



September 1, 2022

Department of City Development, Planning Administration
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202

RE: Application for Site Plan and Request to Deviate from Performance or Design Standards within an Overlay Zone

BACKGROUND

The property is located at 11200 West Heather Avenue. It is improved with an industrial building measuring 61,906 square feet of warehouse and 6,170 square feet of office (the "Site"). The Site is zoned industrial light (IL1) and is located within the Towne Corporate Park of Granville, development incentive zone overlay district ("DIZ"). The DIZ establishes both permitted uses as well as building and site design standards for all property within the overlay zoning district. The business park itself is essentially fully developed and has been for a number of years. The subject building was historically used as a mechanical heat-treating facility and when the tenant vacated the property, it was left in a substantial disrepair requiring millions of dollars of rehabilitation improvements to bring it up to standard for suitable repurposing. The current owner has found a replacement tenant which is an attractive use in the warehousing and distribution of building supplies to serve the City of Milwaukee and related community. ABC Supply Co. Inc. ("ABC") is a nationally recognized, top tier product supplier, headquartered in Beloit, Wisconsin, employing tens of thousands of employees. Principally indoor warehouse distribution will occur but additional permitted use activity involving outside storage is sought. Principal customers of ABC are wholesalers and builders located within the surrounding community seeking a close supply chain facility for building trades involved in the building and rehabilitation of homes in the community.

REQUEST SOUGHT

The request is to permit outside storage of building materials. Applicant has secured the approval of the governing body of the Towne Corporate Park, who has granted a variance in accordance with its approval authority under the Declaration of Development Standards and Protective Covenants for the Corporate Park as well as support letters from business neighbors. See attached correspondence. The outside storage will be undertaken in phases with the initial area limited to a small portion

of the screened fenced yard. As business grows, additional product will be stored not exceeding in height the fenced yard.

PLAN OF USE

A. Operations outside of the building will consist of incoming freight, outbound freight and customer pick ups, detailed below:

- (i) Incoming freight
 - Most activity will be at the east loading docks with occasional freight being unloaded in the east yard. Consists of offloading material by use of forklifts. Some of this material may be stored in the yard as detailed above. Most inbound freight will be stored in the building.
- (ii) Outbound freight
 - This is material shipments by ABC Supply trucks. Trucks will stage on the North side of the building. Product, by use of forklift or hand, will be pulled from within the building and yard, and get loaded & strapped on ABC trucks. ABC trucks will exit via the west side of the building.
- (iii) Contractor Pick Ups
 - Given the needs of the industry, some Contractors require immediate access to supplies. They would exit office showroom area (southeast parking area) and enter the yard at the southeast entrance/exit, to pick up materials. Either by forklift or hand, material would be loaded into Contractor's vehicles. They would then exit the southeast entrance/exit.

B. The stacked height for items in the outdoor storage area is detailed below:

- "Maximum" stacked material storage heights outside of the building are as follows:
 - "Shingle Storage" areas: Yard East and Yard North.
 - This area will consist of palletized shingles covered with plastic shrouds. Pallet sizes vary by manufacturer, but are at or less of 40" wide x 40" long x 35" tall. Pallets may be stacked at a height of 2 pallets maximum, and will not exceed 6'.
 - "Staged Orders" area: East side of building.
 - This area consists of pulled and staged orders set up for our truck deliveries. Products will vary from shingles to siding orders. Products will be palletized and at no time would any product exceed a height of 8'. This area is a temporary staging area for products throughout the day. No materials would be stored here after business hours.
 - "Rubber" area: North side of building - Maximum of 12' high.

- This area of cantilever racking would store Commercial Roofing products in factory covered rolls. The maximum height of stored product would be 12'. Visibility of this area is very limited based on Building screening and would be limited to views from the unpopulated north only, via W. Brown Deer Rd., which is approximately 900' from stored product or more than four football fields.
- Anticipated truck traffic related to outdoor storage component.
 - Flow into and throughout the yard space will consist of:
 - Incoming freight (mostly tractor/trailers, and box trucks)
 - Outbound freight (use of various types of ABC Supply trucks – box vans, straight trucks, tractor/trailers)
 - Customer pickups (mostly pickup trucks)
 - All flow/access will start at the southeast entrance. All large truck traffic will exit the southwest exit area, with flow through the east and north lots, exiting the west side of the building.

Compliance with Intent of DIZ. The criterion for deviation from performance or design standards in overlay zoning districts are outlined in S.295-311-9 and include four (4) criterion. It is respectfully submitted that these submittals comply and demonstrate compliance with those four criteria.

Those criteria and the justification and/or compliance therewith is noted below:

1. **C-1. The purpose of the overlay zone is met.** The purpose of the overlay zone was to maintain an attractive business park ensuring that existing properties or user are compatible with existing developments as well as the character of adjacent sites, so as to protect the economic value of the corporate park. Here a multi-million-dollar rehabilitation is occurring in a building that has not been occupied for several years which is included in the fully screened storage area. The economic value of this redevelopment of the site is clearly a betterment to the business park as well as the adjacent neighbors based on all support letters received.
2. **C-2. The deviation improves the esthetics of the Site.** While outside storage will occur, the outside storage is occurring within the confines of a significant landscaping and screening effort which is significantly set back from the frontage street. The landscaping and screening effort is designed to shield the outside storage from public streets and ensures a well-defined pedestrian friendly aesthetic quality in the general area. Particular care has been made in the selection of type of building materials and landscape features that have been utilized here. They include the following:
 - a. Fence Screening

- i. An opaque, solid panel, 8' height, gray pvc fence is proposed along the north side of the parking lot and wraps 25' to the north along the east property line.
 - ii. An 8' high, black vinyl coated chain link fence with gray privacy slats is proposed along the east property line (beginning at the end of the fence noted in 2.a.i) and west property lines.
 - iii. An 8' galvanized chain link fence is proposed along the north property line.
 - iv. An 8' high, black vinyl coated chain link sliding gate with gray privacy slats is proposed at the eastern entry.
 - v. An 8' high, black vinyl coated chain link gate with gray privacy slats is proposed at the western entry.
- b. Landscape screening
- i. In conformance with 295-405 of the zoning code, Table 295-405-3-a – Option A, a 10' wide landscape buffer is proposed on the south side of the parking lot along Heather Avenue consisting of 4 low shrubs per 10 linear ft., one canopy tree per 20 linear ft., and two additional trees per overlay requirements of 1 tree for every 10 spaces.
 - ii. In conformance with 295-405 of the zoning code, Table 295-405-5-b – Option B, a 10' wide landscape buffer is proposed on the north side of the parking lot between the parking and outdoor storage fence/gate. The screening includes 1 evergreen tree per 10 linear ft. placed in front of an 8' opaque, solid panel screen fence as viewed from the street.

In sum we have full screening of the frontage with decorative fencing and significant plant material is planted.

3. **C-3. If applicable, the deviation addresses one or more unique site features that makes application of the standards impractical.** Here we have a surface parking lot that is located between the outside storage area and the street. The applicant has achieved landscape screening for both the outside storage as well as the adjacent parking lot. The effect is to actually enhance the overall look and feel of the site plan by incorporating within the screening effort the adjacent parking lot.
4. **C-4. Deviation is consistent with the comprehensive plan.** Clearly the substantial dollars spent in redeveloping this site by allowing for this outside storage will bring a new vitality to the corporate business park by attracting a high-quality user.

SUMMARY

Appended hereto and incorporated by this reference are the specific landscape plans, design specifications and site plan for the user. The specific business operation located at this site is identified on the attached introductory letter from ABC. Appended hereto is also an approval letter from the governing body of the corporate park as well as letters of approval from adjacent property owners.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Daniel M. Barkes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hendricks Commercial Properties, LLC
Daniel M. Barkes, Agent for the Owner
11200 West Heather Holding, LLC

LETTER OF SUPPORT

3 DF, LLC

May31 2022

The undersigned is either a tenant or an owner in the Towne Corporate Park of Granville and have and are a neighbor to 11200 West Heather. We have been provided information in connection with American Building & Contractors Supply Co., Inc.'s intended long term occupancy as well as have had an opportunity to review their site improvements requested, including screened outside storage. We support this use and we believe that the planned use is appropriate for the Corporate Park.

Thank you for the opportunity to review and give comments.

3 DF, LLC

BY: 

Title: *President*

July 12, 2022

City of Milwaukee
Department of City Development
809 N Broadway Milwaukee, WI 53202-3617
Attn: Kristin Connelly, Principal Planner

Re: Letter of Support for Application by 11200 West Heather Holdings, LLC as
Owner of 11200 West Heather Avenue

Dear Ms. Connelly:

Towne-Granville, LLC, a Wisconsin limited liability company (the “Corporation”) is the developer and initial owner under the “Towne Corporate Park of Granville - Declaration of Development Standards and Protective Covenants” (“Declaration”), as recorded with the Milwaukee County Register of Deeds on March 10, 1999.

Background

It is the understanding of Corporation that 11200 West Heather Holdings, LLC (“Owner”) has secured a tenant for Owner’s property located at 11200 West Heather Avenue, Milwaukee, Wisconsin (“Property”), within Towne Corporate Park of Granville, and that the prospective tenant intends to use the Property as an indoor wholesale and distribution facility with outdoor storage.

The Property is subject to the covenants, conditions and restrictions set forth in the Declaration, as well as the restrictions set forth in the Towne Corporate Park of Granville Development Incentive Zone (“DIZ”) overlay. While an indoor wholesale and distribution facility is a permitted use pursuant to the terms of both the Declaration and DIZ, outdoor storage is not an approved use under the DIZ or under the Declaration. Therefore, the Owner has made application with the City of Milwaukee (“City”) for a variance from the DIZ guidelines to allow Owner’s intended use of the Property.

The Declaration provides for modification and variances in accordance with the provisions of Sections 12.5 and 12.6. Specifically, the Corporation may grant variance from the strict application of the covenants where such variance is deemed appropriate by the Corporation. Furthermore, subject to Section 12.6, the Corporation in its sole discretion may from time to time modify the Declaration in writing.

Approval and Support

Based on the Corporation's retained rights pursuant to the Declaration to grant such variance, this letter constitutes the approval by Declaration variance of Owner's intended use of the Property as an indoor wholesale and distribution facility with outdoor storage.. Further, the Corporation supports the Owner's proposed variation from the DIZ guidelines. The Corporation's approval and support is expressly subject to the Owner's ongoing compliance with the final plans and narratives as submitted by Owner and approved by the City. Compliance shall include the securing of all required permits, and the maintenance of the landscaping and screening elements in accordance with City standards and pursuant to the final approved plans.

