

REVISED - MOST CURRENT

EXHIBIT A

File No. 021203

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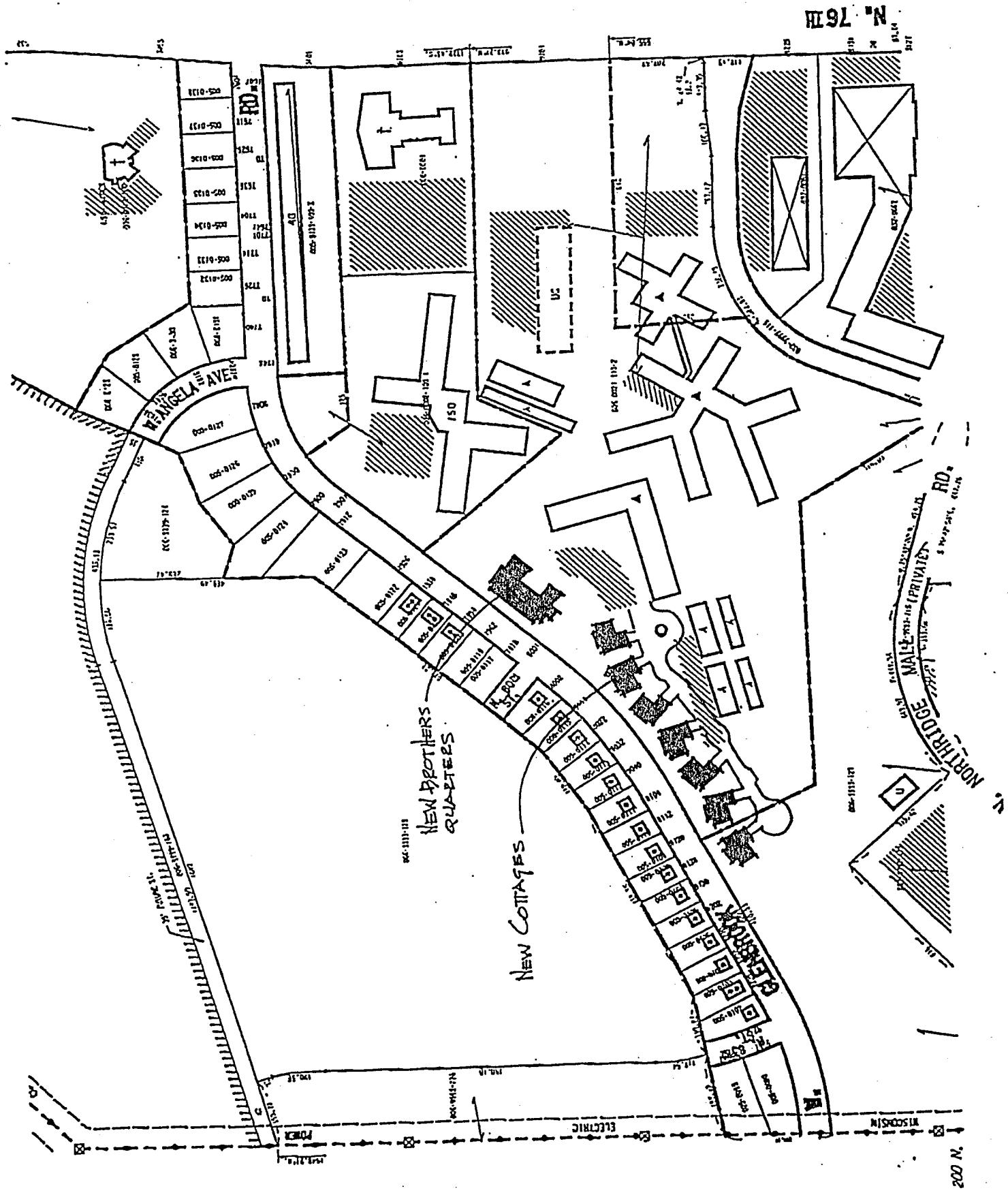
GENERAL PLANNED DEVELOPMENT FOR ALEXIAN VILLAGE OF MILWAUKEE

PROJECT NO. 201099

JAN 28, 2003

SHEET INDEX	
GPD-T	TITLE SHEET
GPD-1	VACINITY MAP
GPD-2	AERIAL PHOTO OF EXISTING SITE
GPD-3	TOPOGRAPHIC SURVEY-EXISTING SITE
GPD-4	SITE PLAN
GPD-5	SITE PHOTOS

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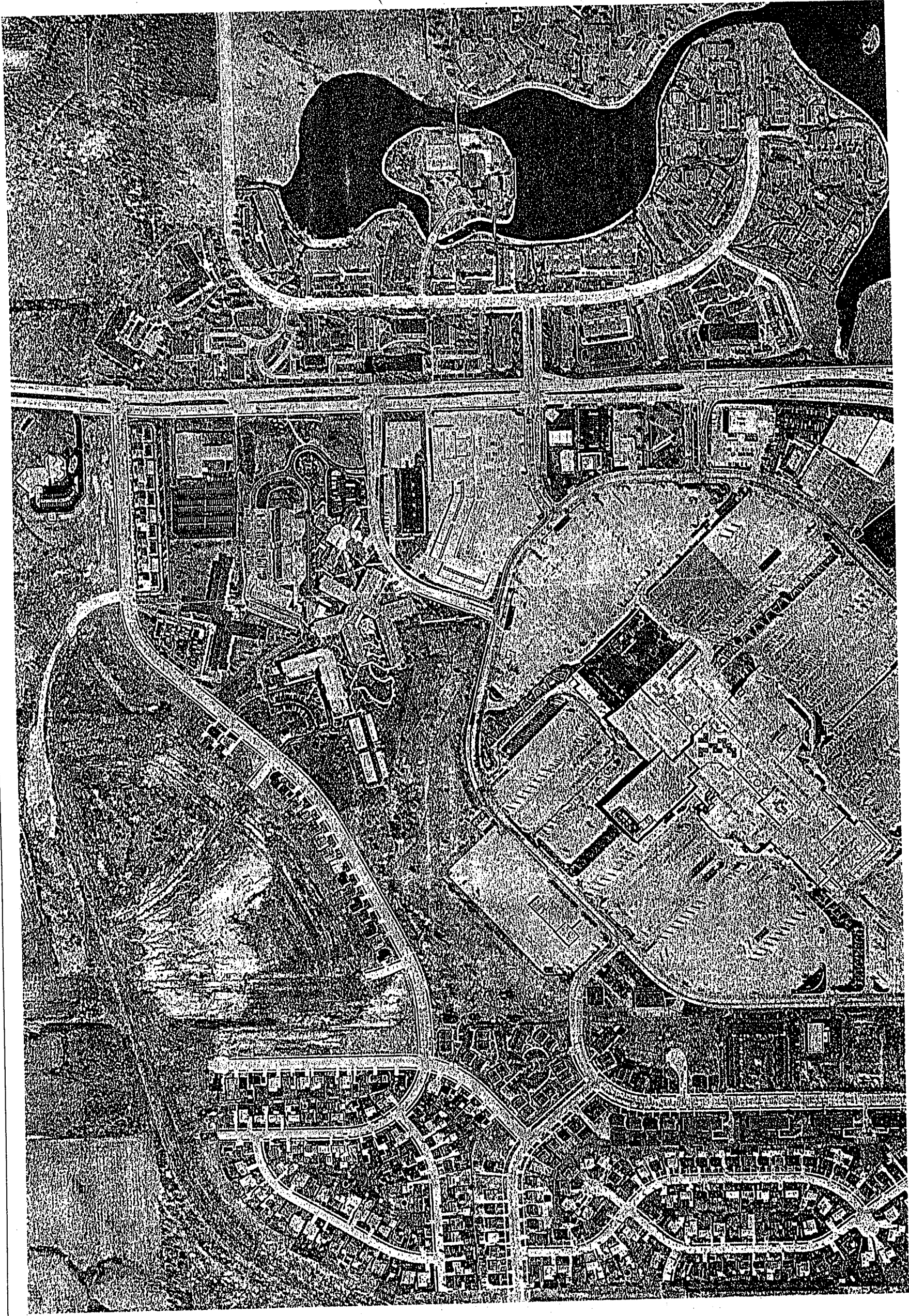
ALEXIAN VILLAGE OF MILWAUKEE

