

**EXHIBIT A
FILE NO. 041231**

~~January 6~~ February 10, 2005
Brady Corporate Center

The Honorable
The Common Council
City of Milwaukee
Milwaukee, Wisconsin 53202

Gentlemen:

AMENDED
DETAILED PLAN PROJECT DESCRIPTION
AND OWNER STATEMENT OF INTENT

Brady World Wide Inc. (Brady), a Wisconsin Corporation, proposes a Detailed Plan for Phase I development ("Development") of the Brady Corporate Center ("Center"), as more particularly described in the attached Amended General Plan.

The proposed Detailed Plan for the Development is to construct improvements on a rectangular portion of the site along its western boundary with an L-shaped corridor connecting with North 60th Street. The development will have a land area of approximately 24 acres with dimensions measuring approximately 650 feet along West Good Hope Road and approximately 1,250 feet parallel to North 60th Street, as shown on Exhibit 2.

The Development will contain a light manufacturing facility having a gross floor area of approximately 165,670 square feet, with an adjoining office building having a gross floor area of approximately 23,600 square feet per floor for each of two floors. This amendment adds approximately 60,000 square feet to the existing 105,670 square feet manufacturing facility for a finished product distribution center. A surface parking lot with approximately 68 parking spaces will be constructed north of the office building; access to this parking lot will be off West Good Hope Road and will be restricted to visitors and executives. A surface employee parking lot with approximately 150 parking spaces will be constructed south of the manufacturing facility. The facility addition covered by this amendment will be built on top of a majority of the existing parking lot. The total number of spaces will be reduced from 300 to 150 in the portion of the lot to remain plus a small addition to the south. Access to this parking lot will be from Good Hope Road, and off North 60th Street along a paved service road. The structures and parking areas will occupy approximately one-half of the land area of the Development. A more detailed description of the location of all proposed structures, their height and all open spaces in the Development are shown on the attached detailed site plan. Any other Additions to

the manufacturing facility in the future will require approval from the City of Milwaukee at that time.

Lighting for the Development will conform to the City's established standards and all signage will be in accordance with the standards established in the General Plan. All utilities, including electric power, telephone and cable shall be installed underground. Brady has retained the services of a traffic engineering consultant to analyze and minimize the impact of the Development on the neighborhood's traffic flow and volume. Plans for grading, signs, landscaping, utilities and lighting are shown on Exhibits 1 – 12 inclusive. Brady shall be responsible for on-going landscape maintenance, including plant material replacement on a seasonal basis if such material is not longer comparable in size to the plant list specification, or is inconsistent with the typical form or shape of that species because of dieback, stunting or damage. No approved plant material or other landscape material shall be substituted without Department of City Development approval. Plant material sizes specified are the accepted minimum and shall not be decreased subsequent or prior to installation.

SITE STATISTICS

DETAIL PLAN

<u>LAND AREA</u>	<u>SQUARE FT.</u>	<u>ACRES</u>	<u>PERCENTAGE</u>
GROSS LAND AREA	1,053,808	24.1921	100

SITE COVERAGE

BUILDINGS	189,200	4.35	17.98
PARKING & DRIVES	214,445	4.93	20.38
LANDSCAPED OPEN SPACE	650,163	14.92	61.64

FLOOR AREA RATIO

FLOOR AREA BUILDING	248,500
-----	= 0.2358
LAND AREA	1,053,808

NUMBER OF PARKING SPACES: 168

GROSS BUILDING FLOOR AREA: 248,500 Square Feet

MAXIMUM BUILDING HEIGHT: 60 Feet

GREEN ROOF ANALYSIS

Triad Engineering has evaluated the option of installing a green roof on the 60,000 sq. ft. addition to the Brady World Wide (Brady) manufacturing facility on Good Hope road. Based on the following reasons it has been determined that a green roof would not be economically feasible or environmentally logical for the Brady warehouse addition.

Storm Water Detention

The primary reason for green roofs is to develop water-retaining rooftop carpets to control runoff that would otherwise flow into the city's over-stressed combined sewers, which empty into Lake Michigan.

Brady's manufacturing plant is located in an area of Milwaukee that has separate sanitary and storm sewers rather than combined sewers. As a result high stormwater flow situations do not present the same problems that are experienced in a combined sewer area.

To address the runoff issues associated with the building expansion and all the other impermeable area, associated with the new parking lot and future expansion, a storm water detention pond has been constructed in accordance with MMSD storm water management requirements and DNR standards for water quality enhancements. This pond is water-retaining method to help alleviate over stressing the storm sewers that serve the Brady area.

Green Space

As stated in the approved General Plan for this site Brady is committed to "creating a spacious parklike integrated center which will contain an office park, research and development facilities and light manufacturing and industrial facilities together with other compatible and ancillary uses as set forth in the General Plan. The structures will be harmonized with the natural setting of the present farmland and will be constructed in a manner that promotes creativity and variety while maintaining sensitivity to the environment. Development of the site will be done in a manner compatible with its surroundings and consistent with the City's comprehensive development plan, as amended."

It is important to note that a green roof on this addition would create 60,000 sq. ft. of green space where as the detention pond as constructed in lieu of the green roof has created permanent green space of more than twice the roof area.

Energy Conservation

Being fiscally responsible and energy conscientious, the design parameters for this building are already focused on energy conservation. The only energy advantage offered by the

green roof would be to lower the solar heat load during the summer but part of this advantage is offset by the lowered solar heat advantage gained during the winter.

Economics

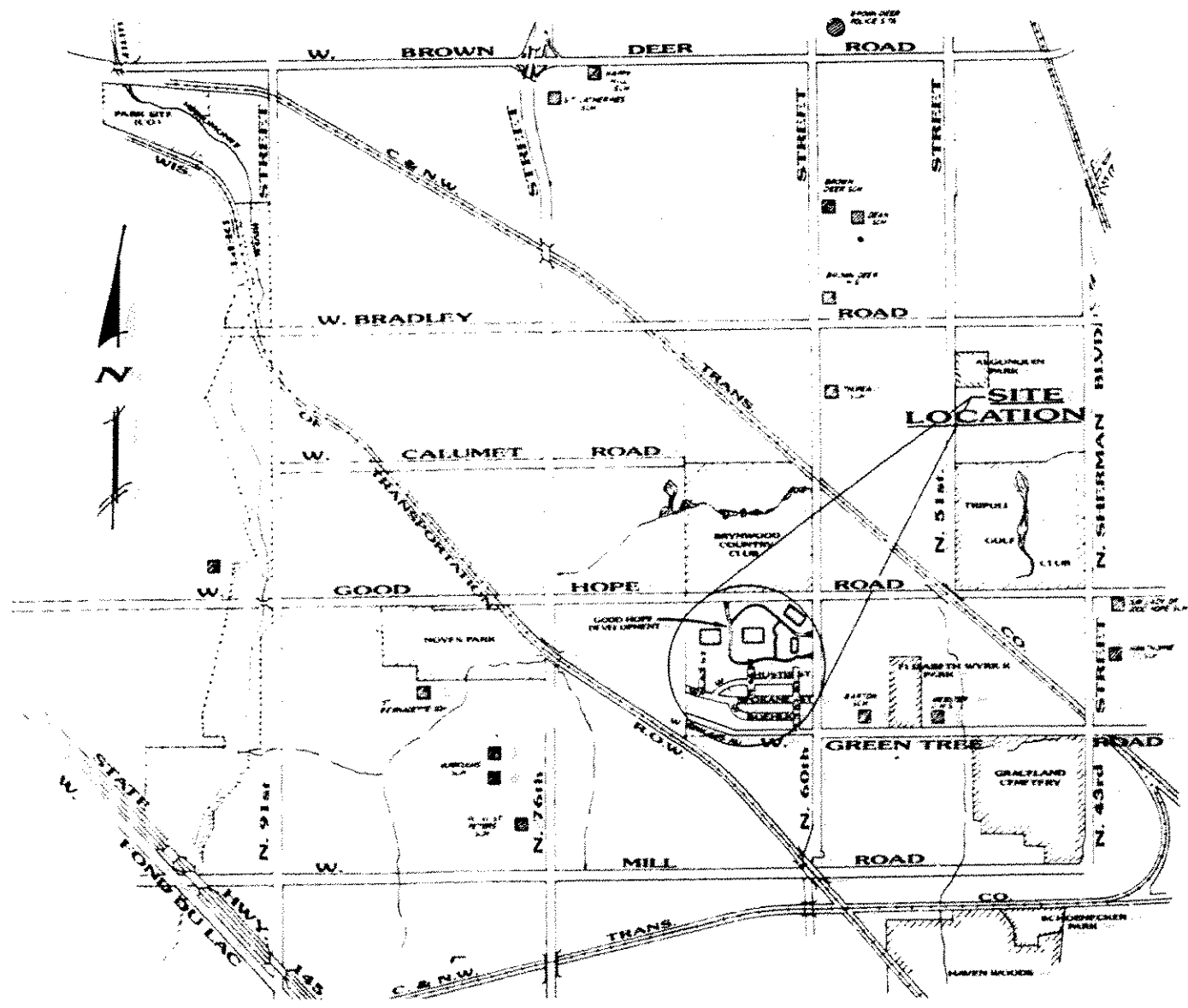
Adding a green roof to this project would result in an additional project cost of approximately \$650,000. This increase would result from the following:

- The added roof load would result in requiring a closer roof joist spacing. This closer spacing would force the building to be raised 2' to meet fire protection requirements.
- The added roof load would require the building steel to be increased by 10-15%.
- The current building has no parapet.
- To facilitate a green roof a 2' parapet would be required as a minimum, raising the overall structure by a minimum of 4'.
- The cost of the roofing would be greater to facilitate the required water retention.
- The additional cost of the green roof materials and access.

