Concordia Trust Property

For: The Forest County Potowatomi Community of Wisconsin

Detailed Plan of Development/ Minor Modification

Project Description and Owner's Statement of Intent

Common Council File #111611 | July 29, 2011 (Revised September 14, 2011)

Minor Modification April 04, 2012

I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS:

The Forest County Potawatomi Community of Wisconsin ("FCPC") requests approval of certain minor modifications to the previously approved Detailed Plan of Development for the Concordia Trust Property at and around 3234 West State Street (the former Concordia College Campus) lying north of West State Street plus the historic "Lion House" property located at 3209-3215 West Highland Avenue.

The modifications made include an increase in width of the south building elevation along W. State Street to accommodate the increased width of the air louvers. This increase in louver width is a result of the requirements of the Acoustical Engineering design as it relates to noise control as stated below in II. Overall Development Concept - Proposed Site Renovation. The south elevation width increase also increased the north elevation width. The resulting increase in width does not correspond to an increase in the Maximum Amount of Land Covered by Principal buildings (25,000 square feet) stated in the previously submitted Statistical Sheet. The modified design of the building footprint is 1,700 gross square feet smaller at 23,300 gross square feet.

A modification to the parking area was made to accommodate truck dock access and the inclusion of a security gate control at the entrance to the parking area from W. Highland Boulevard. After review of the originally submitted DPD.5-Proposed Building and Parking Site Plan, an analysis of turning radii for trucks using the building's dock required a change to the paved parking area and dock access design. The need for an inbound and outbound lane to access the controls for the security gate also required a modification to the paving area plan. Accommodating these changes resulted in a loss of five (5) parking stalls.

The FCPC intends to redevelop this site with new construction of a carrier neutral, enterprise data center, designed to accommodate small and medium size data center facility

requirements. The building design can accommodate a single, larger user or multiple smaller users.

Renovation of the Site also includes continued preservation of an existing historic building (Lion House) and to reflect market demands for low-impact jobs creating uses that fit the requirements of the FCPC and the City of Milwaukee.

This Statement of Owner's Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the detailed development plan:

Plan Sheets:

- DPD-1 Cover Sheet / Vicinity Map/Precinct Plan 04/04/12
- DPD-2 ALTA/ACSM Land Survey 04/04/12
- DPD-3 Proposed Project Boundary Description 09/01/11
- DPD-4 Existing Facilities Site Plan 09/01/12
- DPD-5 Proposed Building and Parking Site Plan 04/04/12
- DPD-6 Proposed Utility Plan 04/04/12
- DPD-7 Proposed Grading Plan 04/04/12
- DPD-8 Proposed Landscape Plan 04/04/12

II. OVERALL DEVELOPMENT CONCEPT

Existing Conditions

The Site consists of that part of the land covered by existing GPD zoning which lies north of West State Street and south of West Highland Boulevard. The Site is partially located in the Highland Boulevard Local Historic District. The site has been used for institutional purposes such as Spotted Eagle High School, and for residential purposes, as described below.

The neighborhood to the east is predominantly single family homes while the neighborhood to the west is a mix of duplexes and commercial structures. The neighborhood to the south 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 FCPC is a Federally recognized Indian Tribe. The Site, comprised of approximately 2.99 acres of land in the near west side of the City of Milwaukee, is held in trust by the United States of America for the benefit of the FCPC. In 1990, FCPC leased the entire Concordia Trust Property, including all of the Site (except for the Lion House), 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 operating a school on the Site in summer 2007, although the Indian Council for the Elderly and the tenants in several apartment units in a 16-unit building at the corner of West Highland Boulevard and North 33rd Street continued to occupy portions of the Site pursuant to subleases. The Indian Community School's lease ended on July 19, 2010. FCPC now occupies the Site, and intends to preserve and redevelop it.

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.

Proposed Site Renovation

Demolition of the former Spotted Eagle High School and the 16-unit apartment building to facilitate construction of the proposed facility has been completed.

New construction of a two-story, carrier neutral, enterprise data center, designed to accommodate small and medium size data center facility requirements. This is considered to be a "General Office" use. The footprint area for the building is 23,500 gross square feet, with a total building area of 47,000 gross square feet. The building design can accommodate a single, larger user or multiple smaller users. Due to the nature of this use, security of the facility and its' equipment is a primary concern.

