

May 10, 2007

City of Milwaukee
Department of City Development
809 North Broadway
Milwaukee, WI 53202

Re: ALEXIAN VILLAGE
9255 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53223
DETAILED P.D. AMENDMENT

Gentlemen:

Pursuant to Section 295-61(1) of the Milwaukee Code, the undersigned owners of Alexian Village, located at 7979 West Glenbrook Road, Milwaukee, Wisconsin 53223, does herewith file for your consideration and approval an amended Detailed Planned Development, known as Alexian Village of Milwaukee, together with the fees prescribed in Section 81-136(3) of the Milwaukee Code.

The following data and graphic material, representing the amended detailed plan, are attached hereto:

- A. A statement entitled "Project Description and Owners' Statement of Intent" identified as Exhibit A.
- B. Copy of the amended Site Statistics, identified as Exhibit B.
- C. A Vicinity Map showing abutting property uses. Identified as Exhibit 2.
- D. A Plat of Survey showing the boundaries of the tract included in the amended detailed plan and its legal description, identified as Exhibit 3.
- E. A Site Development Plan showing the location of existing buildings, the location and extent of designated public and private open spaces, the location and extent of existing rights-of-way and easements included in the detailed plan, identified as Exhibit 4.
- F. A Grading Plan showing existing and proposed topography, identified as Exhibit 5.
- G. A Utility Plan showing existing sanitary and storm sewer, water, and gas lines; along with the extension of these lines to serve buildings on the site, identified as Exhibit 6.
- H. Building Plans (3 sheets) showing as-built buildings identified as Exhibit 7.

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- I. Landscape Plan (2 sheets) showing existing and proposed landscape materials together with a plant list showing all proposed materials, identified as Exhibit 8.

Respectfully Submitted,

Gary Mohn
C.E.O. Alexian Village, Inc.

Enclosures

ALEXIAN VILLAGE OF MILWAUKEE
PUD AGREEMENT

EXHIBIT A

PROJECT DESCRIPTION & OWNERS STATEMENT OF INTENT

The proposed Alexian Village of Milwaukee, planned Unit Development consists of:

- a) Existing Project A – Tudor Oaks, North Retirement Community – Northridge Lakes – State 6 PUD, Ordinance No. 61, File No. 69-1017-x passed by the Common Council on July 9, 1974 and approved by Mayer Maier July 19, 1974.

Parcel “A” –

The Original L-shaped 11.573 acre parcel with frontage on the west side of N. 76th Street and on the north side of the parking lot of Northridge Shopping Center.

- b) Existing Project B – Consists of a 6-story and partial basement Retirement Apartment Addition adjoining the existing structure and connected thereto with an underground passageway on a new adjoining contiguous parcel of land. This PUD Amendment was approved in 1983 and constructed in 1983-84.

Parcel “B” –

Consists of a contiguous 10.198 acre parcel abutting the west property line of the original parcel and with frontage on the south side of Glenbrook Drive.

- c) Existing Project C – Health Care Center.
Consists of a 3-story 87 bed skilled nursing facility, shared support services and an adult day care center, dining rooms and non-shared spaces in a “cluster design” concept.

Parcel “C” –

Consists of a 3.3064 acre site at the Northwest corner of North 76th Street and the Northridge Shopping Center, North Service Drive. The parcel is contiguous and “squared off” to the original L-shaped Parcel “A”.

- d) Existing Project D – (CBRF) – 2 story 64 bed single bedroom, non-sectarian chapel, relocated loading dock. This DPD Amendment was approved in 1998 and constructed in 1998-99.

Parcel “D” –

Consists of a 1.05 acre site located in an existing parking lot directly North of the Healthcare Center and administration facility.

- e) Project E – Consists of a new 0.3449 acre surface parking lot designated for employees only. The lot will be located East and North of the perimeter access drive at the NE corner of the DPD area.

The combined site of Parcels A, B, C, D, and E contain 25.4223 acres.