By constructing a stormwater detention pond, Brady has provided a stormwater management facility that mitigates the adverse effects on stormwater runoff of the entire project, not just the building expansion, for approximately one-third this cost.

EXHIBIT A

W.H. BRADY CO.
GOOD HOPE DEVELOPMENT
D.P.D.
DETAILED PLANNED DEVELOPMENT



DEVELOPER



W.H. BRADY CO.
 727 WEST GLENDALE AVENUE
 P.O. BOX 571
 MILWAUKEE, WISCONSIN 53201-0571
 PH: (414) 382-8100
 FAX: (414) 332-0861

ARCHITECT



HEIKE/DESIGN ASSOCIATES INC.
 BISHOPS WOODS EAST SLITE 201
 13255 WEST BLUEMOUND ROAD
 BROOKFIELD, WISCONSIN 53005
 PH: (414) 786-0016

SITE ENGINEER



NATIONAL SURVEY & ENGINEERING
 4125 NORTH 124th STREET
 BROOKFIELD, WISCONSIN 53008-0444
 PH: (414) 781-1000
 FAX: (414) 781-8486

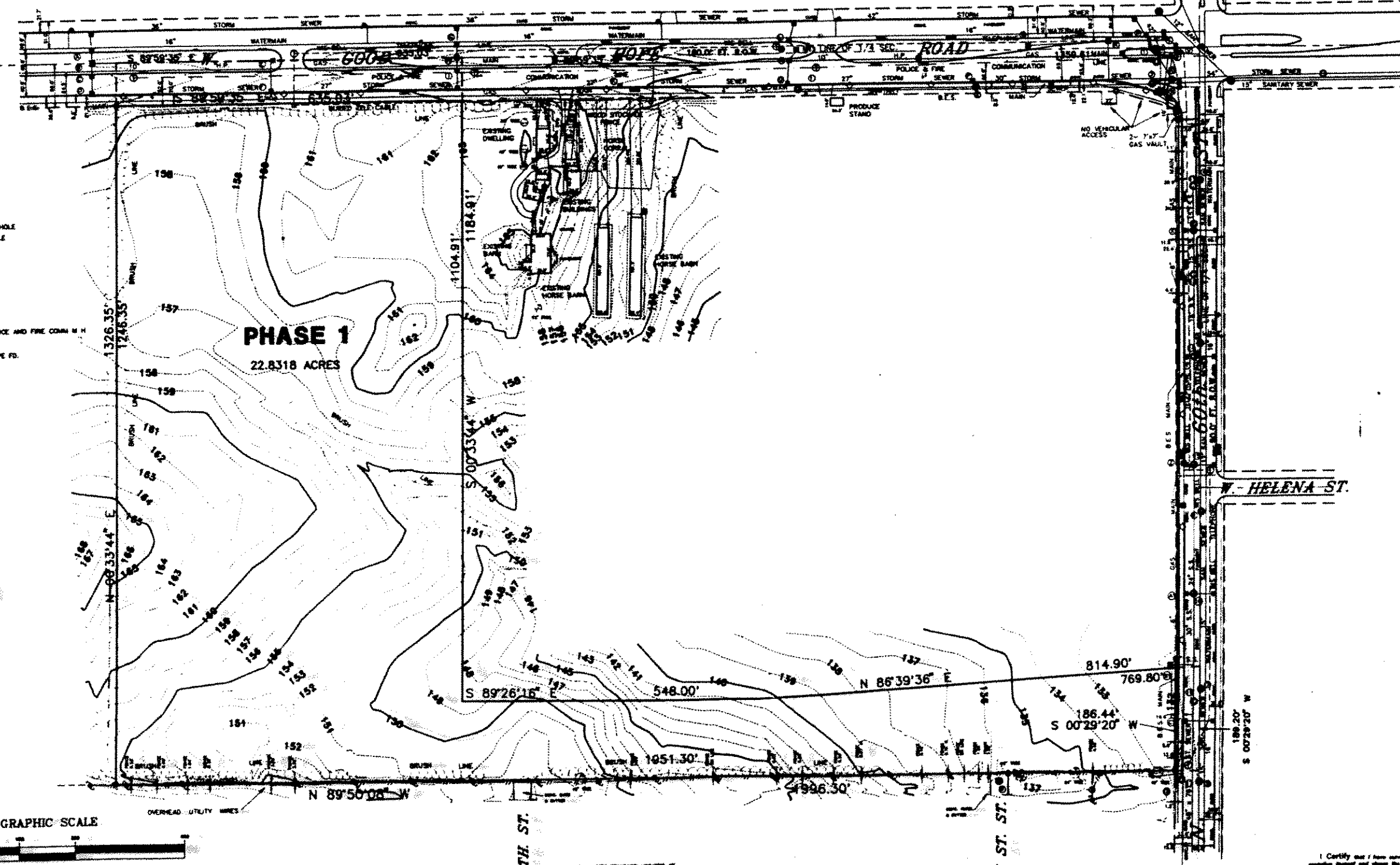
PLAT OF SURVEY

PHASE ONE

PART OF THE NORTH 80 ACRES OF THE EAST 120 ACRES OF THE NE 1/4 OF SECTION 22, T 8 N, R 21 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDARY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 SECTION; THENCE NORTH 89° 35' 35" WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1358.81 FT. TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 00° 33' 44" WEST 1184.91 FT. TO A POINT; THENCE SOUTH 89° 28' 16" EAST 548.00 FT. TO A POINT; THENCE NORTH 89° 36' 34" EAST 814.90 FT. TO A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 22; THENCE SOUTH 00° 28' 20" WEST ALONG SAID EAST LINE 188.20 FT. TO A POINT; THENCE NORTH 89° 50' 08" WEST 1896.30 FT. ALONG THE NORTH LINE OF MICHIGAN RIVER HILLS EAST ADDITION NO. 2, BEING A SUBDIVISION OF A PART OF THE NE 1/4 OF SECTION 22, T 8 N, R 21 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN; THENCE NORTH 00° 33' 44" EAST 1328.35 FT. TO A POINT ON THE NORTH LINE OF SAID NE 1/4 SECTION; THENCE SOUTH 89° 58' 35" EAST ALONG SAID NORTH LINE 835.03 FT. TO THE POINT OF BEGINNING, EXCEPTING THE NORTH 80.07 FEET AND THE EAST 45.07 FEET TAKEN FOR STREET PURPOSES, CONTAINING 22.8318 ACRES.

W H BRADY GOOD HOPE DEVELOPMENT
FEBRUARY 26, 1991 SURVEY NO. 152908-S



- LEGEND**
- HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - STORM SEWER INLET
 - CATCH BASIN
 - GAS VALVE
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - TREE
 - TELE MANHOLE & POLICE AND FIRE COMM. M.H.
 - SEPTIC CLEANOUT
 - INDICATES 1" IRON PIPE FD.
 - TRAFFIC SIGN
 - TEL. PED.
 - OLE TRANKS
 - TRAFFIC LIGHT

STATION	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89° 35' 35" W	1358.81	S 00° 33' 44" W	1184.91	S 89° 28' 16" E	548.00
2	S 89° 36' 34" E	814.90	S 00° 28' 20" W	188.20	N 89° 50' 08" W	1896.30
3	N 00° 33' 44" E	1328.35	S 89° 58' 35" E	835.03	N 89° 50' 08" W	1896.30
4	N 89° 50' 08" W	1896.30	N 89° 35' 35" W	1358.81	N 89° 35' 35" W	1358.81
5	N 89° 35' 35" W	1358.81	S 00° 33' 44" W	1184.91	S 89° 28' 16" E	548.00
6	S 89° 28' 16" E	548.00	S 89° 36' 34" E	814.90	S 00° 28' 20" W	188.20
7	S 00° 28' 20" W	188.20	N 89° 50' 08" W	1896.30	N 00° 33' 44" E	1328.35
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STATION	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
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9	N 89° 50'					

J:\Projects\TW052948\10610-TW052948.dwg Jan 06, 2005 - 1:24pm peter.plewa



TEI CORPORATION

325 East Chicago Street
 Milwaukee, Wisconsin 53202
 (414)-291-8850
 FAX 291-8841

- CONSTRUCTION MANAGEMENT
- DESIGN FUNCTIONS
- DESIGN BUILD
- GENERAL CONTRACTING
- BIDDING ASSISTANCE
- SYSTEM OPERATIONS
- FACILITY ENGINEERING
- COMMISSIONING

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 0 ————— 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DSGN	TRS						
DR	PDP						
CHK							
APVD							
		NO.	DATE	REVISION	BY	APVD	

