



Good Hope Campus Expansion

6555 West Good Hope Road

Milwaukee WI, 53223

Submittal for Modification to an Existing Detailed Plan Development

File # 191792

March 10, 2020 – Updated 3/24/2020

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Project Team

Building Owner:

Brady Corporation
6555 West Good Hope Road
Milwaukee, WI 53223
Contact: David Persch

Civil Engineer

Pinnacle Engineering Group
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Brookfield, WI 53186
Contact: Mark Seidl, P.E.

Architect

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Contact: Chris Johns, AIA

Landscape

Pinnacle Engineering Group
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General Contractor

Selzer-Ornst Construction Company, LLC
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Milwaukee, WI 53213
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BRADY CORPORATION
GOOD HOPE CAMPUS EXPANSION
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OWNER'S STATEMENT OF INTENT AND AMENDMENT OF EXISTING PLANNED DEVELOPMENT

Owner's Statement of Intent – Detailed Planned Development known as Brady USA, Inc. (f/k/a W.H. Brady Company Corporate Center)

The Brady Corporation, facility on 6555 West Good Hope Road was first developed in 1985. The General Planned Development (GPD) was approved as File No. 901858 in 1990, and a Detailed Planned Development (DPD) for Phase 1 was approved as File No. 901859. The original headquarters, and a manufacturing phase included 47,200 SF of office area on two floors and 105,670 SF of light manufacturing. A Minor Modification to the DPD was approved in 1995 as File No. 950014 to develop additional surface parking south of its new facility. In 2005, the DPD was amended as File No. 041231 to all an additional 60,000 sf footprint with 35,545 SF mezzanine (95,545 GSF) of light manufacturing and distribution center floor area.

Brady Corp. is requesting a Second Amendment to the DPD zoning to expand the building footprint and add additional truck loading docks. More specifically, the proposed building addition includes adding no more than 25,000 GSF, filling in an inside corner on the south-west side of the building. This new addition will match the same exposed aggregate white precast wall panel and will match the same building height (28'-4" feet). The addition is designed to support growing demand for material and product storage. The expansion will take place over the existing paved parking lot, which will reduce the site's over all parking count as outlined in the site data table below. The reduction in parking will not impact Brady's on site parking requirements, which has a ratio of 1 stall per 361.4 SF of building area. The new parking ratio will be 426.5 SF per stall. A new employee entrance will be located off the expansion area on the south and west sides.

Also included in this project scope in adding two new loading dock positions to the existing building's east façade (towards 60th Street). This will be an expansion to the facilities distribution operation. This elevation is approximately 1,380' from the eastern property line on 60th street.

Project Overview

<u>Project Data</u>	<u>Existing Site Data:</u>	<u>Proposed Site Data:</u>
Overall Site Plan Area:	55.8 acres (2,430,648 SF)	
Building footprint:	193,120 GSF	218,120 GSF (Exist'g + 25,000 SF)
Building second floor area:	59,145 GSF	NO CHANGE
Building total area:	252,265 GSF	277,265 GSF
Site paving:	454,621 SF	433,998 SF
Total Site Impervious (building + paving)	706,886 SF	711,263 SF
Parking stalls:	698 including Accessible stalls	649 including Accessible stalls
Parking ratio (parking stalls/ building area)	1 stall per 361.4 SF*	1 stall per 427.2 SF*

*Per table 295-403-2-a, Parking space by use, 50 stalls are required for general Office



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DESCRIPTION OF AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT

Uses

The facility is will continue to operate as General Office and Light Manufacturing, which has been the intention of the original DPD as developed and as amended on February 10, 2005 (File Number 041231)

Setbacks:

Building setbacks, per table 295-805.2, Principal Building Design Standards, lists no minimum setbacks. The list below does outline the existing unchanged setbacks to property lines and adjacent zoning or street fronting.

North, West Good Hope Road	216'-1"
East, North 60th Street	1,452'
South, residential neighborhood (RS5 Zoning)	408'-5"
West, Manufacturing Planned Development	55'-10"

Screening:

The existing site design addresses screening to the existing Residential neighborhood (RS5) south of the building with both evergreen trees and berms.

Mechanical equipment is either located on the roof of the area it is serving or enclosed with-in fencing on the west side of the building. This ground mounted equipment is existing and faces a neighboring Light Manufacturing building to the west.

Circulation, Parking and Loading:

Employee parking and truck docks will remain in the same areas. The existing west side parking area will be reduced as the building area increases. The total loss of parking stalls will be approximately 48. The new total site parking count will be 649 stalls (this includes 17 Accessible parking stalls) the new parking stall to floor area ratio is 1 stall to 427.2 SF of building area.

The existing truck loading area will be increased by up to two loading dock positions which face to the east (North 60th Street), for a total of 10 loading docks. The existing truck loading area is screened by the undeveloped 18 acres between the employee parking lot and 60th street.

Landscaping:

Brady prides itself on providing walking paths in the undeveloped area between the employee parking area and 60th Street. This area represents approximately 18 acres of natural buffer to the East of the developed area of the site. The existing landscaping will remain and will continued to be maintained.

Lighting:

Adequate lighting shall be provided to light the fenced employee parking area, following the standards as outlined in section 295-409.

Utilities:

There will be no modifications to existing utility services.