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Issue Date: 1/28/03
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Sheet No.
GPD-1

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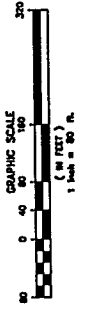
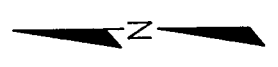
ALEXIAN VILLAGE OF MILWAUKEE

9301 North 76th St.
Milwaukee, WI

PLAT OF SURVEY

SITUATED ON W. OLDENBORO ROAD AND NORTHBRIDGE HILL ROAD, IN THE CITY OF MILWAUKEE, WISCONSIN.

AND THAT PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 21 EAST, MILWAUKEE COUNTY, STATE OF WISCONSIN.



LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING UTILITY LINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING LOT CORNER
[Symbol]	EXISTING SECTION CORNER
[Symbol]	EXISTING SURFACE ELEVATION
[Symbol]	EXISTING ELEVATION
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National Survey & Engineering

REPLACE THESE DIMENSIONS

PAGE 2 OF 2

National Survey & Engineering

Project No. 201089

Sheet Title

TOPOGRAPHIC SURVEY

EXISTING SITE

Sheet No. GPD-3

Drawing Date
1/28/2003

ALEXIAN VILLAGE
OF MILWAUKEE

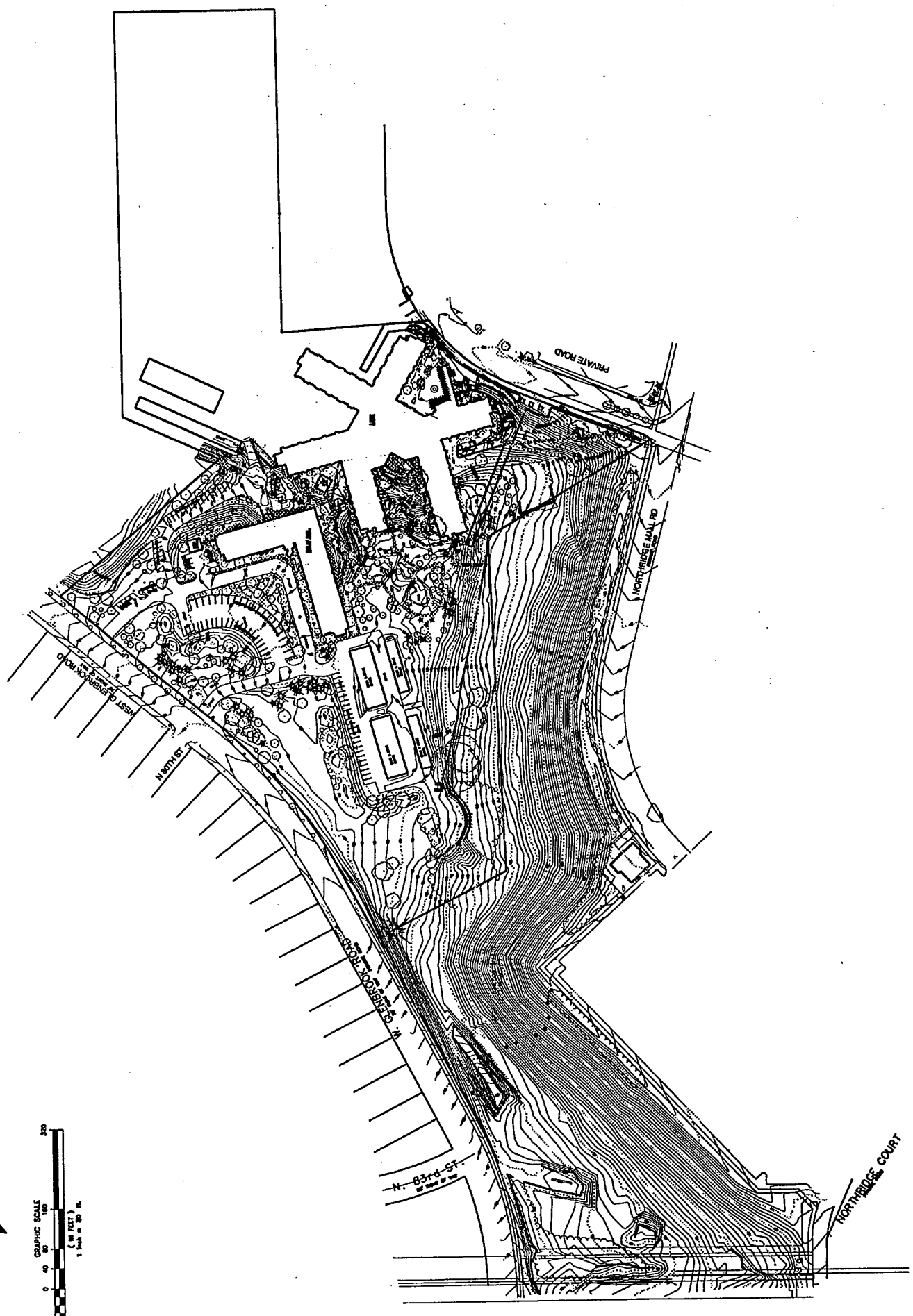
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Milwaukee, WI 53223

