Concordia Trust Property

For: The Forest County Potowatomi Community of Wisconsin

General Plan of Development- 1st Amendment

Project Description and Owner's Statement of Intent

Common Council File #110445 | Introduced July 26, 2011

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS:

The Forest County Potawatomi Community ("FCPC") requests that the General Planned Development District zoning currently applicable to the land known as the Concordia Trust Property at and around 3234 West State Street (the former Concordia College Campus) plus the land occupied by the Historic "Lion House" located at 3209-3215 West Highland Avenue be amended as set forth below. The current General Planned Development District zoning was created pursuant to an ordinance adopted by the Common Council of the City of Milwaukee on November 11, 2010, in File No. 100290. For convenience of reference, the entire ordinance, including parts unaffected by the requested amendment, is set forth below.

The First Amendment to the GPD zoning is comprised of:

- Changes to the site layout to that portion of the site north of West State Street to allow for development of the site.

All plan Sheets and Exhibits which reflect changes from those included with the current zoning are being submitted. Previously submitted Plan Sheets and Exhibits that have not been modified are included for reference.

Plan Sheets:

- GPD-1 Cover Sheet/Vicinity Map/Precinct Plan Amended July 29, 2011
- GPD-2 ALTA/ACSM Land Survey
- GPD-2a ALTA/ACSM Land Survey for Parcel 388-1715-100-8
- GPD-3 Proposed Project Boundary Description
- GPD-4 Existing Facilities Site Plan
- GPD-5 Proposed Building and Parking Site Plan Amended July 29, 2011
- GPD-6 Proposed Campus Perimeter Facade Standards Amended July 29, 2011

Exhibits:

- Exhibit A Statistical Sheet
- Exhibit B Site Photographs
- Exhibit C Floor to Floor Height Illustration

II. OVERALL DEVELOPMENT CONCEPT

Existing Conditions

Much of the Concordia Trust Property (that part located south of West State Street) is located in the Concordia Historic District. Used exclusively for institutional purposes, the site has had no residential uses other than college dormitory and a single, 16-unit apartment building for decades. The Lion House property, also known as the George Koch House, is located at 3209 W. Highland Boulevard in the Highland Boulevard Local Historic District. Originally built as a private residence, this building has been used as a commercial office for the past six (6) years. Collectively, these parcels are the lands proposed for rezoning (the "Site").

The neighborhood to the east is predominately single family homes while the neighborhood to the west is a mix of duplexes and commercial structures. The neighborhood to the south of the campus is a mixture of multi-family residences and duplexes. The neighborhood to the north is a mixture of commercial structures and residences.

The Concordia Trust Property was originally occupied by Concordia College and was transferred to the Forest County Potawatomi Community ("FCPC") immediately prior to entering Trust status in 1990.

The southern portion of the Concordia Trust Property is located in the Historic Concordia Neighborhood, is designated as a Historic District under a City of Milwaukee designation and is listed on the National Register of Historic Places.

The FCPC is a Federally recognized Indian Tribe. The Site is comprised of approximately 11.08 acres of land in the near west side of the City of Milwaukee. The former Concordia College Campus is held in trust by the United States of America for the benefit of the FCPC. The Lion house is not located on Trust land. The FCPC has, since 1990, leased the former Concordia College Campus to the Indian Community School of Milwaukee, Inc. ("Indian Community School") to provide elementary education to Native American students living in the greater Milwaukee area. The Indian Community School built a new school in Franklin, Wisconsin and ceased school operations on the Concordia Trust Property in summer 2007, although the Spotted Eagle High School, offices of the Indian Council for the Elderly and the tenants in several apartment units continued to occupy portions of the Site under subleases. The

Indian Community School's lease for the Concordia Trust Property ended on July 19, 2010 FCPC now occupies the site, and intends to preserve and redevelop it in accordance with this proposed General Plan of Development.

As the new occupant of this former school campus, FCPC is working to ensure that this non-reservation trust land is used in the most effective and efficient way possible for the Tribe, the neighboring Community, the City and the State in addition to providing the intended uses and services stated in the FCPC's application for trust status.
Five buildings on the Concordia Trust Property are designated as Contributing Structures to the Concordia Historic District by the City of Milwaukee and the National Parks Service (Albrecht Hall, Rincker Library, Wunder Hall, Gymnasium, and Refectory).

