

**Exhibit A**  
**File No. 201562**  
**Minor Modification to a Detailed Planned Development known as Western Building Products**  
**7007 N 115<sup>th</sup> St.**  
**4/8/21**

**Previous File History and Project Summary**

In 2019, a Detailed Planned Development (DPD) was established as File No. 190159 to allow construction of a 326,000 square foot building that will serve as Western Building Products' new corporate headquarters. The proposal includes a possible 75,000 square foot future expansion of the facility on the north end. Specifics regarding allowable freestanding and building wall signs were approved as part of the DPD.

**Minor Modification Summary**

The DPD currently allows (1) freestanding monument sign along 115<sup>th</sup> ST, and (1) type "A" building wall sign at the main entrance on the east façade. The DPD noted that a second building wall sign might be requested at the time the building expansion occurred. Western Building Products is requesting a minor modification to the DPD zoning to allow a type "A" wall sign, which will be internally illuminated on the northern side of the east façade in advance of the future expansion. Currently, this proposed sign is not allowed.

The currently approved DPD allows for directional signs to be placed on the site as needed, and these signs are shown in the attached drawings for informational purposes. See signs A-E, which are freestanding directional signs.

**List of Attachments**

1. Vicinity map
2. Site photos
3. Drawings

**Proposed Changes**

Below is a screenshot of the detailed project plan under the "Signs" section of the approved DPD (FN 190159):

- A mid-sized building-mounted sign near the main office entrance on the east (115<sup>th</sup> Street) (see the attached architectural elevations). The sign will be approximately 4' – 10" in height by 20' – 10" in length, and will consist of individual letters that will be internally illuminated or back-lit. A second building wall sign may be requested at the time that the Phase II expansion is applied for.

The proposed request would seek to install the illuminated letters on the north side of the eastern façade prior to the building expansion. The sign would be approximately 27'4-1/2"W x 4'11"H for a total of 134.59 square feet. The letters will be constructed out of aluminum and the illumination will be high efficiency LED's. All other aspects of the DPD remain unchanged.



SIGNS

4085 North 128th Street  
 Brookfield, WI 53005  
 p. 262-781-1500  
 www.LembergElectric.com

Client: Western Building Products  
 Address: 7007 North 115th Street  
 Location: Milwaukee, Wisconsin

Sales Representative: Brian Pritzkow  
 Project Manager: T.B.D.  
 Designer: Mark Mayzik

Scale: N/A  
 Paper Size: 11x17  
 Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:  
 Western\_Building\_Products\_OVERVIEW\_r00\_D 10-16-20



SIGNS

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 Western\_Building\_Products\_SITE\_MAP\_r00\_D 10-16-20

Proposed additional sign this minor modification is seeking to add.  
 NOTE: sign is not currently allowed until Phase II construction starts



PROFILE



Channel Letters - Individually Mounted

One (1) Set of Face Lit Channel Letters Individually Mounted  
 Illuminated with Internal White LED  
 Sign to have Photo Cell

(A) Returns:  
 3" & 5" deep .040 letter coil - Black

(B) Trim Cap:  
 1" & 2" Black

(C) Face:  
 .177 white poly carbonate

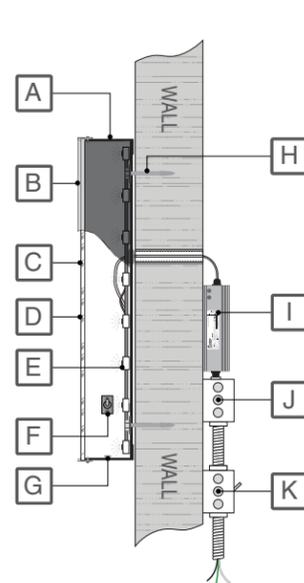
(D) Graphics:  
 3M translucent film digital print applied to 1st surface

Installation Method:  
 Mounted flush to exterior wall. (verify)

