

# EXHIBIT A

File No. 010638

ZND/CE

## Milwaukee Center for Independence, Inc. Planned Development District

### REVISED Amended GENERAL PLAN PROJECT DESCRIPTION AND MCFI'S STATEMENT OF INTENT (THE "STATEMENT")

The Milwaukee Center for Independence, Inc. ("MCFI") has offered to purchase 3.3123 acres of vacant land (the "Site") formerly used as an employee parking lot for the Sinai Samaritan West Campus (now known as Kilbourn Square). The Site consists of one city block bounded to the north by West Kilbourn Avenue, to the east by North 20th Street, to the south by West Wells Street and to the west by North 21st Street. The Site is legally described in the Plat of Survey included with this Statement (the "Survey").

MCFI is a nonprofit, comprehensive, community-based rehabilitation and vocational facility providing services to individuals with disabilities and disadvantages. Its clients are primarily referrals from Milwaukee County and other funding sources. Services are provided to clients at the main campus, satellite locations and in clients' homes in both group and one-on-one settings. Clients do not live at the MCFI locations. A staff nurse is available to clients for on-site health maintenance and consulting physicians visit the facility on a regularly scheduled basis. Medications are sometimes given in connection with these health maintenance activities. Clients generally use County-operated paratransit buses for transportation. MCFI staff and volunteers either drive or use public transportation.

MCFI proposes to construct two buildings - a new main facility building at the Site to house its programs, services and offices and a charter school. The new main facility building will be 2 to 3-stories plus a basement. The charter school will be one story plus a basement with the capacity to add a second and third story. ~~In addition, MCFI may, in future phases, undertake new construction within the Site.~~ The uses that will be permitted at the Site are set forth in Paragraph 3, below. Additional project information included with this Statement is as follows:

1. A general plan development vicinity map showing the boundaries of the Site, the territory within 1,000 feet of the Site, proposed access to the Site and community facilities in the surrounding area is included with this Statement and labeled Land Use Site Plan (the "Vicinity Map"). The Site is currently serviced by adequate public rights of way. West Kilbourn Avenue, North 20th Street, West Wells Street and North 21st

Street abut the Site's boundaries. Both West Wells Street and Kilbourn Avenue connect the Site with Downtown Milwaukee eight blocks to the east. Access from the Site to the federal highway system is available five blocks to the south. As outlined on the Vicinity Map, community facilities in the surrounding area include: public schools to the north and south, Marquette University to the south and the Milwaukee Rescue Mission and Campus Circle to the east.

2. The Survey included with this Statement shows the exterior boundaries, legal description, topography, trees, area of the Site and other Site features. The Site is currently improved with a large surface parking lot. The lot is accessed from North 21st Street. There are presently a total of approximately 189 parking spaces on the Site. The western, eastern and northern boundaries of the Site contain a tree-lined landscaped buffer. Other landscaping elements are interspersed throughout the Site. The size and configuration of the parking lot and landscaping will be altered during the course of developing the Site.
3. A general plan development site plan showing the general location and dimensions of the proposed buildings, entrances and exits, parking lot and landscaping is included with this Statement and labeled Site Plan (the "Site Plan").

The following uses will be permitted at the Site (Except as specifically provided below, all terms will have the meanings set forth in Milwaukee Code of Ordinances Chapter 295 at the time of this amendment):

- (a) General and professional office use including meeting and conferencing for staffing and related professional activities;
- (b) Day care centers for infants, children, adults and senior citizens which may operate up to 24 hours per day and which may include sick care;
- (c) Schools, including nursery, pre-school, elementary and secondary schools, either public or private, provided that no schools shall be dedicated to educating expelled students, juvenile offenders or truants;
- (d) Social service facilities, except that no social service facility shall include any kind of alcohol or drug-related detoxification programs;

- (e) Community centers or food preparation facilities (for both off-site consumption and consumption on-site by residents, owners, occupants, tenants and students at the Site);
- (f) Employment counseling, training and placement services;
- (g) Enterprise operations, including but not limited to light assembly and the provision of custodial and maintenance services to area businesses;
- (h) Accessory parking lots, provided, however, that MCFI shall be permitted to allow the City of Milwaukee Police Department to continue using the parking lot at the site; and
- (i) Accessory indoor and outdoor recreational areas.

