



4085 North 128th Street, Brookfield, WI 53005
phone 262.781.1500 · fax 262.781.1540
www.LembergElectric.com



September 11th, 2017

Two Park Plaza
Minor Modification to Detailed Planned Development (DPD) known as Park Place
Stage 5
File No.: 170798

Lemberg Electric, LLC, on behalf of Interstate Partners, LLC, seeks a minor modification to the detailed planned development for Two Park Plaza located at 10850 West Park Place to permit two monument signs on the site, one wall sign, and increase the allowance of wall signs from two to four total signs.

List of Exhibits:

1. Owner's Statement of Intent
2. Vicinity Map
3. Site Photos
4. Signage Details

In 1985, a DPD was approved for this site (Park Place, Stage 5- File No. 80-1920-u.v.w), and permitted construction of a 12- story office tower (Two Park Plaza) and a two level parking deck. This DPD was amended in 1990 (File No. 870710) and further modified in 1999 (File No. 981539) to permit additional parking spaces for Two Park Plaza.

Currently, per the General Planned Development (GPD) for Area B (which the subject site is within), one monument sign is permitted, which is not to exceed 10 feet overall height, 50 square feet, and the pedestal can be no more than 1 foot above grade. Two monument signs are proposed, and are 12 feet 10 inches and 7 feet 3 and 3/8 inches overall height respectively. The pedestals are two 2 feet 8 inches and one foot 6 inches above grade. The square footage calculations are 46.67 and 14.77. We request that Two Park Plaza be allowed two monument signs that are not to exceed 13 feet overall height, pedestals 3 feet from grade, and 60 square feet. Allowing for the minor change to the planned development will allow for Interstate Partners to install two monument signs that will clearly display tenant names at both entrances, while giving the property a modern signage upgrade.

These monument signs will be constructed using the highest quality materials. The main structure of the sign will be fabricated aluminum. For the "primary" monument sign, we will utilize polycarbonate that will be backed up on the aluminum. This poly carbonate will spell out the tenants' names, along with "Two Park Plaza" and will in no way be used for the main structure of the sign. The primary sign will be lit using LED illumination. The secondary sign which is non-illuminated will be manufactured entirely out of aluminum, and will have vinyl decoration to identify the tenants.



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Along with the monument signs, Aerotek seeks to have a new “type A” sign installed on the southwest elevation of the Two Park Plaza building. The current GPD standards allow 2 building wall signs, which are not to be more than 4 feet in height. This minor modification will increase the allowable number of building wall signs from 2 to 4, each of which will be located along the top floor of the building on any of the 4 building facades. Further, this minor modification will allow the sign height to increase from 4 to 7 feet, with a maximum square footage of 225 square feet for each sign.

