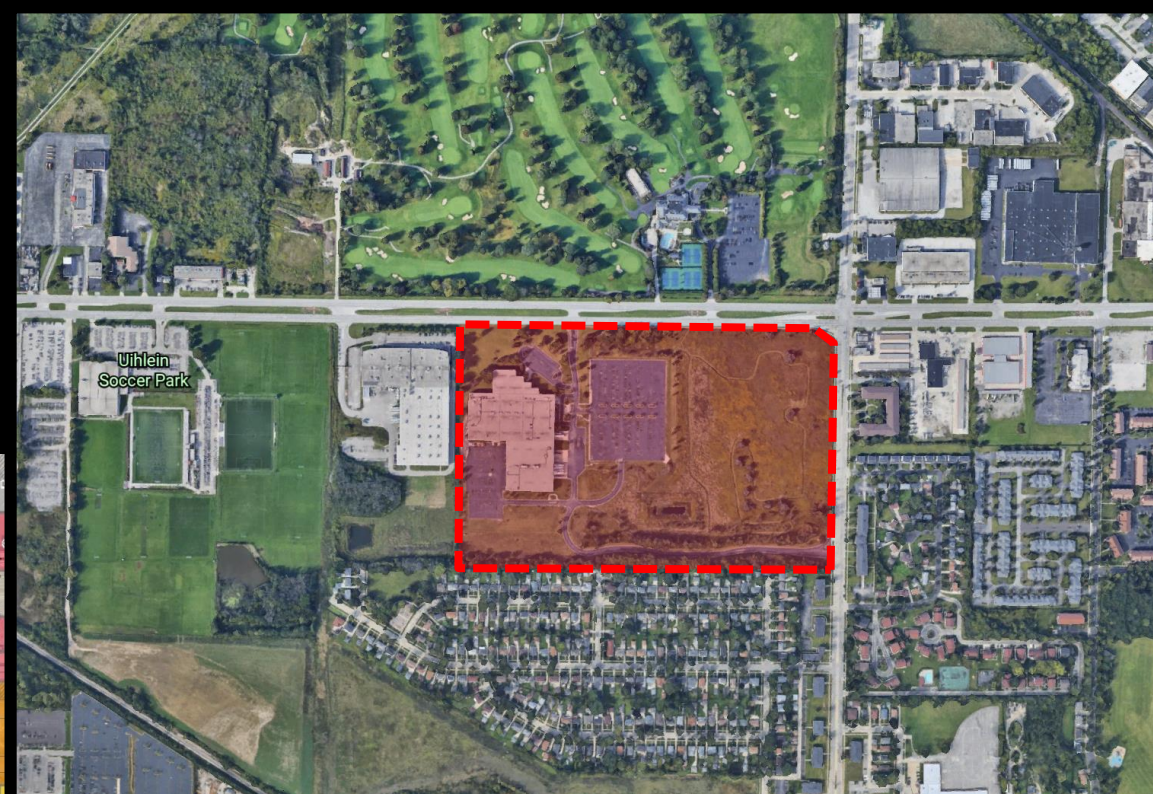
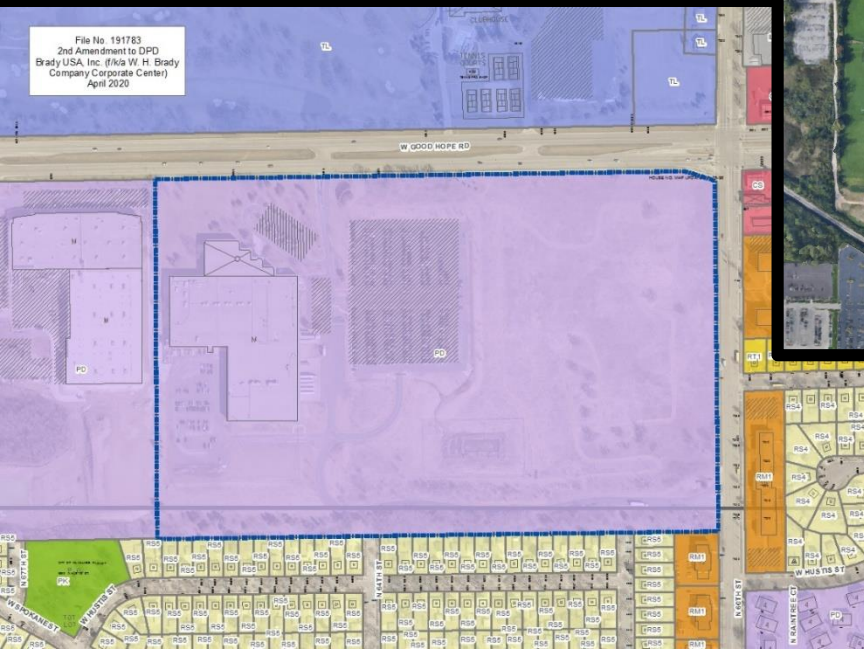
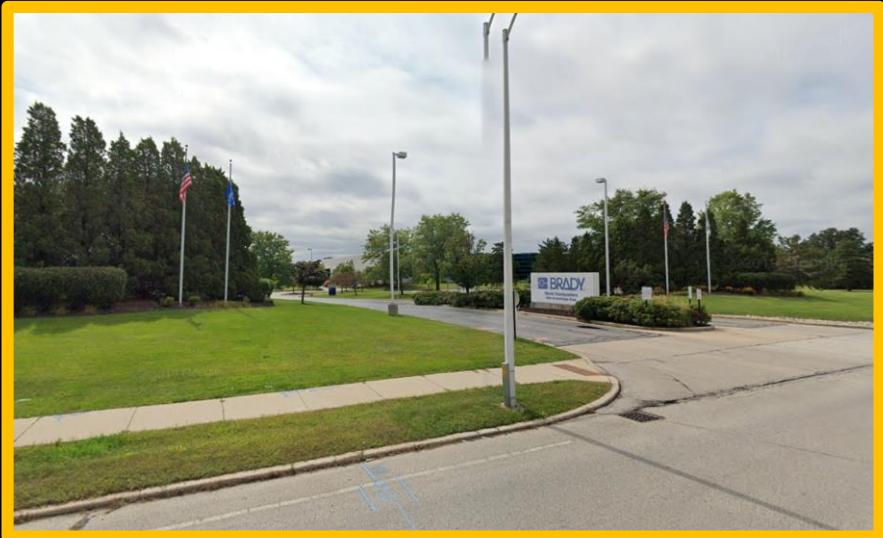