Signage:

Signage modifications are to include relocating one on site vehicle directional sign for site circulation from the sign services the truck court and will be moving approximately 30' further south to accommodate the additional paving for the truck court . This sign is not intended to be visible from beyond the sites boundaries and is not related to advertisements.



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Southeast corner of existing building



Looking southeast from Good Hope Rd

East side of existing building



Looking southwest from Good Hope Rd

Northeast corner of existing building



Site entrance at Good Hope Rd



View from corner of
Good Hope Rd & N. 60th St.



Looking north from
N. 64th St.

Looking west from
N. 60th St.



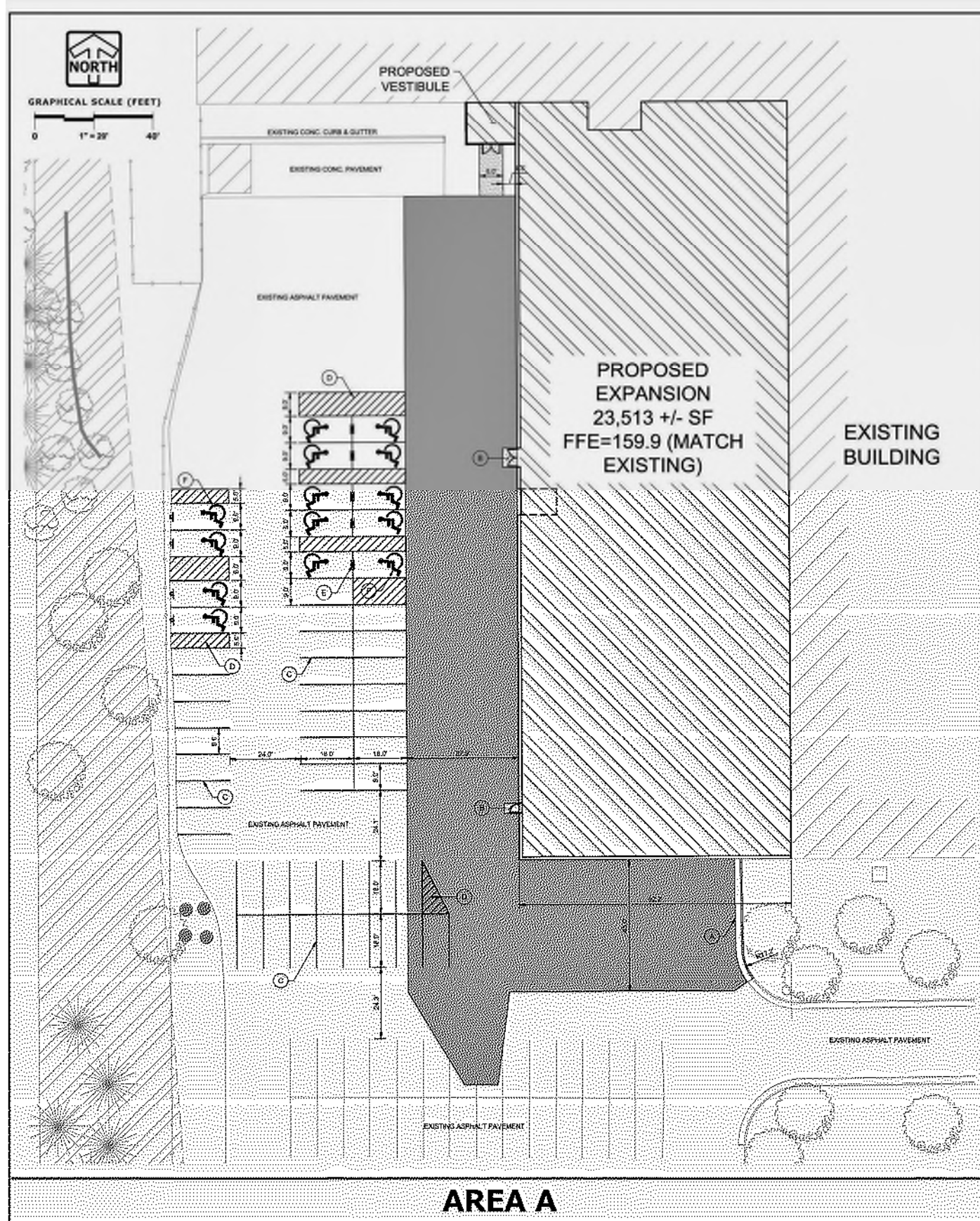
Looking north from
W. Hustis St.

Site entrance at
N. 60th St.