The Lion House is located in the Highland Boulevard Historic District on the National Register of Historic Places and is designated as a Contributing Structure to the Historic District by the National Parks Service.

The existing buildings, except for the Lion House, a 16-unit apartment building located at North 33rd Street and West Highland Boulevard, the Gymnasium and a small part of the Rincker Library, currently are unused. The Spotted Eagle High School ceased operations in June, 2011.

Unfortunately, many of the existing buildings have fallen into an advanced state of disrepair. Renovation of the buildings will require extensive investment just to bring them to a condition where they might be occupied. Further expense will be required to bring the buildings up to current building code standards and to refit them for modern day use. The apartment building, built in the 1950's, has no significant architectural value and does not meet current ADA accessibility requirements. It will be demolished to make way for open space that enhances the neighborhood after the tenants have been relocated. The existing Spotted Eagle High School Building and the former Administration Building for Concordia College do not fit the needs of the Site and will also be demolished. None of the buildings to be demolished have any contributing value to the historic district.

General Intent

Four major forces influence redevelopment plans for the Site and cause need for a Planned Unit Development approach to rezoning:

- Help strengthen and revitalize the neighborhood.
- Find viable uses for historic and usable buildings
  - accommodate current institutional and corporate tenants
  - bring Tribal Government offices on site

- Locate headquarters of the Potawatomi Business Development Corporation on site. Maximize opportunities for economic development that takes advantage of Trust Land location.
  - Develop both a short-term and long-term strategy for the Site that provide immediate stability, serve the needs of the FCPC, fit into and complement the neighborhood and bring jobs and life back to the Site
- Prepare the parts of the Site that will not be redeveloped in the short term (the area north of West State Street and south of vacated West Kilbourn Avenue) for future redevelopment in a manner which enhances their appearance and value to the neighborhood in the near term.

The redevelopment will occur in three distinct phases, although Phases 1a and 1b will overlap in time.

Phase 1a: Clear land for economic development

- Highland Apartments (not historic)- Relocate tenants off Concordia Trust Property into other quarters and demolish building
- Spotted Eagle High School Building (not historic) – Demolish once school operations have ceased and other programs are relocated.
- Administration Building (not historic) – demolish

Phase 1b: Renovate Existing Buildings to create a historic campus

- Albrecht Hall - Relocate Tribal Government Offices, Corporate Headquarters for the Potawatomi Business Development Corporation (PBDC) and the FCPC Foundation
- Pritzlaff Hall –Renovate for office use as charitable or other uses are identified
- Wunder Hall – Renovate existing building to house PBDC owned businesses and/or Business Accelerator.
- Rincker Library – Tribal functions including potential expansion space for Business Accelerator
- Refectory – Ancillary use to support other Site tenants, and possible short-term use by community organizations
- Gymnasium/Recreation Center – Renovation to provide ancillary use by other Site tenants, and possible short-term use by community organizations
- Lion House – preserve and utilize for general and government office use

The FCPC has determined that there should be renovation of existing Concordia Campus historic buildings to achieve a Certificate of Appropriateness from the National Parks Service signifying the buildings have been restored to historic status in accordance with the highest standards.

Pritzlaff Hall, which does not have any historic designation, will be renovated to current standards for school or office use.

In addition to its commitment to historic restoration, FCPC also is strongly committed to carrying out the design and implementation of the work with due regard for principles of sustainability and energy efficiency.

Detailed information on FCPC's intentions regarding this phase of the overall project are contained in the Detailed Planned Development District zoning adopted on or about the date of adoption of the existing GPD zoning.

Phase 2: Attract appropriate new development to the area that provides employment opportunities and benefits the neighborhood as well as FCPC.

Trust land status brings unique economic development opportunities as specific tax laws and other financial incentives apply to Trust status. It is the Tribe's belief that by working with the City of Milwaukee, important development and job opportunities may be created.

The proposed renovations and expansions will add as many as 500 jobs. Many of these employees could come from the surrounding neighborhoods. The proposed expansion will help FCPC to restore the aging and severely underutilized buildings on the Site and bring new life to its role as a place of stable employment for families in the surrounding neighborhoods.