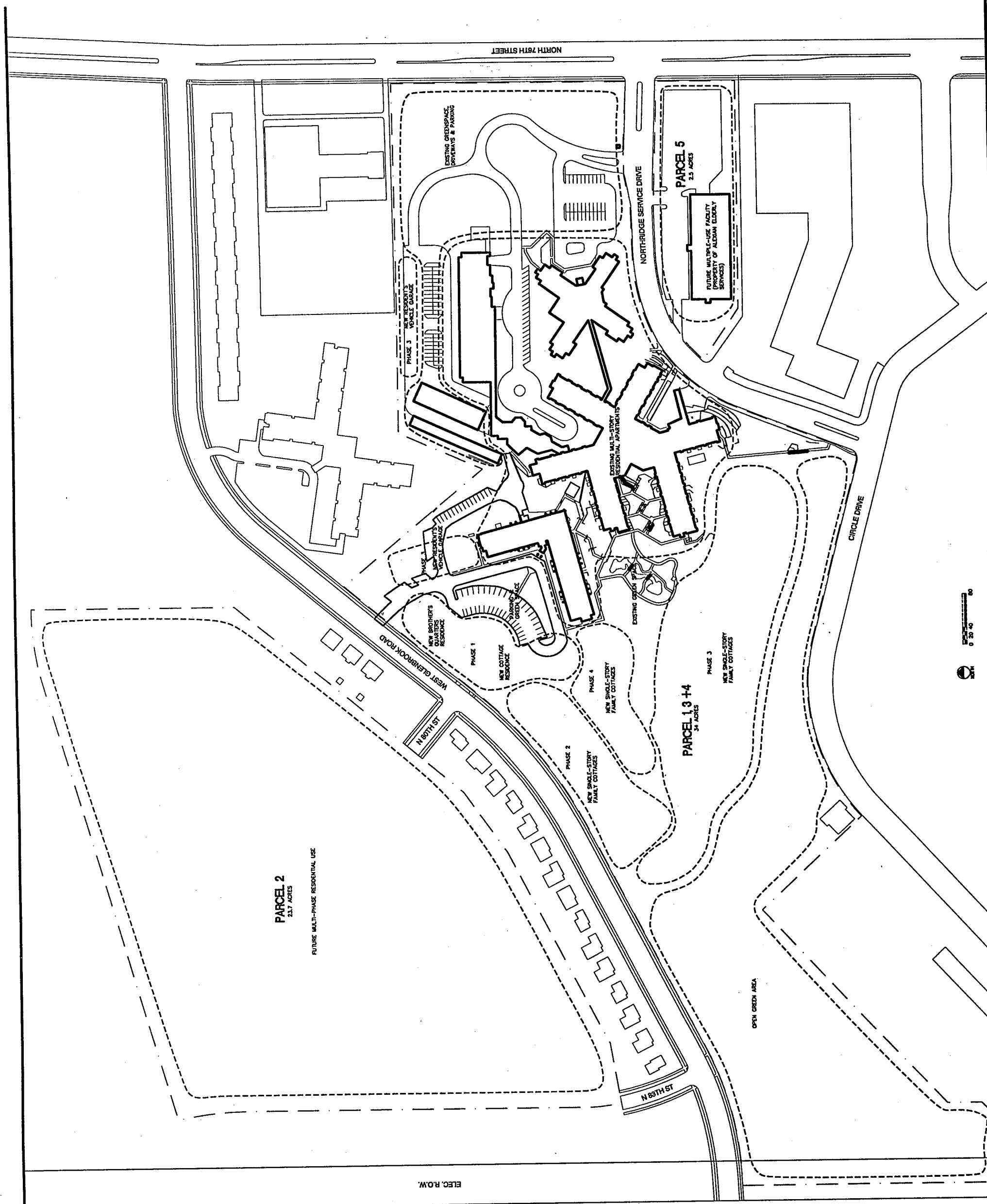
Project No.
201089

Sheet Title

TOPOGRAPHIC SURVEY
EXISTING SITE

117 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.5200 Fax 414.272.5201
141 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.5200 Fax 414.272.5201