ALEXIAN VILLAGE
DETAIL PLAN DEVELOPMENT
LEGAL DESCRIPTION

PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4130 RECORDED ON NOVEMBER 25, 1981, AS DOCUMENT NO. 5513456, AND LANDS BEING PART OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWLAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID ¼ SECTION; THENCE SOUTH 00°24'30" EAST ALONG THE EAST LINE OF SAID ¼ SECTION 1722.43 FEET TO POINT; THENCE SOUTH 89°35'30" WEST 87.00 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 00°24'30" EAST ALONG THE WEST LINE OF NORTH 76TH STREET 527.67 FEET TO A POINT; THENCE SOUTHWESTERLY 13.71 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 24.42 FEET AND WHOSE CHORD BEARS SOUTH 73°30'26" WEST 13.53 FEET TO A POINT; THENCE SOUTH 89°35'30" WEST 113.35 FEET TO A POINT; THENCE SOUTH 83°38'46" WEST 106.19 FEET TO A POINT; THENCE SOUTH 89°35'30" WEST 169.12 FEET TO A POINT; THENCE NORTH 01°58'53" EAST 23.88 FEET TO A POINT; THENCE NORTH 34°51'35" EAST 43.52 FEET TO A POINT; THENCE NORTH 55°08'25" WEST 28.13 FEET TO A POINT; THENCE NORTH 01°58'53" EAST 148.06 FEET TO A POINT; THENCE SOUTH 89°28'42" WEST 324.41 FEET TO A POINT; THENCE SOUTH 29°57'47" WEST 148.53 FEET TO A POINT; THENCE NORTH 60°14'10" WEST 54.78 FEET TO A POINT; THENCE NORTH 14°54'39" EAST 49.61 FEET TO A POINT; THENCE NORTH 10°30'09" WEST 89.53 FEET TO A POINT; THENCE 39°01'42" EAST 87.32 FEET TO A POINT; THENCE EAST 115.83 FEET TO A POINT; THENCE NORTH 131.93 FEET TO A POINT; THENCE NORTH 24°01'01" EAST 31.47 FEET TO A POINT; THENCE NORTH 66°00'27" WEST 14.02 FEET TO A POINT; THENCE DUE NORTH 50.96 FEET TO A POINT; THENCE NORTH 89°35'30" EAST 693.89 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 334,515 SQUARE FEET OR 7.6794 ACRES.

PREPARED BY: DOUGLAS G. OLSON, RLS
DATED: MAY 5, 1998
PROJECT NO: 152015

A) Driveways, Parking – See Exhibit 4 and Tabulation of Computed Areas and Uses.

The existing main entry from N. 76th Street has been relocated to the North Entrance Road of Northridge Shopping Center. The CBRF Center provides garage parking for 46 cars. A new surface parking lot provides parking for 49 cars, utilized for employees only.

B) Landscaping – See Exhibit 5.

Planting consists of relocated shade trees, evergreen trees and ornamental trees that are indigenous to the Milwaukee area as per the attached landscape plan. The eastern portion of the property has been planted in native grasses.

C) Utilities – See Exhibit 4.

The Employee Parking Lot ties in to the storm water management system with adequately supplied catch basins and is connected to the underground electrical service for the site. The CBRF ties in to the City water and sanitary lines in Northridge Shopping Center Road and N. 76th Street. Gas, phone and electric lines have underground service.

D) Illumination Plan and Signage

Conforms to standards of the City of Milwaukee. Lights are used to accent planting and buildings and provide security for parking. Attention has been exercised to avoid light spill-over to adjoining properties. One existing free standing, illuminated sign approximately thirty foot by five foot in size. Two new 20' max. light poles with cut and shielded light sources will be located in the new Employee Parking Lot.

E) Open Space, Setbacks – See Exhibit 1.