Notwithstanding the variance approval and support granted by Corporation herein, it is the Owner's and the Owner's tenant's ongoing responsibility to continually adhere to the Declaration and DIZ standards, as well as the approvals and permits as granted by the City, including the maintenance of the Property in an attractive condition with all landscape elements installed and maintained, to achieve full screening of the outside storage as shown in the Owner's plans as submitted.

Sincerely,

Towne-Granville, LLC

By: Towne Realty, Inc., sole member

A handwritten signature in blue ink, appearing to read 'MK', with a long horizontal line extending to the right.

Michael J. Kleber
Director of Industrial Leasing



N56 W17000 Ridgewood Drive, Menomonee Falls, WI 53051

Brett Uelner
Direct Dial: 262.703.1677
Brett.Uelner@Kohls.com

SENT VIA E-MAIL

August 3, 2022

ABC Supply Co. Inc.
One ABC Parkway
Beloit, WI 53511
Attention: Don Jeziorski (don.jeziorski@abcsupply.com)

Re: Kohl's Photo Studio #900J located in Towne Corporate Park of Granville at 11300 W. Heather Avenue, Milwaukee, WI 53224 (the "Corporate Park").

Declaration of Development Standards and Protective Covenants by and between Towne Corporate Park of Granville ("Corporation") and Kohl's, Inc ("Kohl's"), dated March 9, 1999 (the "Declaration").

Request for Approval of ABC Supply Co. outside storage

Dear Mr. Jeziorski:

Kohl's received your request for approval of the proposed ABC Supply Co. outside storage. Operation in the Corporate Park is controlled by that certain Declaration dated March 9, 1999. At this time, Kohl's has completed our review of the plans (attached as Exhibit A) and approve.

This consent is not intended to, and shall not be construed to amend or modify in any way whatsoever the terms of the Declaration and this consent shall not be deemed to release or discharge any person or party from liability for any of the obligations to be performed by such person or party under the Declaration.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

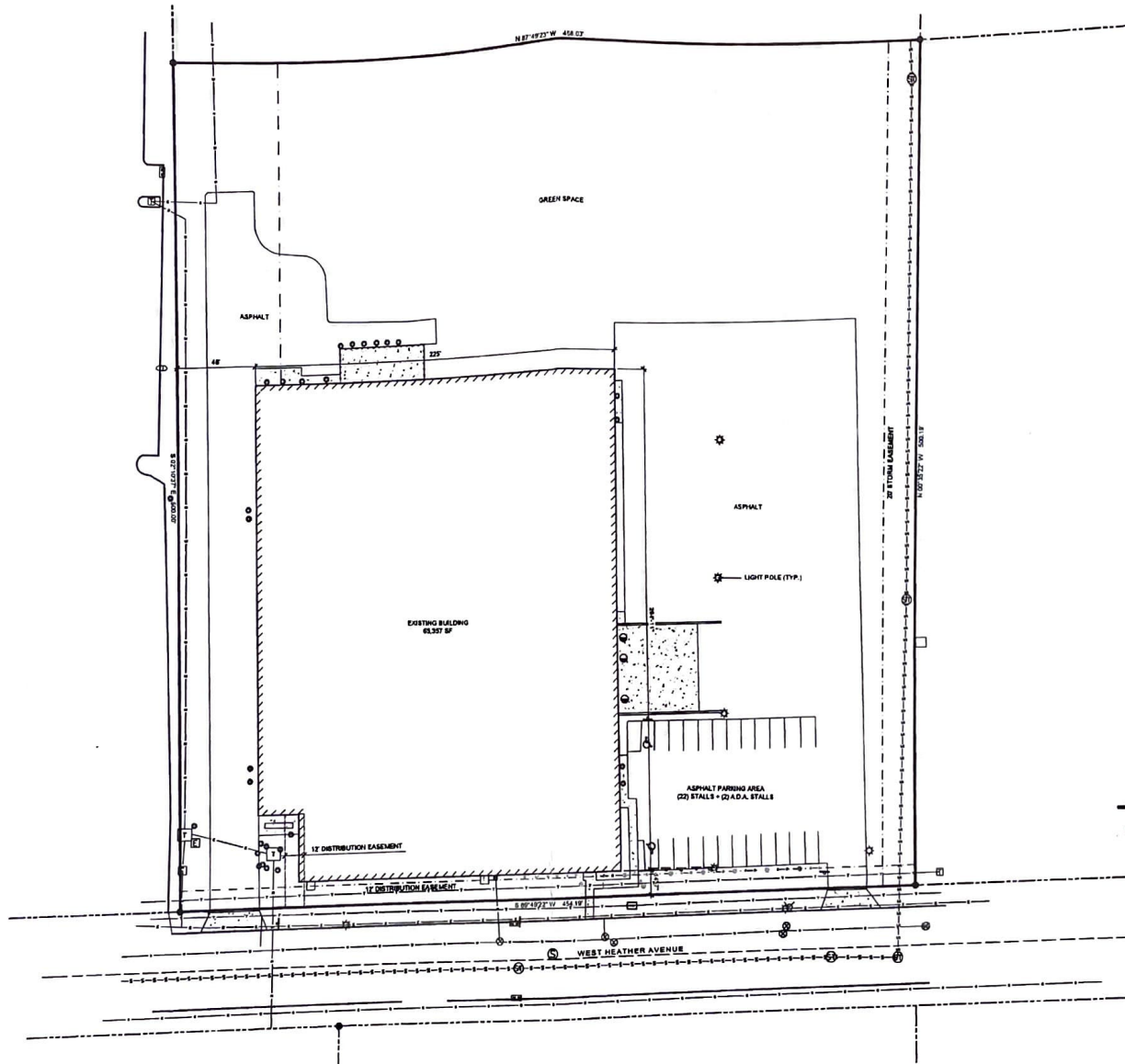
Brett Uelner
Associate Portfolio Management Analyst



N56 W17000 Ridgewood Drive, Menomonee Falls, WI 53051

Exhibit A

Site Plan (attached)



ABC
Supply Co. Inc.

1 ABC PARKWAY
MILWAUKEE, WI 53011
PHONE 382-7777
www.abcsupply.com

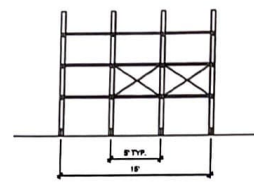
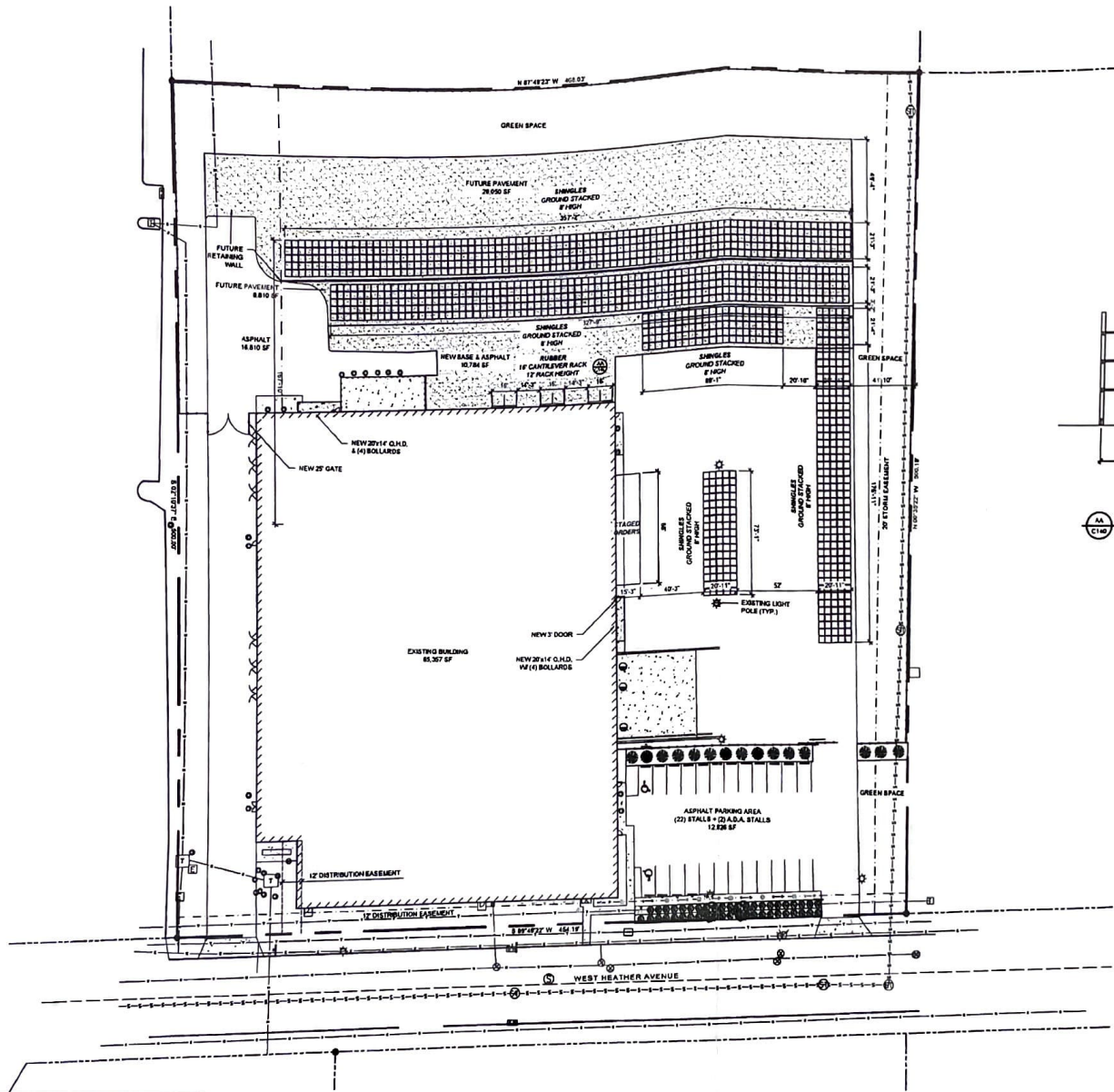
PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI

REVISIONS	PROJECT TITLE
REVISION 1 - 6/8/2021	1200 W HEATHER AVE
REVISION 2 - 6/10/2021	MILWAUKEE, WI
REVISION 3 - 6/23/2021	
REVISION 4 - 6/24/2021	
REVISION 5 - 6/28/2021	
REVISION 6 - 6/28/2021	SHEET TITLE
REVISION 7 - 1/25/2022	EXISTING
REVISION 8 - 2/25/2022	SITE PLAN
	APPROVAL DATE:
	REGION - 6/9/2021
	DATE DATE:
	6/8/2021
	CCJ JOB NUMBER:
	D4195-09-2117
	DRAWING NUMBER
DRAWN BY:	
JESSICA BERG, CCJ	C000

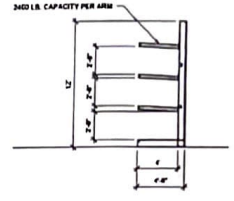
These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021





AA RACK FRONT VIEW
8' TYP.
18'



AA RACK FRONT VIEW
8' TYP.
4'

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
6/8/2021



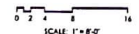
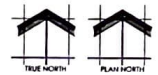
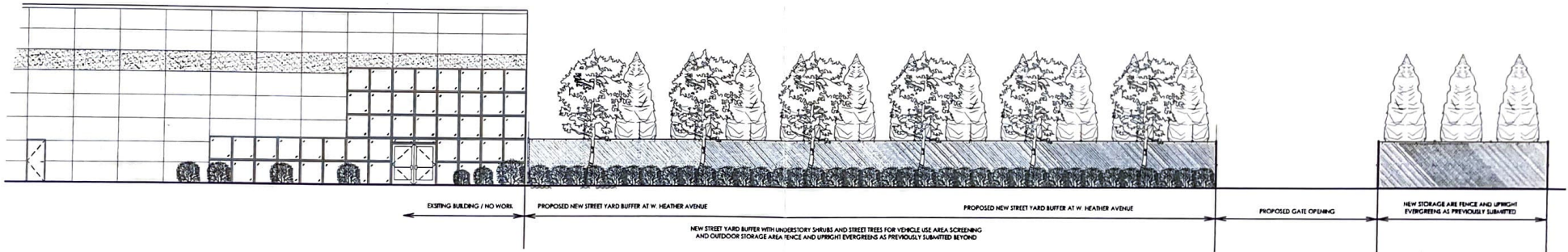
PROPOSED SITE STORAGE PLAN
Scale 1" = 30'-0"

ABC
Supply Co. Inc.

1 ABC PARKWAY
BELLEVILLE, WI 53511
(800) 383-7777
www.abcsm.com

PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI

REVISIONS	PROJECT TITLE
REVISION 1 - 5/6/2021	1200 WHEATHER AVE MILWAUKEE, WI
REVISION 2 - 6/19/2021	
REVISION 3 - 8/23/2021	
REVISION 4 - 8/26/2021	
REVISION 5 - 8/26/2021	
REVISION 6 - 8/19/2021	SHEET TITLE
REVISION 7 - 1/28/2022	PROPOSED SITE STORAGE PLAN
REVISION 8 - 3/23/2022	APPROVAL DATE
	REGION - 6/9/2021
	REGION - 8/30/2021
	SCALE DATE
	6/8/2021
	CCI JOB NUMBER
	04180-08-2117
	DRAWING NUMBER
DRAWN BY: JESSICA BERG, CCI	C140



SCALE: 1" = 8'-0"

SHEET NUMBER: LSP1_1
06/02/2022
L20-039



ABC SUPPLY CO. INC.

GENERAL NOTES:

AERIAL IMAGE / VICINITY MAP:

PLAN KEY:

REVISION LOG:

REVISION #	RECEIVED	COMPLETE	DESCRIPTION
0	6/7/2021	6/8/2021	INITIAL ISSUE
1	6/9/2021	6/9/2021	REVISE OFFICES & RESTROOMS; ADD CONC. APRONS
2	6/10/2021	6/10/2021	USE ALTERNATE COUNTER CONFIGURATION
3	6/16/2021	6/22/2021	CALL OUT SPRINKLER RISER, ADD CONC. APRONS TO C100; CREATE BID SET
4	6/23/2021	6/24/2021	ADD FLAG POLE; REVISE ELECTRICAL; MEZZ. WORK
5	8/27/2021	8/29/2021	ADD SITE STORAGE PLAN
6	8/31/2021	9/1/2021	CREATE FORK LIFT ROUTE ON PAGE C140
7	1/24/2022	1/25/2022	ADD CHAIN LINK FENCE DETAIL, ADD FUTURE PAVING
8	1/23/2022	2/25/2022	SITE WORK - REVISE FENCING & LANDSCAPING
9	3/16/2022	3/18/2022	REVISE LANDSCAPING
10	3/18/2022	3/18/2022	ADD SHEET C200
11	8/9/2022	8/10/2022	REVISE LANDSCAPING DETAIL
12	8/17/2022	8/22/2022	REVISE LANDSCAPING, ADD C100.1



GENERAL	
G001	COVER
CIVIL	
C000	EXISTING SITE PLAN
C100	PROPOSED SITE PLAN
C101	SEMI TRAFFIC PLAN
C140	PROPOSED SITE STORAGE PLAN
C200	PROPOSED FUTURE SITE PLAN
ARCHITECTURAL	
A000	EXISTING FLOOR PLAN
A001	DEMOLITION PLAN
A100	PROPOSED FLOOR PLAN
A101	SHOWROOM PLAN
A120	SCHEDULES & PARTITION TYPES
A121	DETAILS
A122	ABC STANDARD DETAILS
A130	REFLECTED CEILING PLAN
ELECTRICAL	
E101	ELECTRICAL PLAN

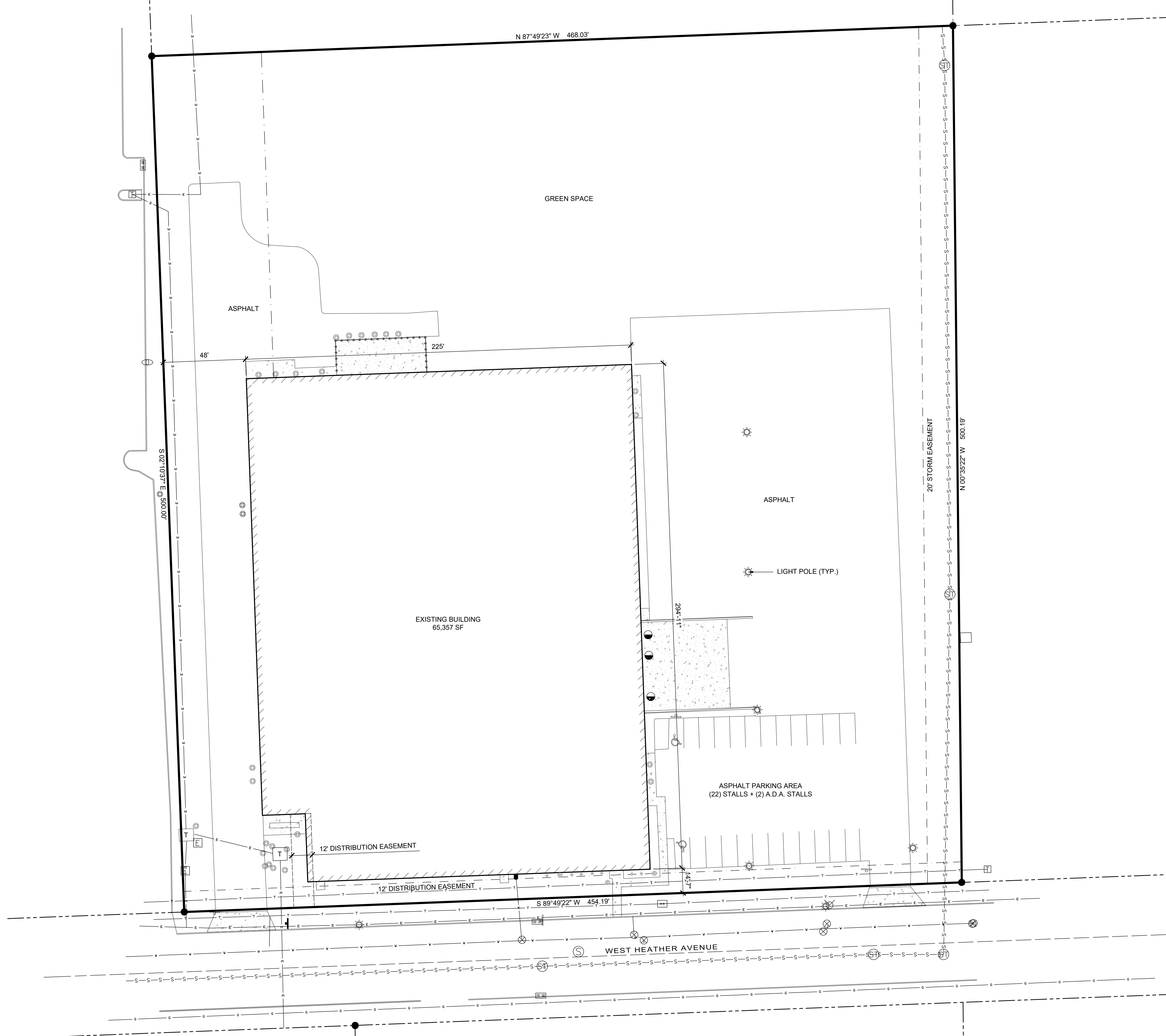


**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

REVISIONS:	PROJECT TITLE:
REVISION 1 - 6/9/2021	11200 W HEATHER AVE
REVISION 2 - 6/10/2021	MILWAUKEE, WI
REVISION 3 - 6/22/2021	
REVISION 4 - 6/24/2021	
REVISION 5 - 8/29/2021	
REVISION 6 - 9/1/2021	
REVISION 7 - 1/25/2022	SHEET TITLE:
REVISION 8 - 2/25/2022	COVER
REVISION 9 - 3/18/2022	
REVISION 10 - 3/18/2022	APPROVAL DATE:
REVISION 11 - 8/10/2022	REGION - 6/9/2021
REVISION 12 - 8/22/2022	
	ISSUE DATE:
	6/8/2021
	CCI JOB NUMBER:
	04196-99-2117
	DRAWING NUMBER:
DRAWN BY:	G001
JULIA RANDES, CCI	

DISCLAIMER:

THESE DRAWINGS ARE INTENDED FOR SCHEMATIC DESIGN ONLY. LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED FOR CONSTRUCTION.

