

Exhibit A
File No. 252012
Minor Modification to a Detailed Planned Development known as St. Rita Square
728 E. Pleasant St.
3/16/2026

Previous File History and Project Summary

The subject site was rezoned from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) in 2018 as File No. 170508 to allow the construction of a 6-story senior living facility and a church. The DPD was subsequently modified in 2018 as File No. 181130 to allow changes to the previously approved building designs.

Minor Modification Summary

St. Rita Square has been open since 2018 and includes independent living, assisted living, high acuity assisted living, and memory care. There are currently two Type A wall signs located on the west and south facades of the building at the corner of N. Van Buren St. and E. Pleasant St., and there is one monument sign at the entrance of the building (on the south side). This minor modification to the DPD zoning relates to allowable building signage for the senior living building.

Currently, the DPD allows the following temporary and permanent signage:

- Entry wall sign will be 6’0” H x 16’0” W maximum with potential for elements of the sign graphic to extend beyond the height constraint – see elevations of File No. 170508 (original DPD) for example sign
 - Building name and address will be incorporated into the entry sign.
 - Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance
- Building signage will include illuminated letters or individual raised lettering consistent with the design of the building exterior.
- Additional directional signage may be necessary, and will be submitted to staff for review and approval prior to permit issuance.
- Temporary signage will be utilized during leasing and special events, and shall not exceed 36 sf.

This minor modification will allow the following signage on the senior building:

- Blade sign – One (1) blade sign is proposed for the west (Van Buren), on the east elevation of the building, to the right of the garage. The proposed non-illuminated wall sign is 11’8”H x 4’ W. Signage is 30 square feet. The “SENIOR LIVING” letters would be opaque acrylic letters, on an aluminum face.

All other aspects of the DPD zoning remain unchanged.

List of Attachments

1. Vicinity map
2. Site photos
3. Sign details

ST. RITA SQUARE

a  community

St. Rita Square / Capri Communities
728 East Pleasant Street - Milwaukee, Wisconsin 53202

Drawing Package Title: St_Rita_Square_1_(5)_CA.pdf

Date: 03-11-26

THIS BAND FOR LEMBERG SIGN TEAM SIGNATURES (Client Signs Off in Area at Bottom of Sheet).			
Design Review Date _____ Signature _____	Project Management Review Date <u>3/13/26</u> Signature <u>Mariselena Torres</u>	Operations Review Date _____ Signature _____	Sales Review Date <u>3/13/26</u> Signature <u>christopher Till</u>



SIGNS

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

CLIENT DRAWING APPROVAL - PLEASE PROOFREAD ALL DRAWINGS CAREFULLY - Check off the boxes below / sign & date.

Job # 2646-0067 CLIENT APPROVAL DRAWING

I have checked the following details on ALL pages and approve: Spelling / Copy Content Sign Placement Colors (I have reviewed physical samples of colors, as listed in this document)

Client Signature Kayla Ermer Date 3/16/26



◀ Location for New Sign



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

Client: St. Rita Square / Capri Communities

Address: 728 East Pleasant Street

Location: Milwaukee, Wisconsin 53202

Sales Representative: Chris Till

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

St_Rita_Square_BLDG_r01_CA

Date:

03-11-26

Monument Sign Specifications

One (1) Wall Sign - Double Sided

Non-Lit

(A) Sign Body:

Fabricated aluminum sign body 4" deep, with 1/8" aluminum faces. (countersunk screws on one side for access)

(B) Graphics:

"SENIOR LIVING" flat cut 3/8" thick acrylic letters, stud mounted. 3M opaque film on 1st surface of painted aluminum.

(C) Mounting Brackets:

Fabricated aluminum tube frame with 1/2" thick mounting plate.