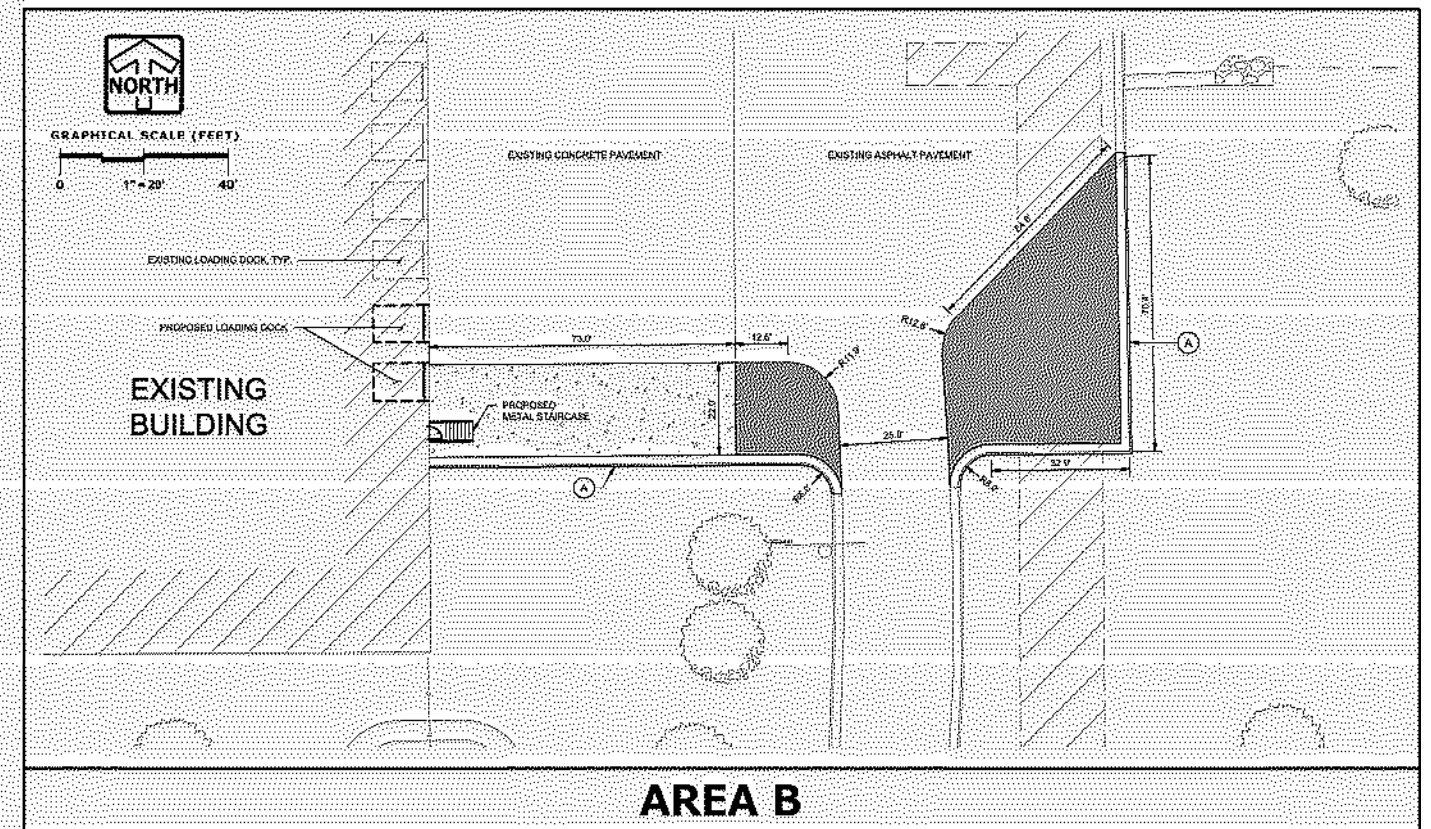
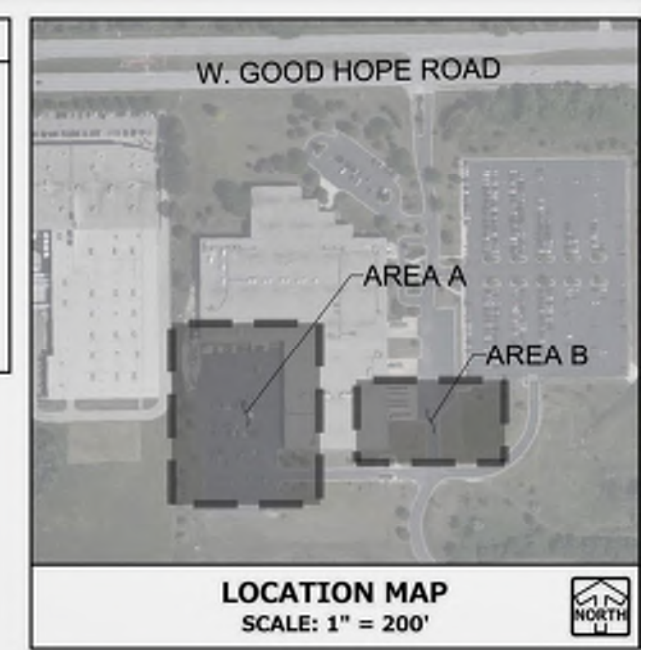


Looking northeast from
N. 67th St.