File No. 191792. A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Brady USA, Inc. Phase 1 (f/k/a W. H. Brady Company Corporate Center) to allow for an expansion to the existing building located at 6555 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.



File No. 191792. Site Context Photos.



View from West Good Hope Road looking south-west



View from West Bradley Road looking south



Aerial view looking north-east



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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A2.2	Building Elevations



BRADY CORPORATION
GOOD HOPE CAMPUS EXPANSION
File #191792
March 10, 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
20725 Watertown Road
Suite 100
Brookfield, WI 53186
Contact: Mark Seidl, P.E.

Architect

Eppstein Uhen Architects
333 East Chicago Street
Milwaukee, WI 53202
Contact: Chris Johns, AIA

Landscape

Pinnacle Engineering Group
20725 Watertown Road
Suite 100
Brookfield, WI 53186
Contact: Dale Bunderson, P.L.A.

General Contractor

Selzer-Ornst Construction Company,
LLC
6222 West State Street
Milwaukee, WI 53213
Contact: Brian Goodchild



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Southeast corner of existing building



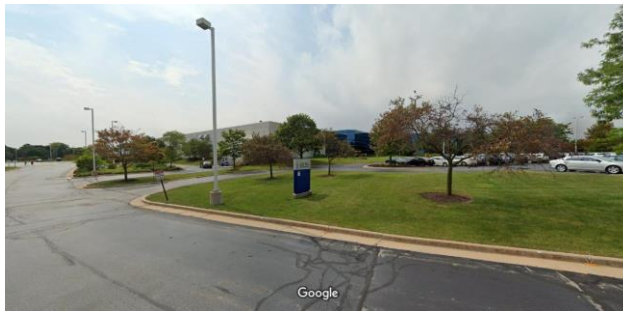
Looking southeast from Good Hope Rd

East side of existing building



Looking southwest from Good Hope Rd

Northeast corner of existing building



Site entrance at Good Hope Rd



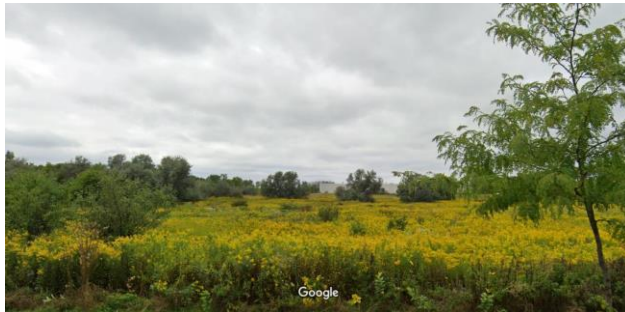
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View from corner of
Good Hope Rd & N. 60th
St.



Looking north from
N. 64th St.

Looking west from
N. 60th St.



Looking north from
W. Hustis St.

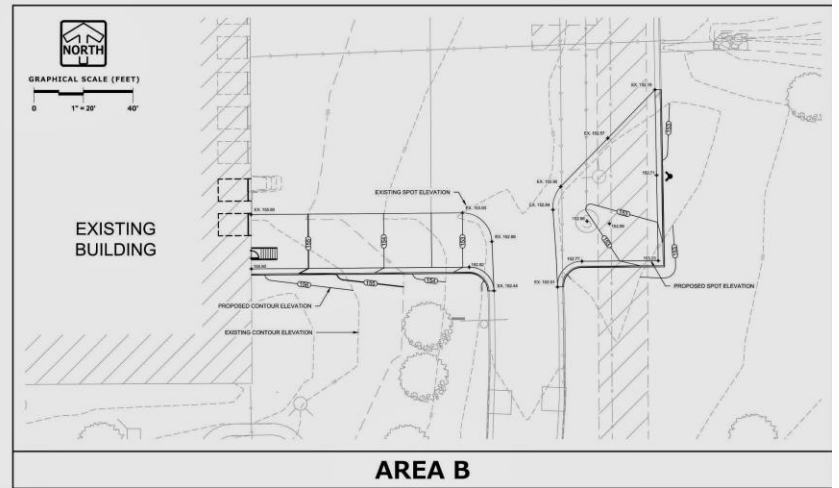
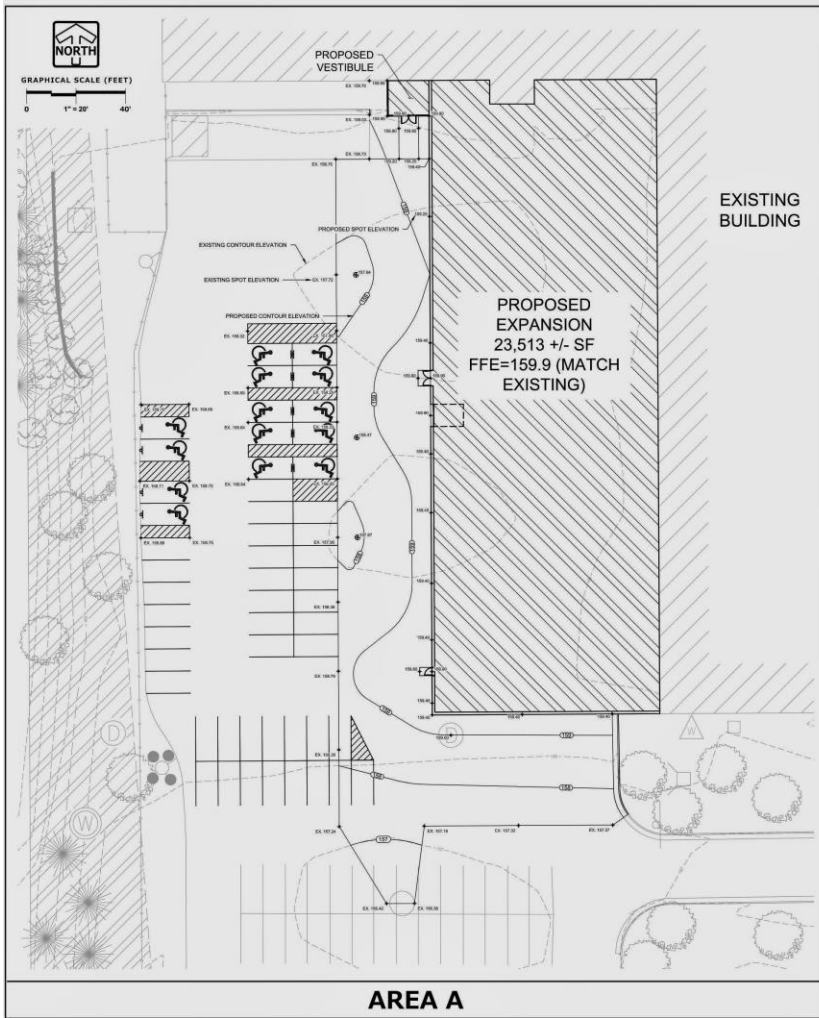
Site entrance at
N. 60th St.