Installation Method:

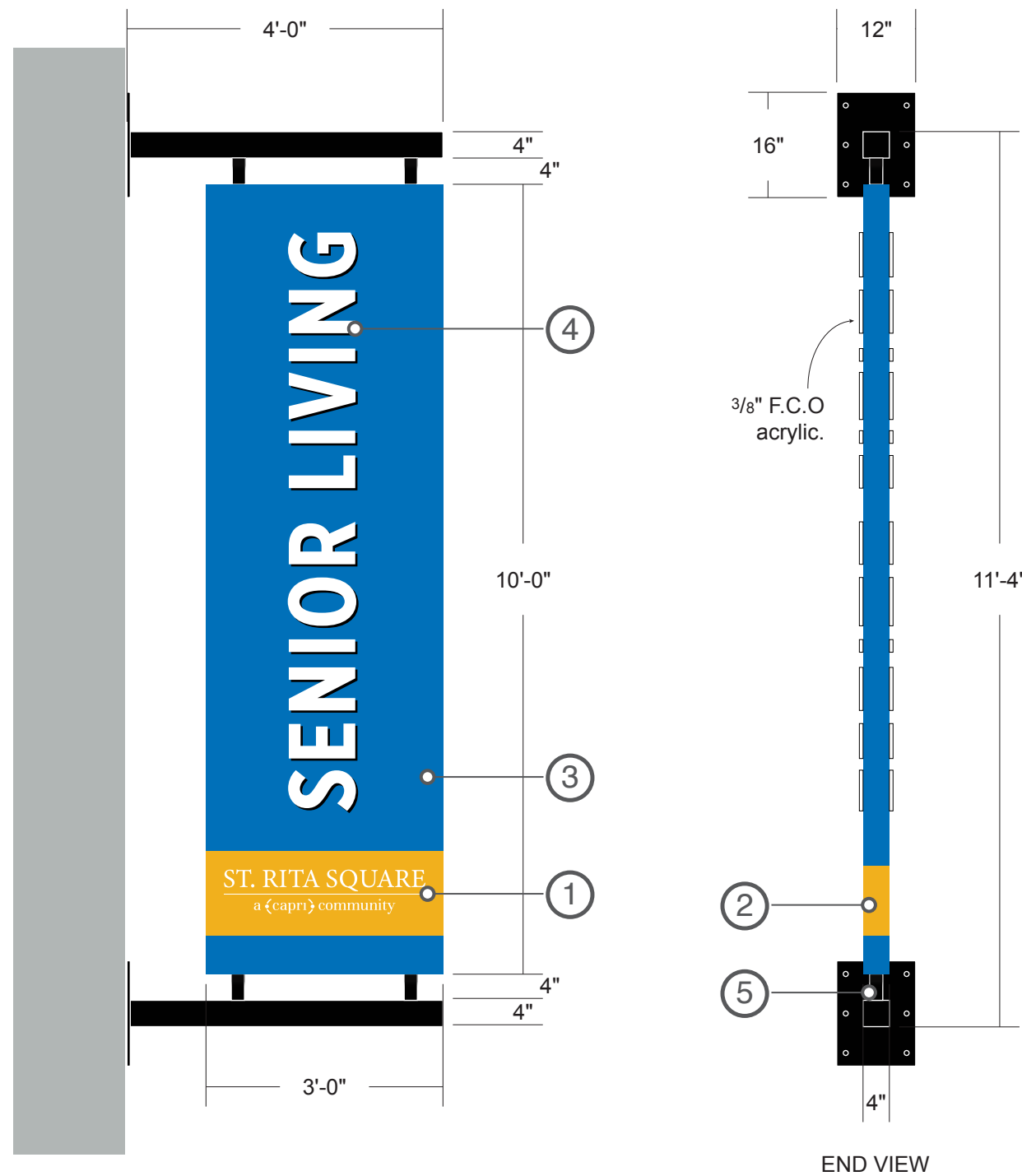
4" x 4" (1/4" wall) square aluminum tube arms and 1/2" mounting plate. Plates to be bolted to masonry building fascia.