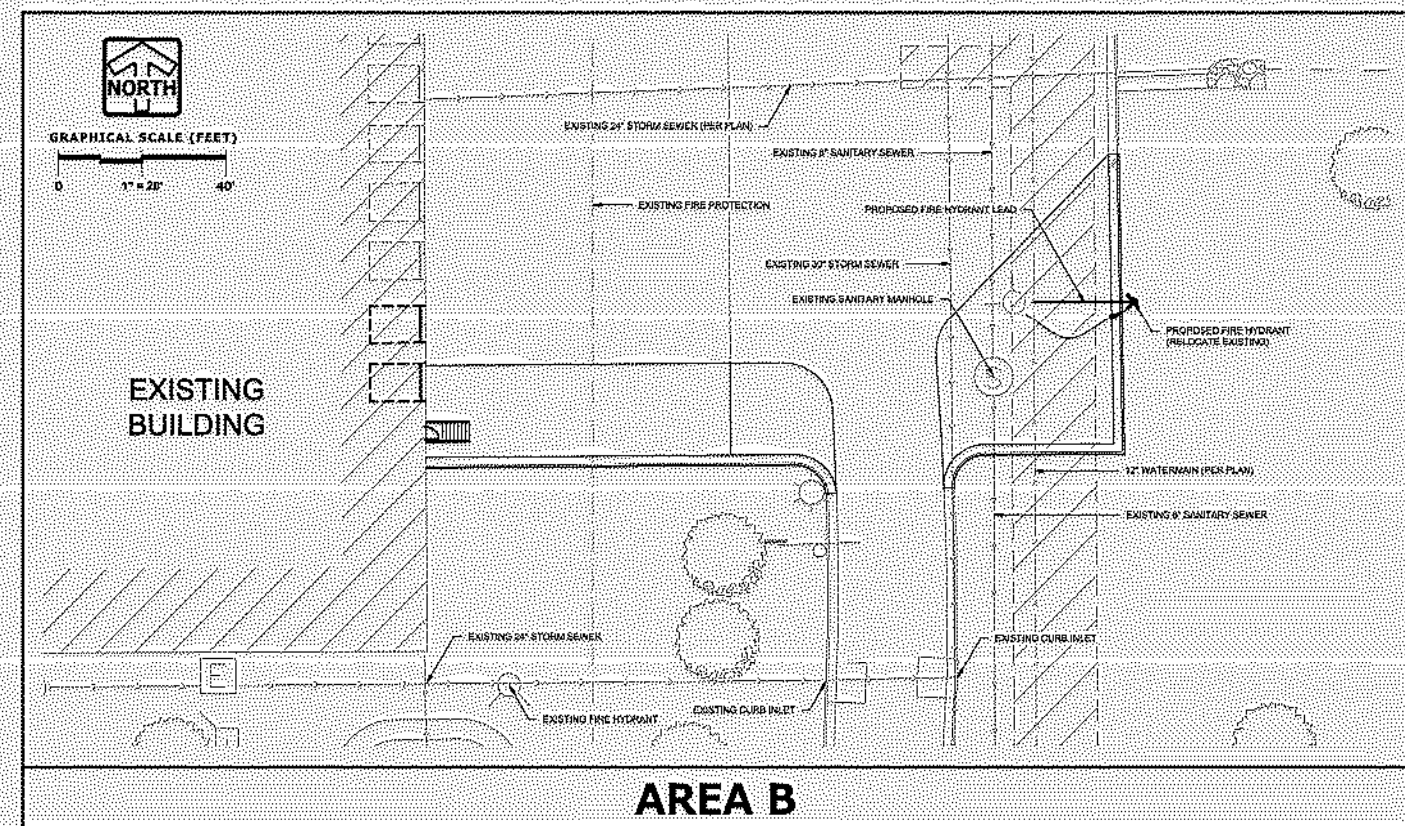
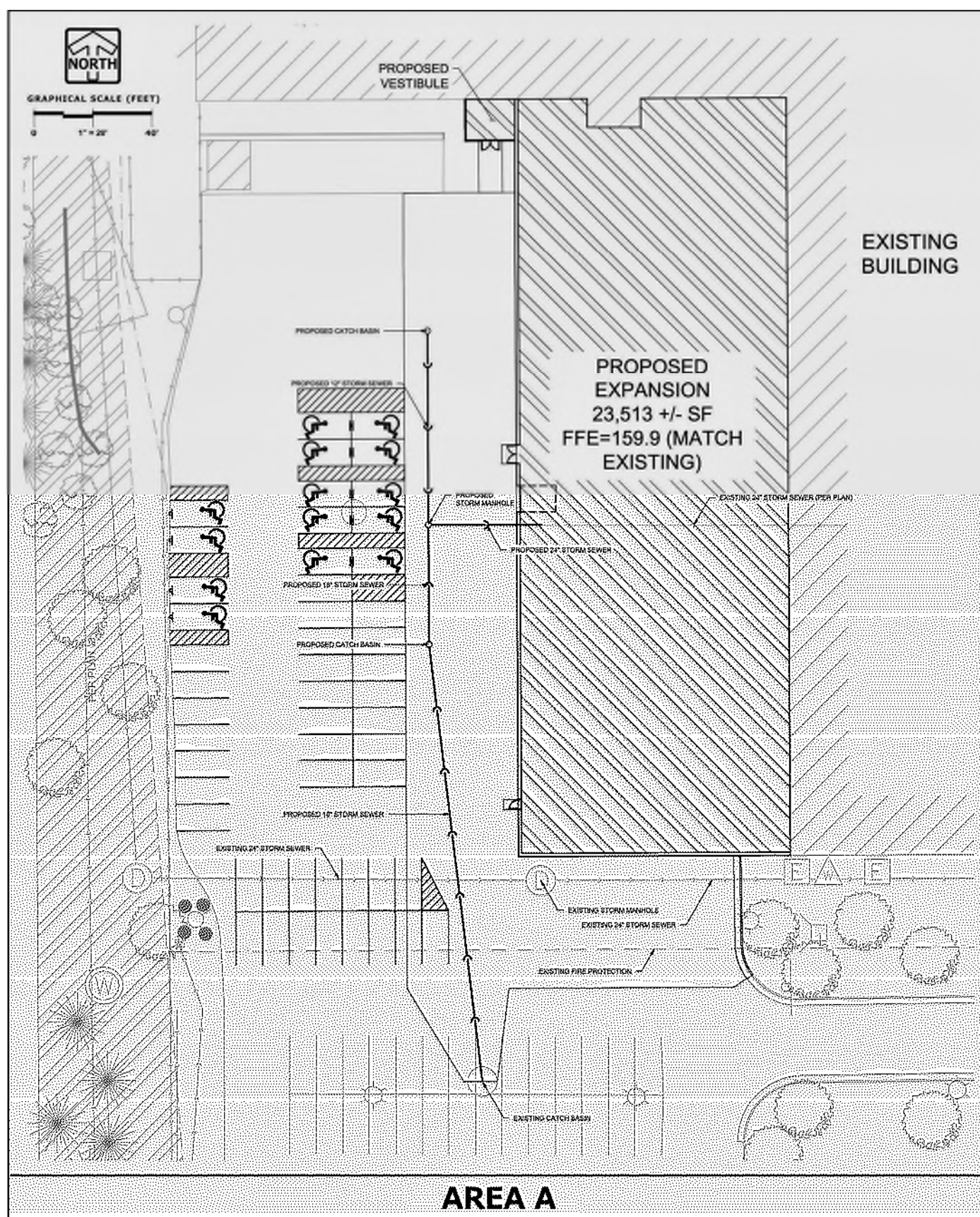
LEGEND	
	HEAVY DUTY PAVEMENT (SEE DETAIL)
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	30" CURB & GUTTER
	CONCRETE STOOP
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	87" H HANDBICAP PARKING SIGN
	ADA STALL ENCLOSURE