Working closely with the Concordia Historic District neighbors, the City of Milwaukee, other employers, WHEDA, private lenders and other interested persons is a critical component of the effort to bring jobs and employment to the Site. To support this long-term effort, the FCPC is committed to working with interested persons toward improving the housing stock of the larger neighborhood, increasing home ownership, improving neighborhood security and acting as a good neighbor.

Proposed Expansion of Facilities in Phase 2:

The proposed redevelopment of the Site includes new construction of two buildings for general office, research and development, and light assembly. This development will provide badly needed jobs, bring new life to the Site and promote neighborhood stability. Currently, it is expected that the first expansion will occur on the northern part of the Site (lying north of West State Street). The exact timing of the expansions will, however, be determined by market conditions.

The expansion on the northern part of the Site would involve up to 50,000 gsf building floor area. Built to no higher than 3 stories, it would complement the surrounding neighborhood with a building in scale to the neighborhood and with adequate parking. Adequate floor heights are required to ensure creation of class A office facilities. Maximum floor to floor heights on the first floor will be 16′. Maximum heights on upper floors will be 14′. However, if a building of fewer than 3 stories is built, the floor-to-floor height on the first floor may be up to 18′ and on the second floor, up to 15′.

Exterior facade materials will be brick, glass, architectural metal panel and pre-cast concrete. The exterior will also include architectural detailing and canopies, sign banners, and signage, all designed to create a visually distinctive façade that is compatible with the existing architecture and appropriate in this location of the city. The intent of primary facade design is to modulate facades visible from public streets with articulated bays, windows and openings, varying color and texture and/or other architectural details that relate to the human scale. The building facade massing will be broken down at the corners to create a less massive structure. The secondary, interior facades will maintain the same goals of and will use similar building materials and massing. The goal is to have the facility designed of modern construction and materials, yet blend in to the original campus thru the use of complementary design, fenestration and materials. Glazing will be consistent with the surrounding context.

A maximum of two delivery docks for "Penske" type panel trucks will be created in this building.

The exterior will also include architectural detailing and canopies, sign banners, and signage, all designed to create a visually distinctive façade that is compatible with the existing architecture and appropriate in this location of the city. There will be no blank unarticulated walls. All glazing along the first floor shall be clear glass or low-e glass in cases where significant energy savings results from use of low-e glass. The use of painted knock-out panels set behind glazed window openings may be used to eliminate visual and physical access to the interior of the facility while providing shadow lines consistant with fully glazed openings. Upper floor windows may be low-e or lightly tinted. Highly reflective glazing that creates a mirrorlike appearance will not be used.

An expansion of up to 100,000 gsf building floor area would occur on the southern part of the Site. It, too, will be no higher than 3 stories and will have floor-to-floor heights no greater than 16′ for the first floor and 14′ for the second and third floors. However, if a building of fewer than 3 stories is built, the floor-to-floor height on the first floor may be up to 18′ and on the second floor, up to 15′.

A maximum of three delivery docks for "Penske" type panel trucks will be created in this building. It will have adequate parking. Materials will be brick, glass, architectural metal panel and pre-cast. The exterior

will also include architectural detailing and canopies, sign banners, and signage, all designed to create a visually distinctive façade that is compatible with the existing architecture and appropriate in this location of the city. Similar to the northern portion of the site, the intent of primary facade design is to modulate facades visible from public streets with articulated bays, windows and openings, varying color and texture and/or other architectural details that relate to the human scale.

Similar to the north building, the building facades identified as primary will have massing that will be broken down at the corners to create a less massive structure. The secondary, interior facades will maintain the same goals and will use similar building materials and massing. The south building, however, will also require one break of the massing along the west façade to break down the scale of the building. This break will be a minimum of 10' wide and will consist of a break in materials as well as a set back of a minimum of 4'. This break will be designed in such a way to minimize the overall massing of the building. The south building setback will be aligned with the Gym. The goal is to have the facility designed of modern construction and materials, yet blend in to the original campus and the surrounding context thru the use of complementary design, fenestration and materials. As with the north building, there will be no blank unarticulated walls. All glazing along the first floor shall be clear glass or low-e glass in cases where significant energy savings results from use of low-e glass. Upper floor windows may be low-e or lightly tinted. Highly reflective glazing that creates a mirror-like appearance will not be used. Glazing will be consistent with the surrounding context.