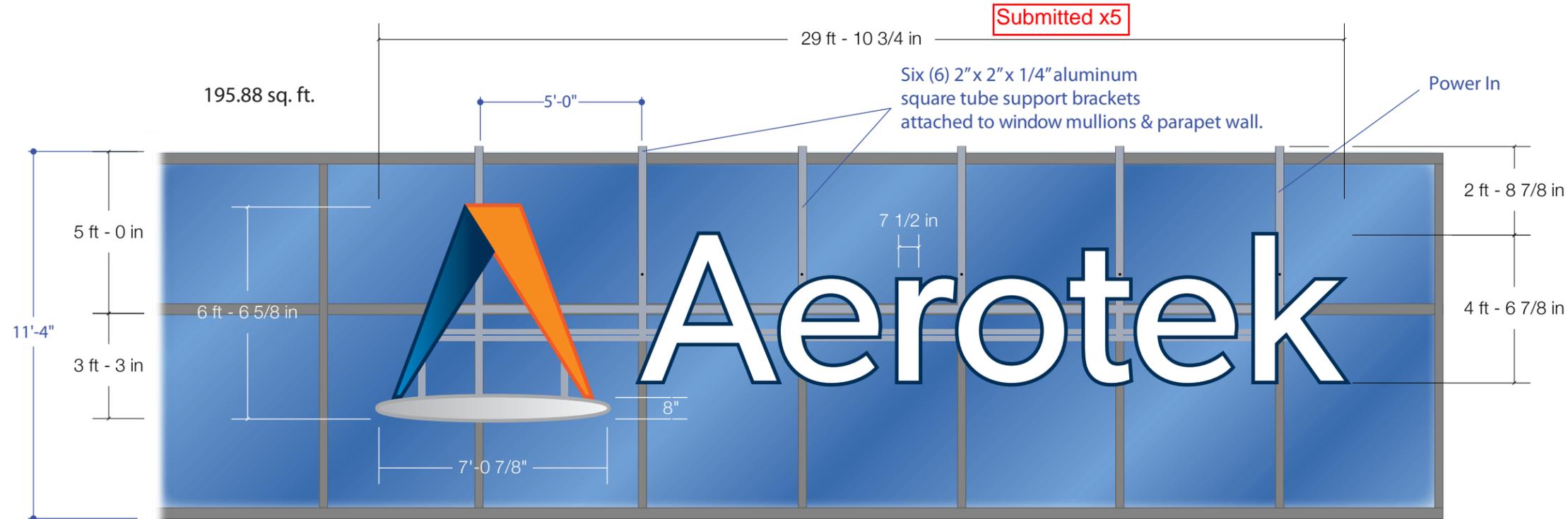
This sign will also be constructed with the highest quality materials. Due to the height at which this sign is to be located, it will undergo professional engineering to ensure that the sign will not fail or fall. The letters and logo will be made out of fabricated aluminum and will have polycarbonate faces. The letters and logo will be mounted to a fabricated aluminum raceway, and will also have fabricated aluminum supports that will wrap up and around the parapet of the building. This sign will also be lit using LED illumination.

All other aspects of the DPD are not affected by this minor modification.

Thank you very much for your consideration of this proposal. Should any questions or concerns arise, please do not hesitate to contact me. My direct line is (262)364-0364 and my email is zwenger@lebergelectric.com.

Sincerely,

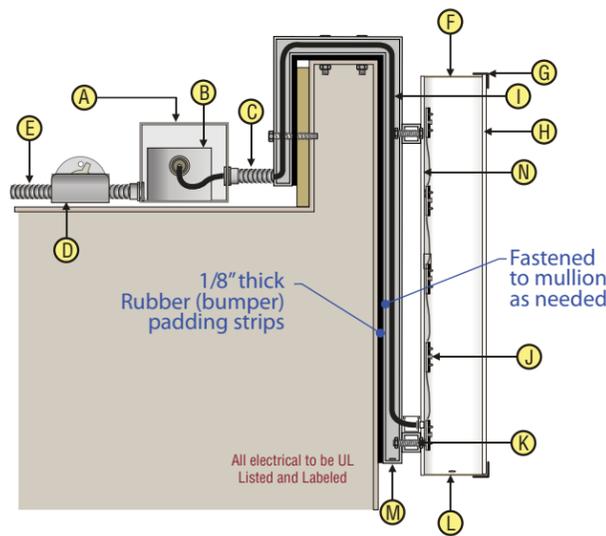
Zach Wenger
Project Manager



Fabricate new brackets & wireways



Bracket Mounted Letter - Cross Section Detail



A	electrical housing
B	power supply
C	conduit (1/2" min.)
D	disconnect w/ lockout attach
E	primary electrical source
F	5" (.090) aluminum return
G	1-1/2" fabricated retainer
H	3/16" thick plex face
I	low voltage wiring
J	white LEDs
K	mounting system
L	weep holes
M	2" x 2" square tube
N	(.125) aluminum backs

CHANNEL LETTERS & LOGO

- ONE (1) SET OF FACE-LIT CHANNEL LETTERS
- 5" DEEP (.090) ALUMINUM RETURNS - BLUE
- LETTER BACKS ARE .125 ALUMINUM
- FABRICATED ALUMINUM 1-1/2" RETAINERS - BLUE / ORANGE & GRAY (T.B.D.)
- LOGO & LETTERS HAVE WHITE POLYCARBONATE FACES
- LOGO DIGITALLY PRINTED, 3M TRANSLUCENT FILM GRAPHICS APPLIED 1ST SURFACE
- INTERNAL WHITE LED ILLUMINATION - UL APPROVED FABRICATION
- LETTERS ARE MOUNTED TO 2" SQ. FABRICATED ALUMINUM WIREWAY CHANNELS, PAINTED TO MATCH BUILDING MULLIONS (T.B.D.)
- NEW WIREWAY CHANNELS TO BE MOUNTED TO WINDOW MULLIONS
- REMOTE POWER SUPPLIES LOCATED ON ROOF



NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.