The permitted uses described in this Paragraph 3 shall specifically include, but not be limited to, the following programs, services and activities:

Audiology	Occupational Skills Training - Various
Birth To Three	Occupational Therapy
Career Guidance	On The Job Experience
Case Management	Physical Therapy
Clerical Services - Employment	Physician Services (Health Maintenance)
Clerical Services - Occupational Skills Training	Post Placement Support Service
Community Integration	Protective Counseling
Community Living	Psychological Assessment
Community Support - Adult	Psychological Evaluation
Community Support - Geriatric	Psychotherapy
Custodial Services - Employment	Senior Day Services
Custodial Services - Occupational Skills Training	Situational Assessment
Day Programming	Speech Therapy
Diversion Program	Summer Youth
Food Service - Meal Preparation	Supported Work
Food Services - Employment	Supportive Employment Assessment
Food Services - Occupational Skills Training	Supportive Employment Job Coaching
Functional Assessment	Supportive Employment Job

Job Development	Development
Learning Disability Remediation	Vocational Evaluation
Light Industrial - Employment	Vocational Training
Light Industrial - Occupational Skills Training	Work Adjustment Training
Medical Day Treatment	Work Experience
Mental Health Work Experience	Work Hardening
Music Therapy	Work Literacy

4. None of the uses permitted under Paragraph 3, above, shall include mental health assisted living, where treatment is the basis for admission, or homeless shelters. Further, none of the uses permitted under Paragraph 3, above, shall include any type of drug or alcohol-related detoxification center or facility.
5. Regularly scheduled hours of operation shall be Monday through Friday from 6:00 a.m. to 7:00 p.m. Occasional evening and weekend use shall be permitted.
6. Any new improvements on the Site shall be designed and constructed in accordance with the design standards included with this Statement and labeled Design Standards for New Structures. In addition, a separate detailed plan will be submitted to the City of Milwaukee Department of City Development for each stage of development, pursuant to Milwaukee Code of Ordinances section 295-810 et. seq. Each detailed plan must conform to the development concepts set forth in this Statement and any companion materials.
7. All signage will be consistent with the proposed development and comply with the signage standards included with this Statement and labeled Signage Standards.

**Milwaukee Center for Independence, Inc.**  
**Planned Development District**

**SIGNAGE STANDARDS**

All signage at the Milwaukee Center for Independence service and office facility (the "Site") shall be designed and constructed in accordance with the signage standards set forth below.

1. **Off-Premises Signs.** No off-premises signs relating to any use or structure not located on the Site shall be permitted.
2. **On-Premises Signs.** Monument and wall signs relating to any use or structure located on the Site shall be permitted. Billboard, roof-mounted and pole-mounted signs shall be prohibited. All signs shall be consistent with the character of the surrounding neighborhood and setback a minimum of five feet from the nearest lot line. No sign shall exceed 15 feet in height, inclusive of any mounting apparatus. Sign materials, including the mounting apparatus, sign surface and lettering, shall be colored primarily in colors compatible with building materials. All lettering on signs shall consist of individual letters (not box-type signs). Signs may be illuminated, provided that the light source for an illuminated sign is shielded so that it is not visible from any surrounding residences. Internal illumination and back lighting of signs shall be allowed. Intermittent illumination and moving signs are prohibited.
  - (a) **General Permanent Signs.** One monument, directory-type sign shall be allowed at each intersection of two roads within the Site and at any vehicular entrance to the Site, up to a maximum of four such signs on the entire Site. It is anticipated that signs will be erected at the corners of 21st and Wells Streets and 21st and Kilbourn Avenue as well as at the vehicular entrances on 21st Street and on 20th Street. A directory-type sign shall identify the entire Site as "Milwaukee Center for Independence" and may separately identify one or more specific services or programs operated at the Site. The total surface area of any one directory-type sign shall not exceed 32 square feet. For purposes of calculating allowable sign areas under these signage standards, where a sign has parallel display surfaces that face in opposite directions, only one display surface shall be counted as sign surface area.

- (b) Additional Signs. In addition to the signs permitted under subparagraph (a) above, the following additional signs shall be permitted at the Site. There may be a reasonable number of signs providing traffic, parking and loading instructions pertaining to the Site. Signs related to the construction and financing of the development at the Site shall be allowed during construction but shall be removed when all construction on the Site is complete. A sign not to exceed 100 square feet pertaining to the rental or lease of any portion of the Site shall be permitted.

**Milwaukee Center for Independence, Inc.**  
**Planned Development District**

**DESIGN STANDARDS FOR NEW STRUCTURES**

Any new improvements at the Milwaukee Center for Independence service and office facility (the "Site") shall be designed and constructed in accordance with the design standards set forth below.