WAREHOUSE EXPANSION FOR BRADY CORPORATION
 6555 WEST GOOD HOPE ROAD
 MILWAUKEE, WISCONSIN 53223

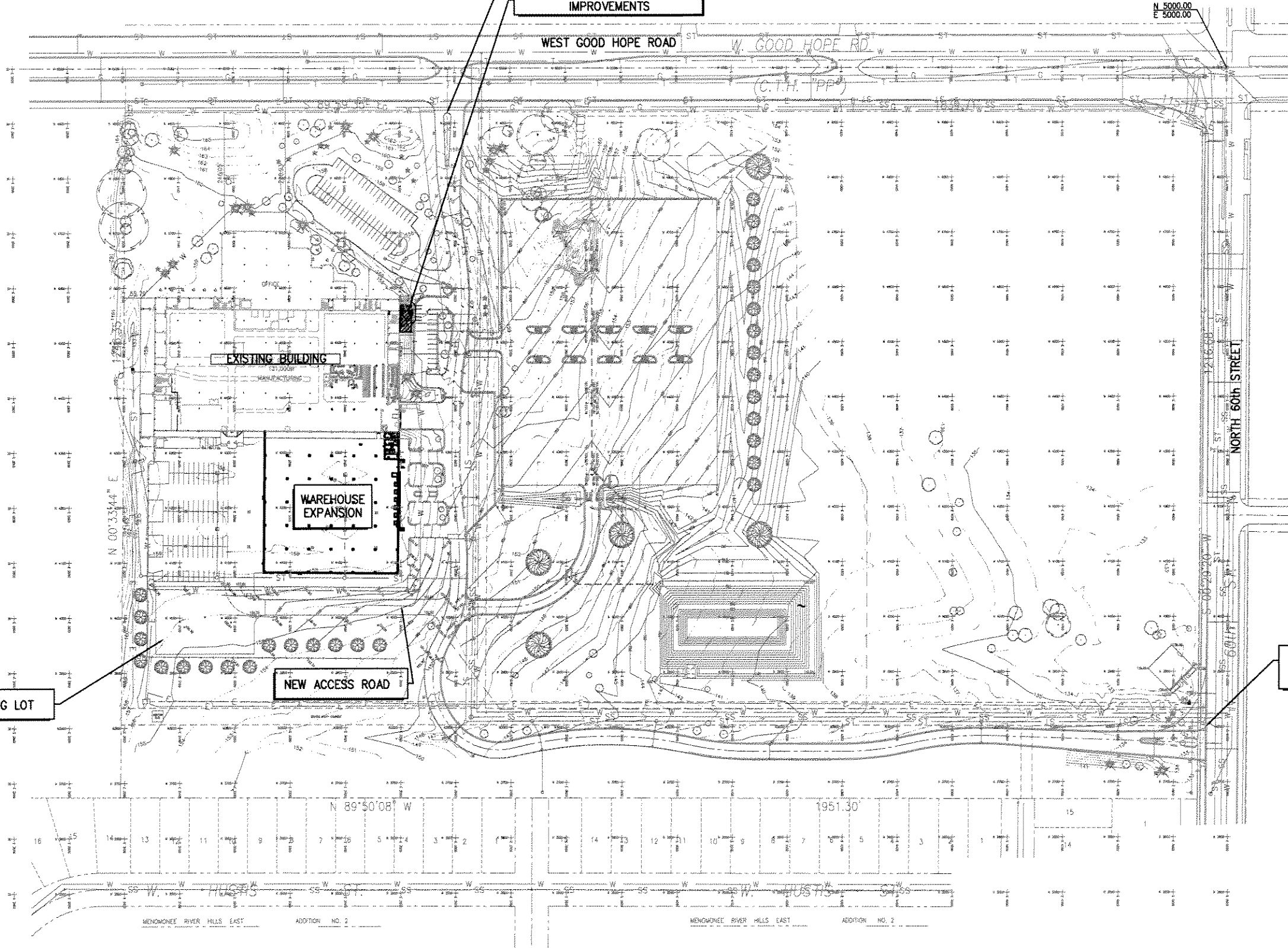
GENERAL
 AERIAL PHOTOGRAPH

SHEET NO.	10
DWG NO.	10-G-10
DATE	Jan 2005
PROJ NO.	TW052948

MAIN ENTRANCE
(NOT FOR CONTRACTOR USE)
EMPLOYEE ENTRANCE
IMPROVEMENTS

GENERAL NOTES:

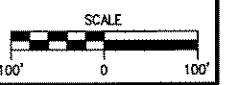
1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED OR CERTIFIED.
2. ALL ELEVATIONS SHOWN ARE BASED ON CITY OF MILWAUKEE DATUM. STARTING BENCHMARK RBN FND CHSLD SQ IN TOP OF SE CORNER OF CONCRETE PAD FOR ELECTRICAL EQUIPMENT, 99.15' NE OF MONUMENT ELEVATION = 724.029 - CITY OF MILWAUKEE CONVERSION IS - 580.603. ELEVATION = 143.426.
3. GRID REFERENCE: COORDINATES @ GOOD HOPE ROAD AND 60th STREET MONUMENT 5000 N AND 5000 E. (NE CORNER OF NE 1/4 OF SEC 22-8-21 FOUND CONCRETE MONUMENT WITH BRASS CAP)
4. --- INDICATES GRADING LIMITS



NEW PARKING LOT

NEW ACCESS ROAD

ACCESS ROAD IMPROVEMENTS



Jan 27, 2005 - 10:34am - pater.plhwa
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TEI CORPORATION
325 East Chicago Street
Milwaukee, Wisconsin 53202
(414)-291-8850
FAX 291-8841

- CONSTRUCTION MANAGEMENT
- DESIGN FUNCTIONS
- DESIGN BUILD
- GENERAL CONTRACTING
- BIDDING ASSISTANCE
- SYSTEM OPERATIONS
- FACILITY ENGINEERING
- COMMISSIONING

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DSGN	TRS				
DR	PDP				
CHK					
APVD					
NO.	DATE	REVISION	BY	APVD	

WAREHOUSE EXPANSION FOR BRADY CORPORATION
6555 WEST GOOD HOPE ROAD
MILWAUKEE, WISCONSIN 53223

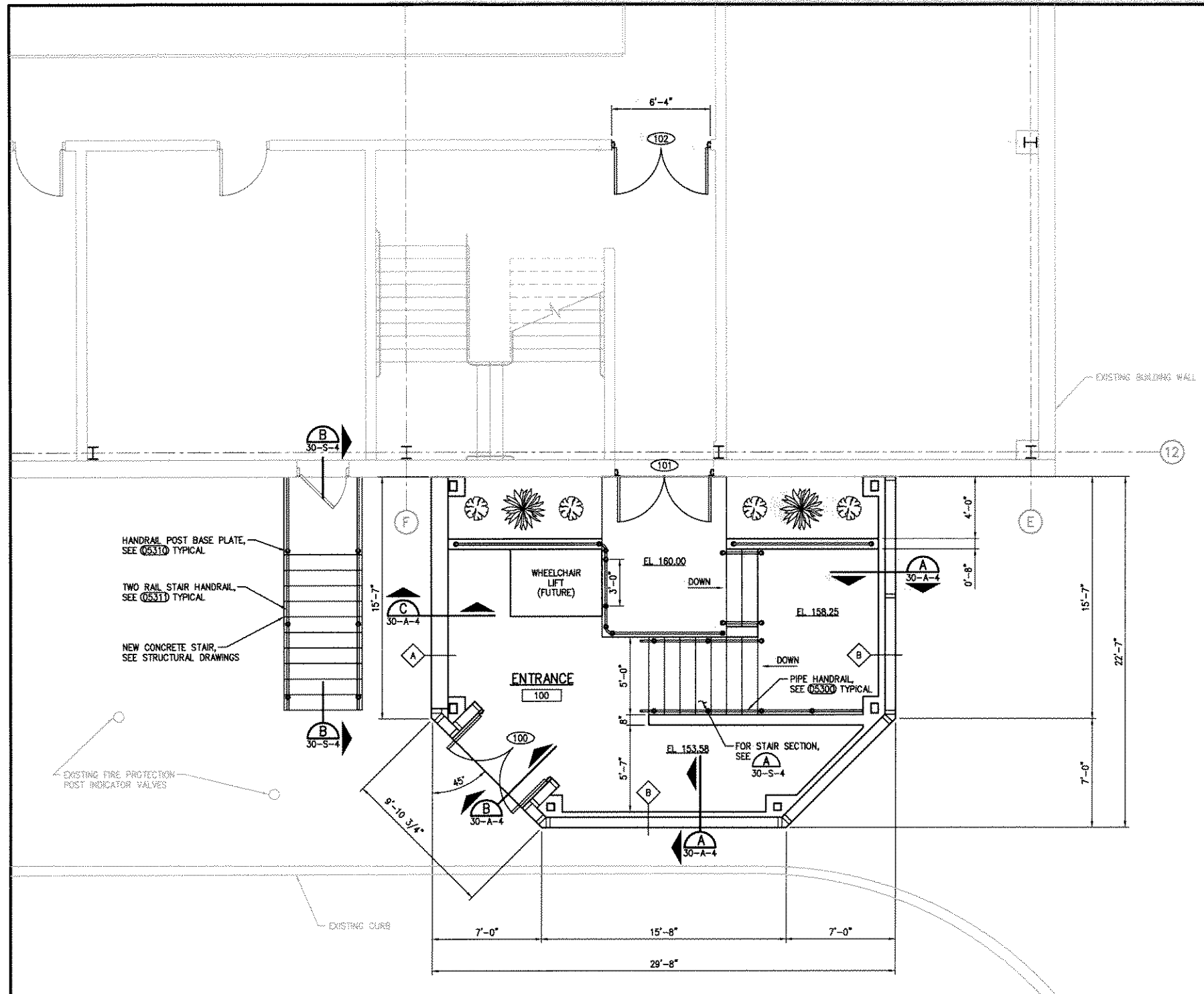
GENERAL PROJECT IDENTIFICATION PLAN

SHEET NO.	09
DWG NO.	10-G-9
DATE	Jan 2005
PROJ NO.	TW052948



GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. INFORMATION REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED FROM EXISTING DRAWINGS. DIMENSIONS & ELEVATIONS SHOWN ON THESE DRAWINGS SHOULD BE CONSIDERED APPROXIMATE ONLY. INFORMATION DESIGNATED THUS (±) SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
3. FOR ROOM AND DOOR SCHEDULES, SEE DWG 100-A-1.
4. FOR WALL TYPES, SEE 02900.