Looking northeast from
N. 67th St.



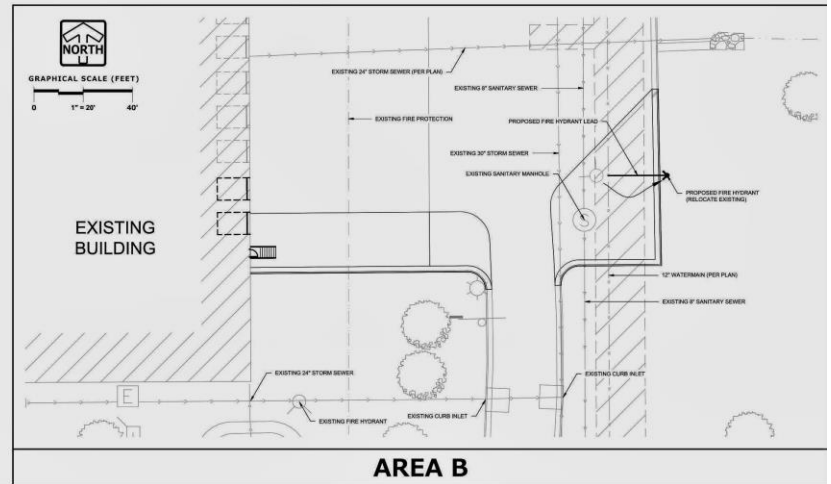
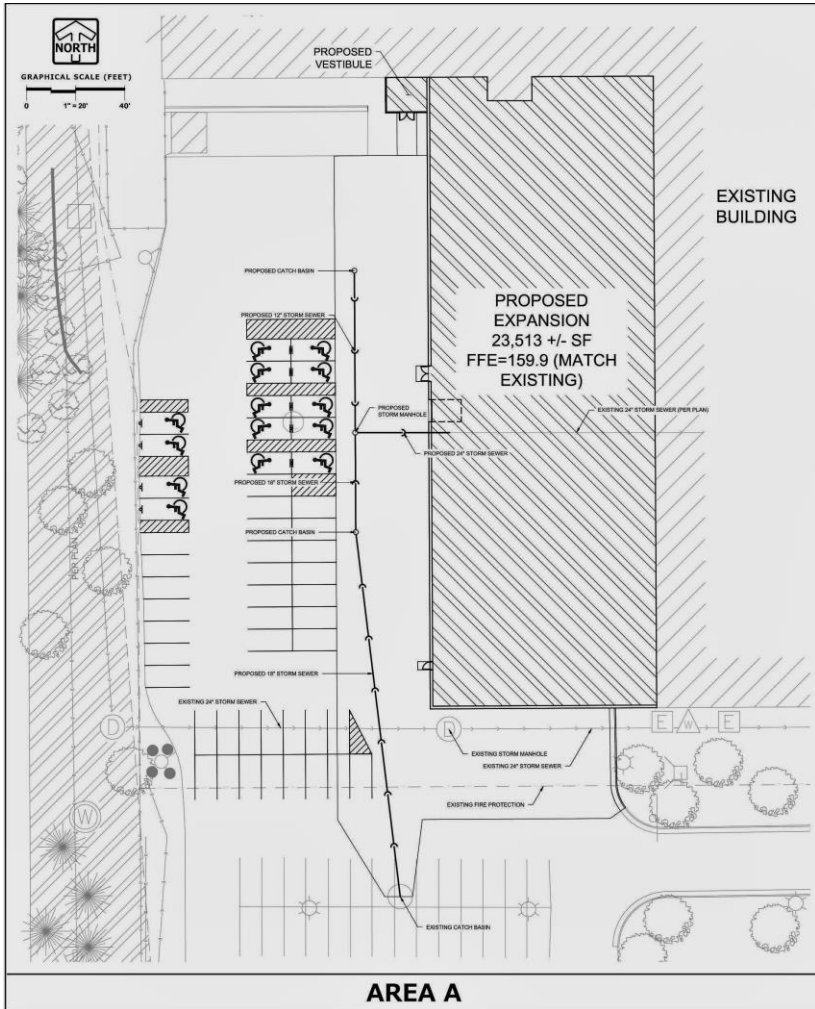
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C-2 Civil Grading Plan