The facility offers high levels of physical security including a fenced and gated parking lot, a secured building entry as the sole entrance to the building, and closed circuit televison security cameras located throughout the site and building. Exterior placement of building-related transformers, switchgear and a generator fuel tank present the need for a fenced, secure area for this equipment that is located beyond the building setback area as shown on Sheet DPD-5.

While there will be a small facility operations staff on-site 24 hours a day, 7 days a week, few tenants will have much of a physical presence in the building as the IT systems will typically be accessed remotely.

A total of 17 spaces of surface parking for the Data Center will be developed as shown on Sheet DPD-5.

One delivery dock for "Penske" type panel trucks will be provided in this building. 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.

Exterior facade materials will be brick, glass, architectural metal panel and pre-cast concrete. The exterior will also include architectural detailing and canopies, and building address 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. Those elevations defined as secondary facades will provide openings, elements and detailing consistent with the primary facades.

All glazing along the first floor will be clear glass or low-e glass. Upper floor windows may be low-e or lightly tinted. Glazing will be consistent with the surrounding context.

Window openings in the North Elevation at the first floor will provide daylighting to the interior of the facility that complies fully with the above stated requirements. Window openings at the second floor of the North elevation will utilize the same glazing and window systems but also incorporate a painted interior knockout panel that eliminates visual and physical access to the interior of the facility while providing shadow lines consistent with fully glazed openings. These knockout panels can be removed to provide interior daylighting should tenant changes dictate the need. Portions of the west , east and south elevations will also contain full visibility glazing. In addition to the window openings intended for interior daylighting on the first floor of the west (security office), east (conference room) and south (exit stair) elevations, glazed windows with knockout panels will also be incorporated for security and as design elements conducive to the neighborhood and district. Second floor window openings with the exception of the exit stair on the South elevation will also incorporate the knockout panels.

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. All testing will occur on a schedule. The currently anticipated schedule is as follows:

- Once per week for 30 minutes Mid-day Monday- Friday
- Once per month for 1-hour Mid-day Monday- Friday
- Once per year for 4-hours Mid-day Monday- Friday

The precise schedule may change depending on technical requirements applicable to the equipment, but it will be confined to mid-day during the week, and be limited to the minimum runtime consistent with the applicable requirements.

An execption to the Noise Rating Number standards also will apply at times when the back-up generators are activated due to loss of utility power to the site. These occurrences are expected to be extremely rare. Two independent connections to the electric utility grid will be provided. Both would have to be lost before the back-up generators would activate.

The Site for this DPD necessarily includes the entire parcel of the Concordia Trust Property lying north of West State Street, in addition to the parcels occupied by the Lion House (3209 and 3215 West Highland Avenue) because City zoning ordinances require that zoning district boundaries coincide with parcel boundaries and the Concordia Trust Property north of West State Street is a single parcel.

Land Use Plan for the Near West Side

The City has approved 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

This DPD clearly advances the goals of the Near West Side Comprehensive Plan.

Storm Water Management

The quantity and quality of storm water drainage from the Site will be addressed through the use of existing City infrastructure, in compliance with City requirements. The use of "Green Infrastructure", such as pervious pavements, rain gardens, and bio-infiltration basins, will be evaluated for applicability during the site design process. Underground detention below the surface parking will be utilized to address the impacts of additional impervious surfaces on the storm water runoff from the Site, in accordance with City requirements. There will be no open detention ponds. Refer to Sheet DPD-6.

III. COMPLIANCE WITH STANDARDS

The proposed DPD 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 DPD shall comply with the applicable provisions of Section SPS361.05, Wis. Admin. Code, adopting the International Building Code with modifications as set forth in Chapter SPS362, Wis. Admin. Code.