C-1 Civil Site Plan



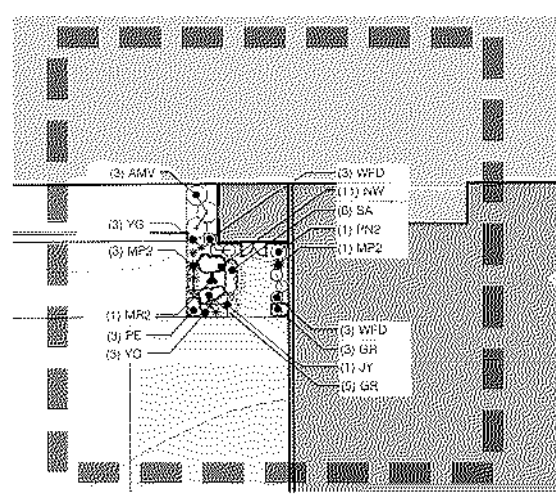
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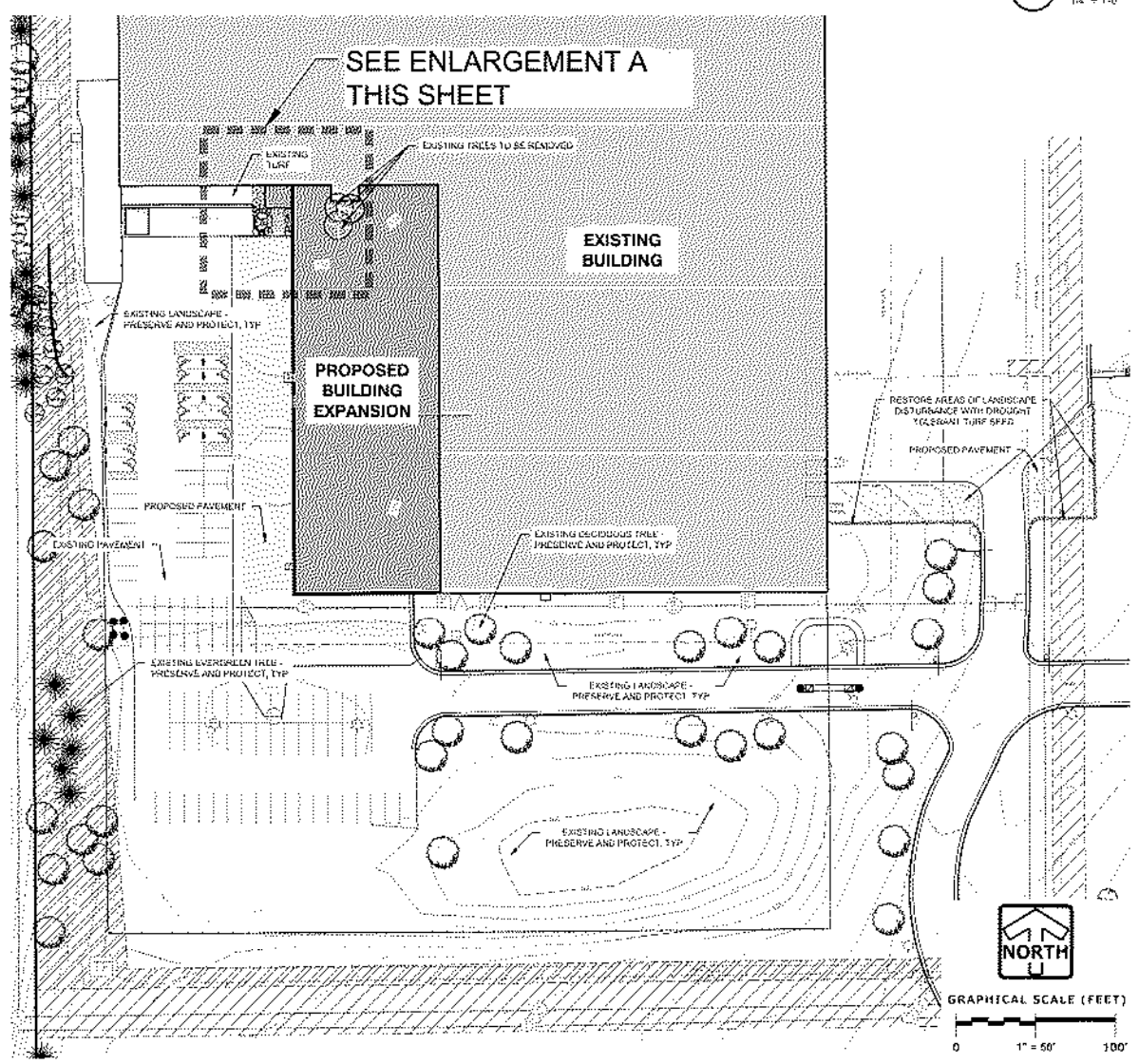
C-3 Utility Plan