The spaces between the buildings, structures and land uses shall not be less than required in the applicable sections of the Milwaukee Code of Ordinances and the Wisconsin Administration Code. The open spaces adjacent to and within the boundaries of the proposed tract shall not be less than required for such space in the Milwaukee Code of Ordinances and the use thereof shall be as regulated in said code. Building setbacks will be as shown on Exhibit 1 attached hereto.

F) Adjoining Land Uses – See Exhibit 1.

Adjoining land uses include the following:

1. Alexian Village Retirement Community – west, north, and south.
2. Helig Furniture Building – south.
3. Northridge Lakes Apartments – east of new Health Center.
4. Temple Menorah.

G) Maintenance

The undersigned sponsor will assure year-round maintenance of the common areas and facilities including landscaped areas, private walks and streets, parking areas, play areas, service areas, and the removal of snow. They will require by contract, if necessary, that management and maintenance of the project will be the responsibility of professional personnel.

H) Variations

The existing CBRF provides the ancillary services, drives, and landscaping within reasonable limits of this proposal. Minor variations in execution of the plan may occur but such minor variations will not cause any of the following:

1. A change in the general character of the planned development.
2. Substantial relocation of principle and accessory buildings amounting to 15 feet from present indicated locations, due to site conditions found at the start of construction. Any such relocation will not decrease the indicated distances between buildings, nor the indicated setbacks from property lines.
3. Substantial relocation of parking, loading, and recreation areas.
4. Substantial relocation of traffic facilities.
5. An increase in intensity in the use of land and buildings. 64 Units shown on Exhibit A.
6. An increase in land coverage by buildings and parking areas.
7. An increase in gross floor area of buildings.
8. A reduction in the amount of approved open spaces, landscaping or screening.
9. A reduction in parking and loading space.

I) Owner Agreement

In consideration of the approval of the amended Detailed Planned Development by the City Plan Commission and the Common Council, the owners and assigns agree:

1. To provide an appropriate number of receptacles for the collection of rubbish and garbage, which will be screened and located in convenient locations for the occupants, and as required by the City of Milwaukee.
2. That the City of Milwaukee will not be liable for any damage by City emergency and service vehicles attributable to a restricted roadway or pavement width or construction, or any other reason attributable to the plan.
3. That if for any reason the width or geometry's of the private drive or street hinders the City's ability to service the area by way of vehicular equipment, said City services will be waived by the Owner.
4. To provide and enforce good vehicular traffic circulation on the private drives and streets within the project.
5. To commence development of this detailed plans as submitted within 12 months of approval of same by the Common Council, and to complete said development within 36 months.

6. To conform to the City of Milwaukee Codes, Standards and policies relative to the installation and construction of utilities, structures, and through fares.

Respectfully submitted,

Gary Mohn
C.E.O. Alexian Village, Inc.
enclosures

EXHIBIT B

TABULATION OF COMPUTED AREA AND USES

	<u>Existing</u>	<u>Proposed Employee Parking Lot</u>	<u>Total Projects</u>
1. Gross Land Area	1,092,354 sf 25.0764 acres	0 sf 0 acres	1,092,354 sf 25.0764 acres
2. Land area – Public Use- Streets & Alleys	0 sf	0 sf	0 sf
3. Net Land Area	1,092,354 sf 25.0764 acres	0 sf 0 acres	1,092,354 sf 25.0764 acres
4. Residential Area	948,327.0 sf 21.770 acres	0 sf 0 acres	948,314 sf 21.770 acres
5. Commercial Area	0 sf 0 sf	0 sf 0 sf	0 sf 0 sf
6. Health Care Area	144,027 sf 3.3064 sf	0 sf 0 acres	144,027 sf 3.3.064 acres
7. Net Land Area	1,092.35 sf 25.0764 acres	0 sf 0 acres	1,092,354 sf 25.0764 acres