8" long titans needed for the install.

Bike lanes will need to be closed to complete install.

Colors:

- 1) 3M opaque film, Wite 7725-10
- 2) 3M film / digital print, Gold PMS 7409
- 3) Paint Blue PMS 285
- 4) White paint, (satin finish)
- 5) Black paint, (satin finish)



Sign Area: 30 Sq. Ft.

Client: St. Rita Square / Capri Communities

Address: 728 East Pleasant Street

Location: Milwaukee, Wisconsin 53202

Sales Representative: Chris Till

Project Manager: Marielena Torres

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

St_Rita_Square_BLADE_v04_r03_CA

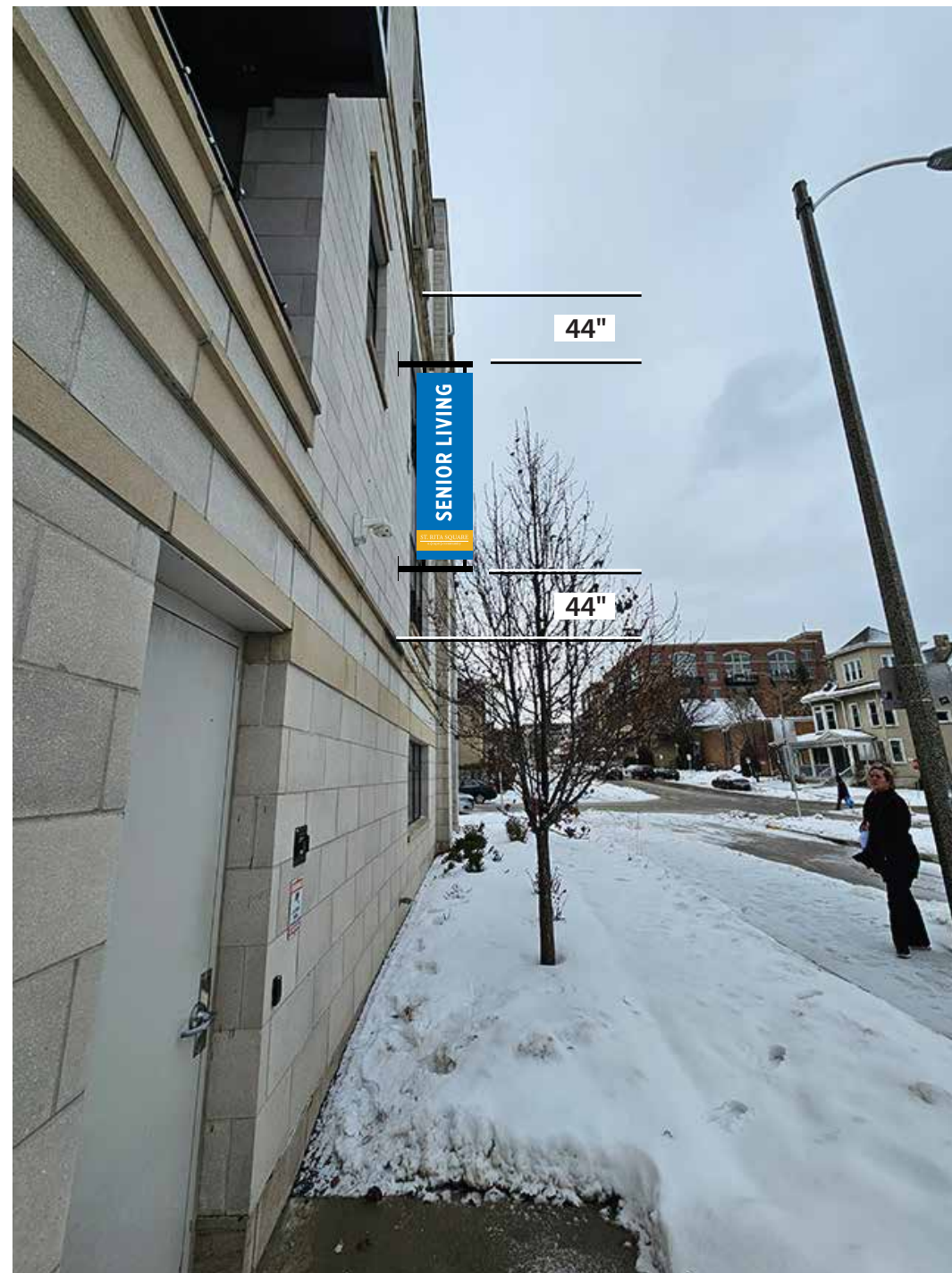
Date:

03-11-26



SIGNS

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



Building Dimensions: From the top of the window to the concrete bump out is 18'-8" H and 6'-10" W is the space between the windows. Center sign vertically & horizontally in that area.

Van Buren Elevation

Sign shown in this photo rendering is approximate, and may be different than actual installation.



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

Client: St. Rita Square / Capri Communities

Address: 728 East Pleasant Street

Location: Milwaukee, Wisconsin 53202

Sales Representative: Chris Till

Project Manager: Marielena Torres

Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

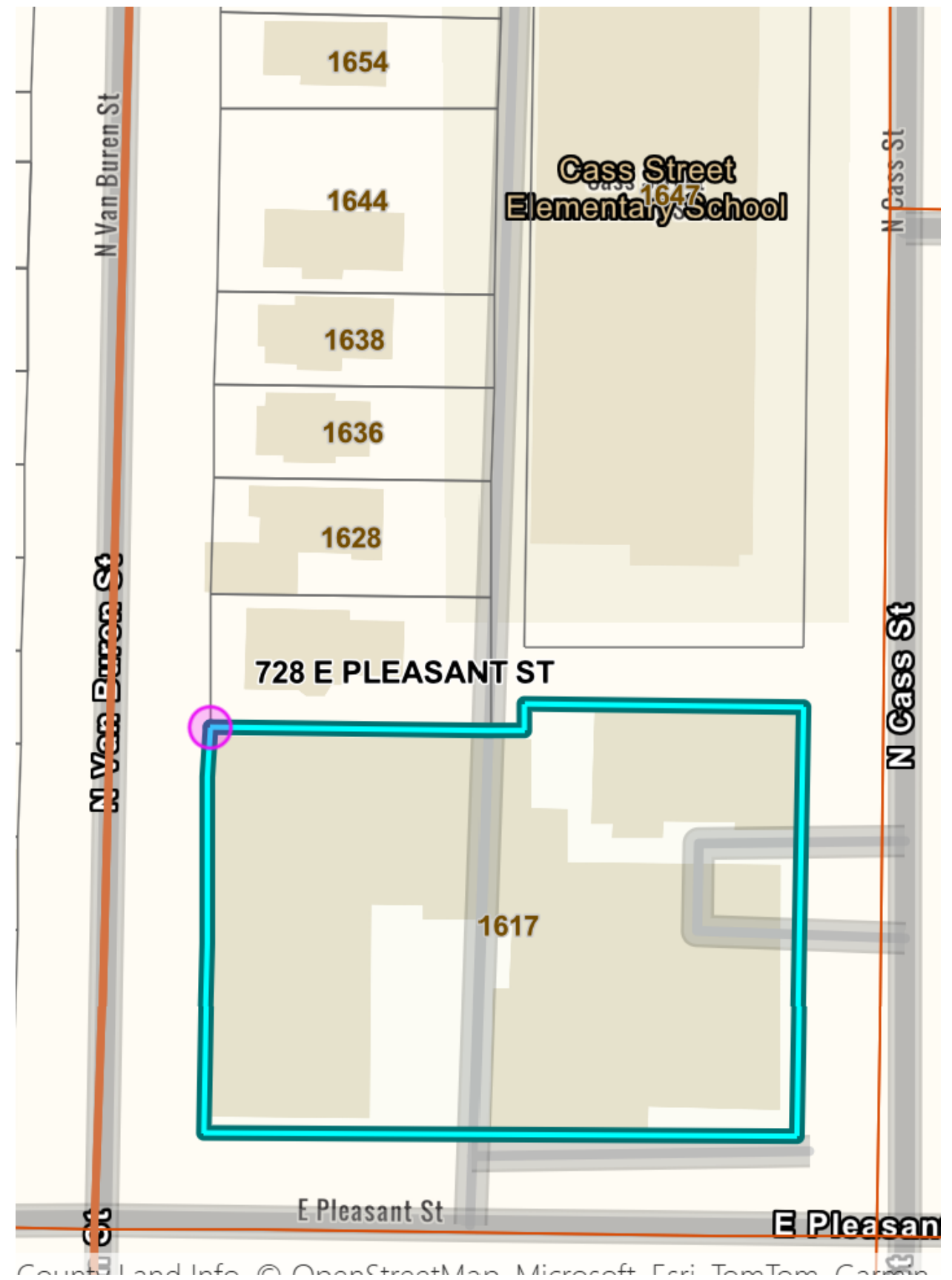
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