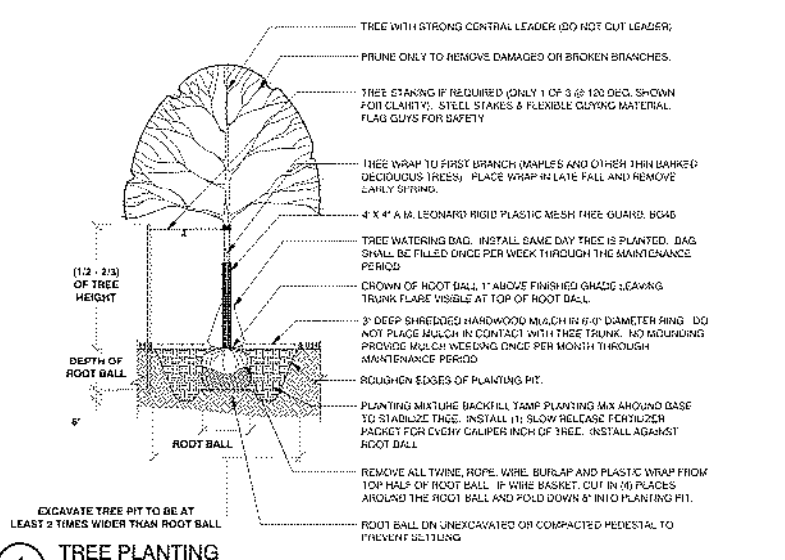
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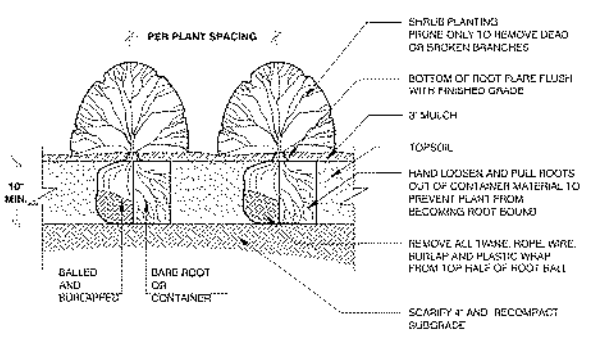
LANDSCAPE ENLARGEMENT A
SCALE: 1"=20'



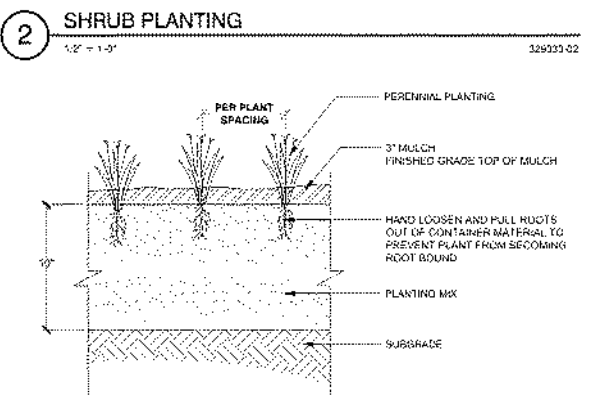
LANDSCAPE CONTEXT
SCALE: 1"=50'



1 TREE PLANTING
1/4" = 1'-0" 32 5043-01



BARE ROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CONNECTIVE PRUNING OF THE TOP AND BOTTOMS ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