Building setbacks are shown on the accompanying Sheet GPD-5.

As used above, the phrase "Penske" type panel trucks refers to trucks that are not semi-trailer trucks and that are not longer than 26 feet with a gross vehicle weight not exceeding 33,000 pounds.

Numerous site improvements will be undertaken as these projects are developed, including surface parking, campus walkways, plantings, signage and security fencing where needed.

Design Guidelines

Design of new buildings will be undertaken in light of the following design guidelines:

- New construction, infill or replacement buildings should complement the historic Concordia campus buildings.
- Infill buildings should respect the scale, proportion, window to wall ratio and detail of existing historic buildings. New construction should articulate elements of a base (welcoming, engaging,

more transparent street level), a mid-level (core function of building) and a top that terminates or finishes the facade. These elements will not likely be composed in the way they were for earlier architectural periods and styles, but will still be present in the building composition. A green roof or rooftop garden may be part of the rooftop composition.

- Architectural elements that detract from the historic Concordia campus, such as blank walls, dark or reflective glass, strip or ribbon windows should be avoided.
- All campus buildings should present high quality (well detailed and articulated) principal facade and entrances. For new construction, renovations and additions, create identifiable entry points that are engaging and welcoming.
- New construction, infill or replacement buildings should be of similar materials to the historic Concordia campus buildings, i.e., brick, stone, wood to a limited degree.
- Historic and non-historic buildings are encouraged to use architectural lighting to accentuate key features.
- Facade elements should be extended to define public spaces such as entry courts.
- New glazing may be selected with an eye to energy efficiency. However, new windows should be clear rather than opaque, darkly tinted or highly reflective, although they may be lightly tinted.
- Windows at the ground floor level should be larger (target area of 30 percent of primary street facade) to maintain a street-friendly appearance.
- To enhance safety of pedestrians, windows should be placed for surveillance of pathways and parking lots.
- Obvious security devices should not be placed over windows, e.g., grates, bars.
- A distinctive well-landscaped street-facing primary entrance should be provided for new and remodeled buildings. Secondary entrances to the side or rear of buildings should provide clearly defined access to parking and/or pedestrian walkways.

Approved Uses

Sheet GPD-5 shows the proposed renovated existing buildings, new building locations and parking zones within the Site, as well as circulation facilities and open space. Following are the potential uses as defined in Table 295-703-1, square footages, and maximum heights for each of the zones, as applicable:

A. Historic Redevelopment Zone- Uses in this area may include Education Uses, General Office, Tribal Government, Support Services General Office, Research and Development, Light Assembly and Cultural Institution .

B. Future Development Zone -- Uses within this area may include General Office, Light Assembly, Research and Development, and Cultural Institution . New buildings may include underground parking on the lowest level.

C. Parking Zone -- Uses may include accessory surface and structured parking. This parking will be developed in conjunction with new construction or renovation, so that it will not be constructed in advance of construction or renovation of buildings which will house the uses the lots are intended to support.

D. Open Space – The design may incorporate storm water management facilities, landscape areas, and pedestrian facilities, as further defined in III.F. Storm water management facilities will not include open ponds.

As used in this application, "light assembly" is a subset of "Light Manufacturing" as that term is defined in Sec.295-201-365 of the City zoning code, and is further defined as follows: "An establishment engaged in the indoor assembly of finished parts or products, primarily from previously prepared materials, where there are few external effects across property lines."

Any activities likely to cause significant noise audible beyond property lines will be limited generally to the hours of 7:00 am to 7:00 pm. All new transformers, substations, power driven rotating equipment, and HVAC equipment should be screened, sound proofed and located in such a manner that the noise from this equipment is limited to Noise Rating Numbers of 55 during the day (7 am-9 pm) and 45 during the night (9 pm-7 am), as measured at any existing residential property line adjacent to or across the street from the site.

An exception to the above stated Noise Rating Number standard of 55 may be made for the testing of power-generating back-up equipment on a weekly basis. All testing will be scheduled to occur mid-day, during the week (Monday-Friday).