PLAN
SCALE: 1/4"=1'-0"

TEI CORPORATION
325 East Chicago Street
Milwaukee, Wisconsin 53202
(414)-291-8850
FAX 291-8841

- CONSTRUCTION MANAGEMENT
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- COMMISSIONING

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

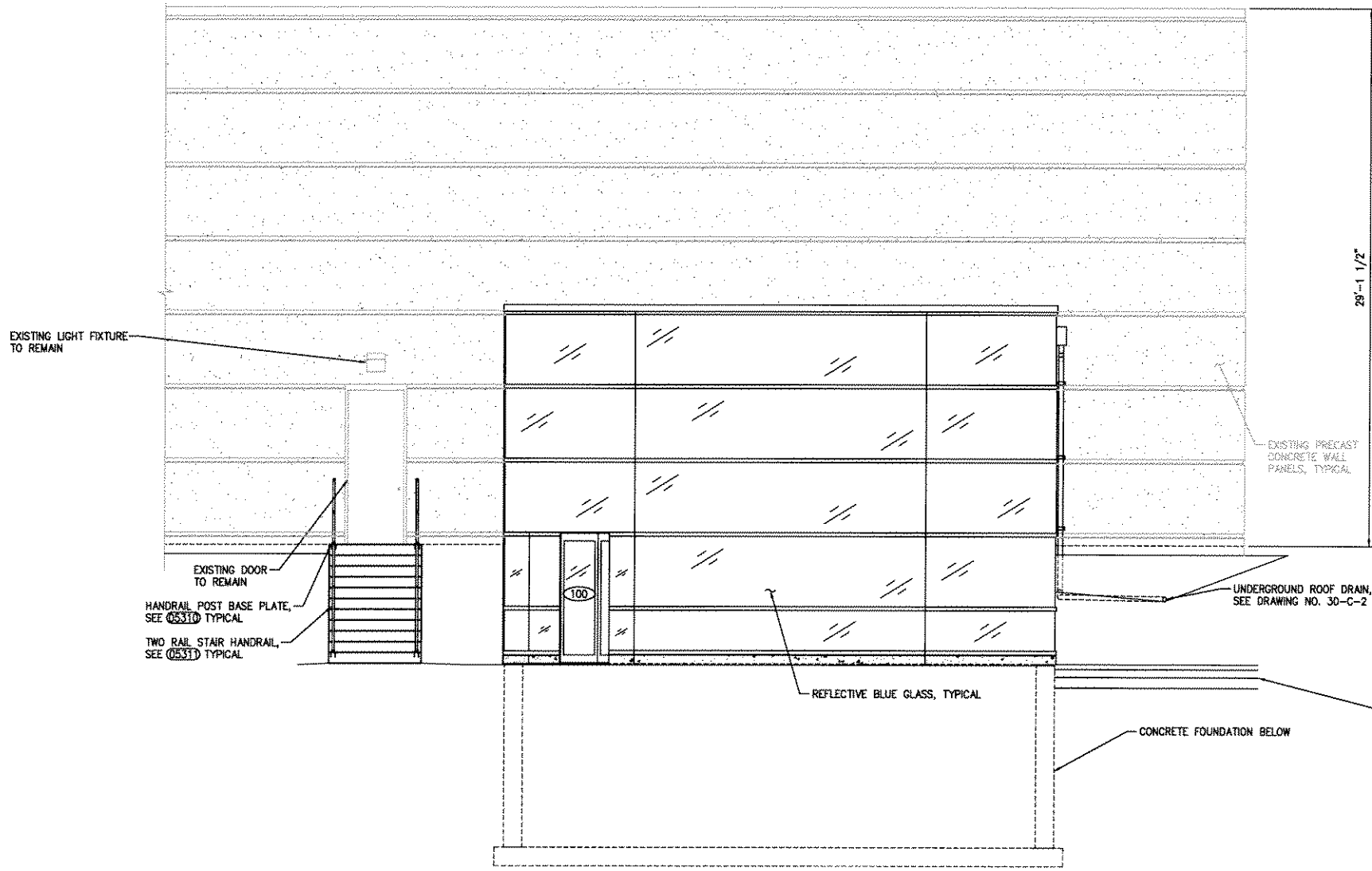
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DR	PDP				
CHK					
APVD					
NO.	DATE	REVISION	BY	APVD	

WAREHOUSE EXPANSION FOR BRADY CORPORATION
6555 WEST GOOD HOPE ROAD
MILWAUKEE, WISCONSIN 53223

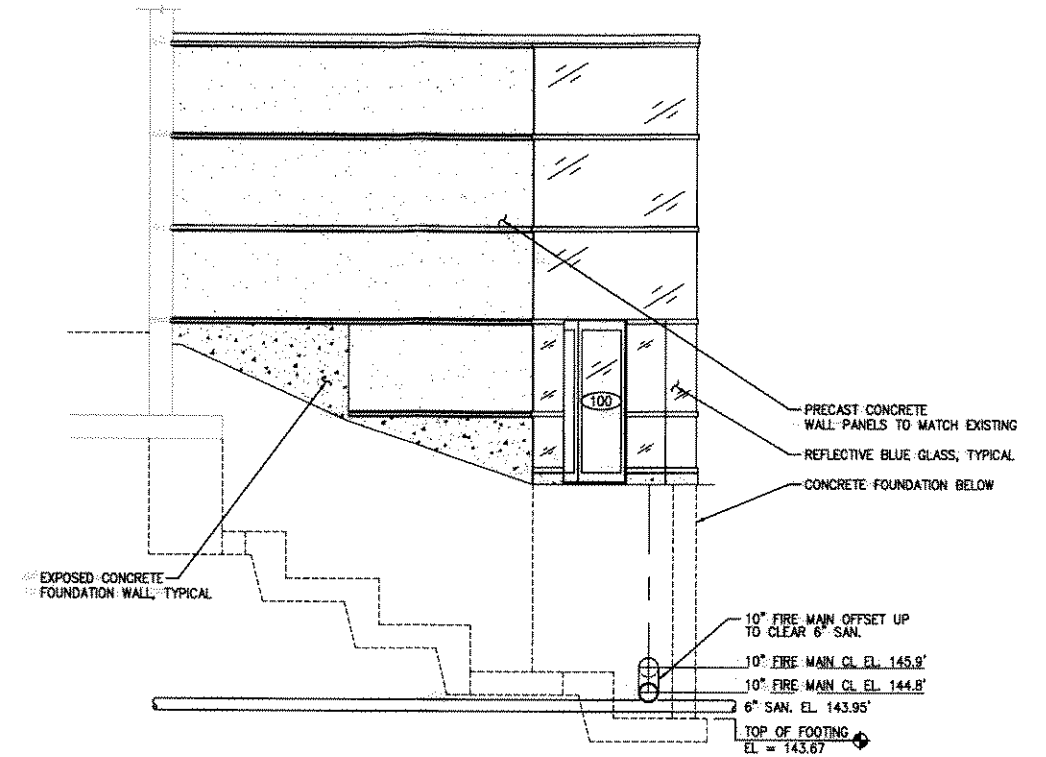
MAIN ENTRANCE IMPROVEMENTS
ARCHITECTURAL
FLOOR PLAN

SHEET NO.	25
DWG NO.	30-A-1
DATE	Jan 2005
PROJ NO.	TW052948

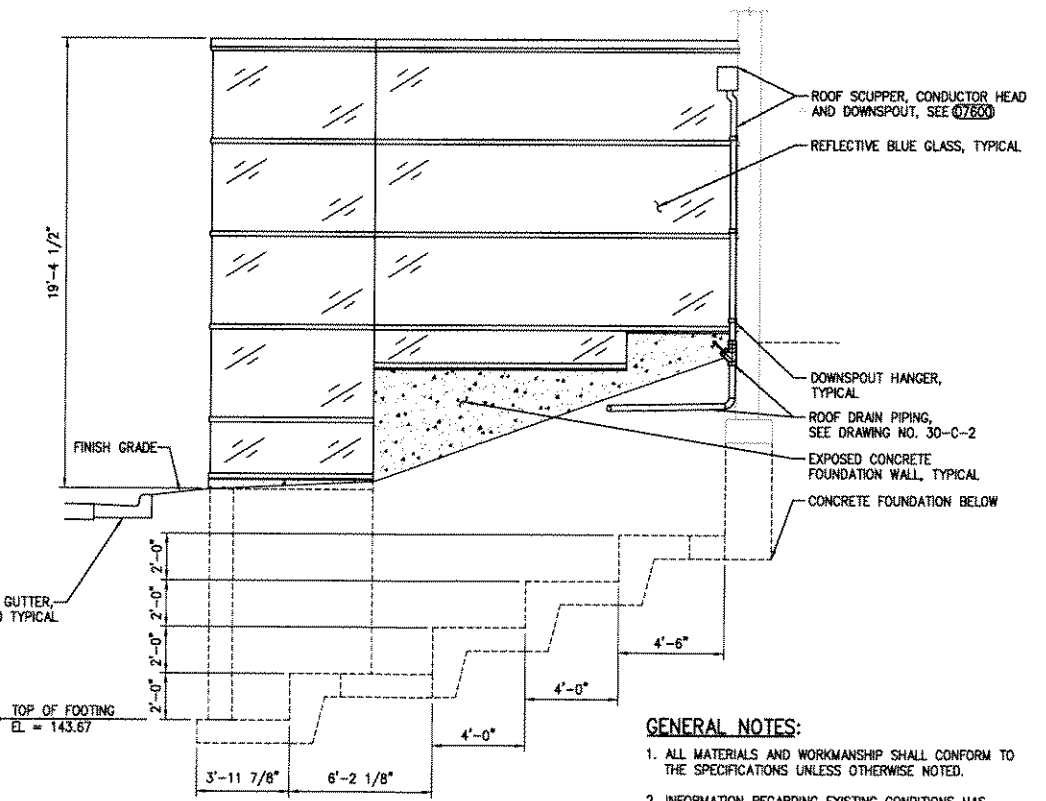
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EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