3 PERENNIAL PLANTING
1" = 1'-0" 32 5035-01

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
MR2	Morus x 'Royal Raindrops'	Royal Raindrop Caddapple	7.75' Cal.	1	
MEDIUM DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AMV	Azusa melanocarpa 'Vikeg'	Chocoberry	3 gal.	3	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
MP2	Miscanthus purpurascens	Silver Grass	1 gal.	4	
SMALL DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
WF-D	Wegelia Bonita 'Dark Horse'	Dark Horse Wegelia	2 gal.	0	
LOW EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
JY	Juniperus Horizontalis 'Youngstown'	Cresting Juniper	2" Wide	1	
PN2	Picea abies 'Nidiformis'	Nest Spruce	3 gal.	1	
YG	Yucca filamentosa 'Golden Sword'	Adam's Needle	1 gal.	6	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GR	Geranium x 'Rozanne' TM	Hybrid Cranesbill	4.5' Cont.	24" o.c.	8
NW	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	4.5' Cont.	18" o.c.	11
FE	Phlox subulata 'Emerald Blue'	Emerald Blue Moss Phlox	4.5' Cont.	36" o.c.	3
SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	4.5' Cont.	24" o.c.	6

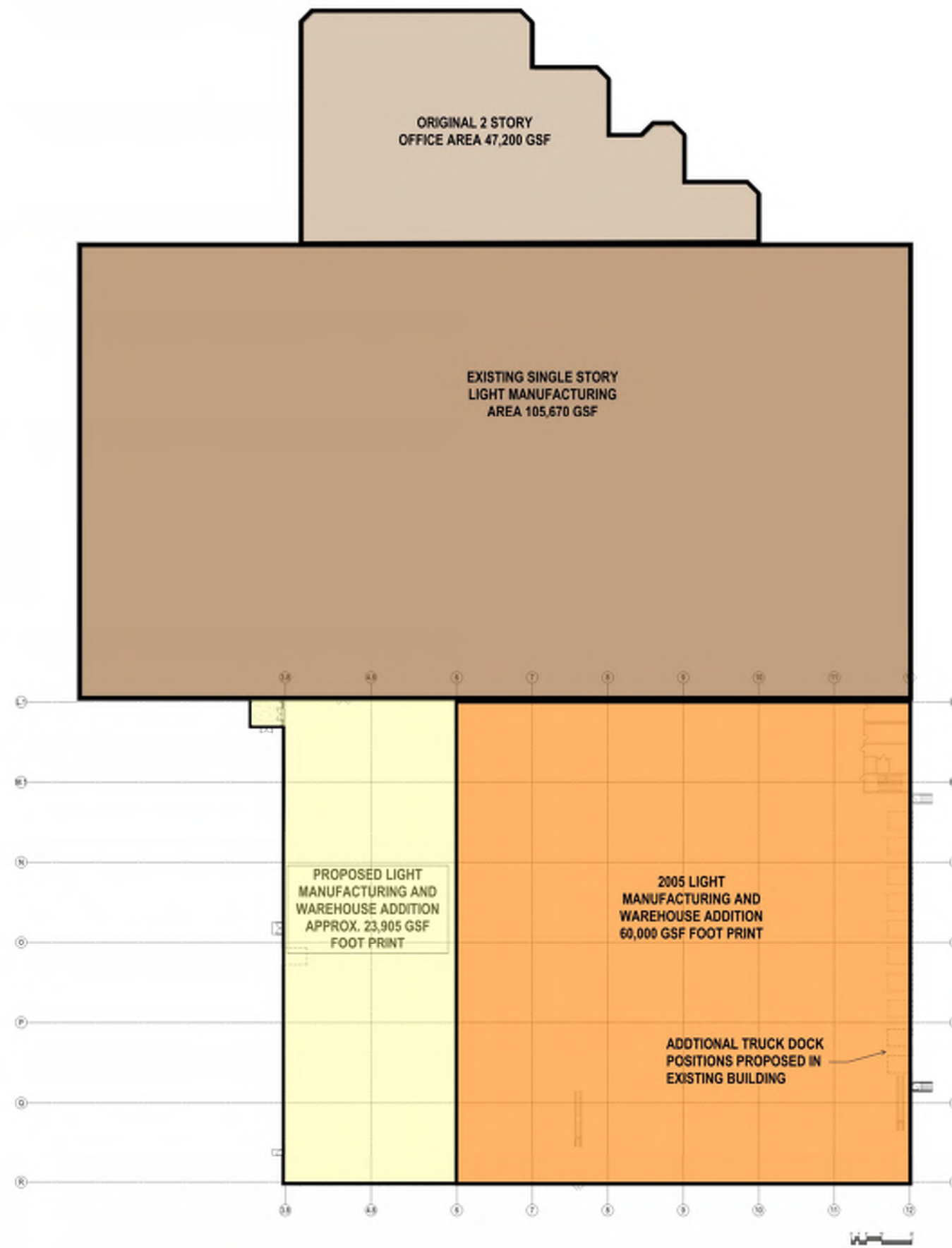
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL PLANT STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL AT A NURSERY LOCATED WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 9A. SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- PLANTS SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER SHRUB THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH.
- ALL PLANTING BEDS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAY LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