1. **Setbacks.** Setbacks of new structures from lot lines fronting on public streets shall be consistent with the setbacks of adjacent or nearby existing structures. Where there are no adjacent or nearby structures, either the facade of a new building fronting on a public street should be located within 15 feet of the lot line abutting the street or decorative fencing or another structure(s) that defines the street edge shall be located within such setback. In general, major streets should be lined with significant structures.
2. **Facades and Landscaping Treatments.** New improvements shall be designed in accordance with the following facade and urban landscape treatments:
  - (a) The principal facade of any new building (any facade facing a public street) shall have vision glass windows at street level. The secondary facade of any new building (any facade facing the interior of the Site) shall have sufficient windows at ground level to provide views in and out of the building for security purposes. The main entrances of new buildings shall be pedestrian oriented. Building scale and architecture shall be consistent with the fabric and character of the surrounding neighborhood.
  - (b) Upon the development of new buildings or parking lots at the Site, landscaping in the area of the Site immediately surrounding the area undergoing development shall conform with the Site Plan and these Design Standards. New parking lots and new buildings with related parking shall be surrounded by urban landscape treatment, modified to blend with existing landscape buffers. Urban landscape treatment refers to formal landscape borders that use formal organized shapes and planting materials in combination with ornamental iron picket fences and/or decorative masonry walls or piers. These borders create a visual continuation or extension of the building plane as it relates to adjoining streets. Additional landscaping shall be integrated throughout the

interior of surface parking lots, provided that no parking spaces shall be supplanted by landscaping. Additional trees shall be planted to further screen parking and loading areas on the Site from surrounding residences. Any dead, damaged or missing trees shall be replaced.

- 3. Crosswalks. Pedestrian crosswalks shall be developed as shown in the Site Plan. Crosswalks shall be delineated by any combination of painting, striping and pavers.
- 4. Lighting. Lighting for new buildings will conform to applicable City and State ordinances. All exterior lighting shall be screened to avoid causing glare onto adjoining streets and residences.
- 5. Utilities. All new utilities shall be installed underground. New transformers and substations will be installed within the new buildings or otherwise screened from view.

Parking Spaces Provided	
Ratio Parking Space Per 1,000 Sq. Ft. of Building Area	1.9-1.3spaces per 1,000 square feet of building area



# Milwaukee Center for Independence

## New Main Facility building / Charter School building Project Description & Owner's Statement of Intent September 17, 2001

The Milwaukee Center for Independence (MCFI) is submitting this Detailed Plan Development proposal that includes two principal elements: a new main facility building replacing it's current main facility at 1339 North Milwaukee Street and a new charter school building to replace it's current leased school premises at the Redeemer Church 1905 West Wisconsin Avenue. The main facility component will include its programs, services and offices. The charter school component will include a full licensed child care facility, classrooms and multipurpose spaces for a wide range of developmental activities and programs.

The site of the proposed development is one city block bounded to the north by West Kilbourn Avenue, to the east by North 20th Street, to the south by West Wells Street and to the west by North 21st Street. MCFI currently owns the site.

The overall development concept is to locate a charter school adjacent to a new MCFI programming and administrative facility, thereby creating synergies that would include operational efficiencies and an expanded range of program offerings for the neighborhood and community.

Specific data and information regarding the project are contained in the following submittal drawings:

A - 0.10	Location Map and Drawing Index
A - 0.11	Property Survey
A - 0.12	Site Plan
A - 1.00	Main Building Floor Plans
A - 1.01	School Building Floor Plans
A - 2.00	Exterior Elevations
C - 1.01	Civil Site Plan

Additional information regarding District Standards is as follows:

Size. The proposed site occupies 3.3123 acres or 144,282 square.

Density. This is not a residential development. The ground floor area of the buildings is 48,011 square feet on 144,282 square feet of land or 33% lot coverage.

Space Between Structures. 48'-0"

Setbacks. The proposed setbacks are:



**UHLEIN  
WILSON  
ARCHITECTS**  
322 East Michigan Street  
Milwaukee, WI 53202  
Telephone | 414.271.8899  
Facsimile | 414.271.8942  
email | office@uhllein-wilson.com

© UHLEIN WILSON ARCHITECTS, INC. ALL RIGHTS RESERVED.  
OPERATION OF THIS DOCUMENT  
IS LIMITED TO THE PROJECT AND SITE  
SPECIFICALLY IDENTIFIED HEREIN.  
NO OTHER REUSE OR REPRODUCTION  
IS PERMITTED WITHOUT THE WRITTEN  
CONSENT OF UHLEIN WILSON ARCHITECTS, INC.