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PROJECT:
AEROTEK - Two Park Plaza
ADDRESS:
12000 W Park Pl #150, Milwaukee, WI 53224

DRAWING: **1(4)**
DATE: **06-13-17**
SCALE: **1/4" = 1'**
REVISION DATE: **08-09-17**
SALES REP: **Brian Pritzkow**
DESIGNER: **Mark Mayzik**
REVISION#: **(4)**

LANDLORD APPROVAL SIGNATURE / DATE:
CLIENT APPROVAL SIGNATURE / DATE:

PAGE #:

1 OF 6



NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.



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PROJECT:
AEROTEK - Two Park Plaza

ADDRESS:
12000 W Park Pl #150, Milwaukee, WI 53224

DRAWING:	2(1)	REVISION DATE:	08-09-17	REVISION#:	(1)
DATE:	07-31-17	SALES REP:	Brian Pritzkow		
SCALE:	N.T.S.	DESIGNER:	Mark Mayzik		

LANDLORD APPROVAL SIGNATURE / DATE:

CLIENT APPROVAL SIGNATURE / DATE:

PAGE #:
2 OF 6



NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.



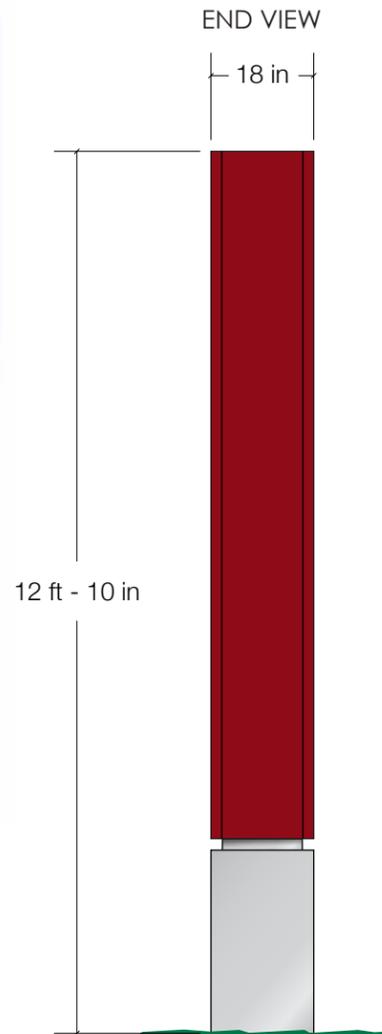
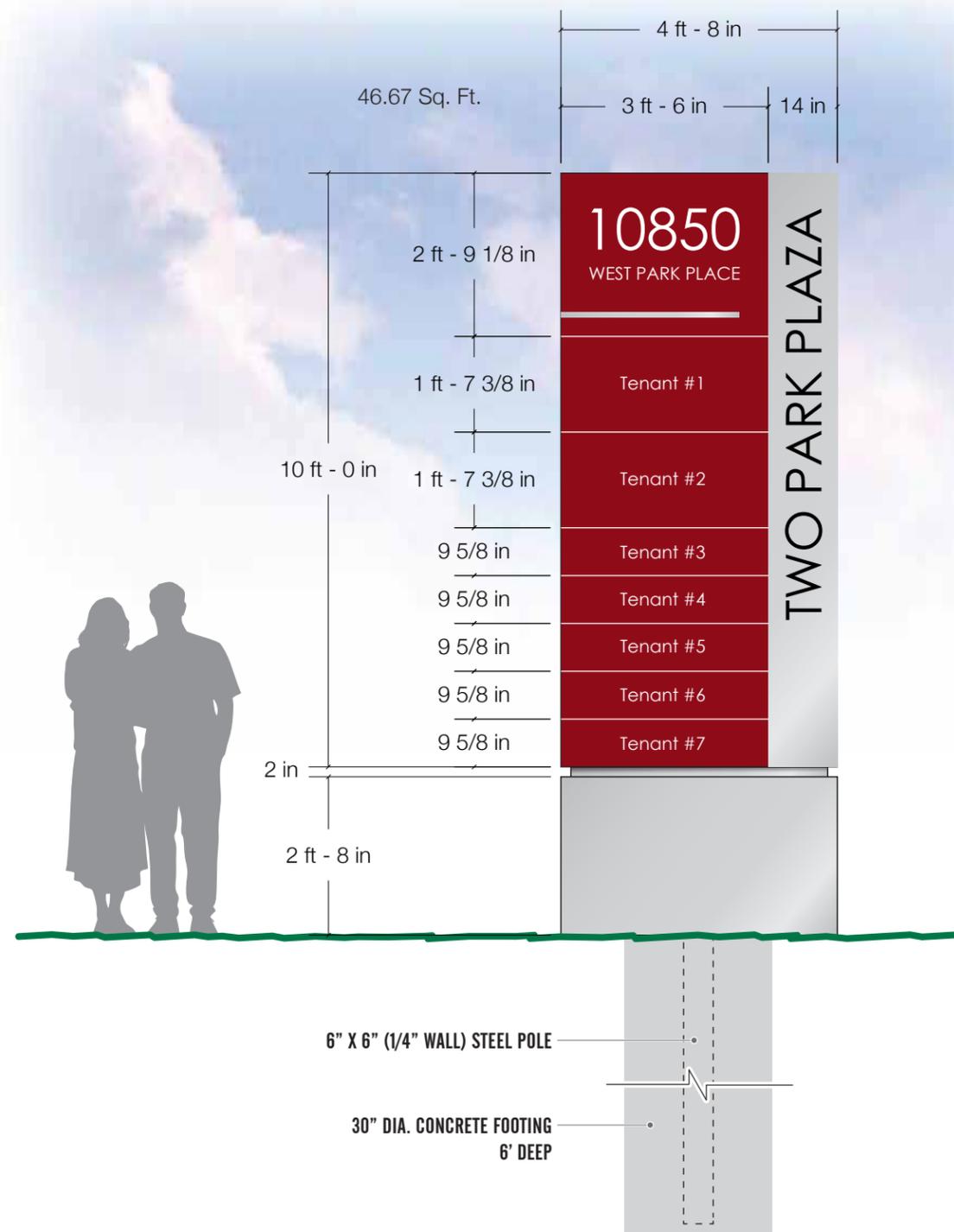
SIGNS

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PROJECT: AEROTEK - Two Park Plaza ADDRESS: 12000 W Park Pl #150, Milwaukee, WI 53224	DRAWING: 1N(4)	REVISION DATE: 08-09-17	REVISION#: (2)	LANDLORD APPROVAL SIGNATURE / DATE:
	DATE: 06-13-17	SALES REP: Brian Pritzkow		CLIENT APPROVAL SIGNATURE / DATE:
	SCALE: N.T.S.	DESIGNER: Mark Mayzik		

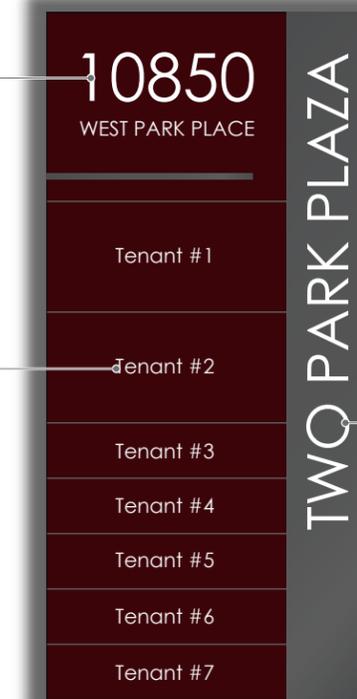
PAGE #:

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ROUTED & BACKED w/ WHITE POLYCARBONATE
3/4" THICK CLEAR ACRYLIC PUSHED THRU

ROUTED & BACKED w/ WHITE POLYCARBONATE



ROUTED & BACKED w/ WHITE POLYCARBONATE
3M DUAL COLOR FILM - BLACK 3635-222
ON 1st SURFACE OF BACK UP

EVENING EFFECT

MONUMENT SIGN w/ TENANTS

ONE (1) DOUBLE SIDED MONUMENT SIGN, INTERNALLY ILLUMINATED w/ WHITE LED - UL APPROVED FABRICATION
 18" DEEP FABRICATED ALUMINUM CABINET w/ ROUTED ALUMINUM FACES - PAINTED COLONIAL RED (MP15967) & BRUSHED ALUMINUM (MP41342SP)
 ROUTED FACES BACKED w/ WHITE POLY CARBONATE, "10850 WEST PARK PLACE" HAS 3/4" THICK CLEAR ACRYLIC PUSHED THRU,
 "TWO PARK PLAZA" HAS DUAL COLOR FILM - BLACK 3635-222 ON 1st SURFACE OF BACK UP, REMOVABLE TENANT PANELS ARE ROUTED & BACKED UP
 18" DEEP FABRICATED ALUMINUM POLE COVER & REVEAL - PAINTED BRUSHED ALUMINUM (MP41342SP)
 SIGN TO SADDLE MOUNT 6" X 6" (1/4" WALL) STEEL POLE
 STEEL POLE TO BE SET 6' BELOW GRADE IN TYPICAL CONCRETE FOOTING

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.



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PROJECT:
Interstate Partners - Two Park Plaza