- Colors:
- 1) Digital Print PMS 7526C, (Miratek)
  - 2) Digital Print PMS 425C, (Miratek)
  - 3) Black, pre-finished (Standard)

Face Lit Channel Letters / Cross Section Detail

Remote Located Power Supply



A	3" & 5" Deep Aluminum Return (.040) Black
B	1" & 2" Trim Cap Black
C	White Poly Carbonate
D	3M translucent Digital Print with White outline
E	LED Modules White
F	Disconnect Toggle Switch
G	Weep Holes
H	Mounting Hardware
I	Power Supply 120v
J	Junction Box
K	Electrical Disconnect



Client: Western Building Products  
 Address: 7007 North 115th Street  
 Location: Milwaukee, Wisconsin

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 Designer: Mark Mayzik

Scale: 1/4"=1'  
 Paper Size: 11x17  
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Illuminated Effect



EAST ELEVATION



SIGNS

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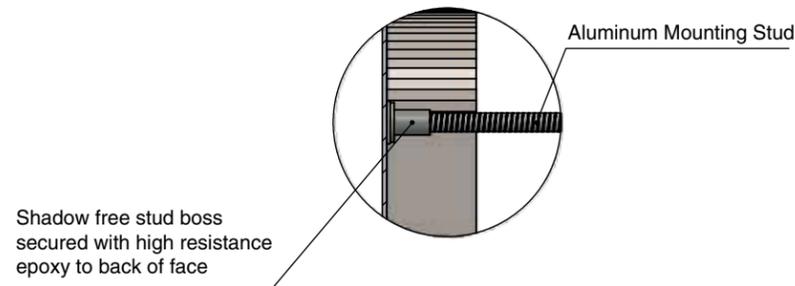
Client: Western Building Products  
Address: 7007 North 115th Street  
Location: Milwaukee, Wisconsin

Sales Representative: Brian Pritzkow  
Project Manager: T.B.D.  
Designer: Mark Mayzik

Scale: 1"=10'  
Paper Size: 11x17  
Signature / Date:

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Western\_Building\_Products\_EAST\_ELEV\_r01\_D 11-11-20

Proposed sign is currently approved and covered under the current zoning plan



FABRICATED ALUMINUM LETTER DETAIL



Fabricated Letter Specifications

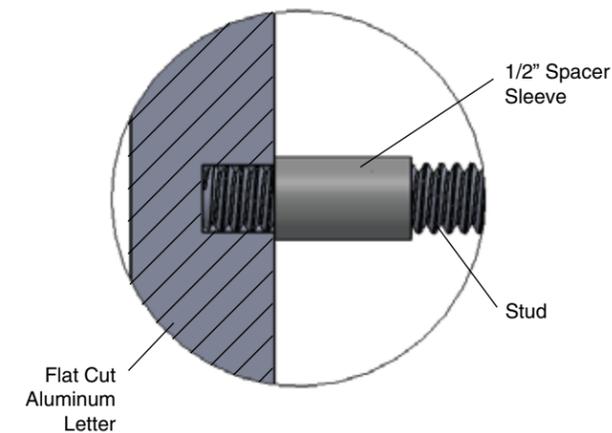
One (1) Set of Fabricated Aluminum Letters & Flat Cut Letters Non-Lit

(A) Fabricated Aluminum Letters:  
Fabricated 2" deep returns. Painted satin finish.

(B) Flat Cut Aluminum Letters:  
1/2" thick aluminum. Painted satin finish.

Installation Method:  
Fabricated letters stud mounted flush to building fascia.  
Flat cut aluminum letters stud mounted to building fascia with 1/2" standoffs.