RESIDENTIAL AREA

8. Total Dwelling Units			
(a) Apartments – Studio Units	20 Units	0 Units	20 Units
- 1 BR Units	201 Units	0 Units	201 Units
- 2 BR Units	<u>113 Units</u>	<u>0 Units</u>	<u>113 Units</u>
	334 Units	0 Units	334 Units
(b) CBRF Units 1 Bed Rooms	94 Units	0 Units	94 Units
(c) Guest Rooms – Bedroom & Bath	0 Units	0 Units	0 Units

	<u>Existing</u>	<u>Proposed Employee Parking Lot</u>	<u>Total Projects</u>
8. (d) Brothers Residence – Living Dining, 6 Bedrooms, etc	1 Apt (6 BR)	0 Units	1 Apt (6 BR)
9. Health Care Area (a) Nursing Beds	87 Units	0 Beds	87 Beds
<u>SUMMARY OF SPECIFIC LAND USES</u>			
10. Land occupied by Apartments & Bldg CBRF	111,991 sf 10.3%	0 sf 0 sf	111,991 sf 10.3 %
11. Land occupied by Health Care Center	26,461 sf 2.4 %	0 sf 0 sf	26,461 sf 2.4 %
12. Land occupied by Accessory Bldgs	9,000 sf 0.8 %	0 sf 0 %	9,000 sf 0.8 %
13. Land occupied by open & enclosed Parking and drives	181,599 sf 16.6 %	15,024 sf 1.4 %	196,623 sf 18.0 %
14. Land occupied for Designed Recreation, Patios, gardening and walking	9,683 sf 0.9 %	0 sf 0 %	9,683 sf 0.9 %
15. Land occupied by open areas (Landsaped)	777,377 sf <u>71.2 %</u>	(15, 024) sf <u>1.4 %</u>	762,353 sf <u>69.8 %</u>
16. Total Net Land Area	1,092,354 sf	0 sf	1,092,354 sf
17. Density in S.F. of Land Area/DU (Brothers = 1 DU)	2830.8 sf/DU (338 DU)	0 sf 0 sf	0 sf 0 sf
18. Density in No of DU's/acres	15.87 DU/acres	0 sf	0 sf

	<u>Existing</u>	<u>Proposed Employee Parking Lot</u>	<u>Total Projects</u>
19. <u>MASTER PLAN – DU’s/acre</u>			
20. (a) <u>Floor area of Elderly housing including amenities Not including Nursing Home</u>	351,328 sf	-----	351,328 sf
(b) Floor area of CBRF	34,573 sf	-----	34,573 sf
(c) Floor area-Comm’l. Bldgs.	0 sf	-----	0 sf
(d) Floor area – Connctg. Passage	<u>4,000 sf</u>	-----	<u>4,000 sf</u>
	369,301 sf	-----	89,901 sf
21. (a) Floor area-nursing areas	73,068 sf	0 sf	73,068 sf
(b) Connecting passageway	<u>2,105 sf</u>	<u>0 sf</u>	<u>2,105 sf</u>
	75,173 sf	0 sf	75,173 sf
22. Total Floor Area of Project	474,074 sf	0 sf	474,074 sf
23. “Floor Area Ratio” (floor area/total net land area)	-----	-----	0.434
24. <u>Parking Stalls & Garages</u>			
(a) Surface Parking			
(1) CBRF	56 cars	----	56 cars
(2) Apartments	189 cars	----	189 cars
(3) Visitors	20 cars	----	20 cars
(4) Staff, Brothers	18 cars	----	18 cars
(5) Health Care Center	51 cars	----	51 cars
(6) Employee Parking Lot	<u>-----</u>	<u>49 cars</u>	<u>49 cars</u>
	333 cars	49 cars	382 cars
(b) Garages	<u>86 cars</u>	-----	-----
(c) Total	419 cars	49 cars	468 cars
25. Parking Area – stalls/ DU (not incldg. Nursing, Staff, etc.)	275/335 2.46/3	----- -----	275/335 2.46/3
26. Visitor Parking – Stalls/Nurses Unit	51/87	-----	51/87