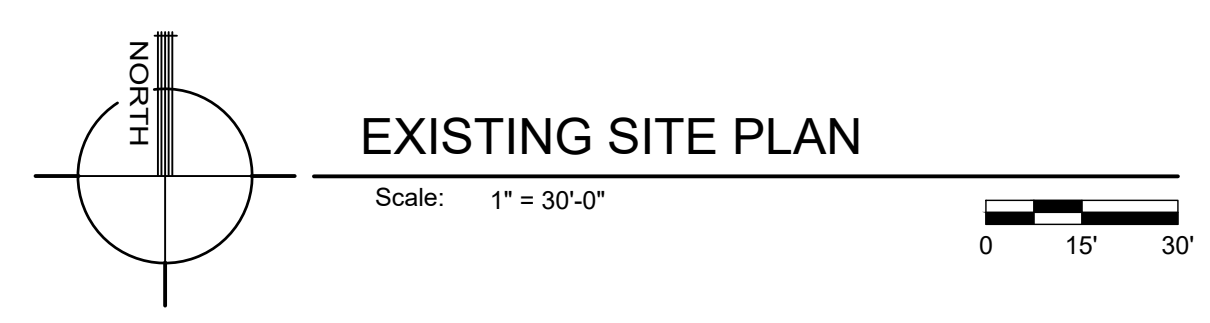


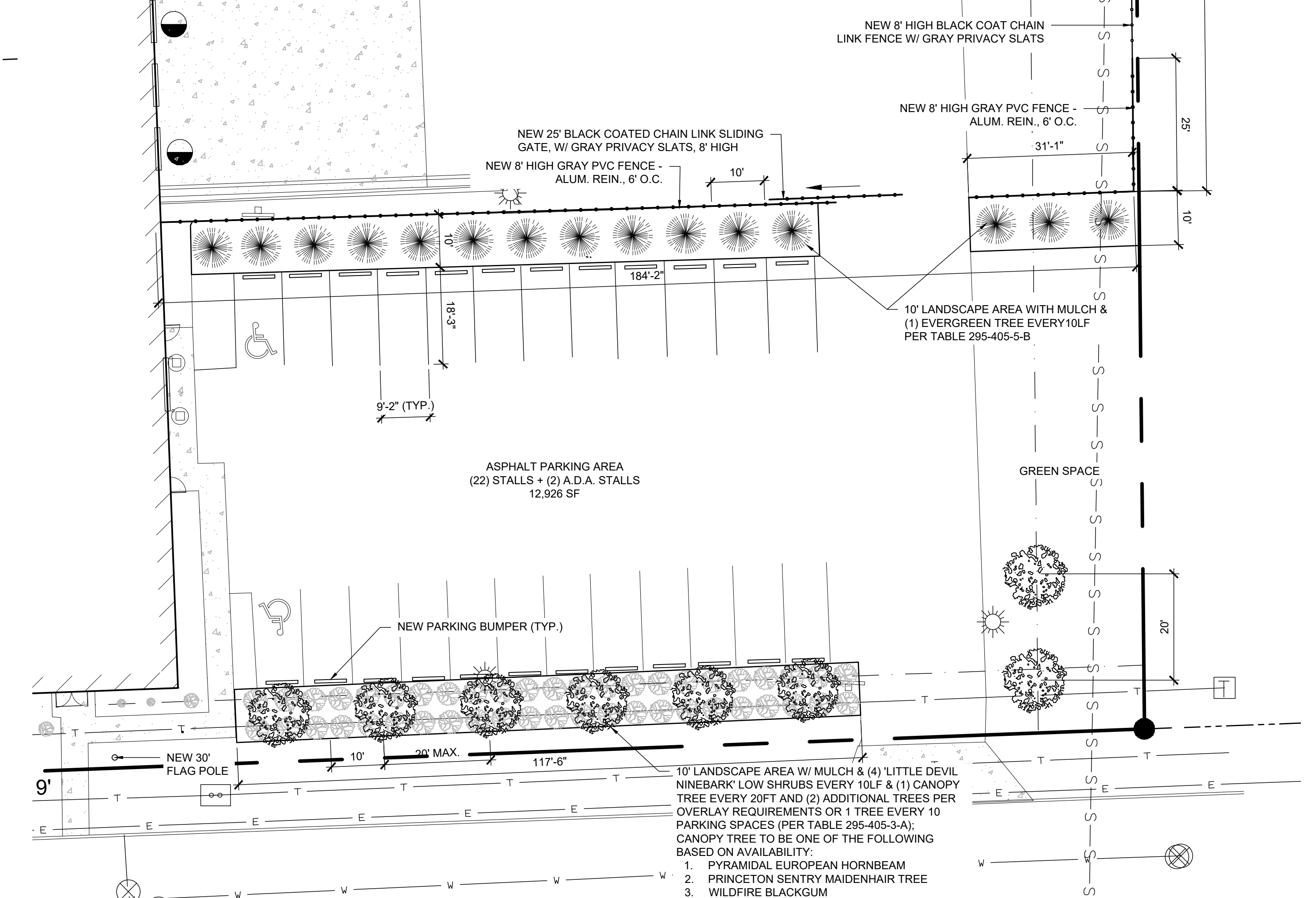
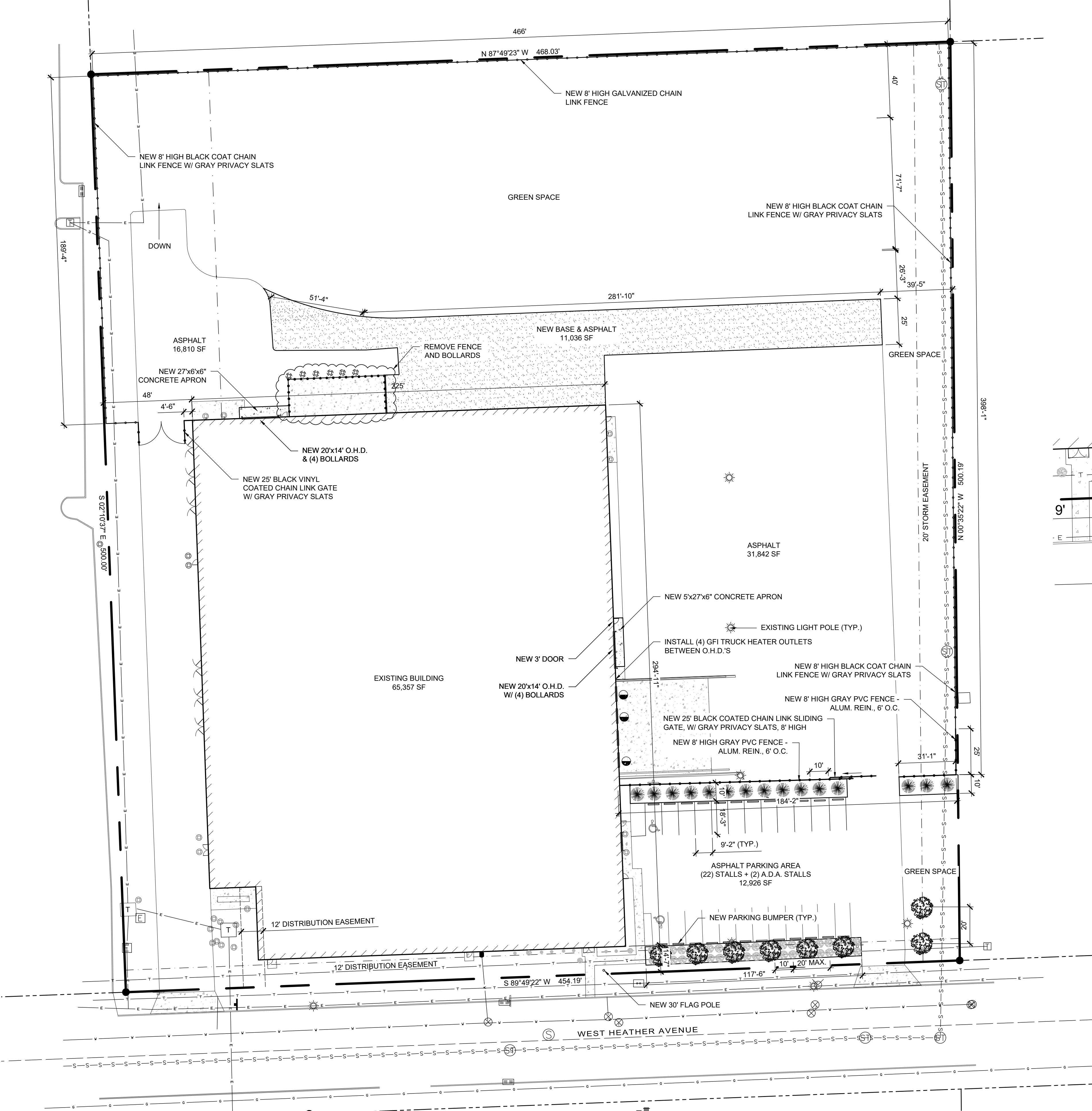
**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI
	SHEET TITLE: EXISTING SITE PLAN
	APPROVAL DATE: REGION - 6/9/2021
	ISSUE DATE: 6/8/2021
	CCI JOB NUMBER: 04196-99-2117
	DRAWING NUMBER: C000
DRAWN BY: JESSICA BERG, CCI	

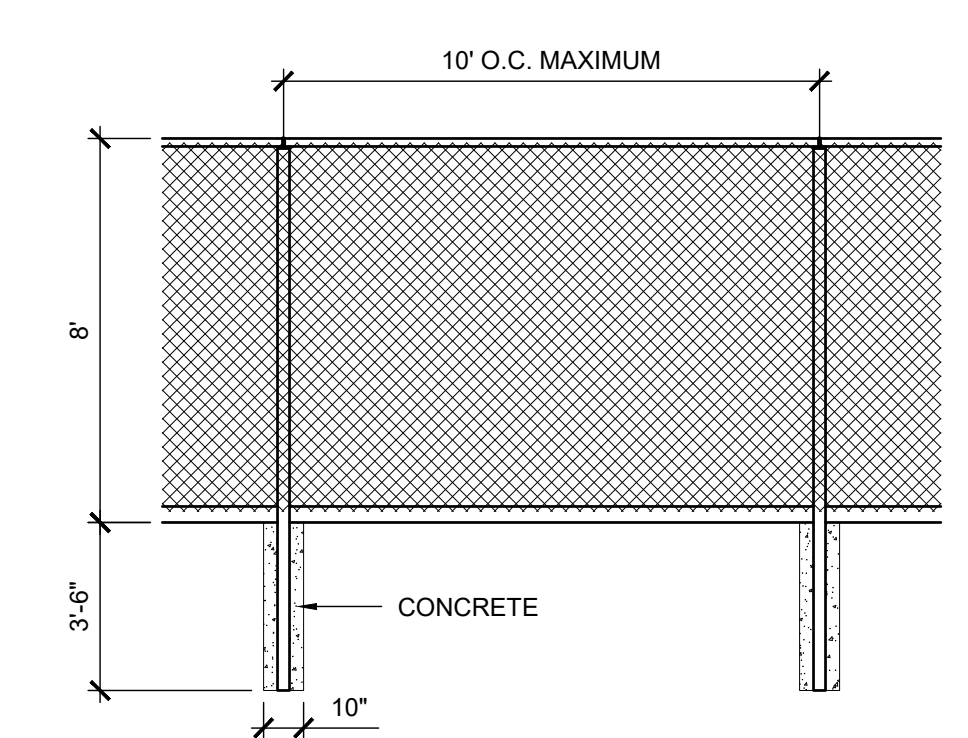
These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021