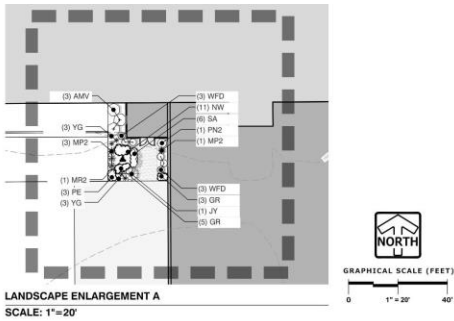
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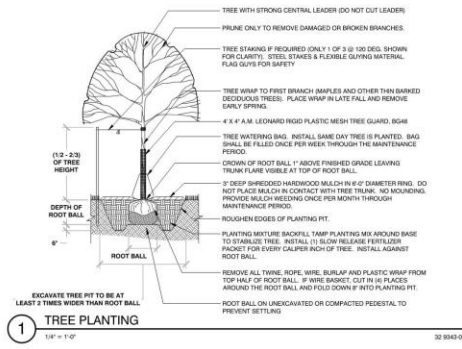
C-3 Utility Plan



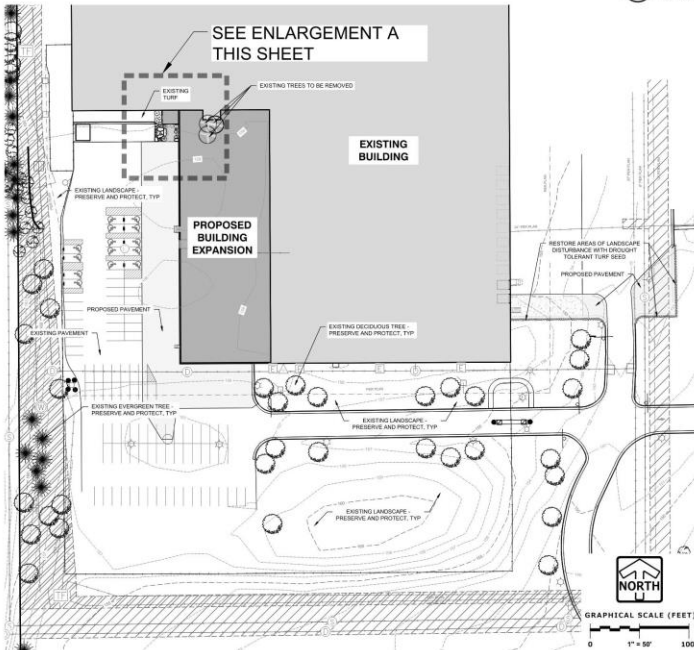
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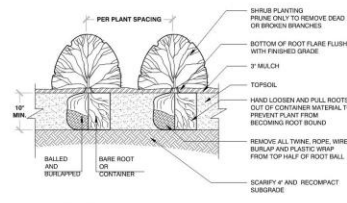
LANDSCAPE ENLARGEMENT A
SCALE: 1"=20'