Land Use Plan for the Near West Side

The Department of City Development has created the Near West Side Comprehensive Plan (the "Plan") which identifies this parcel as a catalytic project. The Owner's intent carries out portions of the Plan by creating opportunity for commercial and cultural investment bringing vitality and jobs

to the neighborhood.

The Plan was adopted by the Common Council of the City of Milwaukee on March 19, 2004. The plan identified eight (8) catalytic projects which were further described in the Plan as follows:

"Catalytic projects implement key aspects of the plan and spur activity, investment, and redevelopment. Because these projects are expected to produce these effects in the area surrounding the projects as well as in the projects themselves, they are called catalytic."
(Near West Side Comprehensive Plan – Page 70)

Redevelopment of the "Indian Community School Property" is identified in the Plan as one of the eight catalytic projects. (Near West Side Comprehensive Plan – Page 84):

Project goal: Redevelopment of the Site

Objectives of the project:

- Obtain compatible reuse of a soon to be unoccupied property
- Attract development that will have a positive impact on the community

Recommendations:

- Work with the Forest County Potawatomi to achieve appropriate redevelopment of the Site after the Indian Community School relocates

The proposed GPD will be fully consistent with, and will advance, the goals of the Near West Side Comprehensive Plan.

III. COMPLIANCE WITH STANDARDS

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

A. Size (295-907.2.b-1-a through b-1-d.)
See Exhibit A

B. Density (295-907.3.c.)
Not applicable.

C. Space Between Structures (295-907.3.d.)
The location of structures in the GPD shall comply with the applicable provisions of 2006 IBC 702.1 as amended by COMM 62.0702, Wisconsin Administrative Code.

D. Setbacks (295-907.3.e.)
Proposed standards for façade and landscaping treatments have been established for street edges within the development. The setbacks are defined below for each façade treatment. Refer to Sheet GPD-6 for the location of the treatments.

Principal Façade is defined as the public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. The Principal Façade areas will be associated with the main buildings. The Principal Façade areas will have minimum setbacks as shown on Sheet GPD-5. Specifically, the new north and south buildings' west walls will be aligned with Wunder Hall and the Gym/Rec Center (39'2" from west property boundary). The south wall of the new north building will have the same setback from State Street as Wunder Hall (50' from south property boundary). The Principal Façade areas will have pedestrian entrances designed for the public. The Principal Façade areas will have landscaping and streetscape treatments designed to enhance the pedestrian experience. This could include decorative pavements, special lighting, street trees, planting beds, benches, directional signage, and cultural related features on the building façade and within the pavement. There will also be canopies and seating areas at the entrances and parking drop off areas.

Secondary Façade is defined as the area not generally exposed to significant public contact. Secondary Façade areas will be associated with the back of the building areas, utilities, and materials management facilities, facing the interiors of the project site. Pedestrian and vehicular access points may be used by the public as well as for deliveries.
Existing Façade will generally remain as is, but may have landscape and streetscape improvements to improve the pedestrian experience, where appropriate.

Parking lots will be placed and designed to minimize the impact on surrounding properties. To that end, Surface Parking–Primary is defined as the areas of surface parking adjacent to the right-of-way. These areas will receive landscape treatments as specified in III.E, below, which will generally include regularly spaced trees and a continuous base of shrubs. Surface Parking–Secondary is defined as the areas of surface parking adjacent to adjoining properties. These areas will receive landscape treatments as specified in III.F and III.H, below. Open space areas adjacent to the right-of-way and adjoining properties will receive landscape treatments as specified in III.F and III.H, below.

E. Screening (295-907.3.f.)

Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of surface parking and circulation facilities will be comprised of regularly spaced trees and continuous base shrubs, and may include fencing that will create a barrier, but not be a visual screen. Plantings will create a continuous edge of plants, but the eye level zone will be mostly open, to allow for surveillance between parking lots and streets. Facilities such as mechanical equipment or enclosures, dumpsters, and other trash collection equipment, will be screened per Section 295- 405.1.b-7, Type "G" Landscaping (object screening), wherever these facilities are visible to the public. Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.