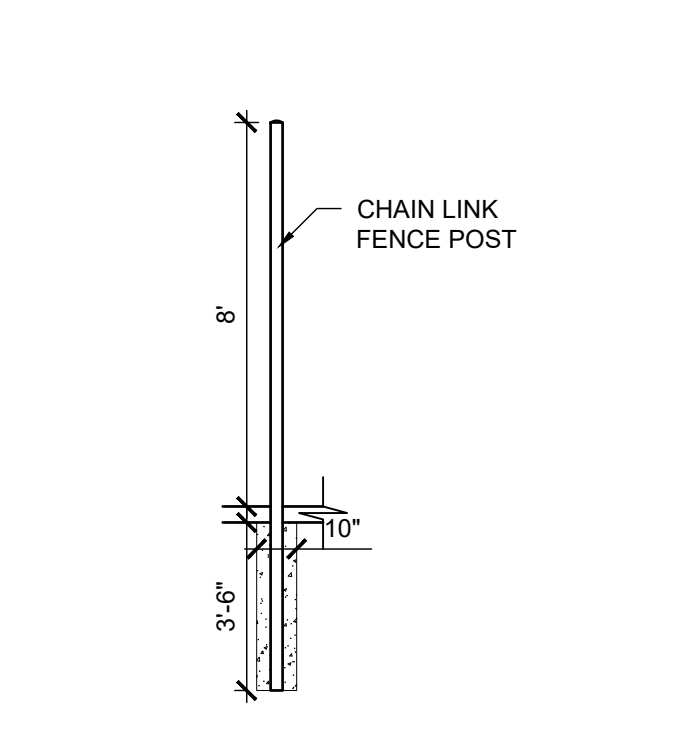




01 LANDSCAPING DETAIL
Scale: 1/16" = 1'-0"



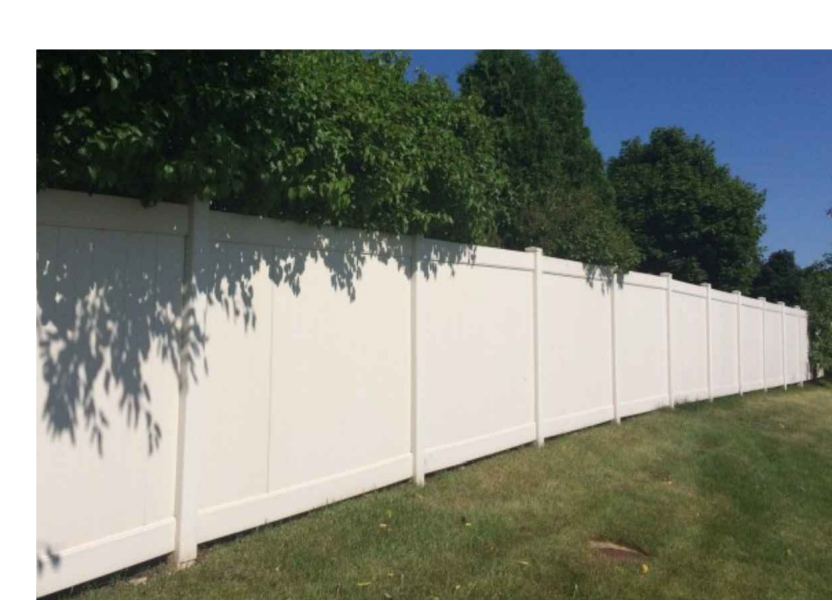
02 CHAIN LINK FENCE DETAIL
Scale: 1/4" = 1'-0"



03 CHAIN LINK FENCE DETAIL
Scale: 1/4" = 1'-0"



04 CHAINLINK FENCE W/ SLATS DETAIL
Scale: 1/4" = 1'-0"



05 PVC FENCE DETAIL
Scale: 1/4" = 1'-0"

NOTE: FENCE TO BE GRAY IN COLOR, NOT WHITE

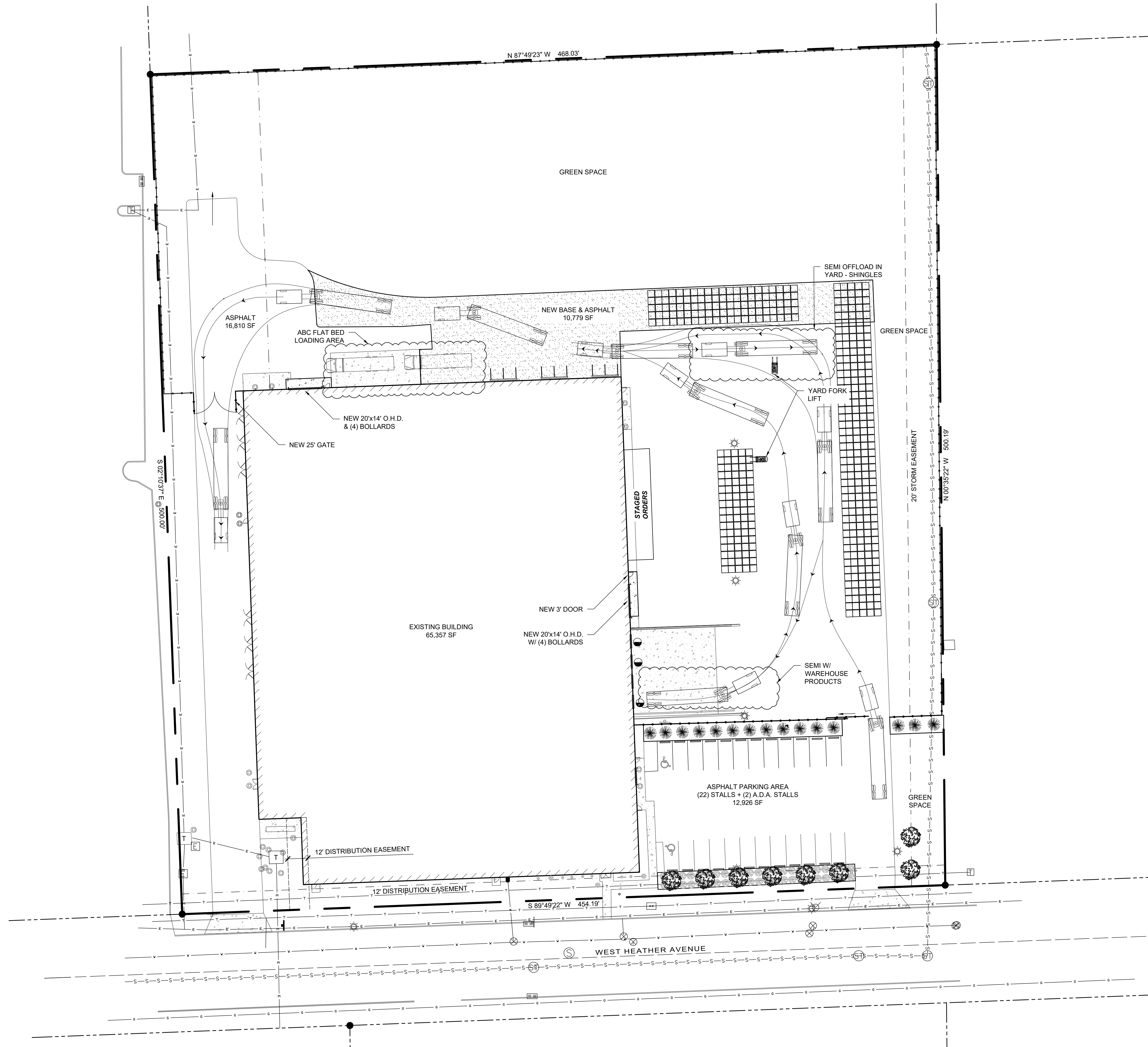


PROPOSED
 ABC SUPPLY CO.
 N. MILWAUKEE, WI

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 1200 W HEATHER AVE MILWAUKEE, WI SHEET TITLE: PROPOSED SITE PLAN APPROVAL DATE: REGION - 6/9/2021 ISSUE DATE: 6/8/2021 CCI JOB NUMBER: 04196-99-2117 DRAWING NUMBER: C100
DRAWN BY: JESSICA BERG, CCI	

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
 6/8/2021

SITE NOTES
 • ALL PLANTS & TREE SIZES SHALL COMPLY WITH 295-405 OF THE ZONING CODE



**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

REVISIONS:

REVISION 1 - 6/9/2021
REVISION 2 - 6/10/2021
REVISION 3 - 6/22/2021
REVISION 4 - 6/24/2021
REVISION 5 - 8/29/2021
REVISION 6 - 9/1/2021
REVISION 7 - 1/25/2022
REVISION 8 - 2/25/2022
REVISION 9 - 3/18/2022
REVISION 10 - 3/18/2022
REVISION 11 - 8/10/2022
REVISION 12 - 8/22/2022