ADDRESS:
10850 W Park Pl # 430, Milwaukee, WI 53224

DRAWING: **1(6)**

DATE: **06-13-17**

SCALE: **3/8" = 1'**

REVISION DATE: **08-21-17**

REVISION#: **(6)**

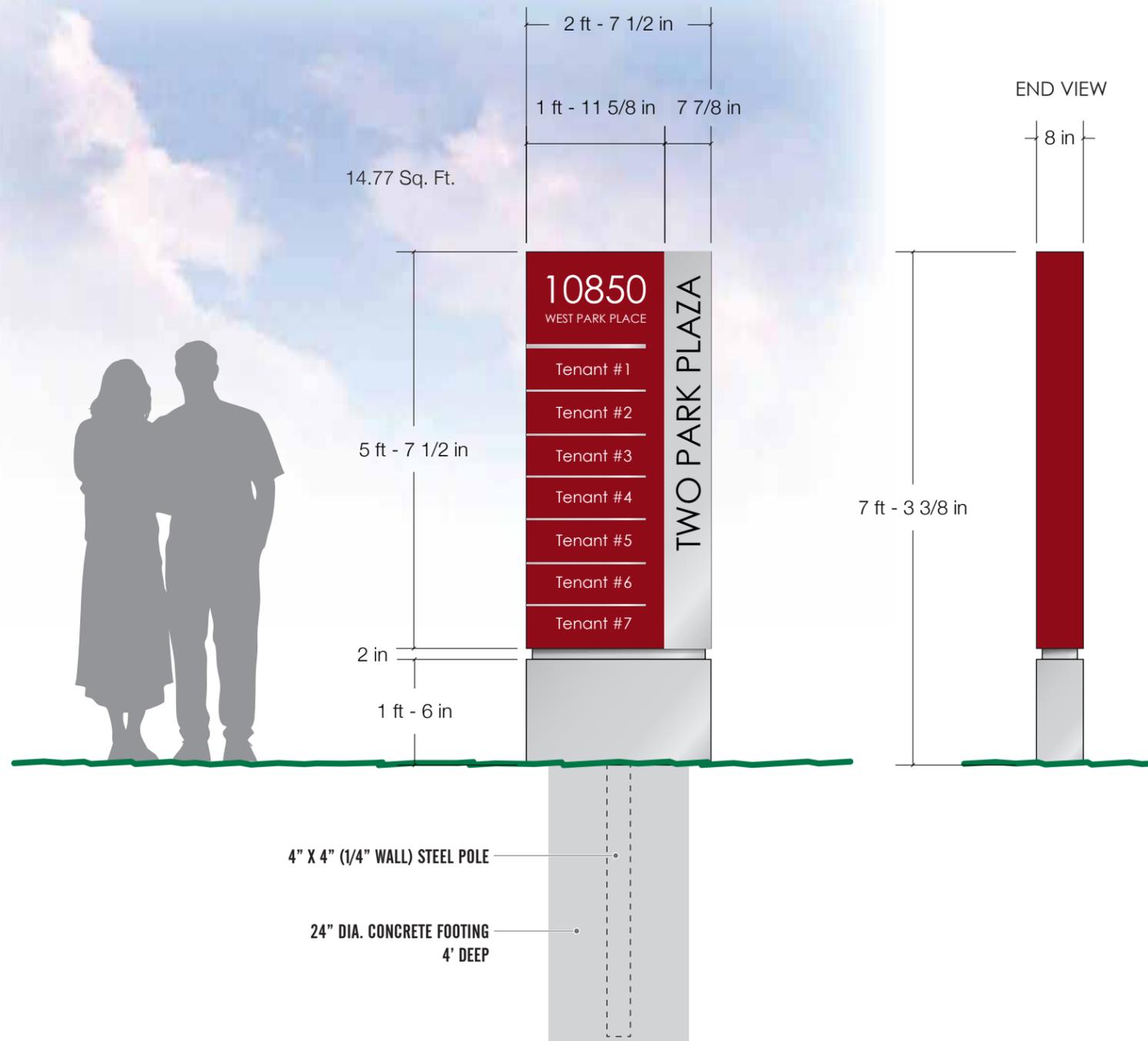
SALES REP: **Brian Pritzkow**

DESIGNER: **Mark Mayzik**

LANDLORD APPROVAL SIGNATURE / DATE:

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PAGE #:
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MONUMENT SIGN w/ TENANTS

- ONE (1) DOUBLE SIDED MONUMENT SIGN, NON-LIT
- 8" DEEP FABRICATED ALUMINUM SIGN BODY - PAINTED COLONIAL RED (MP15967) & BRUSHED ALUMINUM (MP41342SP)
- GRAPHICS - 3M OPAQUE VINYL, WHITE 7725-10, BLACK 7725-12 & SILVER 7725-58
- 8" DEEP FABRICATED ALUMINUM POLE COVER & REVEAL - PAINTED BRUSHED ALUMINUM (MP41342SP)
- SIGN TO SADDLE MOUNT 4" X 4" (1/4" WALL) STEEL POLE
- STEEL POLE TO BE SET 4' BELOW GRADE IN TYPICAL CONCRETE FOOTING