Drawing Date
1/28/2003

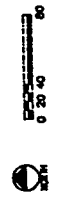
ALEXIAN VILLAGE
OF MILWAUKEE

9301 North 76th St.
Milwaukee, WI

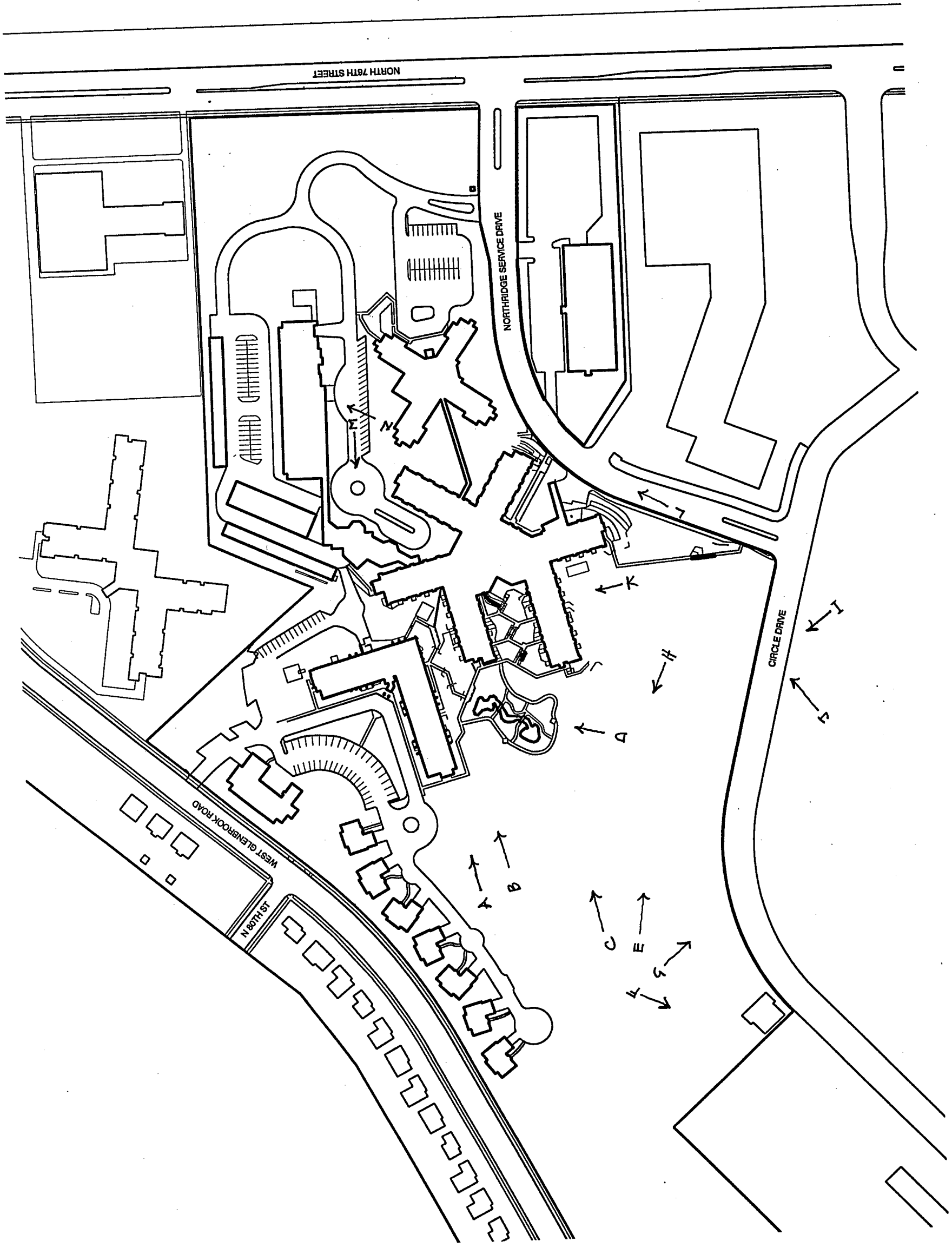
Project No.
201099

Sheet Title
SITE PLAN

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111 West Wisconsin Avenue, Milwaukee, Wisconsin
53203
Phone 414.272.2000 Fax 414.272.2001
110 King Street, Madison, Wisconsin 53703
Sheet No.
GPD-4



ELEC. ROW.



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Sheet No.

Issue Date: 1/28/2003

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GPD-5a

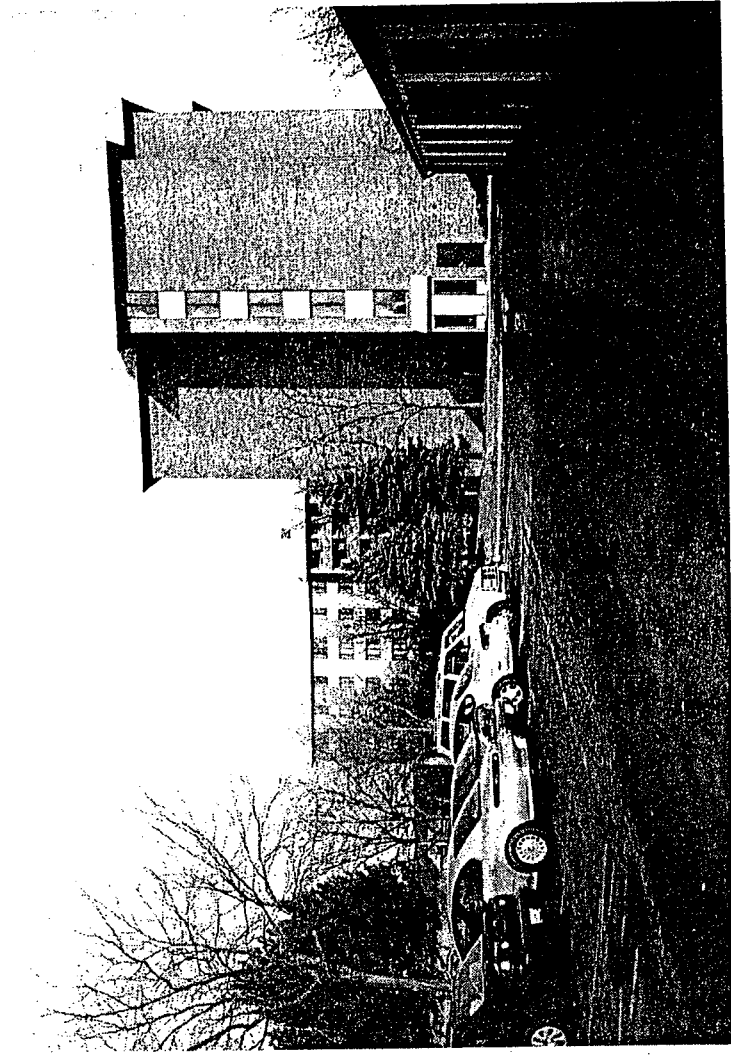
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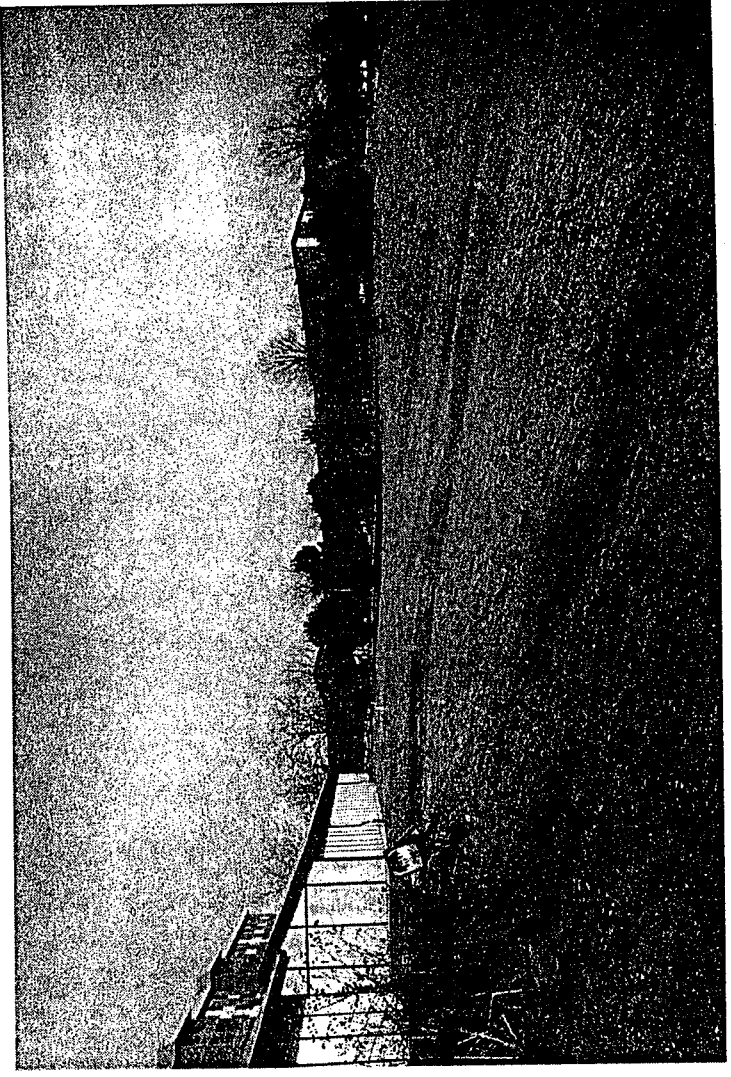
ALEXIAN VILLAGE OF MILWAUKEE

