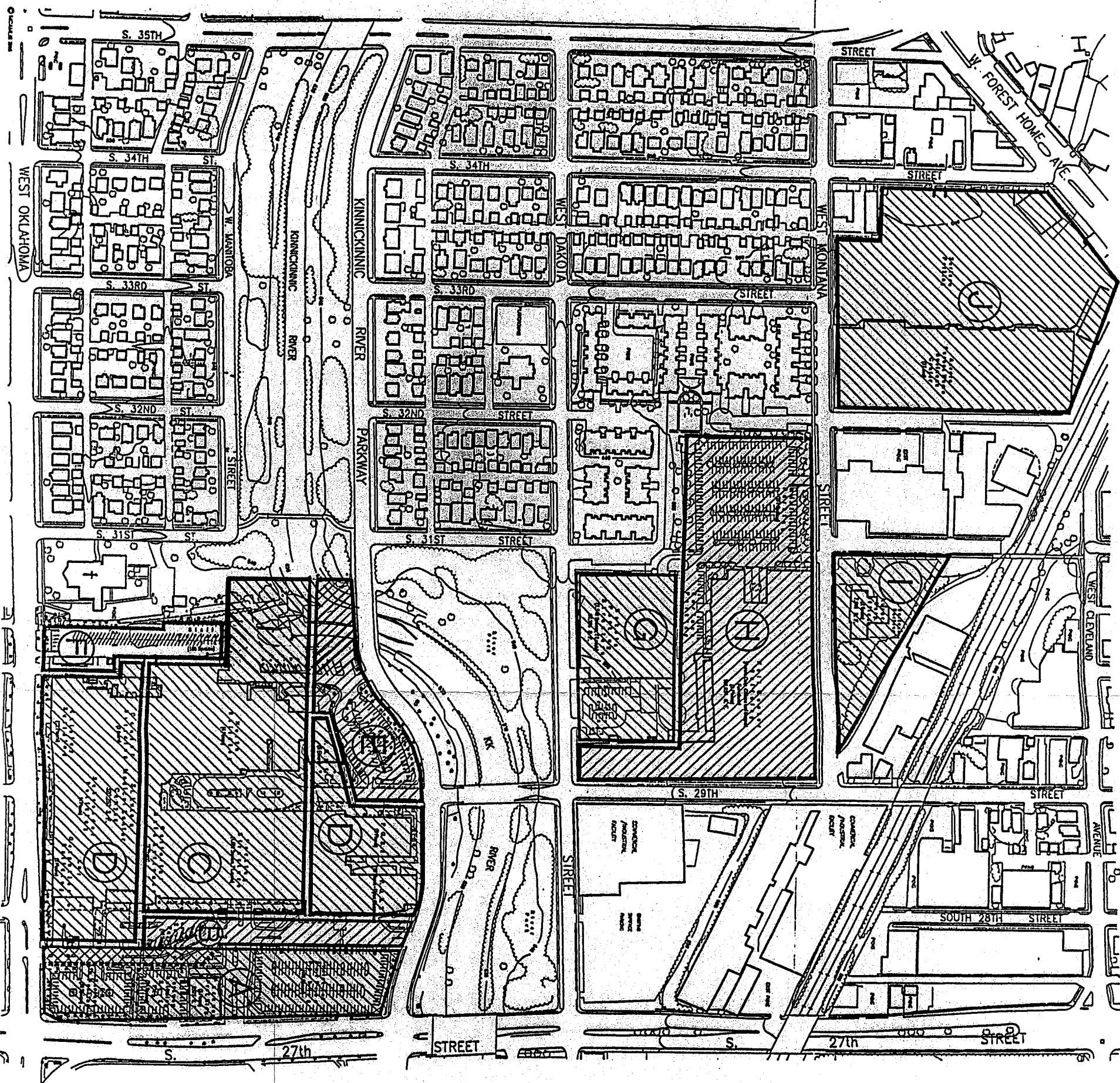
Key
Building Height
Range

- 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 the Hel 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 Hel 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





St. Luke's
Medical Center

Aurora
HealthCare

Key

**Building Height
Range**

- 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 McPherson County and will continue in the future to be utilized as parking, access and service 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 the Hill 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 conference 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**