**REVISIONS**

NO.	DATE	REVISION
-----	------	----------

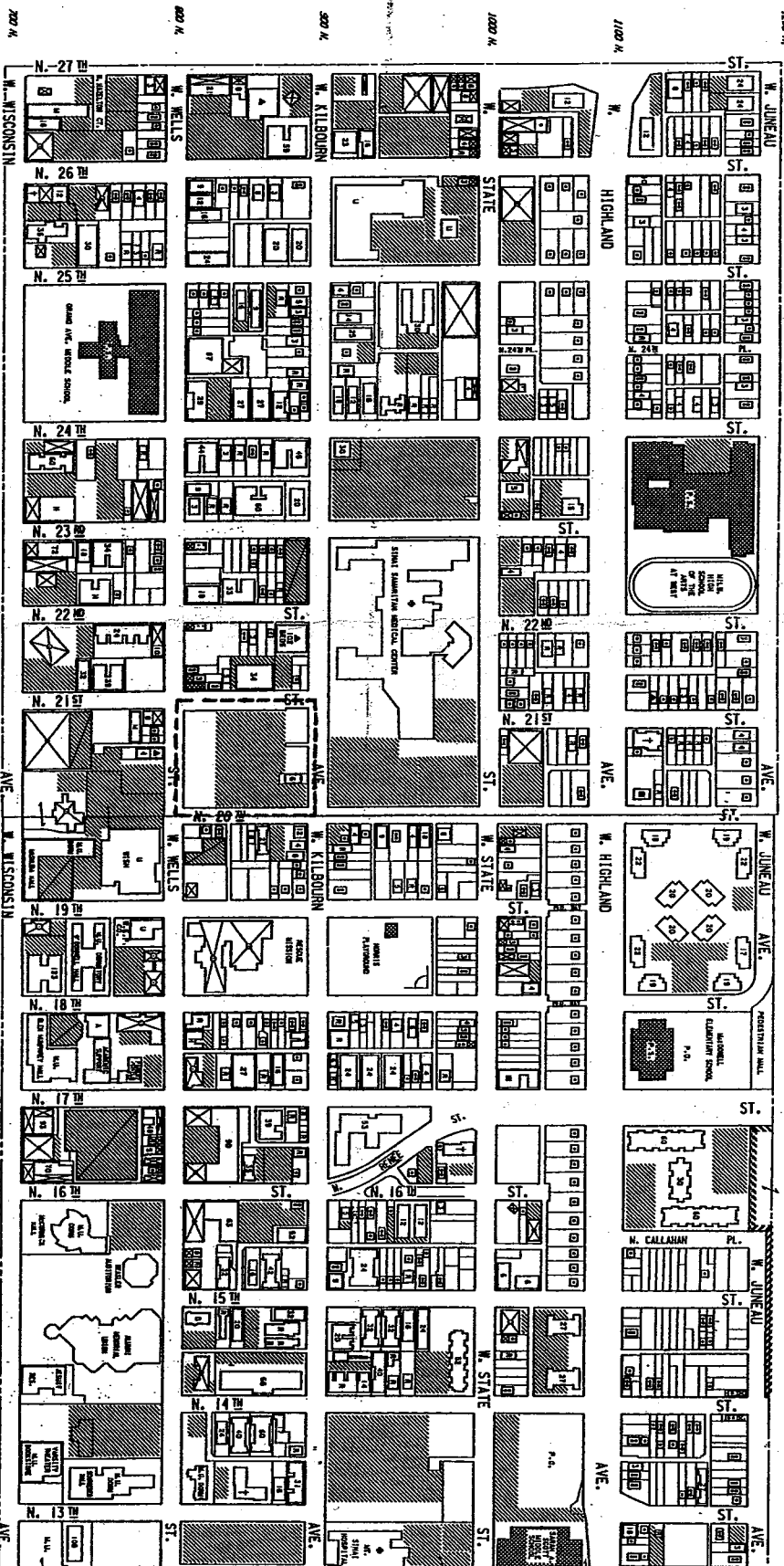
LAND USE SYMBOLS

1-1	SINGLE FAMILY RESIDENTIAL
1-2	TWO FAMILY RESIDENTIAL
1-3	MULTIFAMILY RESIDENTIAL
2-1	CONVENTIONAL
2-2	ACCESSORY BUILDING
2-3	DOMESTIC
2-4	RECREATION
2-5	RECREATION AND WAREHOUSING
2-6	POKE STATION
2-7	PAVED SPACE
2-8	ROOMING HOUSE
2-9	STREET TANK
2-10	UTILITY COMPANY
2-11	HOSPITAL, HOSPITAL JUDGING AND
2-12	SKILLED CARE FACILITY/RESIDUAL HOME
2-13	PLACE OF WORSHIP
2-14	NON-RESIDENTIAL OR QUASIPUBLIC BUILDING
2-15	COMMERCIAL WITH RESIDENCE
2-16	COMMERCIAL
2-17	OFFICE OR PROFESSIONAL SERVICES
2-18	PARK
2-19	ENTERTAINMENT
2-20	PARKING LOT
2-21	PARKING STRUCTURE
2-22	INDUSTRIAL/WAREHOUSE
2-23	INDUSTRIAL/WAREHOUSE
2-24	INDUSTRIAL/WAREHOUSE
2-25	INDUSTRIAL/WAREHOUSE
2-26	INDUSTRIAL/WAREHOUSE
2-27	INDUSTRIAL/WAREHOUSE
2-28	INDUSTRIAL/WAREHOUSE
2-29	INDUSTRIAL/WAREHOUSE
2-30	INDUSTRIAL/WAREHOUSE
2-31	INDUSTRIAL/WAREHOUSE
2-32	INDUSTRIAL/WAREHOUSE
2-33	INDUSTRIAL/WAREHOUSE
2-34	INDUSTRIAL/WAREHOUSE
2-35	INDUSTRIAL/WAREHOUSE
2-36	INDUSTRIAL/WAREHOUSE
2-37	INDUSTRIAL/WAREHOUSE
2-38	INDUSTRIAL/WAREHOUSE
2-39	INDUSTRIAL/WAREHOUSE
2-40	INDUSTRIAL/WAREHOUSE
2-41	INDUSTRIAL/WAREHOUSE
2-42	INDUSTRIAL/WAREHOUSE
2-43	INDUSTRIAL/WAREHOUSE
2-44	INDUSTRIAL/WAREHOUSE
2-45	INDUSTRIAL/WAREHOUSE
2-46	INDUSTRIAL/WAREHOUSE
2-47	INDUSTRIAL/WAREHOUSE
2-48	INDUSTRIAL/WAREHOUSE