St_Rita_Square_OVERVIEW_r05_CA

Date:

03-12-26



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

Client: St. Rita Square / Capri Communities

Address: 728 East Pleasant Street

Location: Milwaukee, Wisconsin 53202

Sales Representative: Chris Till

Project Manager: Marielena Torres

Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

St_Rita_Square_OVERVIEW_r05_CA

Date:

03-12-26

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.

12-15-2025 / Sign Class: Flag Mounted Wall Sign / File Name: St_Rita_Square_1_(0).pdf
Initial drawings completed. - MCM

-

01-12-2026 / Sign Class: Flag Mounted Wall Sign / File Name: St_Rita_Square_1_(1).pdf
Revised layout. - MCM

-

01-15-2026 / Sign Class: Flag Mounted Wall Sign / File Name: St_Rita_Square_1_(2).pdf
Revised layout. - MCM

-

03-05-2026 / Sign Class: Flag Mounted Wall Sign / File Name: St_Rita_Square_1_(3).pdf
Revised graphics and paint colors. (MT) - MCM

-

03-10-2026 / Sign Class: Flag Mounted Wall Sign / File Name: St_Rita_Square_1_(4).pdf
Changed flat cut aluminum letters to acrylic. (MT) - MCM

-

03-11-2026 / Sign Class: Flag Mounted Wall Sign / File Name: St_Rita_Square_1_(5)_CA.pdf
Created client approval drawing. (MT) - MCM

-

-

-

-

-

-

-

-

-

Notes & Revisions | Check List & Flagged Items



- Colors properly specified. (N)
- Colors picked by design, client to approve. (N)
- Elevation details called out. (N)
- EMC call outs and electrical drawings. (N/A)
- LED color temp. (N)
- Logo/Art do we have clean vector art. (Y)
- Photo eye placement. (N)
- PMS Colors. (N)
- Sample colors being provided to client. (N)
- Tech audit info- Electrical Placement. (N)
- Tech audit info- Footer Details on Drawings. (N/A)



12-18-2025
Building dimensions to be field measured. - MCM

-

-

-

-

-

-

Job File Location Sales: Customer Folders / Capri Communities - St. Rita Square / Art Work | **Job File Location Design:** Sign Vault_20 / S / St Rita Square



SIGNS

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

Client: St. Rita Square / Capri Communities

Sales Representative: Chris Till

Scale: N/A

Address: 728 East Pleasant Street

Project Manager: Marielena Torres

Paper Size: 11x17

Location: Milwaukee, Wisconsin 53202

Designer: Mark Mayzik

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

St_Rita_Square_NOTES_r05_CA

Date:

03-11-26