SIGNS

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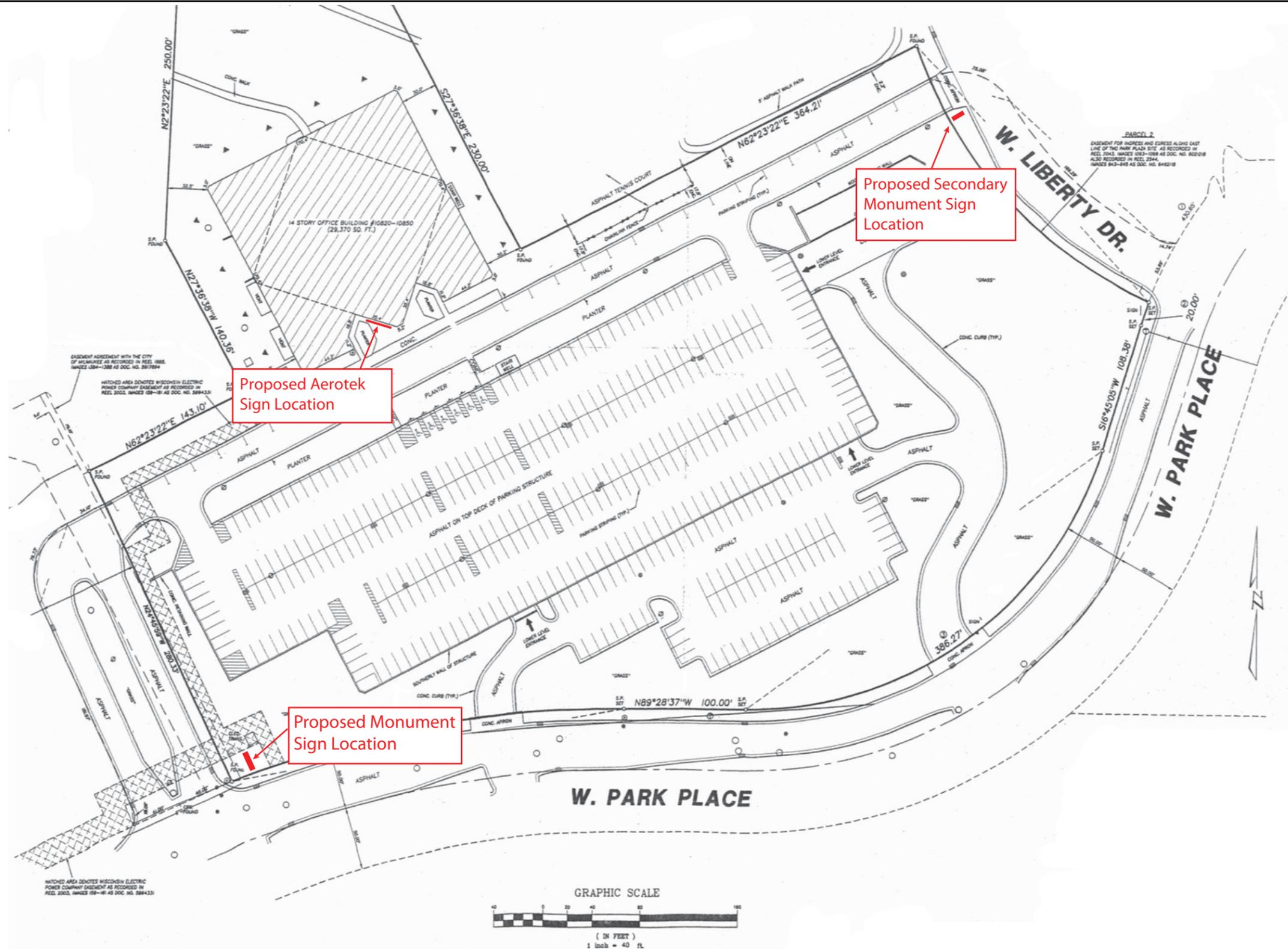
PROJECT:
 Interstate Partners - Two Park Plaza

ADDRESS:
 10850 W Park Pl # 430, Milwaukee, WI 53224

DRAWING:	2(5)	REVISION DATE:	08-21-17	REVISION#:	(5)
DATE:	06-13-17	SALES REP:	Brian Pritzkow		
SCALE:	1/2" = 1'	DESIGNER:	Mark Mayzik		

LANDLORD APPROVAL SIGNATURE / DATE:

CLIENT APPROVAL SIGNATURE / DATE:



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PROJECT:
 Interstate Partners - Two Park Plaza

ADDRESS:
 10850 W Park Pl # 430, Milwaukee, WI 53224

DRAWING: 6(3)
REVISION DATE: 08-29-17
REVISION#: (3)

DATE: 07-26-17
SALES REP: Brian Pritzkow

SCALE: N.T.S.
DESIGNER: Mark Mayzik

LANDLORD APPROVAL SIGNATURE / DATE:

CLIENT APPROVAL SIGNATURE / DATE:

PAGE #:
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Two Park Plaza- Interstate Partners and Aerotek



Proposed location of "secondary" non-lit monument sign. Sign to be located outside of vision triangle

Two Park Plaza- Interstate Partners and Aerotek



Proposed location of "primary" illuminated monument sign. Sign to be located outside of vision triangle

Two Park Plaza- Interstate Partners and Aerotek



Proposed location of "Aerotek" illuminated wall sign. Sign to be mounted on the southwest elevation.