2-49	INDUSTRIAL/WAREHOUSE
2-50	INDUSTRIAL/WAREHOUSE
2-51	INDUSTRIAL/WAREHOUSE
2-52	INDUSTRIAL/WAREHOUSE
2-53	INDUSTRIAL/WAREHOUSE
2-54	INDUSTRIAL/WAREHOUSE
2-55	INDUSTRIAL/WAREHOUSE
2-56	INDUSTRIAL/WAREHOUSE
2-57	INDUSTRIAL/WAREHOUSE
2-58	INDUSTRIAL/WAREHOUSE
2-59	INDUSTRIAL/WAREHOUSE
2-60	INDUSTRIAL/WAREHOUSE
2-61	INDUSTRIAL/WAREHOUSE
2-62	INDUSTRIAL/WAREHOUSE
2-63	INDUSTRIAL/WAREHOUSE
2-64	INDUSTRIAL/WAREHOUSE
2-65	INDUSTRIAL/WAREHOUSE
2-66	INDUSTRIAL/WAREHOUSE
2-67	INDUSTRIAL/WAREHOUSE
2-68	INDUSTRIAL/WAREHOUSE
2-69	INDUSTRIAL/WAREHOUSE
2-70	INDUSTRIAL/WAREHOUSE
2-71	INDUSTRIAL/WAREHOUSE
2-72	INDUSTRIAL/WAREHOUSE
2-73	INDUSTRIAL/WAREHOUSE
2-74	INDUSTRIAL/WAREHOUSE
2-75	INDUSTRIAL/WAREHOUSE
2-76	INDUSTRIAL/WAREHOUSE
2-77	INDUSTRIAL/WAREHOUSE
2-78	INDUSTRIAL/WAREHOUSE
2-79	INDUSTRIAL/WAREHOUSE
2-80	INDUSTRIAL/WAREHOUSE
2-81	INDUSTRIAL/WAREHOUSE
2-82	INDUSTRIAL/WAREHOUSE
2-83	INDUSTRIAL/WAREHOUSE
2-84	INDUSTRIAL/WAREHOUSE
2-85	INDUSTRIAL/WAREHOUSE
2-86	INDUSTRIAL/WAREHOUSE
2-87	INDUSTRIAL/WAREHOUSE
2-88	INDUSTRIAL/WAREHOUSE
2-89	INDUSTRIAL/WAREHOUSE
2-90	INDUSTRIAL/WAREHOUSE
2-91	INDUSTRIAL/WAREHOUSE
2-92	INDUSTRIAL/WAREHOUSE
2-93	INDUSTRIAL/WAREHOUSE
2-94	INDUSTRIAL/WAREHOUSE
2-95	INDUSTRIAL/WAREHOUSE
2-96	INDUSTRIAL/WAREHOUSE
2-97	INDUSTRIAL/WAREHOUSE
2-98	INDUSTRIAL/WAREHOUSE
2-99	INDUSTRIAL/WAREHOUSE
2-100	INDUSTRIAL/WAREHOUSE

N.W. 1/4 SEC. 30, T.7N., R.22E.