SITE PHOTO KEY

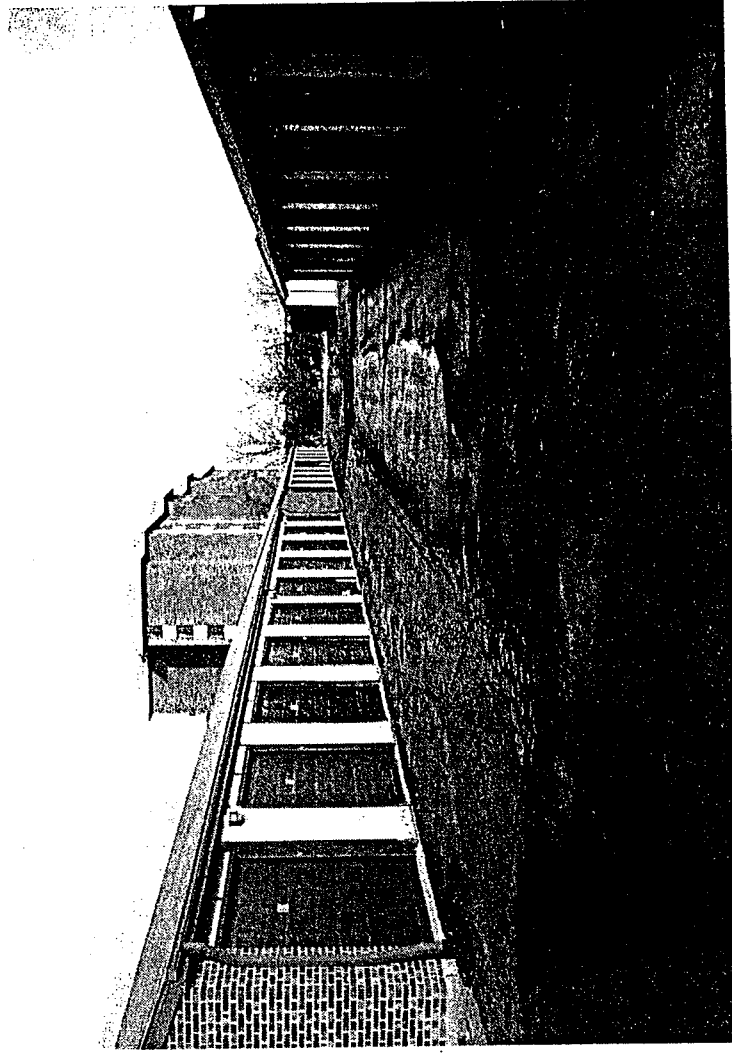
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ALEXIAN VILLAGE OF MILWAUKEE

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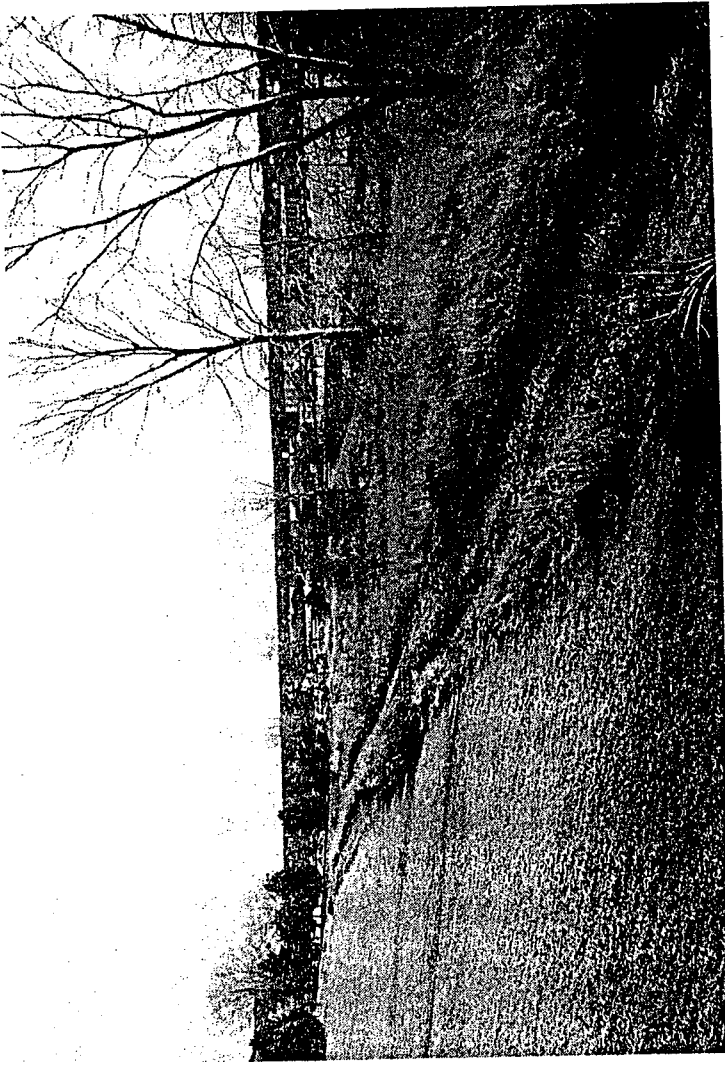
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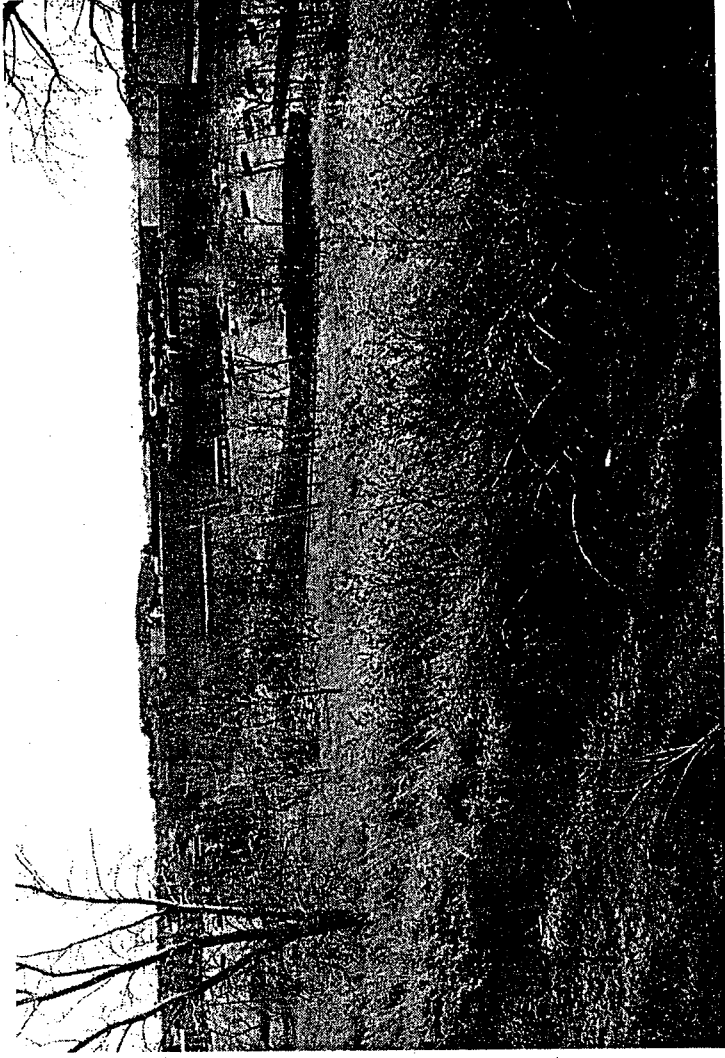
GPD-5b