Colors:  
1) Brushed Aluminum paint, (MP41342SP)



FLAT CUT ALUMINUM LETTER DETAIL



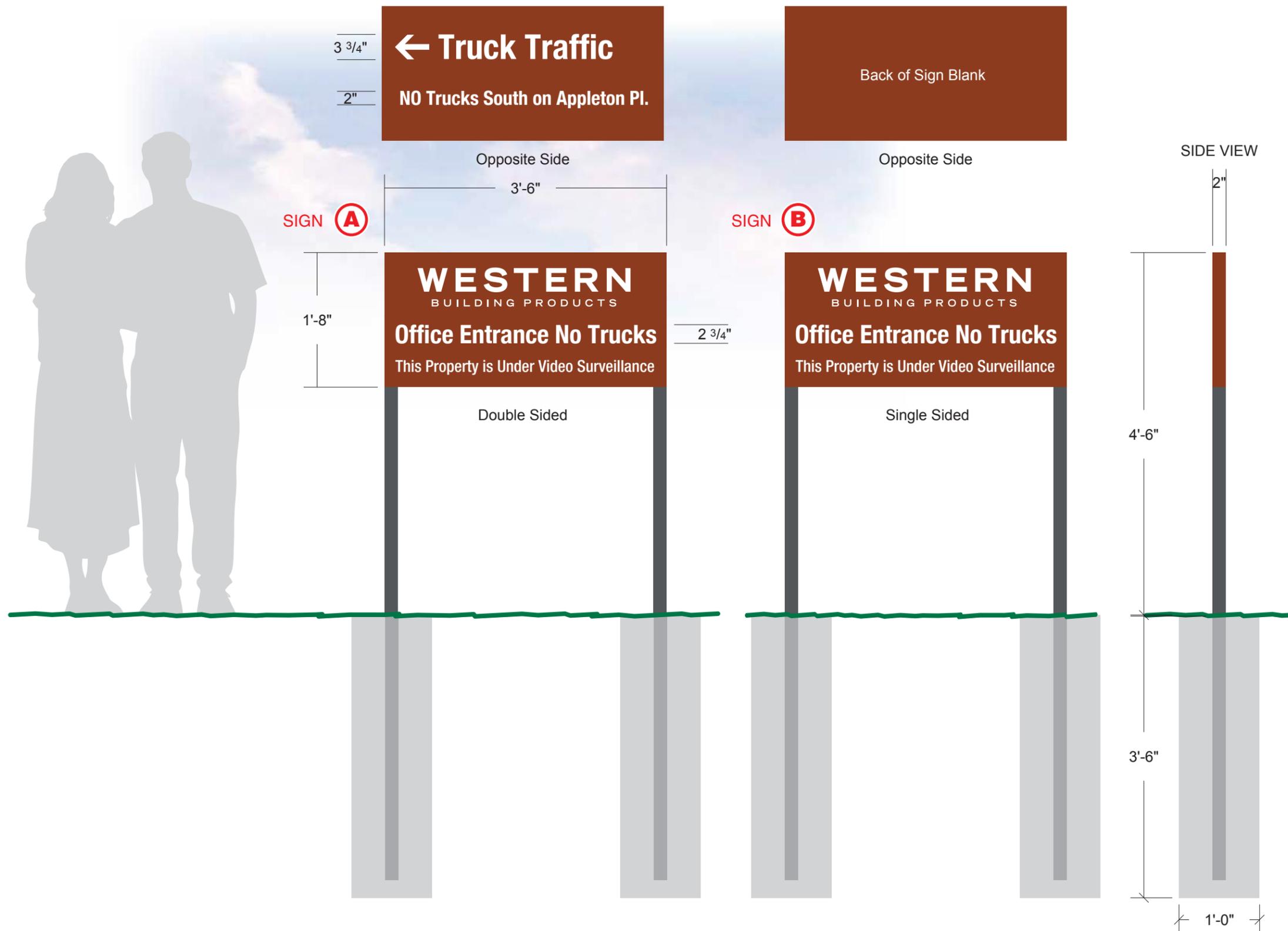
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Scale: 1/4"=1'  
Paper Size: 11x17  
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Western\_Building\_Products\_FAB\_LTRS\_v01\_r00\_D 10-16-20