D. Setbacks (295-907.3.e.)

Setbacks for the building and parking will be as follows:

- Building setback along West State Street -50 feet from property line
- Parking along West State Street -30 feet from property line
- Building and Parking along North 33rd Street -39 feet 2 inches from property line
- Building and Parking along West Highland Boulevard -Match setback of "Lion House"

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 will include 8' high decorative metal fencing that will create a barrier, but not be a visual screen per Section 295- 405.1.b-1, Type "A" Landscaping (Standard Parking Lot Screening). Refer to DPD-5 for location of decorative metal fencing.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. Trash collection equipment will be screened with a masonry walled enclosure with a wood gate that is similar to the masonry screen wall shown in Exhibit D. The mechanical equipment and generator fuel tank located at the building exterior will be screened along West State Street with a brick pier (16 inch x 16 inch minimum pier footprint) enclosure that utilizes either a masonry screen wall 8' in height or a decorative metal fence and gate 8' high between the masonry piers as shown in Exhibit D. 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.

The residential buffer along the east property boundary adjacent to the residential parcel to the east of the the Site will be screened per Section 295- 405.1.b-8, Type "H" Landscaping (Residential Buffer), comprised of the existing chain link fence in combination with the existing shrub line and a new decorative metal fence. An 8' high decorative metal fence will be placed along this boundary as shown on Exhibit D.

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

Open spaces that will be improved in this DPD phase are shown on Sheet DPD-8. 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 DPD-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. Bike racks will be provided near the building entry.

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. Refer to Sheet DPD-8 for the proposed landscape plan.

An 8'-high decorative metal fence that provides for the security interests of the proposed facility will be installed in the locations as shown on Exhibit 'D'.

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 to 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 with cut-off fixtures. Parking area fixtures will use cutoff diffusers and will have a light temperature consistent with a color rendition index from 75-85. The maximum height of pole mounted lighting fixtures in the parking area will be 16' tall.

Staff will have the opportunity to review and approve the final fixture selections for the parking area, building and landscaping if utilized. An example of the proposed pole mounted fixture to be used is shown in Exhibit 'C'.

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.)

The current signage proposed for this Data Center facility is limited to building address signage.

Current DPD Signage Overview

Adequate signage is required to ensure creation of class A office facilities. Back-lit signs on the building exterior may be installed if requested by future tenants. All future signs will comply with the City's sign ordinance applicable in LB2 zoning districts and will be Type A signs. Not more than 3 signs will be mounted on the exterior of the proposed Data Center facility if requested by future tenants. If required by future tenants, proposed future signage will be submitted for Staff review and approval.

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 DPD-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 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. FCPC has attempted to anticipate all factors required to complete the project successfully. However, neither FCPC 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, FCPC will retain the right to make minor modifications 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 application 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
Detailed Plan of Development Statistical Sheet
Concordia Property Trust Site

STATISTICAL SHEET PER 295-907(B-1)

2.b-1-a	**Gross Land Area**	130,387 sf	2.99acres	100% of total
2.b-1-b	**Maximum Amount of Land Covered by Principle Buildings**	23,500 sf	0.53 acres	18.0% of total
2.b-1-c	**Maximum Amount of Land Devoted to Parking and Drives**	25,000 sf	0.57 acres	19.2% of total
2.b-1-d	**Minimum Amount of Land Devoted to Landscaped Green Space (including walks)**	53,500 sf	1.23 acres	41.0% of total
2.b-1-e	**Total Area Devoted to Non-Residential Uses**	130,387 sf	2.99 acres	100% of total
2.b-1-f	**Proposed Number of Buildings**	3 Current Existing Buildings -2 Demolished 1 Proposed 2 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**	17 Surface - Data Center 10 Surface - Lion House 27 TOTAL 0.56 Number of Cars / 1,000 gsf of Building Area		

EXHIBIT B
Site Photographs
Concordia Property Trust Site

VIEW LOOKING SOUTH EAST FROM WEST HIGHLAND BLVD. AND NORTH 33RD STREET

VIEW LOOKING SE AT PORTIONS OF NORTH PROPERTY BOUNDARY FROM WEST HIGHLAND BLVD.

EXHIBIT B
Site Photographs
Concordia Property Trust Site

VIEW LOOKING WEST ALONG NORTH PROPERTY BOUNDARY AT WEST HIGHLAND BLVD.

VIEW LOOKING SOUTHWEST FROM NORTHEAST PROPERTY CORNER AT WEST HIGHLAND BLVD.