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TEI CORPORATION

325 East Chicago Street
Milwaukee, Wisconsin 53202
(414)-291-8850
FAX 291-8841

- CONSTRUCTION MANAGEMENT
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DSGN	JAD				
DR	PDP				
CHK					
APVD					
NO.	DATE	REVISION	BY	APVD	

WAREHOUSE EXPANSION FOR BRADY CORPORATION
6555 WEST GOOD HOPE ROAD
MILWAUKEE, WISCONSIN 53223

MAIN ENTRANCE IMPROVEMENTS
ARCHITECTURAL
ELEVATIONS

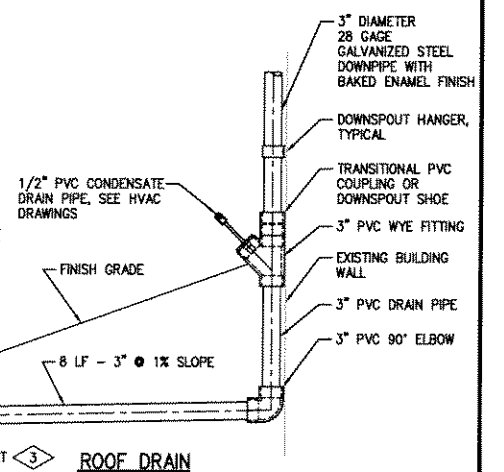
SHEET NO.	27
DWG NO.	30-A-3
DATE	Jan 2005
PROJ NO.	TW052948

GENERAL NOTES:

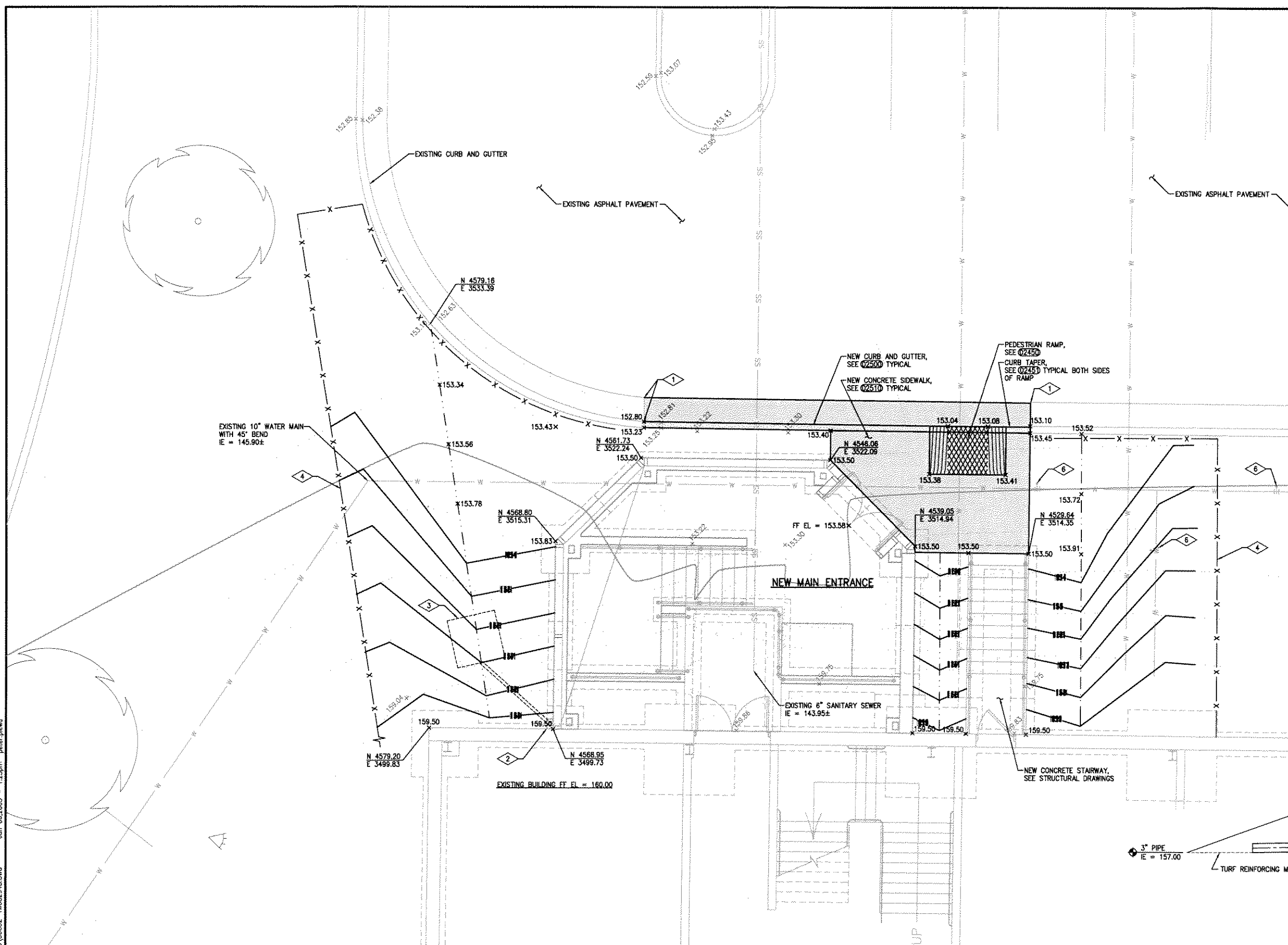
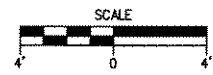
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3. GRID REFERENCE: COORDINATES @ GOOD HOPE ROAD AND 60th STREET MONUMENT 5000 N AND 5000 E. (NE CORNER OF NE 1/4 OF SEC 22-8-21 CONCRETE MONUMENT WITH BRASS CAP)
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER THREE (3) WORKING DAYS BEFORE ANY LAND DISTURBING ACTIVITIES ARE COMMENCED.
5. THE CONTRACTOR SHALL NOT BEGIN ANY LAND DISTURBING WORK UNTIL AFTER THE EROSION CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONCE THE EROSION CONTROL MEASURES ARE IN PLACE.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AND MAKE NEEDED REPAIRS IN ACCORDANCE WITH SPECIFICATION.
8. SEE SPECIFICATION SECTION 02B22 EROSION CONTROL.

KEYED NOTES:

- 1 REMOVE EXISTING CONCRETE CURB AND GUTTER, SEE DRAWING NO. 30-R-1. INSTALL NEW CURB AND GUTTER. MATCH EXISTING ELEVATIONS AS INDICATED.
- 2 PROVIDE 3" DIAMETER DOWNSPOUT DOWN FROM 28 GAGE GALVANIZED STEEL DUAL SIDED BAKED ENAMEL FINISH COLLECTOR (CONDUCTOR) HEAD. SEE DETAIL 1
- 3 PROVIDE 4'-0" x 4'-0" NORTH AMERICAN GREEN P550 PERMANENT TURF REINFORCING MAT, OR EQUAL @ ROOF DRAIN DISCHARGE PIPE OUTLET.
- 4 CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCE IN ACCORDANCE WITH SPECIFICATIONS, SEE 02100, TYPICAL.
- 5 CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIALS UPSTREAM OF THE SILT FENCE. SOIL AND/OR DIRT STORAGE PILES SHALL BE STABILIZED AND CONTROLLED IN ACCORDANCE WITH SPECIFICATIONS.
- 6 EXISTING POST INDICATOR VALVES (PIV) TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION ACTIVITIES.



DETAIL 1
SCALE: NONE



Jan 06, 2005 - 1:25pm peter.plewa
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TEI CORPORATION
 325 East Chicago Street
 Milwaukee, Wisconsin 53202
 (414)-291-8850
 FAX 291-8841