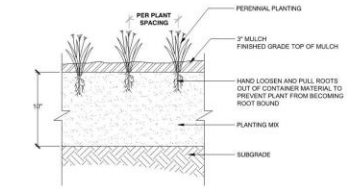
1 TREE PLANTING
12" = 1'-0"



LANDSCAPE CONTEXT
SCALE: 1"=50'



2 SHRUB PLANTING
12" = 1'-0"



3 PERENNIAL PLANTING
12" = 1'-0"

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
MR2	Melaleuca	Royal Raindrops	7.75' Cal.	3	
MEDIUM DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AMY	Artemisia melanocarpa	Vining Chalkberry	3 gal.	3	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
MP2	Miscanthus sinensis	Shiver Grass	1 gal.	4	
SMALL DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
WFD	Wegelia florida	Dark Horse*	2 gal.	6	
LOW EVERGREEN SHRUB	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
JY	Juniperus horizontalis	Youngtown*	1.5' Wide	1	
PN2	Protea nana	Nest Fern	3 gal.	1	
YG	Yucca filamentosa	Snake Seed*	1 gal.	8	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GR	Gaura x Ricinaria TM	Hybrid Dianthus	4.5" Core	24" o.c.	8
SAF	Saxifraga x subserotina	Walden Low*	4.5" Core	18" o.c.	11
PE	Phlox subulata	Emerald Blue	4.5" Core	30" o.c.	3
	Sedum x Autumn Joy	Autumn Joy Sedum	4.5" Core	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 APPROVED 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 - 260.1 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 FILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING SHRUBS, BACKFILL 1/2 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 SHREDED HARDWOOD MULCH.
- ALL PLANTING BEDS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT 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

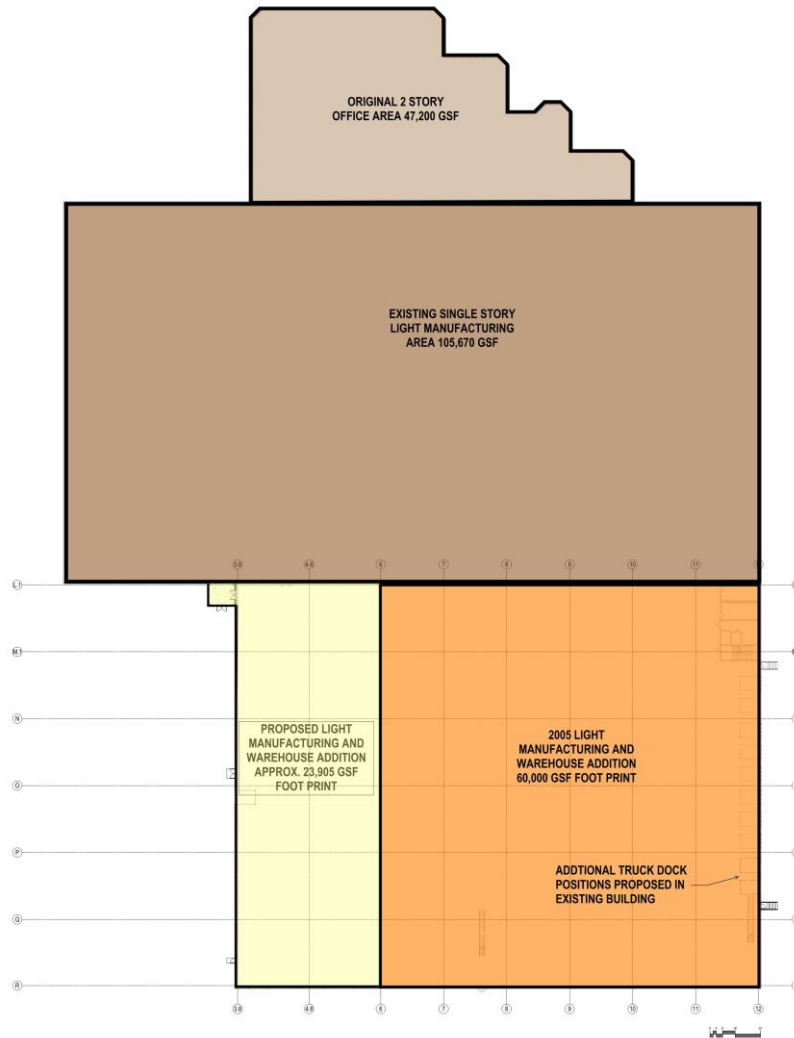
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER.
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 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 10% 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 PREVENT 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, UNIFORM 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.

