

EXHIBIT A

WHEATON FRANCISCAN FAMILY CARE CENTER DETAILED PLANNED DEVELOPMENT:
PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

File No: 110037

I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS

Wheaton Franciscan requests that the Wheaton Franciscan property be granted approval for a Detailed Planned Development (DPD) in accordance with this statement. *This DPD will constitute the only phase in project development on the entire 13+ acre property. There are no future plans for this property after this proposed building is completed.*

This DPD proposes a new 27,000 gsf +/- Family Care Center as the existing hospital is presently being demolished under separate permit(s). A DPD Boundary Map is included for reference and illustrates that beyond the work area of the proposed new Family Care Center; all remaining property will be restored to lawn with no other improvements. The non-contiguous property to the west (across N. 25th Street) will have the existing parking removed and will also be restored to lawn.

These statements, together with the accompanying plan sheets and related materials identified below, constitute and support the Detailed Planned Development:

DPD Sheet 000	Title Sheet/Location Map
DPD Sheet 001	Plat of Survey (Sht. SV-1)
DPD Sheet 002	DPD Boundary Map (Sht. C-000)
DPD Sheet 003	Notes and Legend (Sht. C-001)
DPD Sheet 004	Site Plan (Sht. C-100)
DPD Sheet 005	Site Grading Plan (Sht. C-200)
DPD Sheet 006	Site Utility Plan (Sht. C-300)
DPD Sheet 007	Landscape Plan (Sht. L-100)
DPD Sheet 008	Building Elevations (Sht. A-201)
DPD Sheet 009	3D Building Images (Sht. A-202)
DPD Sheet 010	Electrical Site Plan – Photometrics (Sht. ES100A)
Misc.	Misc. Site Photos
Misc.	Signage Plans/Information

II. DESCRIPTION OF THE DEVELOPMENT

The development project to be undertaken through the use of the DPD concept consists of construction of a new 27,000 gsf +/- Family Care Center (outpatient family clinic). Understanding that the property is an urban piece of land in a residential area, Wheaton Franciscan has developed multiple projects on the site in the past and has worked very cooperatively with the City of Milwaukee and the neighborhood. The existing site is identified as a "Catalytic Project Area" in the City of Milwaukee Near North Side Comprehensive Area Plan. During the planning process, The Owner, Design Team, and members of City of Milwaukee Planning Staff met to ensure that the resultant plan was in keeping with the vision for the entire site as established within the Near North Side Comprehensive Area Plan you will see much of the property is being preserved for future uses. The location of the new building relative to W. Villard Ave. and its location closer to the east property line will preserve useable amounts of land for future uses.

The entire new project (building and parking) will occupy only a moderate area in the south-east portion of the site where the former hospital was.

The proposed building represents an important addition to the community and provides growth on what was a flood damaged site. This project will permit Wheaton Franciscan to render high quality family care in a modern facility designed for approximately 29 practitioners and 32 support staff. Planned hours of operation are 7:30 am to 4:30 pm Monday through Friday and there may be an extension of hours when the new facility is completed. Hope is that the demand for services will continue to increase allowing Wheaton Franciscan to add providers and support staff.

III. COMPLIANCE WITH STANDARDS

The proposed DPD development plan complies with the standards prescribed by Section 295-812 and 295-813 of the Milwaukee Code of Ordinances in the following respects:

A. SIZE (295-812.1.)

The Family Care Center (the "Building") forming the DPD will be approximately 27,000 square feet.

B. SPACE BETWEEN STRUCTURES (295-812.3.)

Since this will be the only facility on the site, the location of the Building will comply with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-64.

C. SETBACKS (295-812.4.)

The proposed setbacks for the Building will comply with the 25-foot setback requirement prescribed in Section 295-8122 (4) as shown on the DPD Site Plan.

D. SCREENING (295-81.5.)

The landscaping plan for the Building is illustrated on the DPD Landscape Plan. This landscaping plan achieves the required screening through the combination of shrubs, berms and trees, and will be properly maintained in compliance with the City of Milwaukee landscape screening requirements. As identified in the DPD Plat of Survey, along the northernmost project boundary the existing landscape screening and berms from prior Hospital improvement projects will be left intact. Many of the existing trees along the entire property perimeter will also remain post-demolition of the Hospital.

E. OPEN SPACES (295-812 6.)

Wheaton Franciscan has, and will continue to, landscape and maintain open spaces on the campus so as not to create a nuisance or hazardous condition. Open space locations and the accompanying landscape planning are shown on the DPD Site Plan and the DPD Landscape Plan respectively. Wheaton Franciscan will be responsible for the continuous landscape maintenance of any elements which it installs; including plant material replacement on a seasonal basis as such material becomes no longer compatible in size to the plant list specifications and inconsistent with typical form/shape of the species due to dieback, stunting or damage. No approved material or other landscape material shall be

substituted without City approval. Plant material sizes specified shall not be decreased subsequent or prior to installation.