Post & Panel Specifications	
Five (5) Fabricated Aluminum Post & Panel Signs Non-Lit	
(2) Double Sided , (3) Single Sided	
(A) Sign Face:	1/8" thick aluminum sign face, painted. (satin finish)
(B) Graphics:	3M opaque vinyl applied to 1st surface.
(C) Posts:	2" x 2" aluminum tubes, painted. (satin finish)
Installation Method: Posts to be direct bury into typical concrete footing.	
Colors:	
	1) Paint "Burnt Orange" PMS 7526C (Suggested)
	2) Paint "Gray" PMS 425C (Suggested)
	3) 3M Reflective Vinyl, White 180 (Suggested)
Signs A & B are directional signs and allowed under the current plan	



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Sales Representative: Brian Pritzkow  
Project Manager: T.B.D.  
Designer: Mark Mayzik

Scale: 3/4"=1'  
Paper Size: 11x17  
Signature / Date:

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Western\_Building\_Products\_P&P\_AB\_v01\_r01\_D 01-11-21



Opposite Side

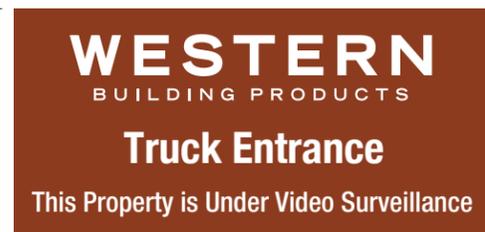
Opposite Side

Opposite Side

SIGN **C**

SIGN **D**

SIGN **E**



Double Sided

Single Sided

Single Sided

3'-6"

3'-6"

3'-6"

1'-8"

1'-8"

1'-8"

2 3/4"

2 3/4"

2 3/4"

3'-6"

3'-6"

3'-6"

1'-0"

1'-0"

1'-0"

4'-6"

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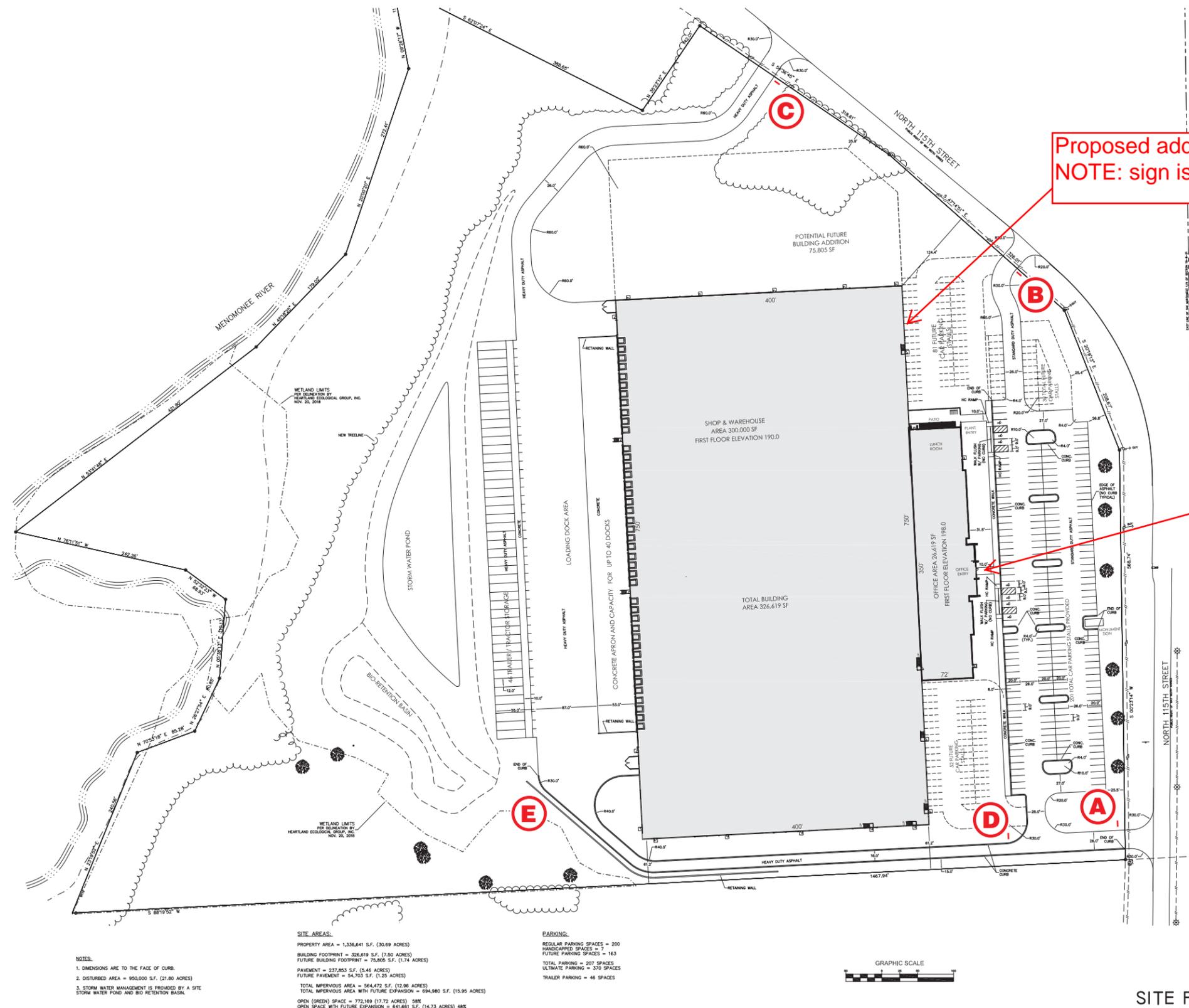
1'-0"