PROJECT TITLE:
1200 W HEATHER AVE
MILWAUKEE, WI

SHEET TITLE:
SEMI TRAFFIC
PLAN

APPROVAL DATE:
REGION - 6/9/2021

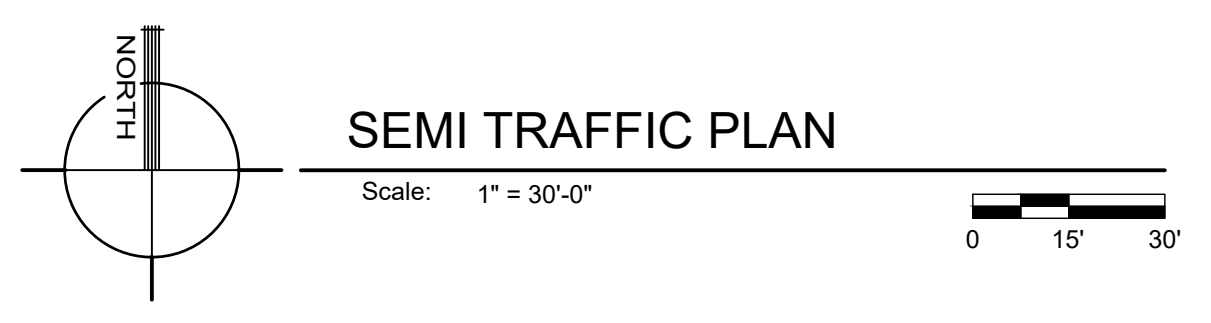
ISSUE DATE:
6/8/2021

CCI JOB NUMBER:
04196-99-2117

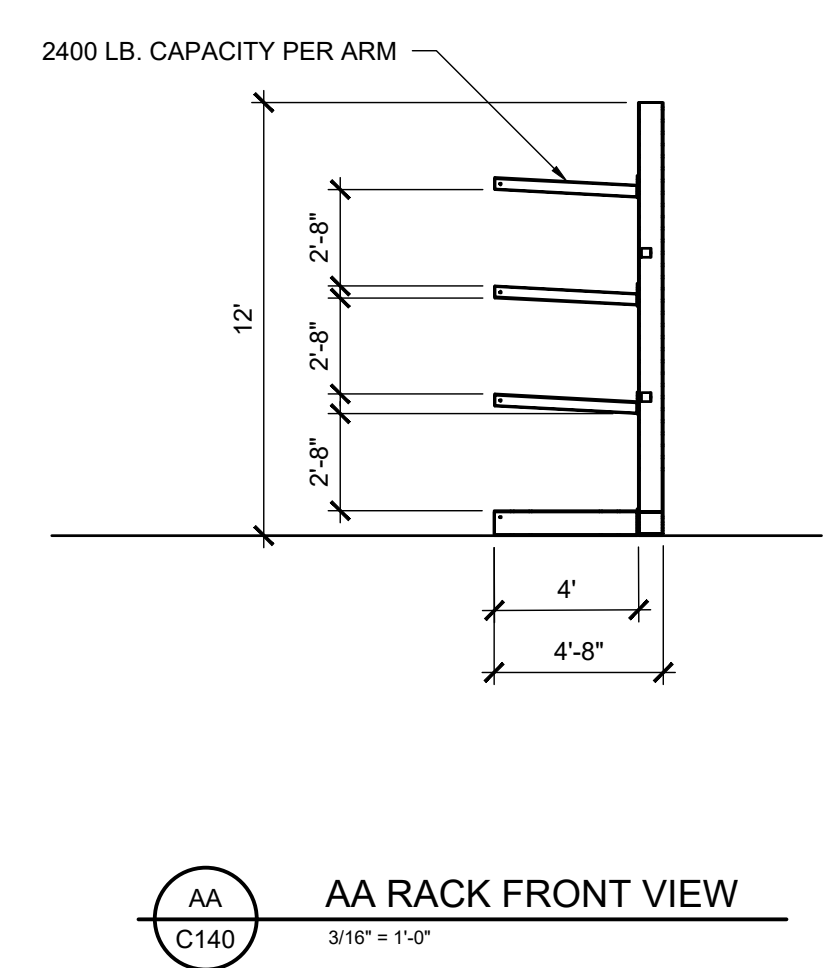
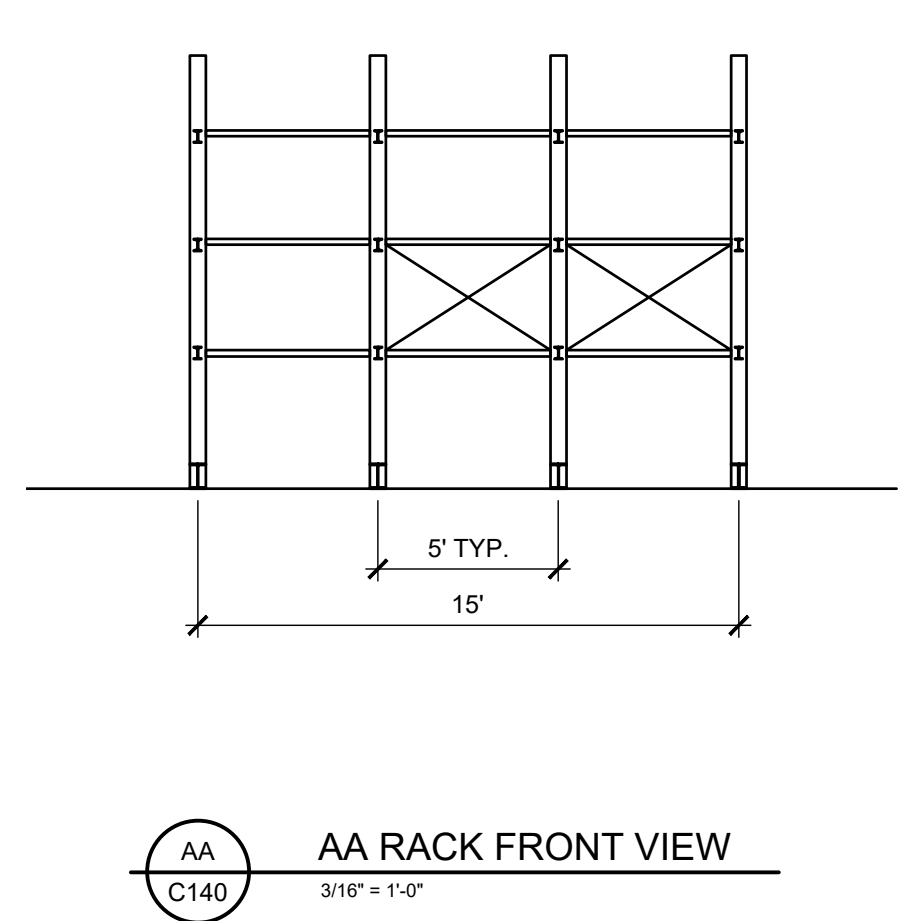
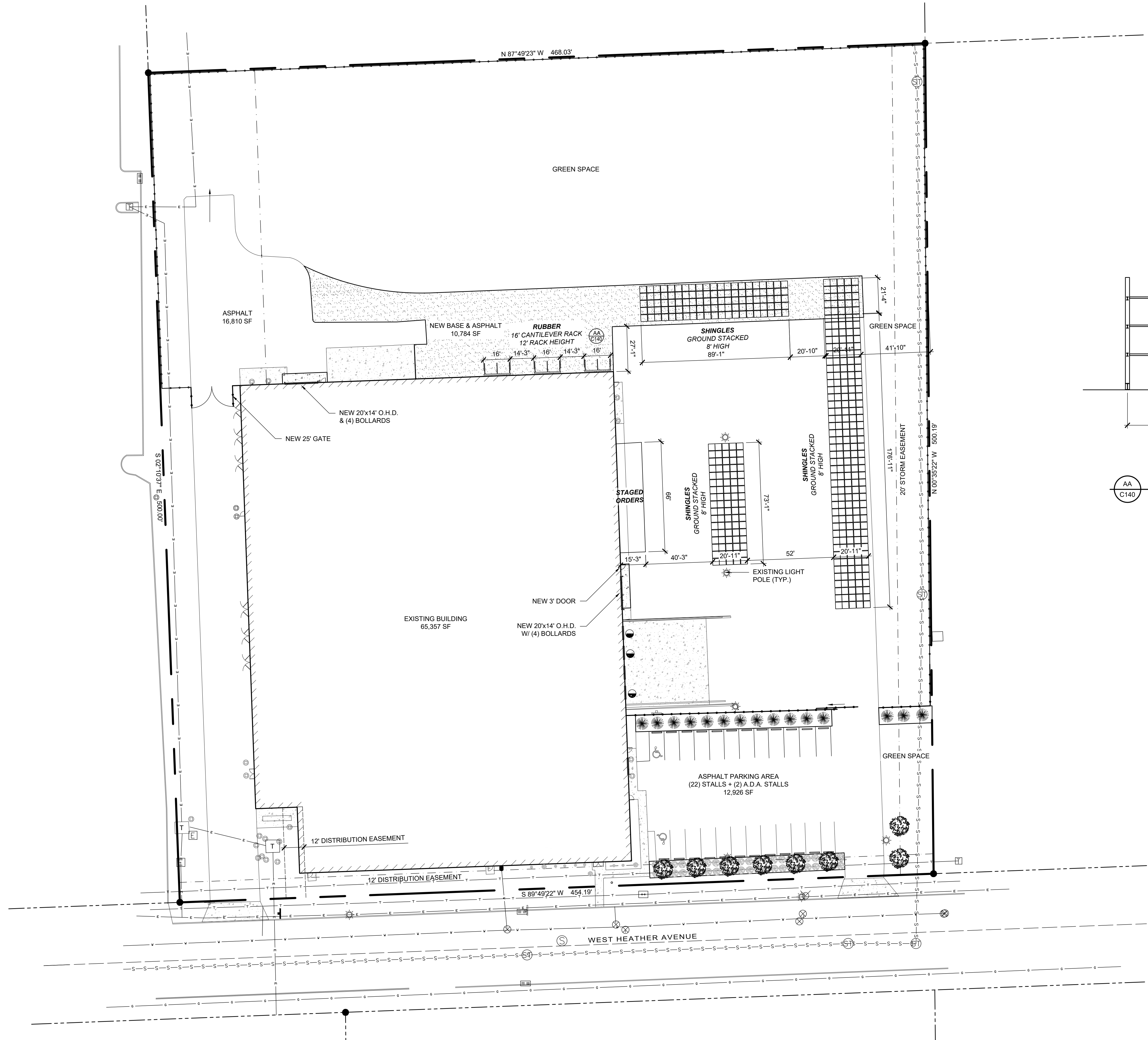
DRAWING NUMBER:
C101