EXHIBIT B
Site Photographs
Concordia Property Trust Site

VIEW LOOKING NORTH ALONG EAST PROPERTY BOUNDARY AT WEST STATE STREET

VIEW LOOKING AT NORTHWEST AT SOUTH PROPERTY BOUNDARY FROM WEST STATE STREET

EXHIBIT B
Site Photographs
Concordia Property Trust Site

VIEW LOOKING EAST ALONG SOUTH PROPERTY BOUNDARY AT W. STATE ST. AND N. 33RD ST.

VIEW LOOKING NORTHEAST FROM W. STATE ST. AND N. 33RD ST.

EXHIBIT B
Site Photographs
Concordia Property Trust Site

VIEW LOOKING AT NORTH AT WEST PROPERTY BOUNDARY FROM W. STATE ST. AND N. 33RD ST.

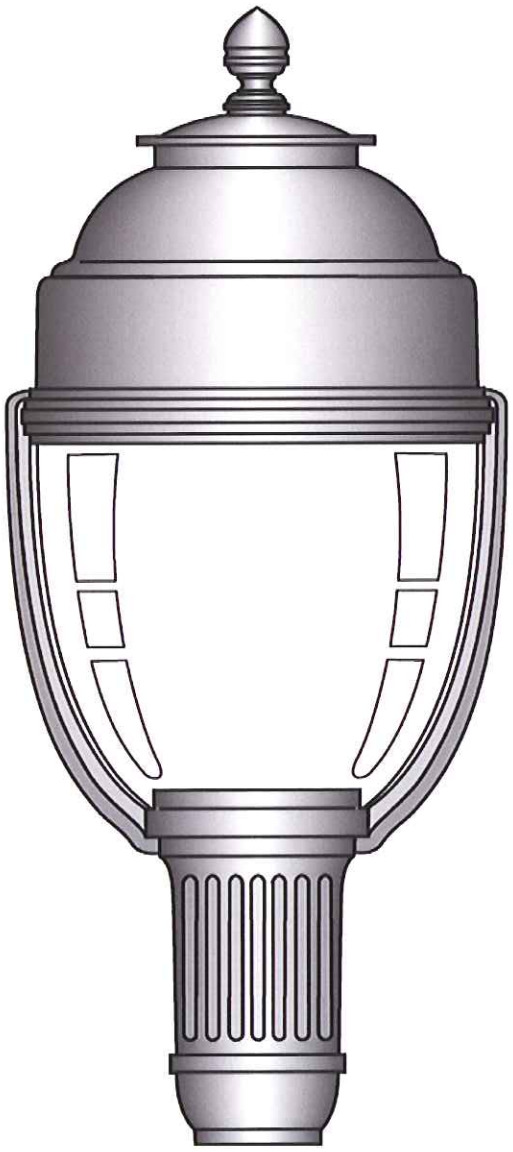
VIEW LOOKING EAST ALONG A PORTION OF NORTH PROPERTY BOUNDARY FROM N. 33RD ST.

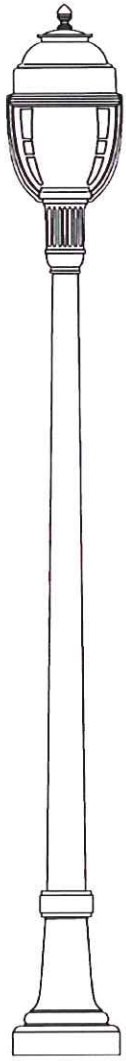
EXHIBIT B
Site Photographs
Concordia Property Trust Site