- CONSTRUCTION MANAGEMENT
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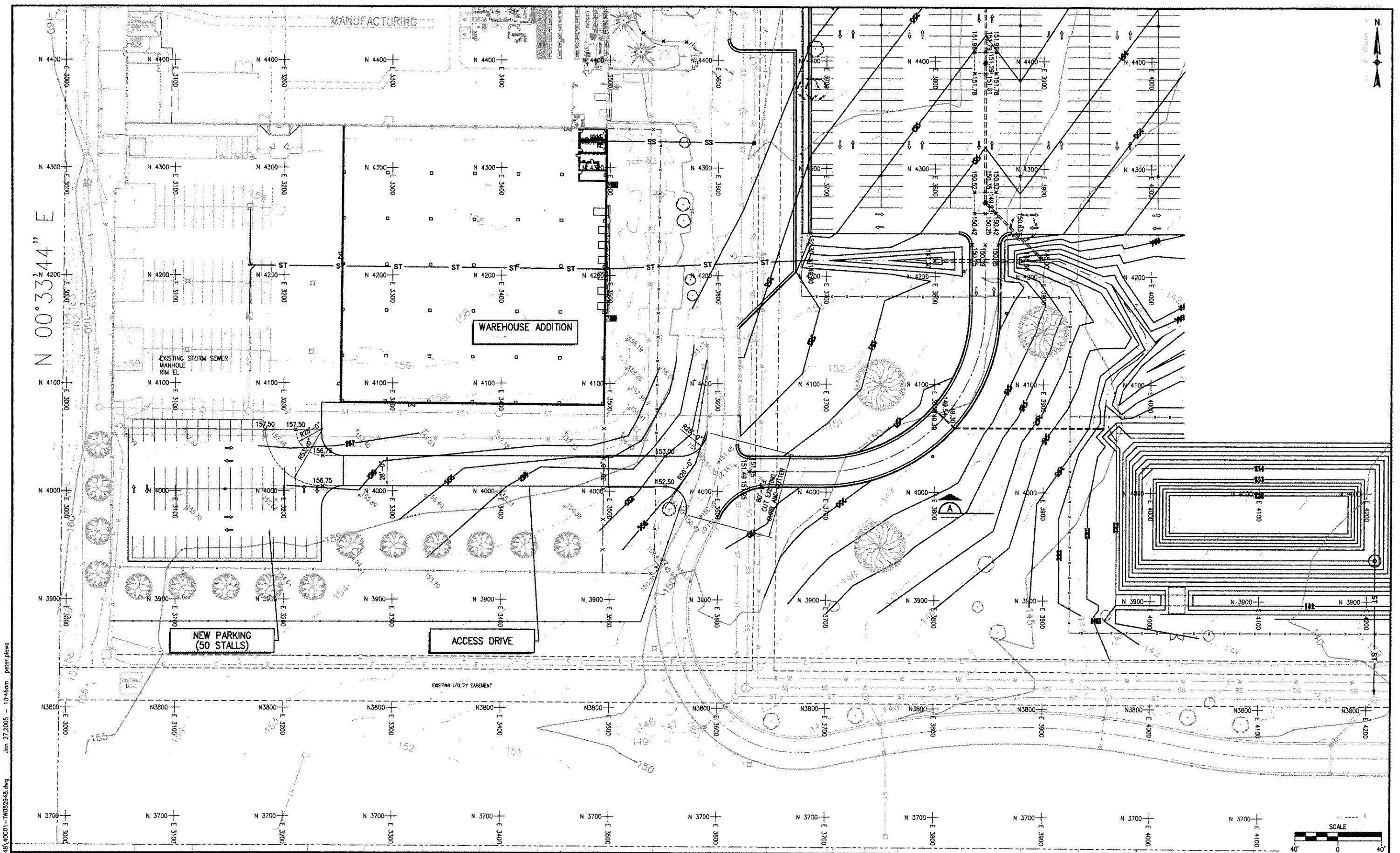
VERIFY SCALE
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 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DSCN	TRS				
DR	PDP				
CHK					
APVD					

WAREHOUSE EXPANSION FOR BRADY CORPORATION
 6555 WEST GOOD HOPE ROAD
 MILWAUKEE, WISCONSIN 53223

MAIN ENTRANCE IMPROVEMENTS CIVIL/SITWORK SITE PLAN

SHEET NO.	25
DWG NO.	30-C-2
DATE	Jan 2005
PROJ NO.	TW052948



Jan 27, 2005 - 10:46am peter.plewa
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TEI CORPORATION
 325 East Chicago Street
 Milwaukee, Wisconsin 53202
 (414)-291-8850
 FAX 291-8841

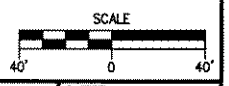
- CONSTRUCTION MANAGEMENT
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- COMMISSIONING

VERIFY SCALE
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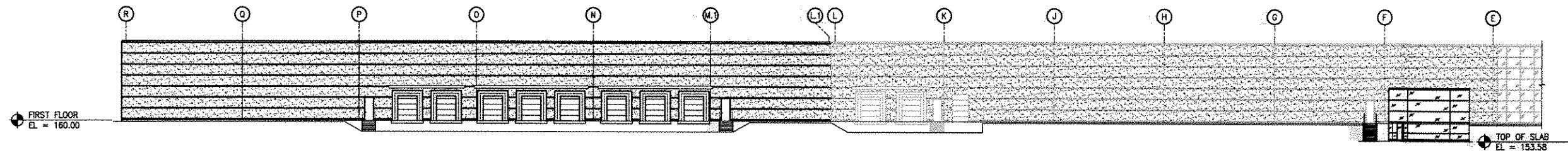
DSGN	KCU				
DR	PDP				
CHK					
APVD					
NO.	DATE	REVISION	BY	APVD	

WAREHOUSE EXPANSION FOR BRADY CORPORATION
6555 WEST GOOD HOPE ROAD MILWAUKEE, WISCONSIN 53223

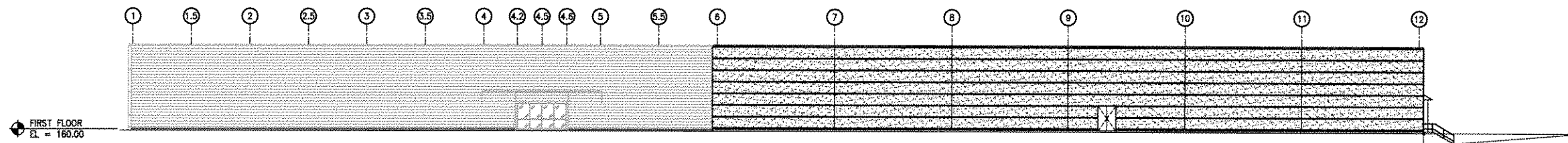
WAREHOUSE EXPANSION CIVIL/SITWORK LANDSCAPING PLAN



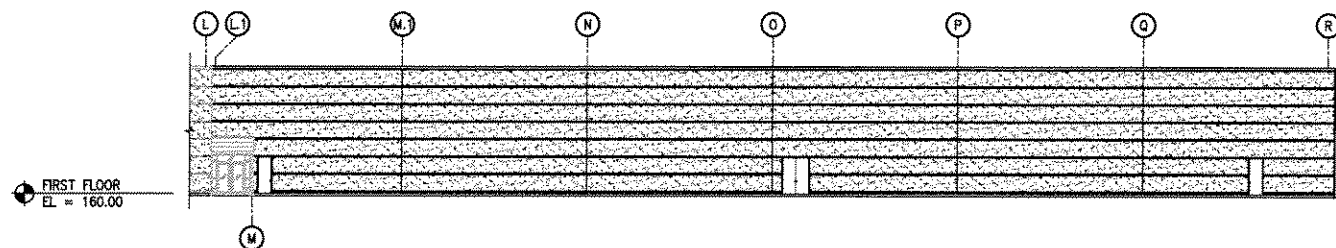
SHEET NO.	---
DWG NO.	40-C-1
DATE	Jan 2005
PROJ NO.	TW052948



EAST ELEVATION
SCALE: 3/64"=1'-0"



SOUTH ELEVATION
SCALE: 3/64"=1'-0"



WEST ELEVATION
SCALE: 3/64"=1'-0"

GENERAL NOTES:

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Jan 06, 2005 1:29pm peter.piewa
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TEI CORPORATION

325 East Chicago Street
 Milwaukee, Wisconsin 53202
 (414)-291-8850
 FAX 291-8841

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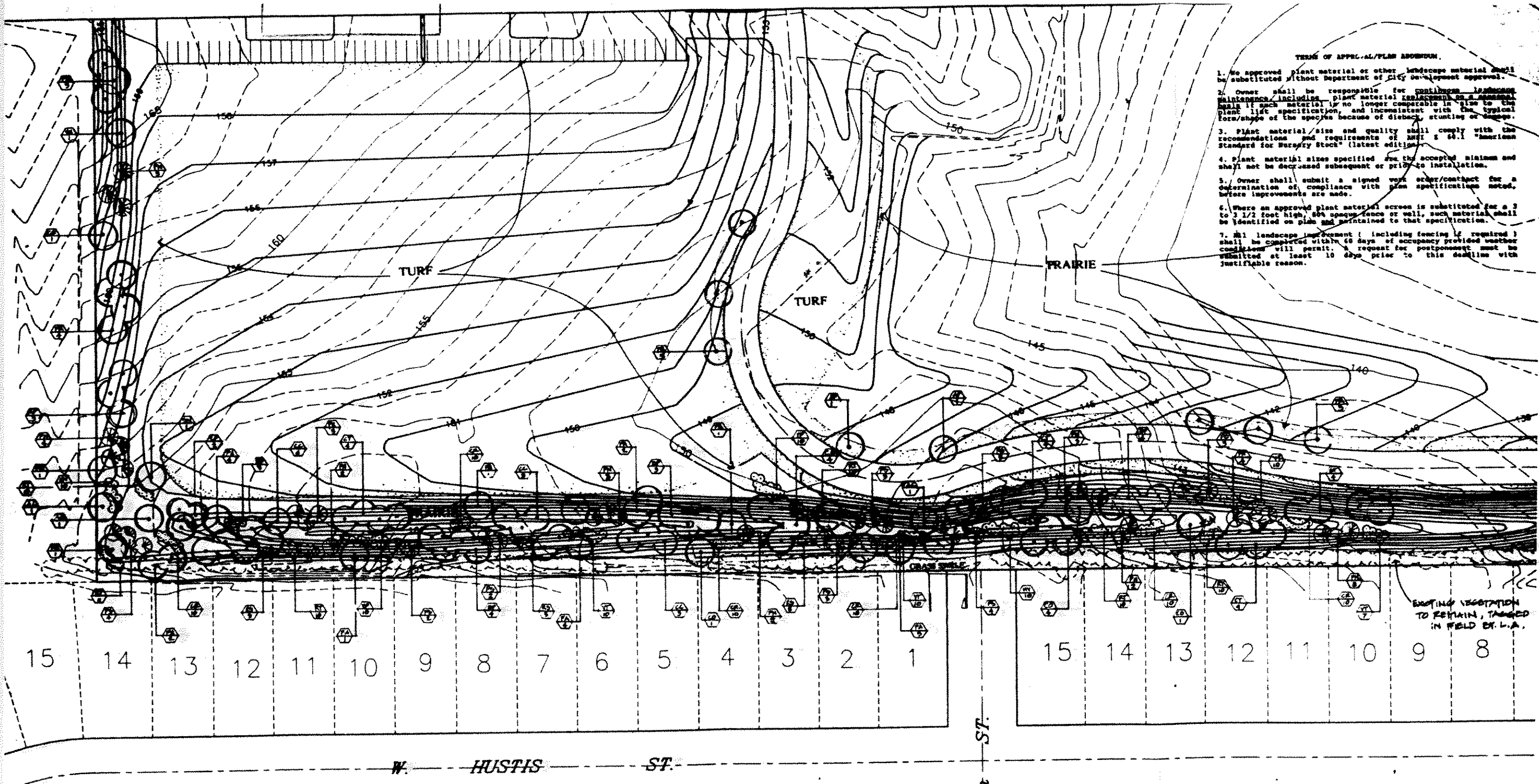
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DR	PDP				
CHK					
APVD					
NO.	DATE	REVISION	BY	APVD	