DRAWN BY:
LIZ RICKARD, CCI

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
6/8/2021



SEMI TRAFFIC PLAN

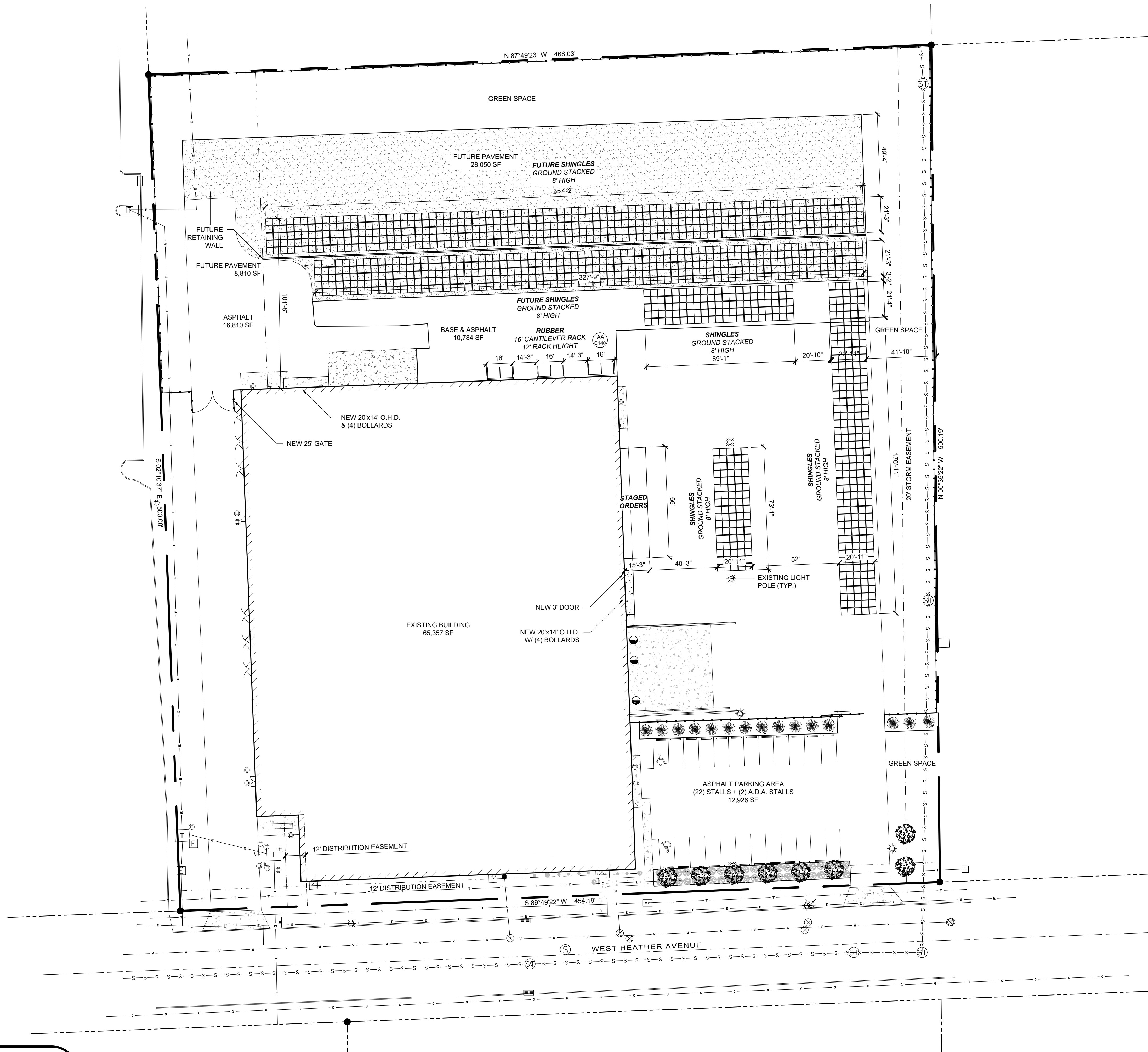


These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
6/8/2021



PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI SHEET TITLE: PROPOSED SITE STORAGE PLAN APPROVAL DATE: REGION - 6/9/2021 REGION - 8/30/2021 ISSUE DATE: 6/8/2021 CCI JOB NUMBER: 04196-99-2117 DRAWING NUMBER: C140 DRAWN BY: JESSICA BERG, CCI
---	---

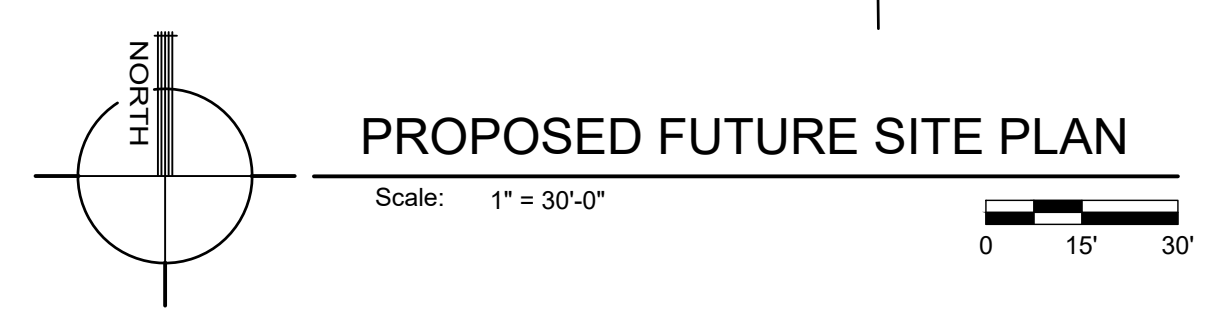


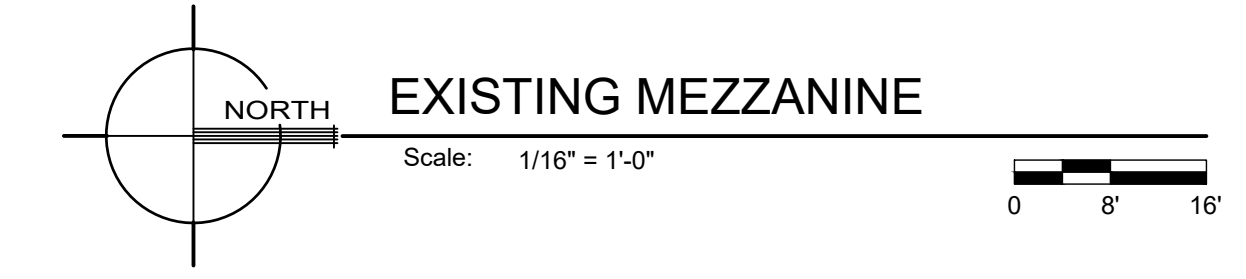
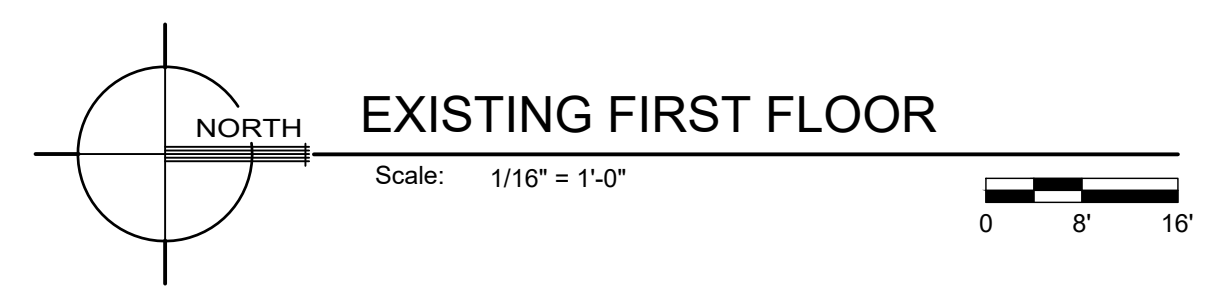
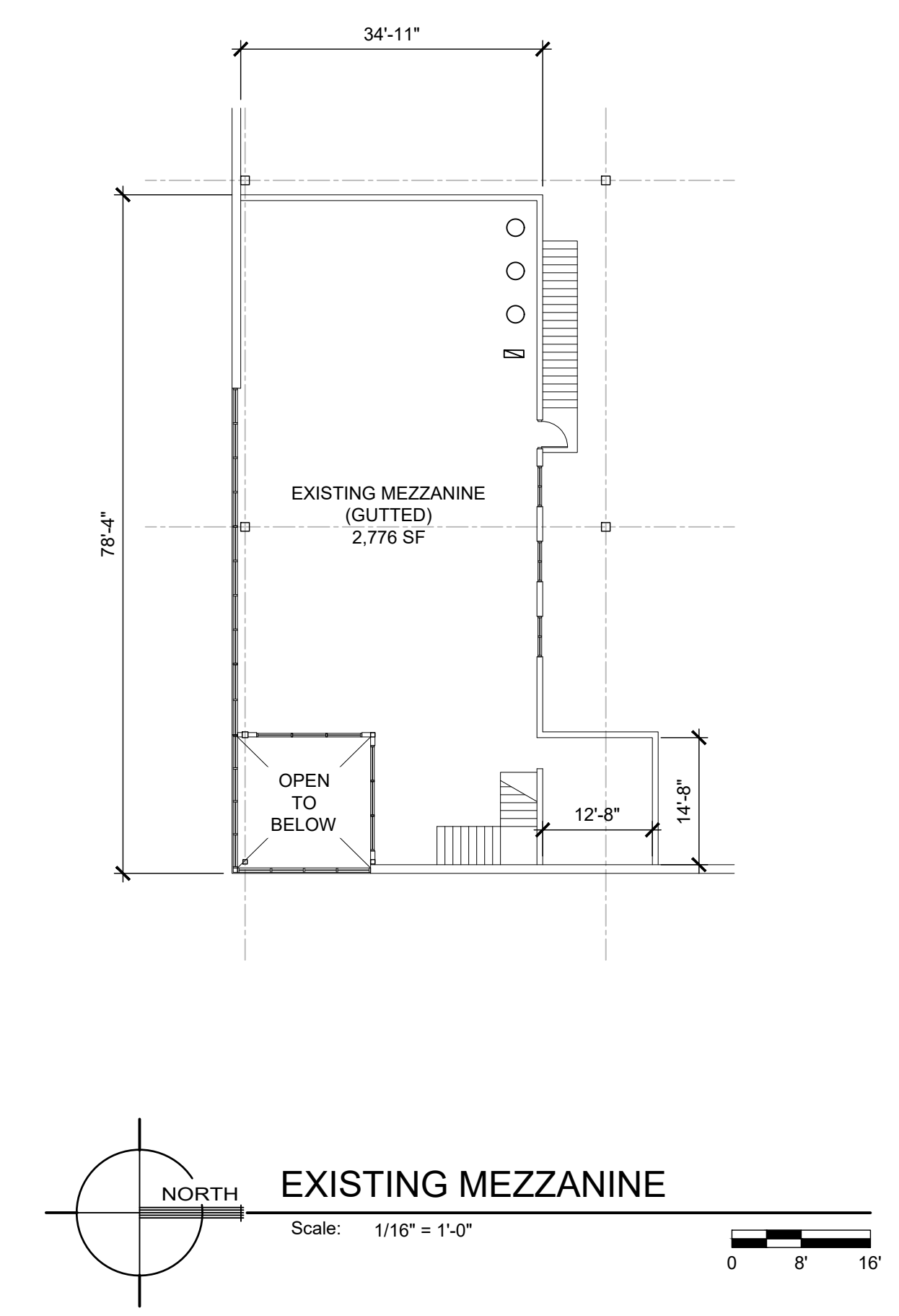
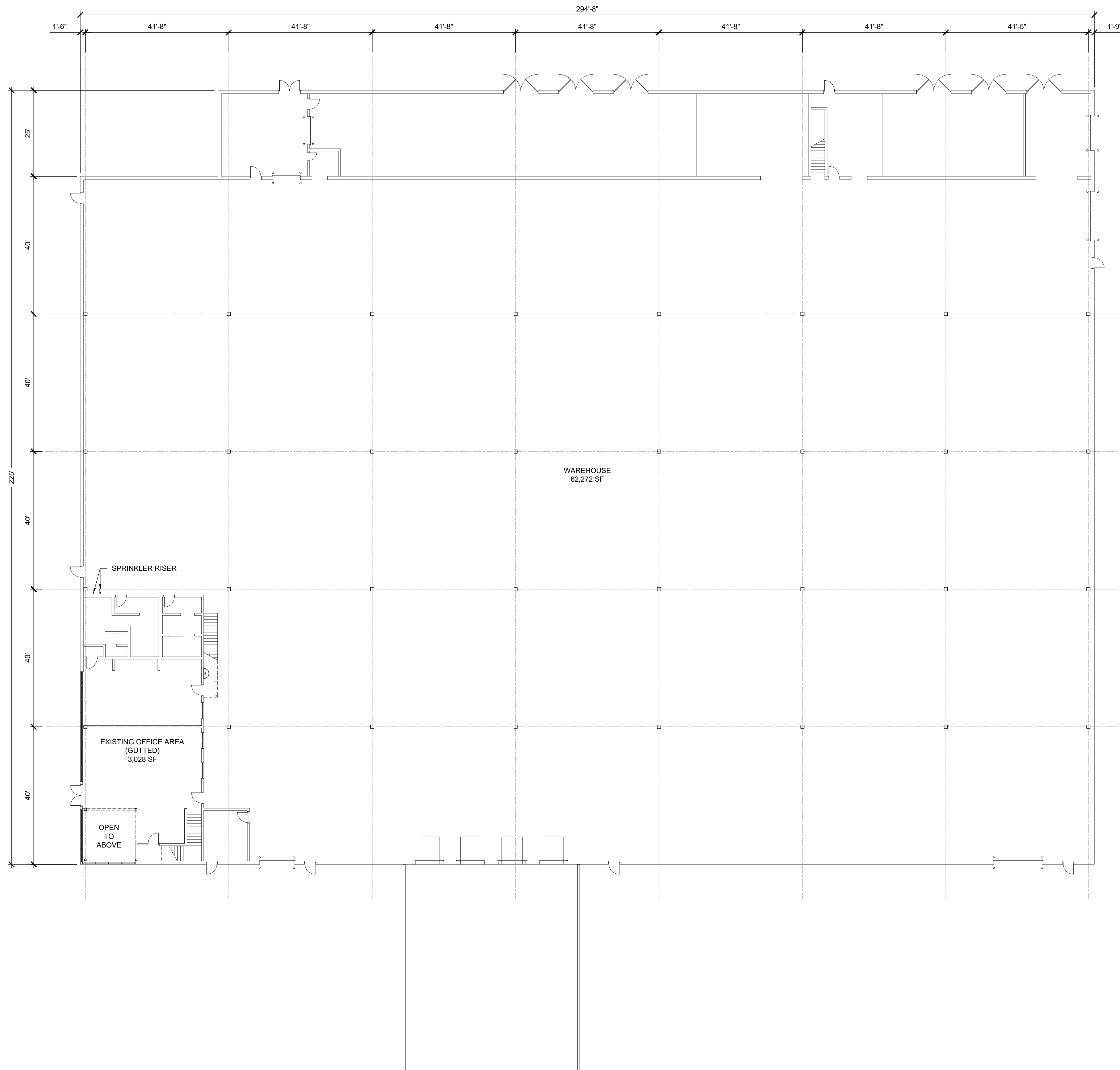
**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI
SHEET TITLE: PROPOSED FUTURE SITE PLAN	APPROVAL DATE: REGION - 6/9/2021
ISSUE DATE: 6/8/2021	CCI JOB NUMBER: 04196-99-2117
DRAWN BY: JESSICA BERG, CCI	DRAWING NUMBER: C200