VIEW LOOKING AT NORTH AT WEST PROPERTY BOUNDARY ADJACENT TO LION HOUSE PARCEL

VIEW LOOKING SOUTHEAST AT THE LION HOUSE FROM WEST HIGHLAND BOULEVARD

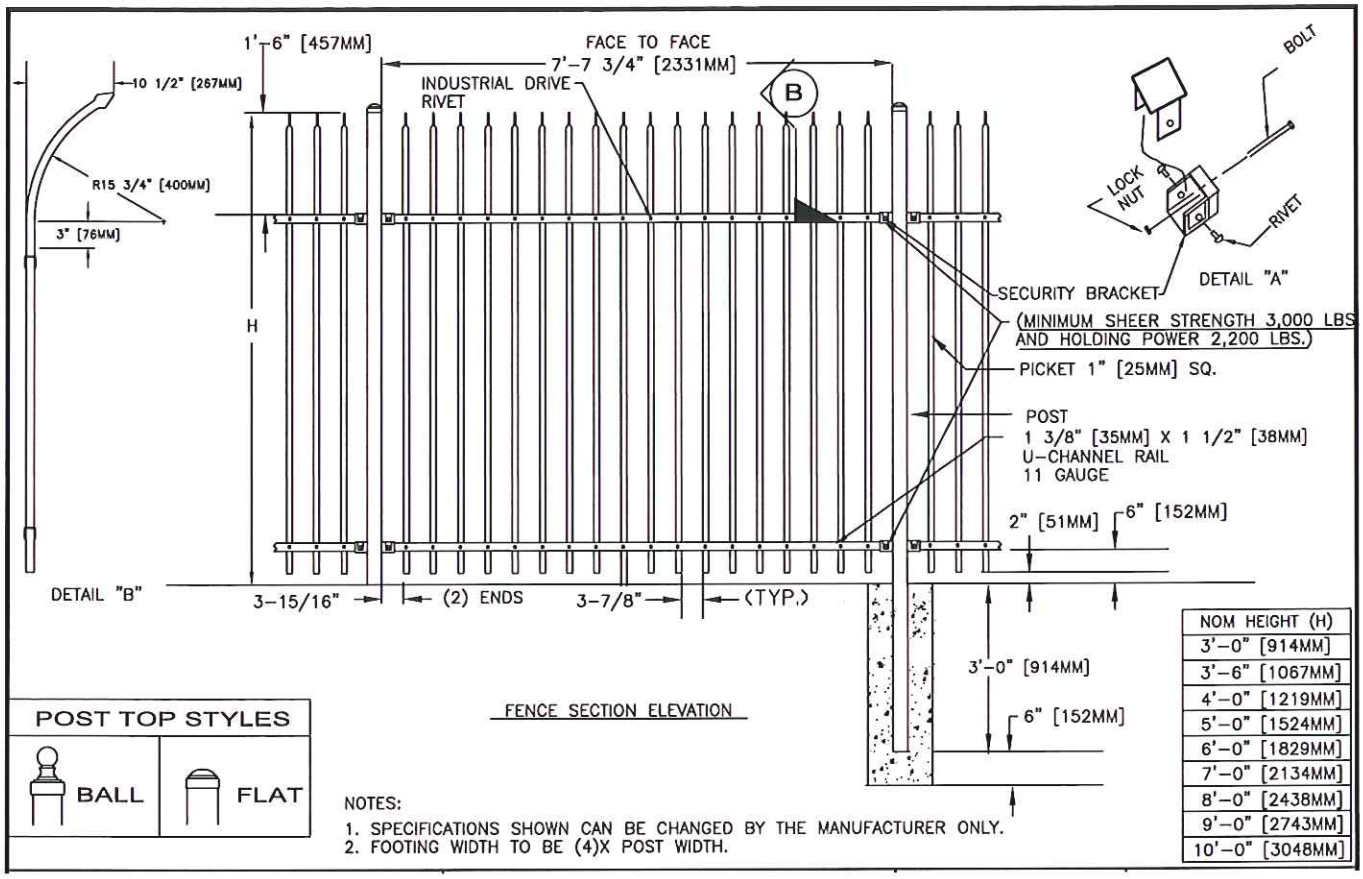
EXHIBIT C
Lighting
Concordia Property Trust Site





POLE MOUNTED , PARKING AREA, CUT-OFF LIGHT FIXTURE - 16' MAXIMUM HEIGHT

EXHIBIT D
Fencing / Screening
Concordia Property Trust Site



TYPICAL SHOP DRAWING FOR 8' HIGH PERMETER SECURITY FENCING

PHOTO OF PROPOSED PERIMETER SECURITY FENCING

EXHIBIT D
Fencing / Screening
Concordia Property Trust Site

MASONRY SCREEN WALL TRASH ENCLOSURE

TYPICAL MASONRY/ FENCING SCREEN WALL AT EQUIPMENT ENCLOSURE - LOOKING NW

EXHIBIT D
Fencing / Screening
Concordia Property Trust Site

MASONRY/ FENCING SCREEN WALL AT EQUIPMENT ENCLOSURE - LOOKING SE