N.E. 1/4 SEC. 30, T.7N., R.22E.



**PROJECT**  
MILWAUKEE CENTER  
FOR INDEPENDENCE  
MILWAUKEE, WI

**SHEET**  
LAND USE  
SITE PLAN

**DATE**  
SEPTEMBER 17, 2001

**PROJECT NO.**  
98-125

**SHEET NO.**

A-0.10



322 East Michigan Street  
Milwaukee, WI 53202

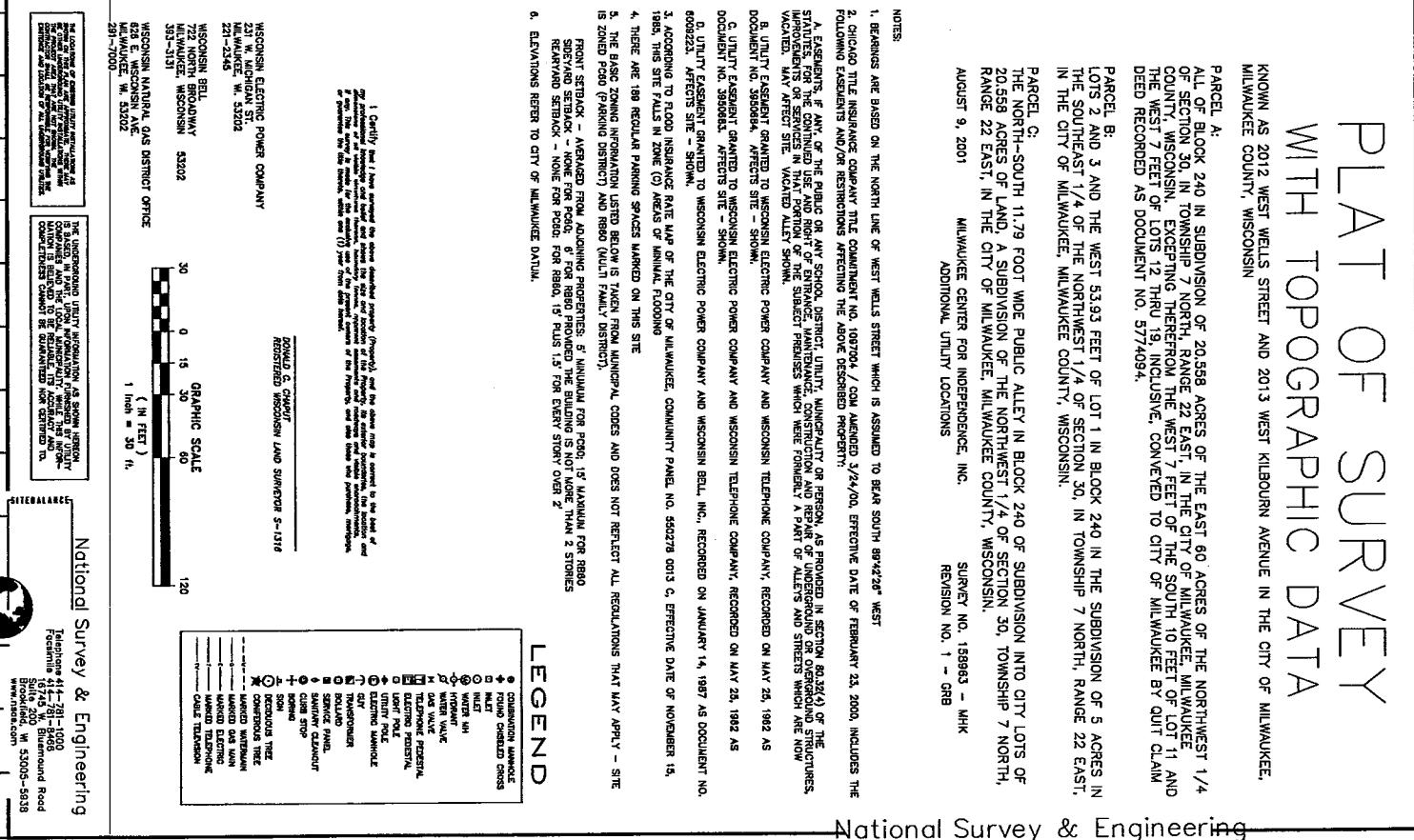
[illegible]

REVISIONS		
NO.	DATE	ISSUE

**SHEET**  
**SURVEY**

DATE  
SEPTEMBER 17, 2001  
PROJECT NO.  
98-125

A-0.11



**National Survey & Engineering**

Telephone 414-781-1000  
Fax 414-781-1063  
14745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5838  
www.nseco.com