F. CIRCULATION FACILITIES (295-812 7.)

Site circulation, including pedestrian and vehicle access and egress, as well as parking and loading facilities, are shown on the DPD Site Plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities are to be located near the Building and will be adequately screened and landscaped (see DPD Landscape plan.) Circulation facilities will comply with the design specifications of the City of Milwaukee and American Concrete Institute, American Asphalt Institute or the State of Wisconsin, Department of Transportation, as applicable.

G. LIGHTING (295-812 8.)

New lighting will conform to the Illuminating Engineering Society of Standards, City of Milwaukee Ordinances, and LEED preferences for light spill control and energy efficiency. New lighting facilities are identified on the DPD Site Electric Plan and specifications are also provided here within.

H. UTILITIES (295-812 9.)

All new utility lines will be installed underground. The utility design is shown on the DPD Site Utility Plan.

I. SIGNS (295-812 10.)

New signs will be developed in accordance with the particular requirements of Section 295-812 10, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee Ordinances, including those applying to parking lots. Signage is described on the architectural elevations, located on the DPD Site Plan, and attached as separate signage plans. All signage will be "Type A", and freestanding signs will have a monument base with material that is complimentary to the building. As final plans and budgets are developed, Wheaton Franciscan retains the right to make minor modifications however modifications to signage must receive DCD staff approval prior to implementation.

J. SURVEY

Section 295-813 (2) (c) of the Milwaukee Code of Ordinances requires that existing topography be shown at 2-foot contour levels. The Plat of Survey actually shows topography 1-foot contour levels, for greater detail. The grading for the site is shown on the DPD Site Grading Plan.

K. MINOR MODIFICATIONS

Milwaukee Code of Ordinances provides that general and detailed plans may establish reasonable limits within which minor modifications may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. Wheaton Franciscan, in generating the plans for the DPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in doing so. However, neither Wheaton Franciscan, nor the City of Milwaukee, can predict how the plans set forth herein may unfold in their implementation. In

recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, Wheaton Franciscan will retain the right to make minor modifications to the DPD at any time.

L. "STATISTICAL SHEET" INFORMATION

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

EXHIBIT B – Statistical Sheet		
	AREA (Actual)	% of Total Tract
Gross Land Area	578,041.2 SF (13.27 acres)	100%
Land Covered by Principal Buildings (roof area)	28,650 SF (.66 acres)	5%
Land for Parking and Drives	62,726.4 SF (1.44 acres)	11%
Open Space	486,754.8 SF (11.17 acres)	84%
Total Square Footage of Buildings	27,000 +/- SF	N/A
Proposed Number of Buildings	1	N/A
Parking Spaces (Ratio per 1000 SF)	(5.03)	N/A
	ADA spaces = 9 Standard Spaces = 127 Total Spaces = 136	

IV. SUSTAINABILITY ELEMENTS AND NOTABLE SITE IMPROVEMENTS

The proposed project incorporates a bioinfiltration stormwater system planted with native wildflower plugs to mitigate runoff before being discharged to Lincoln Creek. Perennial gardens and a small vegetable garden have been integrating into the site design to serve as areas for meditation and relaxation for employees and patients. High efficiency LED parking lot lighting is proposed and bike racks are being provided near the front door. A new sidewalk connection from the front door to the existing bus stop along W. Villard Ave. will make the facility very accessible by public transportation.

For facility design, the new care clinic will incorporate Sustainable Design Principles but will not seek LEED certification. The following Sustainable Design Principles are incorporated into the Family Care Clinic:

1. Building is orientated along the East-West axis to maximize natural lighting and solar exposure.
2. Materials used in construction will utilize recycled content on par with LEED requirements.
3. Selected materials from the demolished St. Michael's hospital will be used in the construction of the new family care clinic. These items will include salvaged brick, salvaged decorative date stone and fill material for site.
4. Day lighting is used extensively through the Family Care Clinic. The majority of offices and many exam rooms will utilize exterior windows for natural light. The main corridors will utilize clearstory windows to allow natural light to flood the interior space of the clinic and minimize dependency on artificial light. Interior staff rooms located on the main corridors will utilize clerestory windows to

take advantage of daylight from the upper corridor clerestory windows. Waiting room and lobby will utilize tall windows to minimize dependency on artificial light.

5. Artificial lighting to meet Comm 63, IECC.
6. Plumbing fixtures will be water saving fixtures.
7. Clinic will utilize an energy recovery unit in conjunction with the HVAC system to make mechanical ventilation more cost effective by reclaiming energy from exhaust airflows.
8. Roof will be light in color to minimize heat gain.
9. No VOC paint used on interior of clinic.
10. WFHC will reuse furniture and equipment from St. Michael's hospital.
11. Interior finishes (acoustic ceiling tile, floor tile) will utilize recycled content.
12. No urea formaldehyde substrate used in casework.