L-1 Landscape Plan



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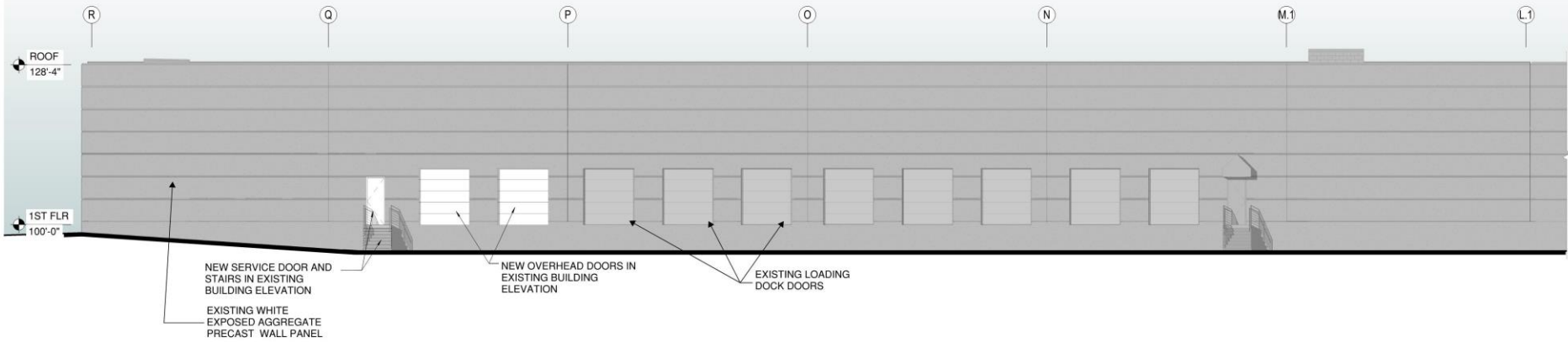




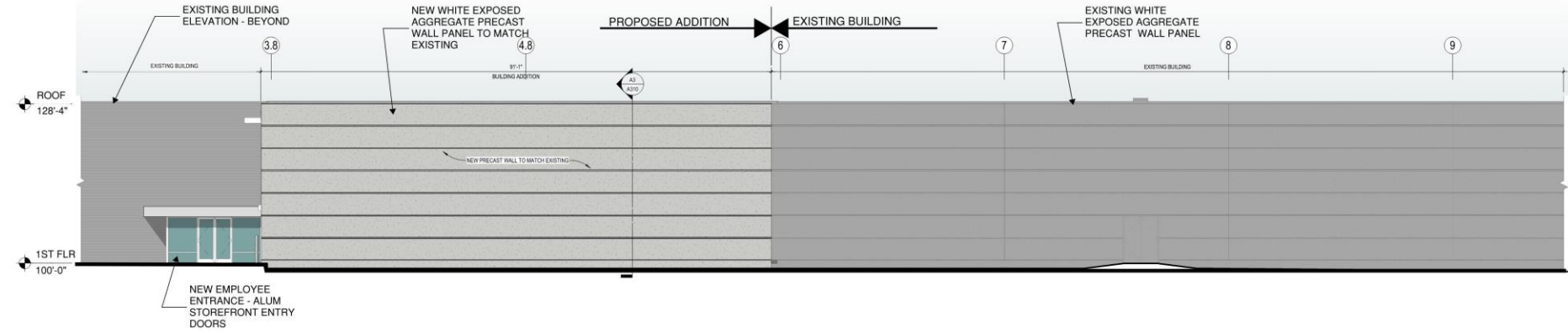
A1 Architectural Floor Plan

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EAST ELEVATION



SOUTH ELEVATION



A2.1 Building Elevations

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