WAREHOUSE EXPANSION FOR BRADY CORPORATION
 8555 WEST GOOD HOPE ROAD
 MILWAUKEE, WISCONSIN 53223

WAREHOUSE EXPANSION ARCHITECTURAL ELEVATIONS

SHEET NO.	---
DWG NO.	40-A-16
DATE	Jan 2005
PROJ NO.	TW052948



- TERMS OF APPROVAL/PLAN BOUNDARY.
1. No approved plant material or other landscape material shall be substituted without Department of City Development approval.
 2. Owner shall be responsible for continuous landscape maintenance, including plant replacement. On a seasonal basis, if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of the species because of dieback, stunting or damage.
 3. Plant material/size and quality shall comply with the recommendations and requirements of ANSI Z 60.1 "American Standard for Nursery Stock" (latest edition).
 4. Plant material sizes specified are the accepted minimum and shall not be decreased subsequent or prior to installation.
 5. Owner shall submit a signed work order/contract for a determination of compliance with plan specifications noted, before improvements are made.
 6. Where an approved plant material screen is substituted for a 3 to 3 1/2 foot high, 80% opaque fence or wall, such material shall be identified on plan and maintained to that specification.
 7. All landscape improvement (including fencing if required) shall be completed within 60 days of occupancy provided weather conditions will permit. A request for postponement must be submitted at least 10 days prior to this deadline with justifiable reason.

EXISTING VEGETATION TO REMAIN, TAGGED IN FIELD BY L.A.

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 15 14 13 12 11 10 9 8

W. HUSTIS ST.

N. 64th ST.

MENOMONEE RIVER HILLS EAST ADDITION NO. 2

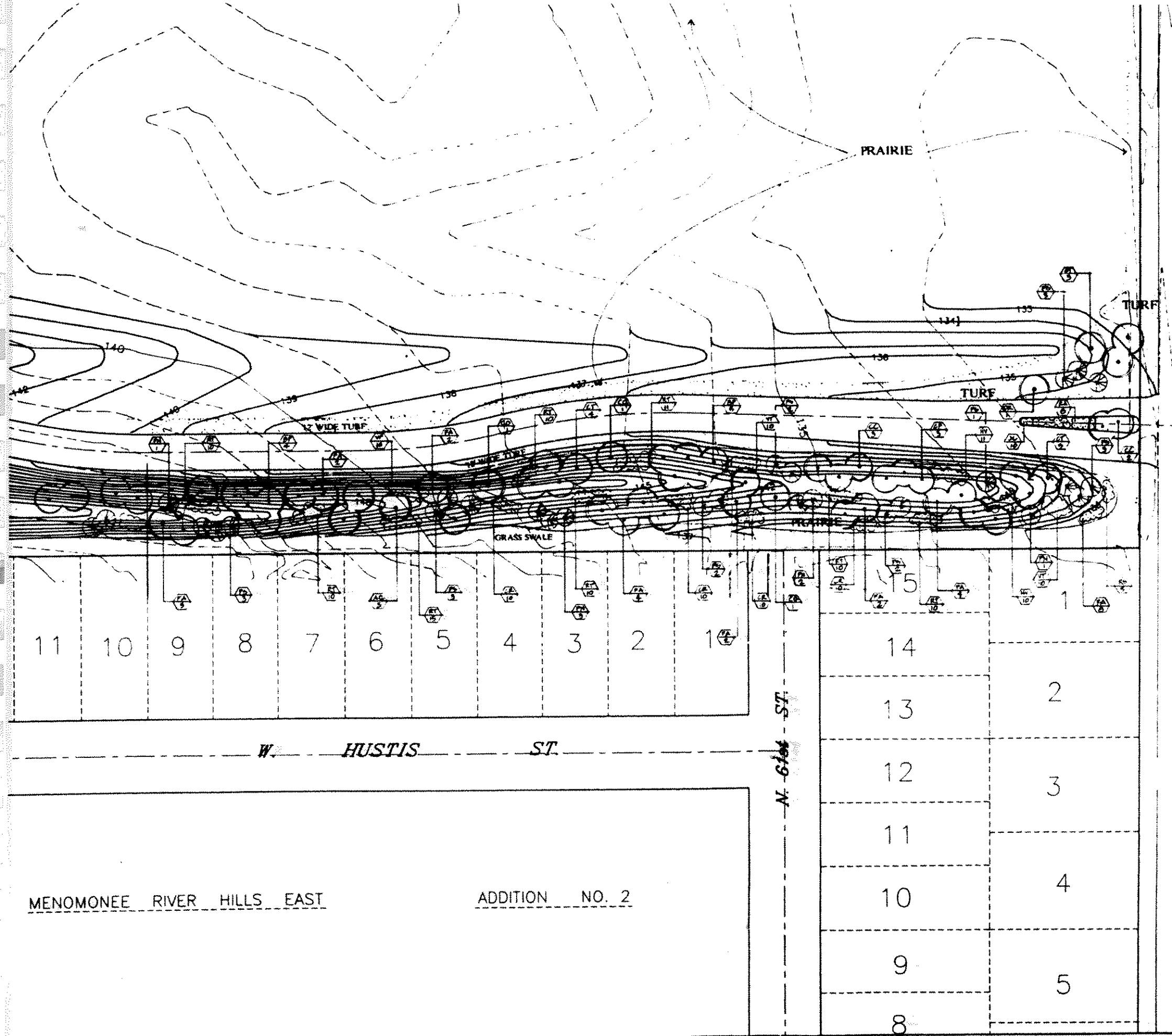


LANDSCAPE PLAN
SCALE 1"=400'

Landscape Architects, Inc.
200 WEST HIGHLAND AVE., SUITE 200
MILWAUKEE, WISCONSIN 53225
(414) 224-1000
WE PLANNING
LAND PLANNING
URBAN FORMS

REVISIONS	
DATE	BY
4-22-91	GAB
LANDSCAPE PLAN	

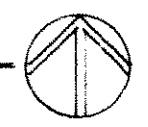
EXHIBIT 6 SHEET 2 OF
W.H. BRADY
GOOD HOPE DEVELOPMENT
MILWAUKEE, WI
DETAILED PLANNED DEVELOPMENT
GRADING PLAN
SCALE: 1" = 40'
PLAN DATE: APRIL 26, 1991
REVIEWED BY:
APPROVED BY:



N. 60th ST.

- TERMS OF APPROVAL/PLAN ADDENDUM
1. No approved plant material or other landscape material shall be substituted without Department of City Development approval.
 2. Owner shall be responsible for continuous landscape maintenance, including plant material replacement on a seasonal basis if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of the species because of dieback, stunting or damage.
 3. Plant material size and quality shall comply with the recommendations and requirements of ANSI Z 60.1 "American Standard for Nursery Stock" (latest edition).
 4. Plant material sizes specified are the accepted minimum and shall not be decreased subsequent or prior to installation.
 5. Owner shall submit a signed work order/contract for a determination of compliance with plan specifications noted, before improvements are made.
 6. Where an approved plant material screen is substituted for a 2 to 3 1/2 foot high, 40% opaque fence or wall, such material shall be identified on plan and maintained to that specification.
 7. All landscape improvement (including fencing if required) shall be completed within 60 days of occupancy provided weather conditions will permit. A request for postponement must be submitted at least 10 days prior to this deadline with justifiable reason.

LANDSCAPE PLAN
SCALE 1"=40'0"



Landscape Architects, Inc.
300 WEST HIGHLAND AVE., SUITE 204
MILWAUKEE, WISCONSIN 53204
(414) 284-1088
SITE PLANNING
LAND PLANNING
URBAN DESIGN

MENOMONEE RIVER HILLS EAST

ADDITION NO. 2

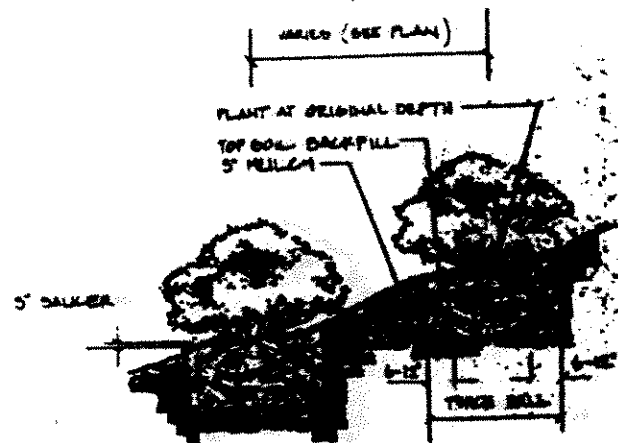
W. HUSTIS ST.