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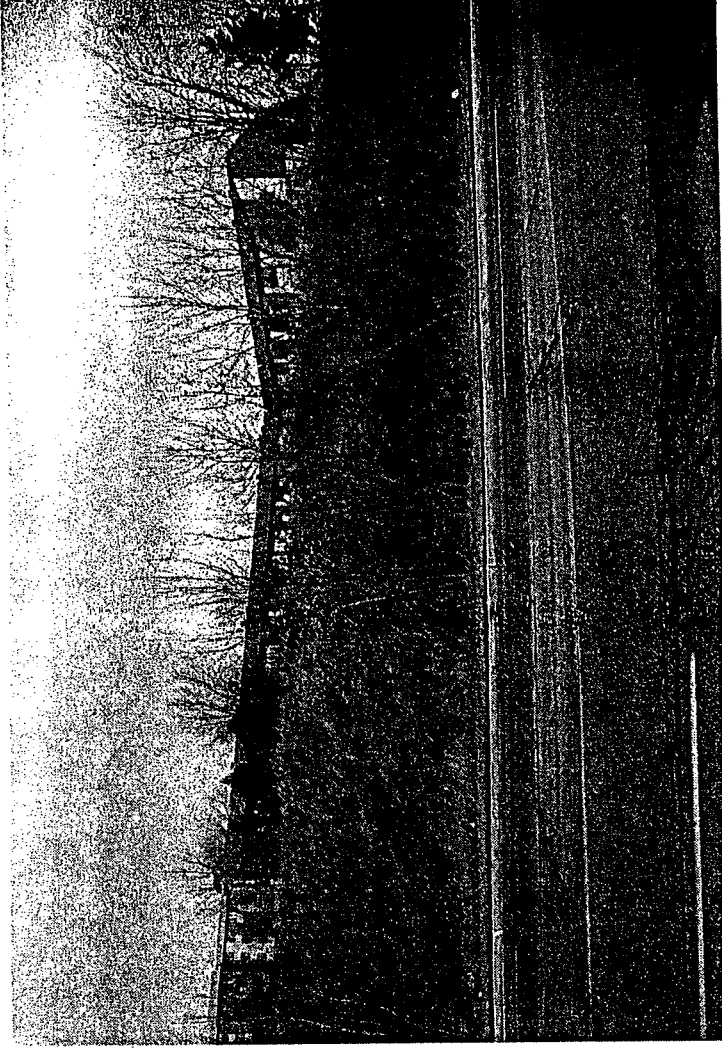
Issue Date: 1/28/2003
Issued With:
Ref. Sheet:
Project No.: 201099

Sheet No.
GPD-5C

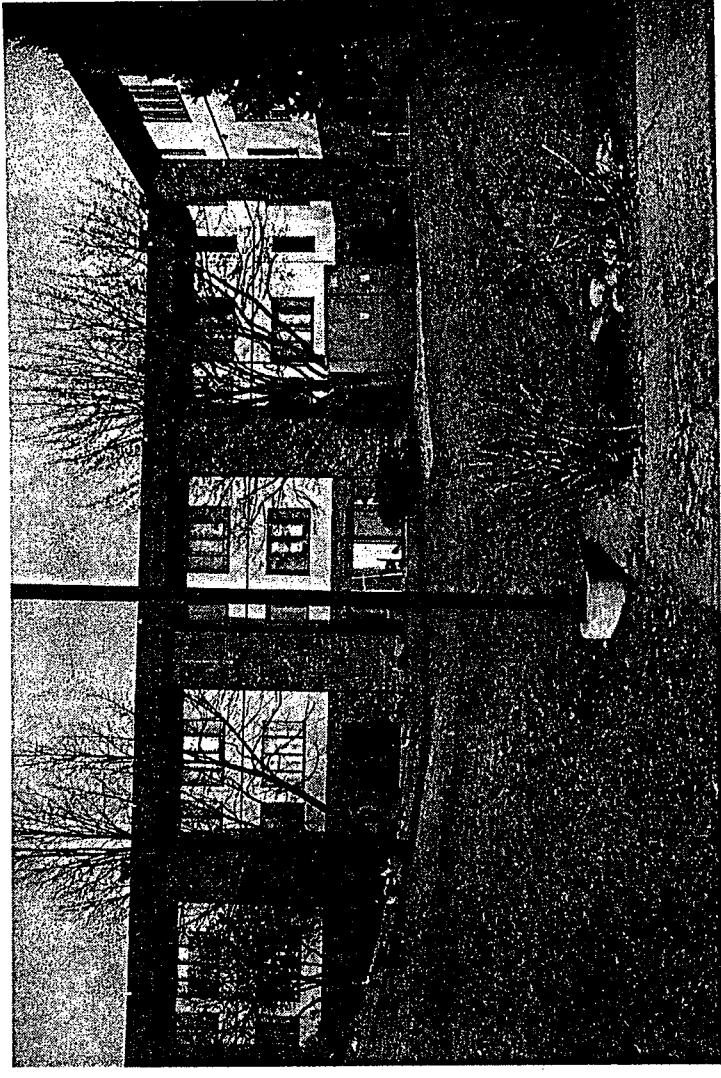
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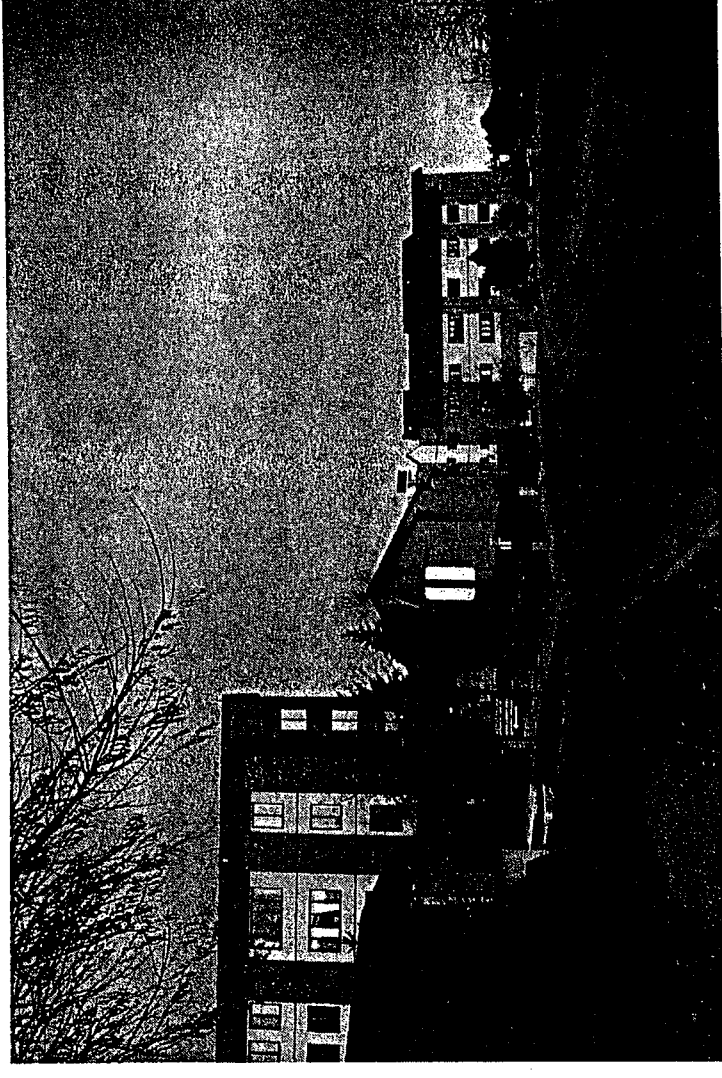
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ALEXIAN VILLAGE OF MILWAUKEE