F. Open Spaces (295-907.3.g.)

Open spaces are shown on Sheet GPD-5. Open spaces will include facilities for storm water management, pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing; information features such as signs or kiosks; lighting, shielded so as to not cause glare on adjoining streets and residences; and decorative enhancements, such as flagpoles, artwork, or water features. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

G. Circulation Facilities (295-907.3.h.)

The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop-off and loading facilities are identified on Sheet GPD-5. Adequate access for pedestrians and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and will be adequately screened. As new buildings come on line, the network of pathways will be expanded to connect to them. Bike racks will be provided at or near building entries.

H. Landscaping (295-907.3.i.)

Site landscaping standards will confirm to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Surface parking and circulation facilities will be landscaped and screened as specified in III.E above. Open spaces will include the uses and related landscape standards as specified in III.F, above. Landscaping shall meet or exceed the requirements of Section 295-405.1.c, for planting materials, fencing and walls, and berms. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.c-8.

Currently, much of the Site is surrounded by a chain link security fence that provides perimeter security for the buildings. It also isolates the Site from the surrounding neighborhood because it blocks pedestrians, bicyclists and others from passing through the Site to get to and from points in the surrounding neighborhood. It is the intention of the FCPC to remove this fence and replace it with decorative fencing that provides for the security interests of persons working in or visiting buildings on the Site and to do it in such a way that the Site does not remain isolated from the rest of the neighborhood.

I. Lighting (295-907.3.j.)
New building and site lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets, or light escape to nearby residences. Site lighting will be a solution that combines bollards where needed at pedestrian paths and low pole mounted lighting in the parking areas. Parking area fixtures will have use cutoff diffusers and will have a light temperature consistent with a color rendition index from 75-85.

J. Utilities (295-907.3.k.)
New transformers and substations will be installed within buildings or will be otherwise screened from view.

K. Signs (295-907.3.l.)
A signage program will be developed for the Concordia Property Trust site. The signage program may include entrance signs, directional signs, identification signs, decorative lighting features, and canopy signs.
The Entrance signs will be monument signs, located in three places: the south side of State Street at approximately 33rd street and 32nd street and at 33rd and Kilbourn. They will have an approximate 2-foot tall masonry base, a 10-foot long, 4 foot high sign panel (maximum of 40 square feet), two sided, metal, externally and/or internally lit. Only letters and logos will be illuminated if a sign is internally illuminated.

Also, no signage shall be allowed to be placed on the existing historic buildings other than historically appropriate address signage which shall also be externally illuminated.)

Adequate signage is required to ensure creation of class A office facilities. Back-lit signs on building exteriors may be installed if requested by tenants. All signs will comply with the City's sign ordinance applicable in LB2 zoning districts and will be Type A signs. Not more than 4 signs will be mounted on the exterior of the southerly new building, and not more than 3 signs will be mounted on the

exterior of the northerly new building.

There will be directional monument signs at key locations around the Site. There will be a maximum of 10 primary and secondary directional signs, with a maximum sign area of 24 square feet. These signs may be internally or externally lit. Signs may be located in the right of way, subject to City approval.

There will be parking lot and freestanding identification signs. Overhead mounted signs will have a maximum area of 40 square feet. These signs may be internally or externally lit.

There will be decorative lighting features, designed as lanterns, installed along internal drives, and within the right-of-way, subject to City approval. There will be a maximum of 30 ground-mounted special lanterns.Maximum height of the lanterns will be 15 feet.

There will be signs, for directional and other information, that may serve other functions, such as decorative lighting, flag poles, and displays. There will be a maximum of six signs, with a maximum height of 12 feet. There will be no pole-mounted signs.

The signage program will be submitted as part of a future phase of the project.

L. Sign Illumination (295-907.3.m.)
If signage is illuminated, the source of illumination shall not be visible or intermittent.

M. Survey (295-907)
The ALTA/ACSM Land Survey, Sheet GPD-2 shows the property lines. The proposed Project Boundary description Sheet GPD-3 shows the topography at 1-foot intervals.

IV. MINOR MODIFICATIONS

Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans 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. The Tribe, in generating the plans for the GPD, 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 the Tribe 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, the Tribe will retain the right to make minor modifications to the GPD at any time in accordance with the provisions of the City zoning code.