**SITE BALANCE**



# W. KILBOURN AVENUE

DECORATIVE  
METAL FENCE W/  
BRICK PIERS

PARKING LOT  
SIGNAGE

SITE SIGNAGE

N. 21ST STREET

SURFACE  
PARKING:  
163 SPACES

ELECTRICAL  
ENCLOSURE

BRICK  
ENCLOSURE

COURTYARD

DECORATIVE  
METAL FENCE W/  
BRICK PIERS

N. 20TH STREET

CHARTER  
SCHOOL  
DROP-OFF

DAY SERVICES  
DROP-OFF

MAIN  
ENTRANCE

SCHOOL PLAYGROUND  
HARD AND SOFT SURFACES  
WITH PLAY STRUCTURES

DECORATIVE  
METAL FENCE  
BRICK PIERS

ADULT  
DAYCARE  
DROP-OFF

SITE SIGNAGE

ELECTRICAL  
/REFUSE  
ENCLOSURE

KITCHEN  
DROP-OFF  
REFUSE  
PICK-UP

BRICK  
ENCLOSURE

COURTYARD

COURTYARD

SITE SIGNAGE

DECORATIVE  
METAL FENCE W/  
BRICK PIERS

# W. WELLS STREET



MILWAUKEE CENTER FOR INDEPENDENCE

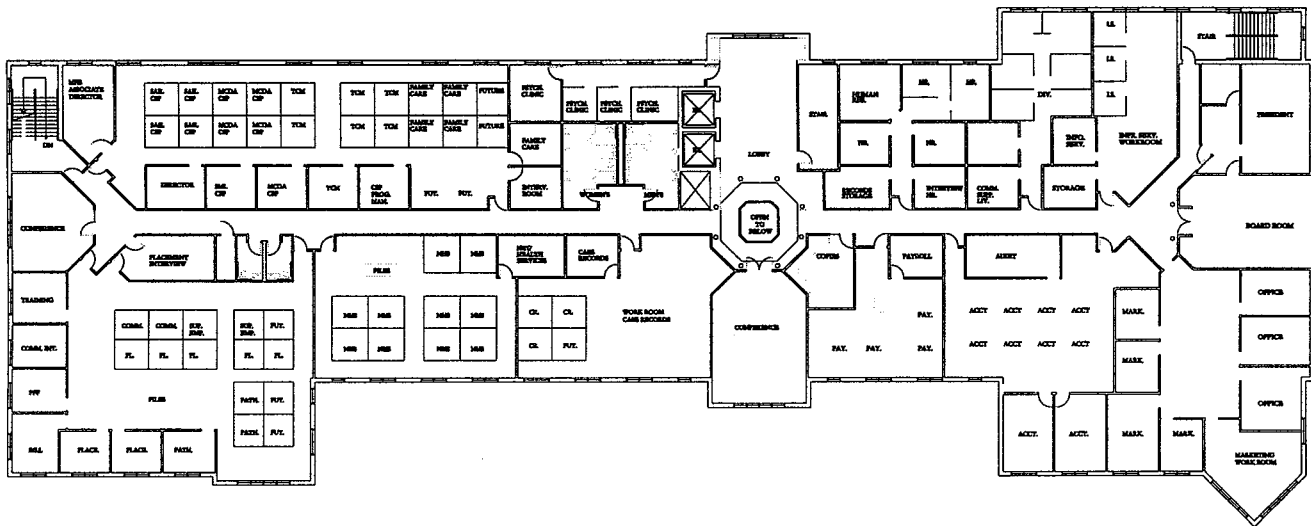
SEPTEMBER 17, 2001

SITE PLAN