EXHIBIT 6 SHEET 3 OF 4

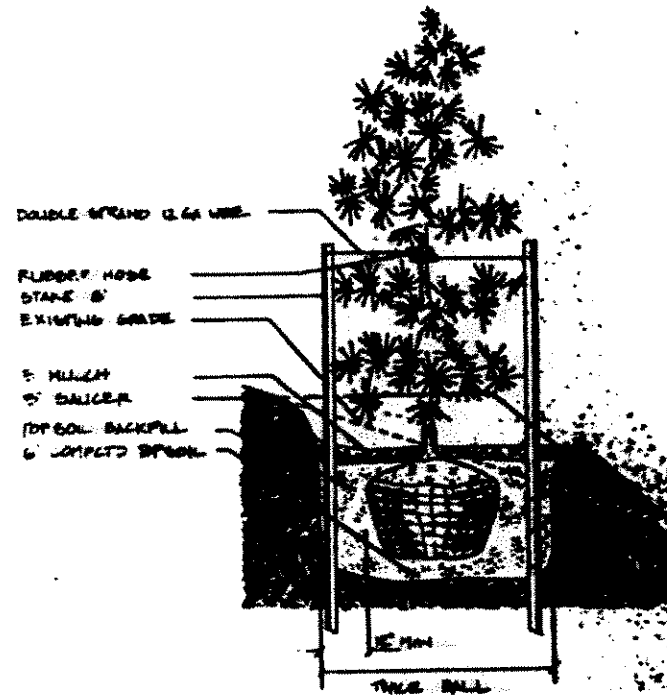
W.H. BRADY
GOOD HOPE DEVELOPMENT
MILWAUKEE, WI
DETAILED PLANNED DEVELOPMENT
GRADING PLAN

REVISIONS	
DATE	BY
4-22-91	WAB
	LANDSCAPE PLAN

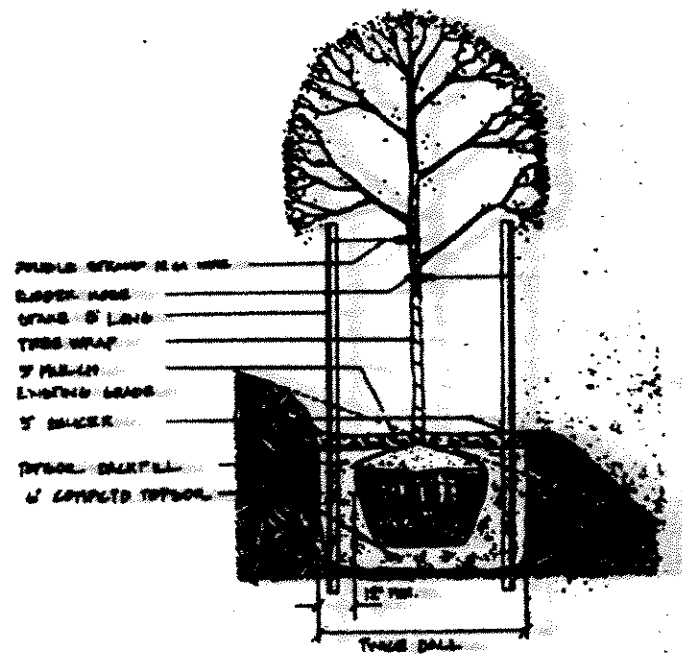
SCALE: 1" = 40'
PLAN DATE: APRIL 18, 1991
REVIEWED BY:
APPROVED BY:
national survey & engineering
4120 North 124th Street • Brookfield, Wisconsin 53005-0444
Phone: 414/781-1988 • Fax: 414/781-2888
NSLE PROJECT NO. 910107.02 SHEET 03



SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

PLANT SCHEDULE

KEY BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
13 Acer platanoides 'Crimson King'	Norway Maple	13	3" cal.	S&S
14 Acer platanoides 'Crimson King'	Crimson King Maple	13	4" cal.	S&S
15 Betula platyphylla 'Whitespire'	Whitespire Clp. Birch	28	12-14"	S&S
16 Carpinus caroliniana	American Hornbeam	15	2" cal.	S&S
17 Carya occidentalis	Shagbark Hickory	15	2.5" cal.	S&S
18 Carya ovata	Gray Dogwood	100	2-3"	SH
19 Cornus racemosa	Washington Hawthorn	5	2" cal.	S&S
20 Carya tomentosa	Purple Wintercreeper	2300	2.5"	Pot
21 Prunella americana	White Ash	63	2.5" cal.	S&S
22 Glaberrima triocantha 'Skyline'	Skyline Honeylocust	23	2.5" cal.	S&S
23 Juniperus chinensis 'Fitzner Comp'	Compact Fitcher Jun.	48	24-36"	Pot
24 Juniperus chinensis procumbens	Jap. Garden Juniper	131	18-24"	Pot
25 Juniperus chinensis 'Mountain'	Mountain Juniper	24	6"	S&S
26 Malus sp. 'Anna'	Adam Flowering Crab	7	2" cal.	S&S
27 Pinus nigra	Austrian Pine	54	6-7"	S&S
28 Pinus strobus	Scotch Pine	54	6-7"	S&S
29 Pyrus calleryana 'Bradford'	Bradford Pear	5	3" cal.	S&S
30 Quercus palustris	Pin Oak	6	18-24"	Pot
31 Quercus arizonica	Preplant Sumac	19	2-3"	Pot
32 Rhus typhina 'Dissecta'	Cutleaf Sumac	38	18-24"	Pot
33 Rhus typhina	Fraxino Rose	110	18-24"	Pot
34 Salix nigra	Franklin Spirea	4	2" cal.	S&S
35 Taxus canadensis 'Thyrall'	weeping Willow	36	24-36"	S&S
36 Viburnum prunifolium	Spreading Yew	30	3-4"	SH
37 Viburnum trilobum	Blackhaw Viburnum	57	24-36"	SH
38	Amer. Cranberry			

TERMS OF APPROVAL/PLAN ADOPTION

1. No approved plant material or other landscape material shall be substituted without Department of City Development approval.
2. Owner shall be responsible for maintaining landscape maintenance, including plant material replacement, as specified herein, if such material is no longer comparable in size to the plant list specification, and inconsistent with the typical form/shape of the species because of dieback, stunting or damage.
3. Plant material size and quality shall comply with the recommendations and requirements of ANSI Z 68.1 "American Standard for Nursery Stock" (latest edition).
4. Plant material sizes specified are the accepted minimum and shall not be decreased subsequent or prior to installation.
5. Owner shall submit a signed work order/contract for a determination of compliance with plan specifications noted, before improvements are made.
6. Where an approved plant material screen is substituted for a 3 to 3 1/2 foot high, 80% opaque fence or wall, such material shall be identified on plan and maintained to that specification.
7. All landscape improvement (including fencing if required) shall be completed within 60 days of occupancy provided weather conditions will permit. A request for postponement must be submitted at least 10 days prior to this deadline with justifiable reason.

GENERAL NOTES

1. Backfill and grade all planting areas with approved topsoil to levels and dimensions required to the underside of respective finish materials.
2. All finished grades to be one inch below top of curb and pavement.
3. All plants to be located according to plan and planted as shown by details.
4. All plant material shall conform to American Standard for Nursery Stock as prepared by American Association of Nurserymen, Inc.
5. All plants to be backfilled with a blend of sand or peat and topsoil, as conditions require, contractor will be responsible for proper soil conditioning for all planting.
6. All plants to receive 5 year slow release fertilizer packets (or equal) when planted, at a rate of 2 per caliper inch for trees and 1 per shrub.
7. Perennial wintercreeper groundcover to be planted 5" on center.
8. All turf hydro-seed areas shall be seeded at a rate of 4 pounds per 1000 square feet with a seed blend of:
 - 40% Kentucky Bluegrass (in minimum of three varieties)
 - 20% Perennial Ryegrass
 - 20% Creeping Red Fescue
 - 10% Annual Ryegrass
9. All planting beds to be topdressed with three inches of shredded hardwood bark mulch (two inches in areas of perennials and ground covers).
10. Walking path located through proposed prairie to be 6' wide and comprised of 6" of compacted wood chips.
11. All planting bed edges (at front door entrance and main entrance at Good Hope Road) and moving strip to be edged with 3" aluminum edging.
12. Install 18" moving strip as indicated on plan. Moving strip to be comprised of 1/2" x 1/2" x 1/2" concrete with 1" of #1 white steel.
13. All mulched areas to receive an application of Sulfon pre-emergent herbicide per manufacturers instructions.
14. All trees in turf areas are to receive a 3" diameter moving ring with a 4" above cut edge filled with 3" of shredded hardwood bark mulch. Moving rings beneath evergreen trees shall extend 3 feet beyond drip line.
15. Guarantee all plant material and turf areas for a period of one year.
16. Prairie seed mix to be comprised of shortgrass blend for medium soils and to include Butterflyweed, Sky Blue Aster, Canada Milk Vetch, Purple Coneflower, Bottlebrush Prairie, Round-headed Bushclover, Rough Bluestem, Dotted Mint, Prairie Bluestem, Purple Prairie Clover, Black-eyed Susan, Stiff Goldenrod, Little Bluestem, Silcock Grass.
17. EXISTING UTILITIES TO REMAIN SHALL BE IDENTIFIED AS SHOWN BY

LANDSCAPE SCHEDULES AND DETAILS

EXHIBIT 6 SHEET 4 OF 4

W.H. BRADY
GOOD HOPE DEVELOPMENT
MILWAUKEE, WI

DETAILED PLANNED DEVELOPMENT
GRADING PLAN

REVISIONS	
DATE	BY
4-22-99	GAB
	LANDSCAPE PLAN

SCALE: 1" = 40'
PLAN DATE: APRIL 16, 1999
REVIEWED BY:

Landscape Architects, Inc.