V. STATISTICAL SHEET" INFORMATION

Section 295-907.2.c-1 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 is set forth on the Statistical Sheet attached hereto as Exhibit A.

EXHIBIT A
General Plan of Development Statistical Sheet
Concordia Property Trust Site

STATISTICAL SHEET PER 295-907(B-1)

2.b-1-a	**Gross Land Area**	492,613 sf	11.309 acres	100% of total
2.b-1-b	**Maximum Amount of Land Covered by Principle Buildings**	116,919 sf	2.68 acres	23.7% of total
2.b-1-c	**Maximum Amount of Land Devoted to Parking and Drives**	131,136 sf	3.01 acres	26.6% of total
2.b-1-d	**Minimum Amount of Land Devoted to Landscaped Green Space (including walks)**	214,524 sf	4.93 acres	43.6% of total
2.b-1-e	**Total Area Devoted to Non-Residential Uses**	492,613 sf	11.309 acres	100% of total
2.b-1-f	**Proposed Number of Buildings**	11 Current Existing Buildings -3 Demolished 2 Proposed 10 Net Total		
2.b-1-g	**Dwelling Units per Building**	Not Applicable		
2.b-1-h	**Bedrooms per Unit**	Not Applicable		
2.b-1-i	**Parking Spaces Provided**	236 Surface 84 Structured 320 TOTAL 1.19 Number of Cars / 1,000 gsf of Building Area		

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

ALBRECHT HALL

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

PRITZLAFF HALL

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

WUNDAR HALL

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

RINCKER LIBRARY

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

REFECTORY

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

GYMNASIUM/REC CENTER

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

LION HOUSE

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

ADMINISTRATION BUILDING

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

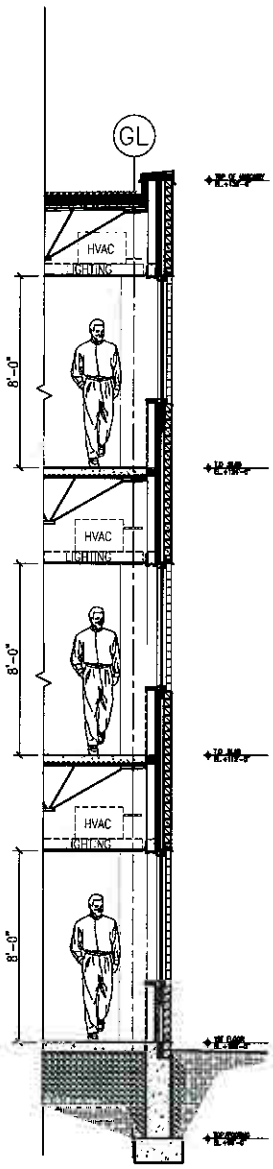
SPOTTED EAGLE HIGH SCHOOL

EXHIBIT B
General Plan of Development - Site Photos
Concordia Property Trust Site

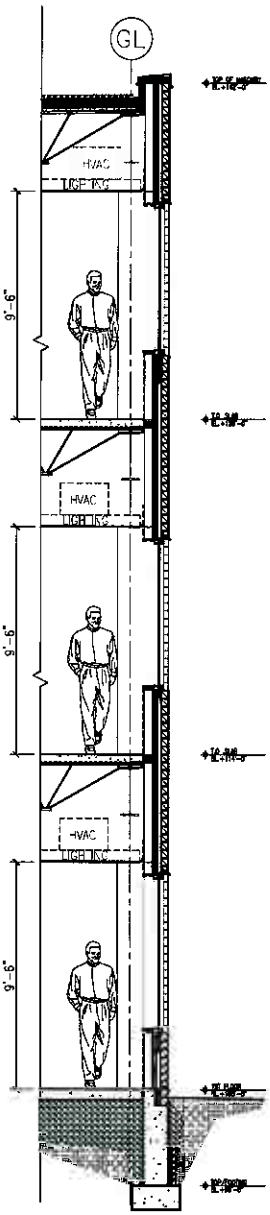
APARTMENTS

EXHIBIT C

General Plan of Development - Floor to Floor Height Illustration
Concordia Property Trust Site



Class C Office Space



Class A Office Space

BLDG SECTION DIAGRAM

Kahler Slater
experience design

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