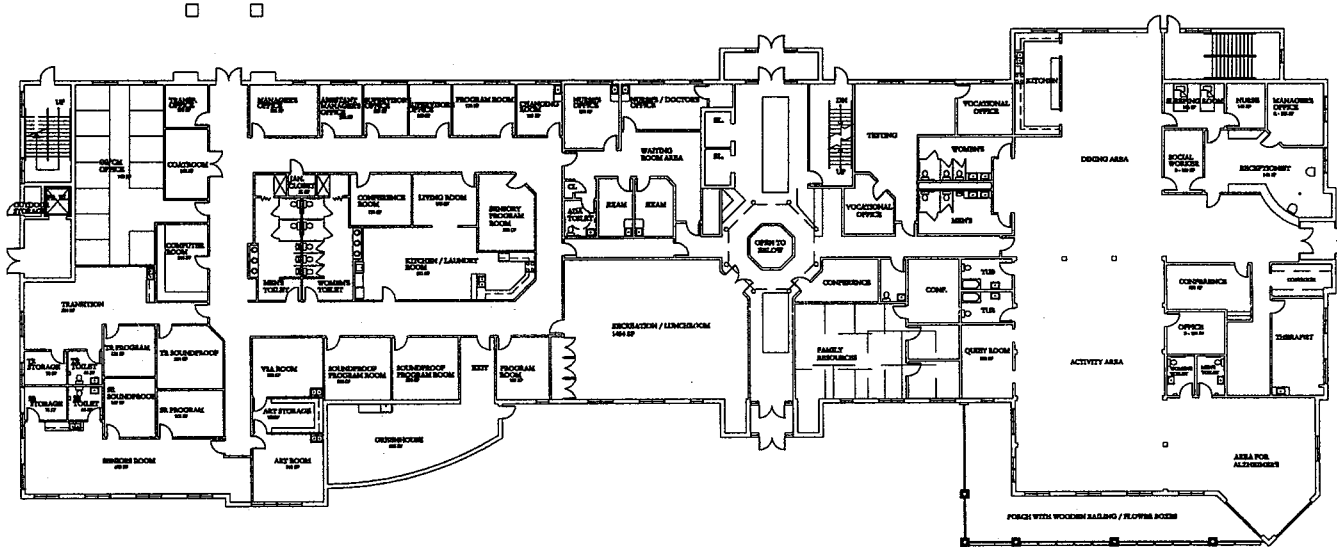
A-0.12

SCALE 1/16" = 1'-0"

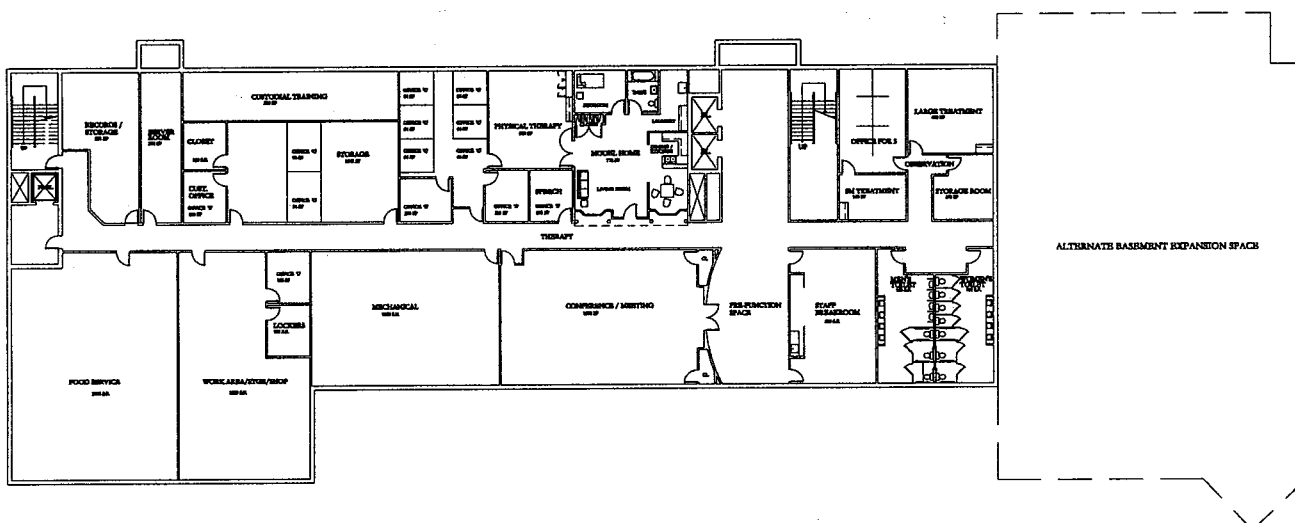




SECOND FLOOR



GROUND FLOOR



LOWER LEVEL





**UIHLEIN  
WILSON  
ARCHITECTS**  
322 East Michigan Street  
Milwaukee, WI 53202  
telephone | 414.271.8899  
facsimile | 414.271.8942  
email | office@uihlein-wilson.com

© UIHLEIN WILSON ARCHITECTS, INC. ALL RIGHTS RESERVED  
THIS DOCUMENT IS THE PROPERTY OF UIHLEIN WILSON ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UIHLEIN WILSON ARCHITECTS, INC.

REVISIONS	NO.	DATE	ISSUE

**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
414.351.8668

**PROJECT**  
MILWAUKEE CENTER  
FOR INDEPENDENCE  
MILWAUKEE, WI

**SHEET**  
SITE PLAN

**DATE**  
SEPTEMBER 17, 2001

**REVISION**

**PROJECT NO.**  
00-000

**SHEET NO.**  
C-1.01