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Issued With:
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Sheet No.
GPD-5d

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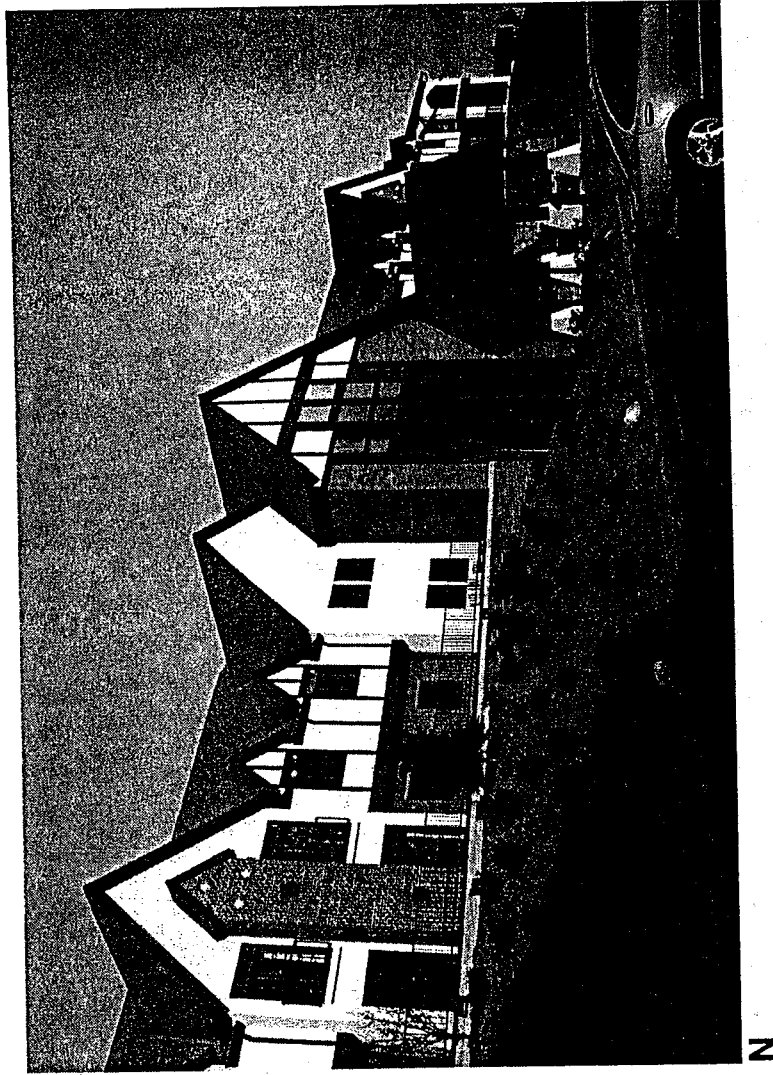
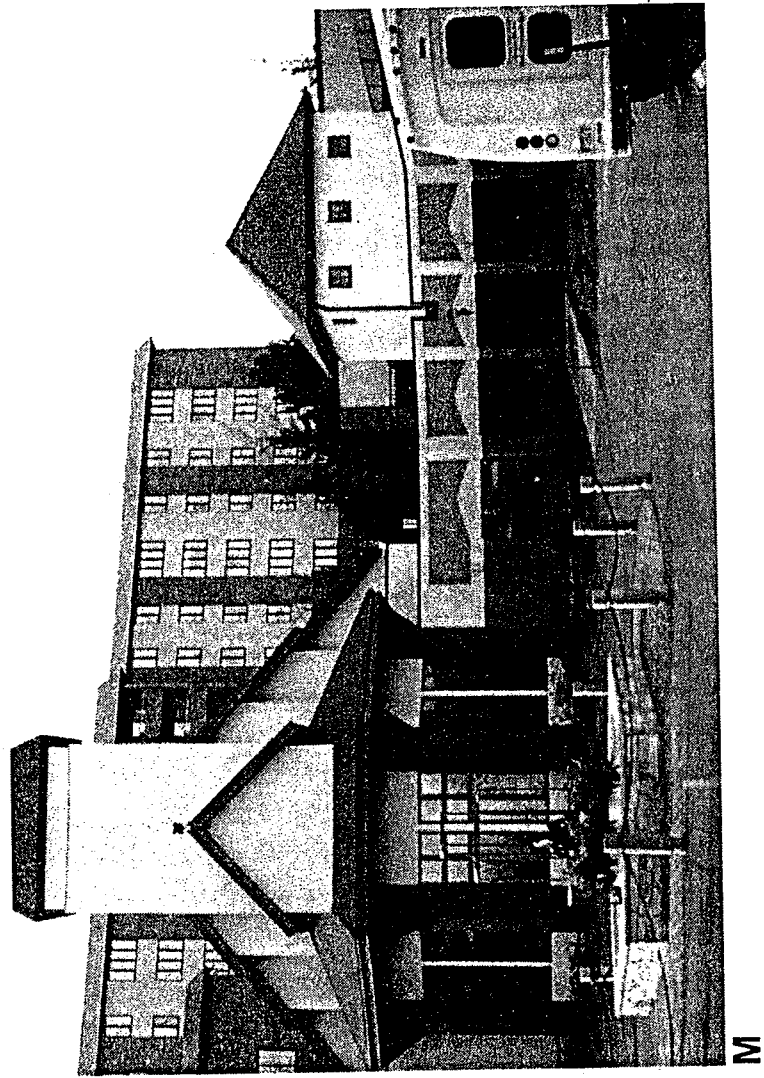
Project No.: 201099

Sheet No.