1'-0"

4'-6"

4'-6"

4'-6"



Proposed additional sign this minor modification is seeking to add.  
 NOTE: sign is not currently allowed until Phase II construction starts

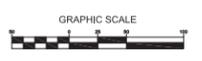
Proposed sign is currently approved and covered  
 under the current zoning plan

Signs A-E are directional signs and allowed  
 under the current plan

NOTES:  
 1. DIMENSIONS ARE TO THE FACE OF CURB.  
 2. DISTURBED AREA = 950,000 S.F. (21.80 ACRES)  
 3. STORM WATER MANAGEMENT IS PROVIDED BY A SITE STORM WATER POND AND BIO RETENTION BASIN.

SITE AREAS:  
 PROPERTY AREA = 1,336,641 S.F. (30.69 ACRES)  
 BUILDING FOOTPRINT = 326,619 S.F. (7.50 ACRES)  
 FUTURE BUILDING FOOTPRINT = 75,805 S.F. (1.74 ACRES)  
 PAVEMENT = 237,853 S.F. (5.46 ACRES)  
 FUTURE PAVEMENT = 54,703 S.F. (1.25 ACRES)  
 TOTAL IMPERVIOUS AREA = 564,472 S.F. (12.86 ACRES)  
 TOTAL IMPERVIOUS AREA WITH FUTURE EXPANSION = 694,980 S.F. (15.95 ACRES)  
 OPEN (GREEN) SPACE = 772,169 (17.72 ACRES) 58%  
 OPEN SPACE WITH FUTURE EXPANSION = 641,661 S.F. (14.73 ACRES) 48%

PARKING:  
 REGULAR PARKING SPACES = 200  
 HANDICAPPED SPACES = 7  
 FUTURE PARKING SPACES = 163  
 TOTAL PARKING = 207 SPACES  
 ULTIMATE PARKING = 370 SPACES  
 TRAILER PARKING = 46 SPACES



SITE PLAN



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 Western\_Building\_Products\_SITE\_PLAN\_r00\_D 01-11-21