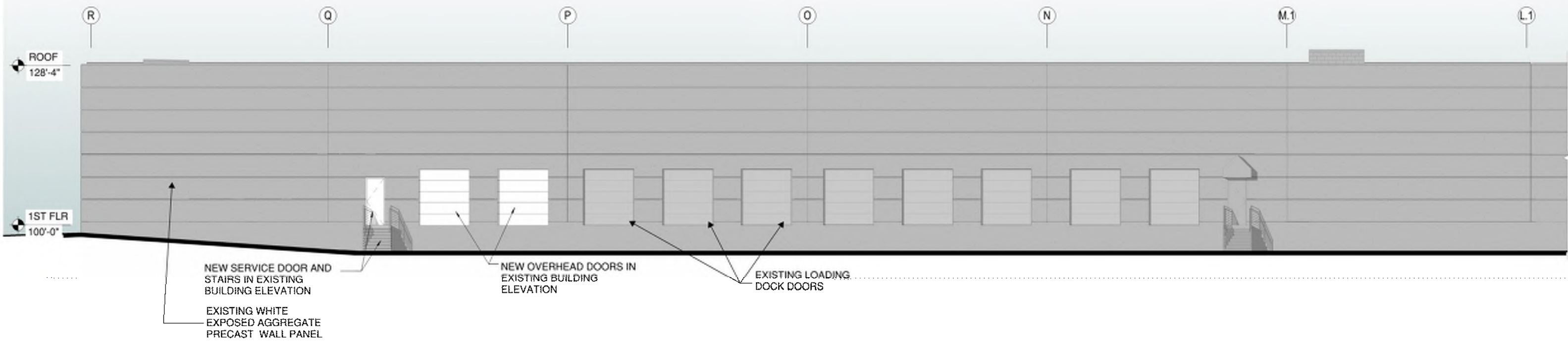
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



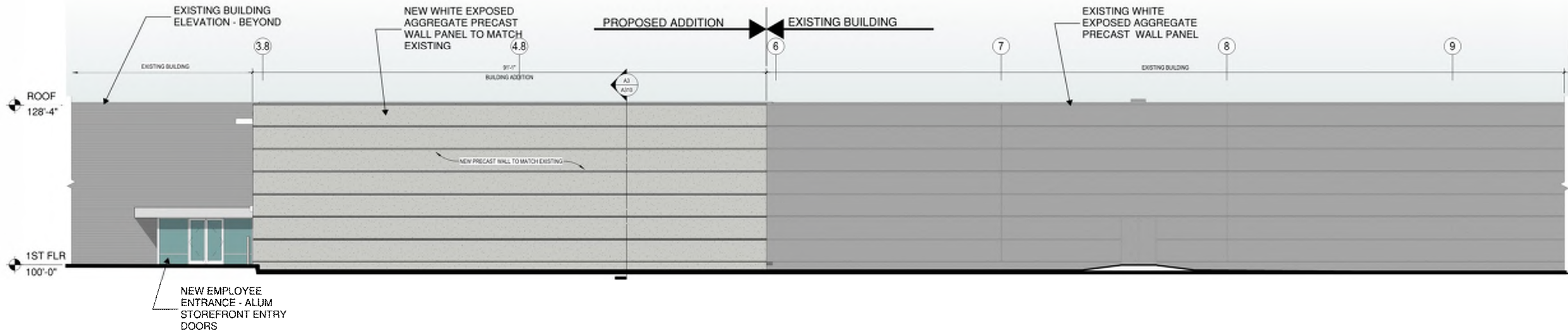


A1 Architectural Floor Plan

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EAST ELEVATION

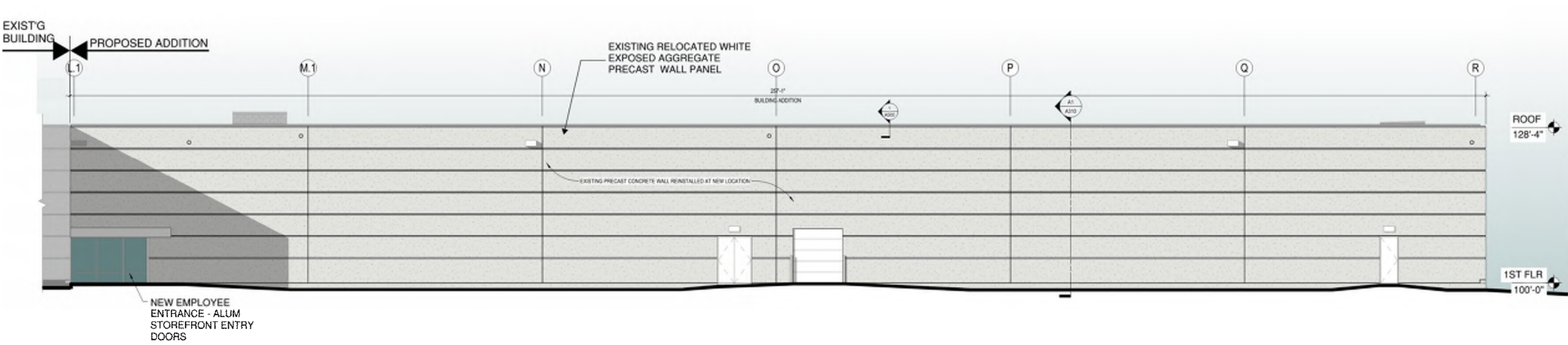


SOUTH ELEVATION

A2.1 Building Elevations



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WEST ELEVATION

A2.2 Building Elevation



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