GPD-5e

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MASTER PLAN FOR ALEXIAN VILLAGE

9301 North 76th Street
Milwaukee, Wisconsin 53223

GENERAL PLANNED DEVELOPMENT

Project Description and Owner's Statement of Intent
January 28, 2003

1. Components of General Plan and Supporting Materials

Alexian Village requests that the existing Alexian Village campus General Planned Development be amended in accordance with this document. Alexian Village will continue to develop the campus ("Project") in phases over the next several years. This statement, together with the accompanying plan sheets and related materials identified below, constitutes and supports the general development plan. The following information is provided in compliance with Section 295-907 of the City of Milwaukee Zoning Ordinances.

SHEET INDEX:

GPD - T	Title Sheet
GPD - 1	Vicinity Map
GPD - 2	Aerial Photo of Existing Site
GPD - 3	Topographic Survey - Existing Site
GPD - 4	Site Plan - General Location of Existing Buildings, Proposed New and Future Site Development
GPD - 5	Site Photos - Existing Context (Drawings GPD-5a, 5b, 5c, 5d and 5e)

2. Description of Development and Owner's Statement of Intent

The proposed new Alexian Village site development and buildings will be constructed to respond to the growing, evolving marketplace demands in the senior community housing market. The new Cottages and interior roadway will allow the residents to live in individual homes in a secure, village-like and welcoming environment and will allow expansion of the existing wide range of services provided by Alexian Village. Current plans anticipate that the work will be completed in four phases. Phase I will include the construction of the new Brothers' Quarters and the first Cottage. Phase II will include construction of six additional Cottages and a portion of the new interior road. As sales of the Cottages proceed, the remaining Cottages and segments of the roadway will be constructed in Phases II and IV. The new Brothers' Quarters will allow the Alexian Brothers to reside in their own building on the campus. Since some of the new buildings (Phases II and IV) will be constructed in the location of the existing residents' vehicles garages, two new garages will be located in more peripheral locations to allow maximization of a landscaped park-like development amidst the residential community. The new development will extend and enhance the character and quality of the existing campus and will be compatible with the adjacent neighborhood. The entire development will be pedestrian friendly. Proposed setbacks along Glenbrook Road will be consistent with the surrounding neighborhood.

2. Compliance with Standards:

- a. Gross Land Area: 30.4 acres (all property owned by Alexian Village and Alexian Elderly Services). The property sub-parcels are as follows and as noted on Drawing GPD-4:
 - Parcels 2,3, and 4:: 34.0 acres.
 - Parcel 1: 23.7 acres (located north of Glenbrook Road) – excluded from the considerations of this GPD.
 - Parcel 5: 2.5 acres (owned by Alexian Elderly Services) – excluded from the considerations of this GPD.
- b. Maximum Land Covered by Buildings:

- Existing buildings: 3.93 acres.
 - New buildings: 0.57 acres (Phases I and II buildings)
- c. Maximum amount of land devoted to parking, drives, and parking structures: 5.7 acres.
- d. Maximum amount of land devoted to landscaped open space: 9.1 acres.
- e. Maximum proposed dwelling unit density, if residential and/or total square footage devoted to non-residential uses:
- New Cottages and Brothers' Quarters: based on general area in which the new buildings will be located (currently open, landscaped space), the new buildings cover approximately 0.10 % of the land.
- f. Proposed number of buildings / bedrooms per unit:
- New Cottages: when all phases are completed, a maximum of thirty (30) Cottages to be provided in a phased construction, pending sales and demand; to be single family for retired couples or individuals housed within two-bedroom units. Current plans anticipate that the work will be completed in four phases. See 2(g) below.
- g. Anticipated Project Phasing: current plans anticipate that the complete scope of work will be completed in four phases, pending the results of the pre-sales of the Cottages:
- Phase I: will include the construction of the new Brothers' Quarters and the first Cottage. The Brothers' Quarters shall serve as a residence for the Alexian Brothers. The building will contain ten single occupant sleeping rooms and support functions.
 - Phase II: will include construction of six additional Cottages and a portion of the new interior road.
 - Phases III and IV: as sales of the Cottages proceed, the remaining Cottages and segments of the roadway will be constructed in Phases III and IV.
 - As Phases III and IV proceed, the four existing garages for residents' vehicles for be removed and replaced with two separate new garages: one-located north of the Village West building and a

second garage north of the Village Square building, at the north edge of the existing parking lot.

- h. Building Setback: a minimum 25 foot setback shall be maintained between the north walls of the proposed new Cottages and the new Brothers' Quarters and the property line located adjacent to West Glenbrook Road. No other setbacks defined by city zoning ordinances pertain to the proposed site development.
- i. Maximum of dwelling units and bedrooms per building:
 - Cottages: to be two-bedroom units, intended to house retired couples or individuals.
 - Brothers' Quarters: two contain ten sleeping rooms.
- j. Parking spaces provided:
 - New Cottages: each Cottage to have an attached two-car garage with additional driveway space adjacent to each unit to accommodate occasional visitors or residents whose vehicles are temporarily parked outside.
 - Brothers' Quarters: a three car attached garage will be provided.
- k. Vicinity Map: see attached drawing GPD-2.
- l. Site Survey: see attached site survey GPD-3, prepared by National Survey.
- m. Site Plan: see attached Site Plan GPD-4, that defines existing buildings and site development and functional placement of new proposed new construction and related site use.
- n. General narrative description of sign standards, including number, type and size of signs:
 - Signage for existing buildings and site development:

In general, the existing Alexian Village campus has identification and directional signs placed at all entry roads into the site to provide simple, easily understood visual campus identity, directions to all residents and functional continuity throughout the campus for residents, staff and visitors. In addition, supplemental signs are provided to allow efficient movement of vehicles and pedestrians moving

throughout the site. The complete sign program is specifically designed to meet the needs of all residents, staff and visitors while achieving an attractive, user-friendly and safe environment.

- Signage for new buildings and site development:

As an extension of the existing site development signage, additional new signs will be placed at the entry to the new site development, and within the development to provide needed identity, safety and ease of circulation, and to complement the existing Alexian Village signage program. The signage for the new Cottages will be provided to achieve a unique identity for this new village function, while remaining consistent with the quality and design of the existing campus signage.

- o. Site photos: see attached photos of existing site and buildings shown on drawing GPD-5a, 5b, 5c, 5d and 5e, provided to allow an understanding of the site and character of the existing campus and buildings.