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021





These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021



**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

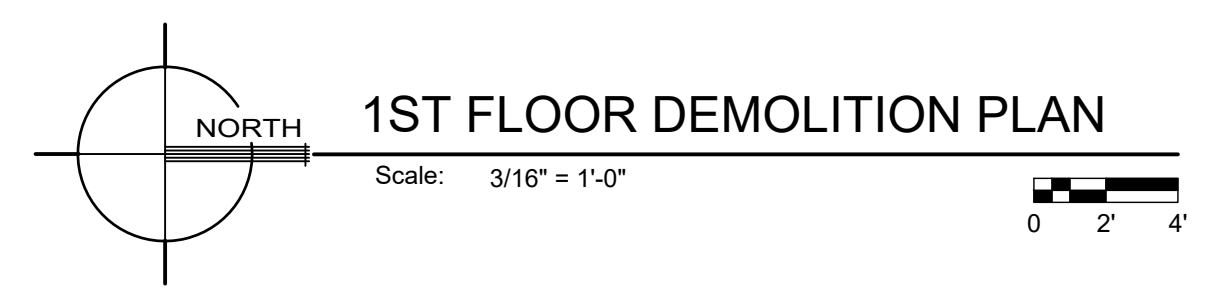
REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI
SHEET TITLE: EXISTING FLOOR PLANS	APPROVAL DATE: REGION - 6/9/2021
ISSUE DATE: 6/8/2021	CCI JOB NUMBER: 04196-99-2117
DRAWN BY: JULIA RANGLES, CCI	DRAWING NUMBER: A000

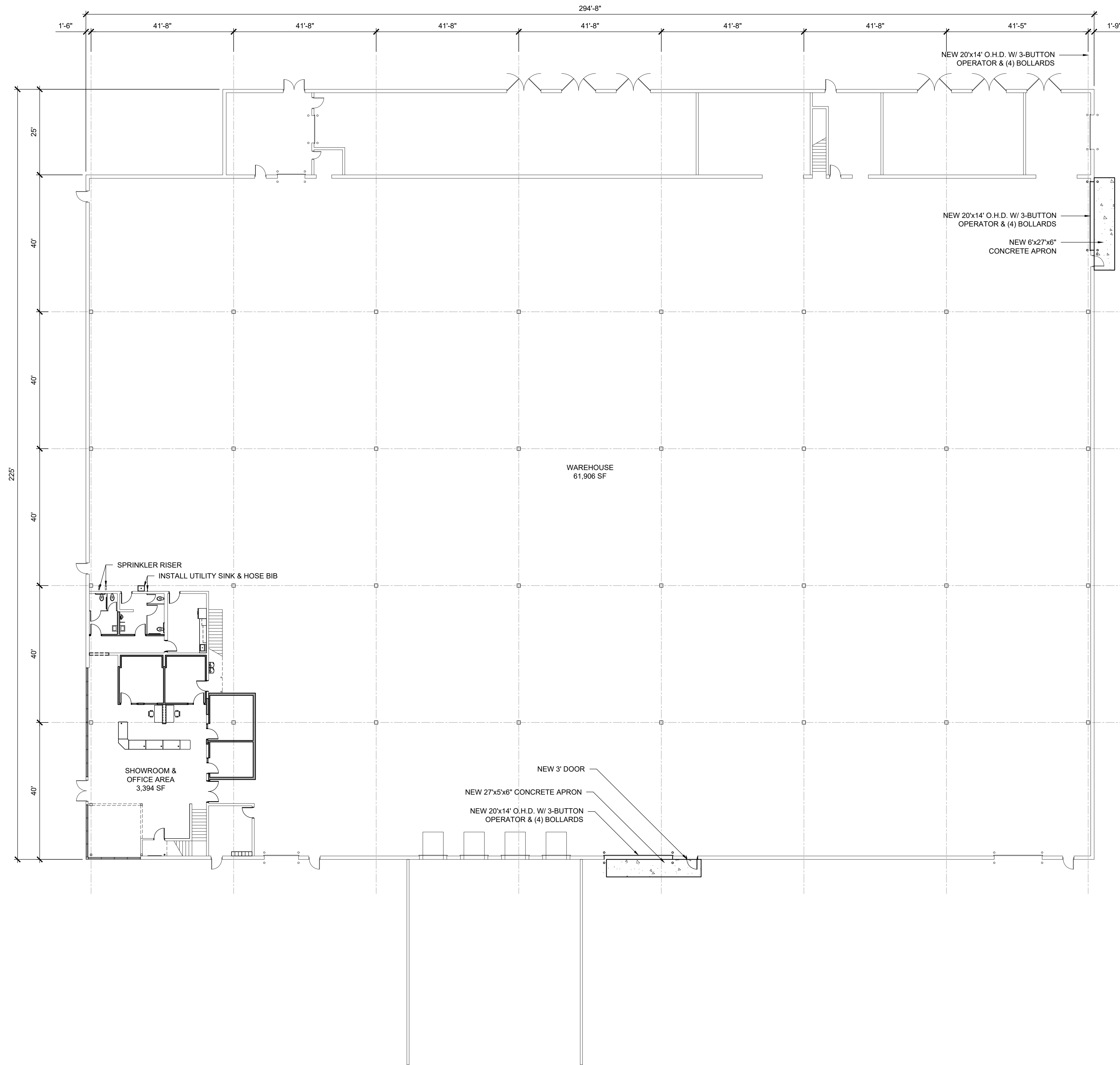


**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI SHEET TITLE: DEMOLITION PLAN APPROVAL DATE: REGION - 6/9/2021 ISSUE DATE: 6/8/2021 CCI JOB NUMBER: 04196-99-2117 DRAWING NUMBER: A001
---	--

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
6/8/2021



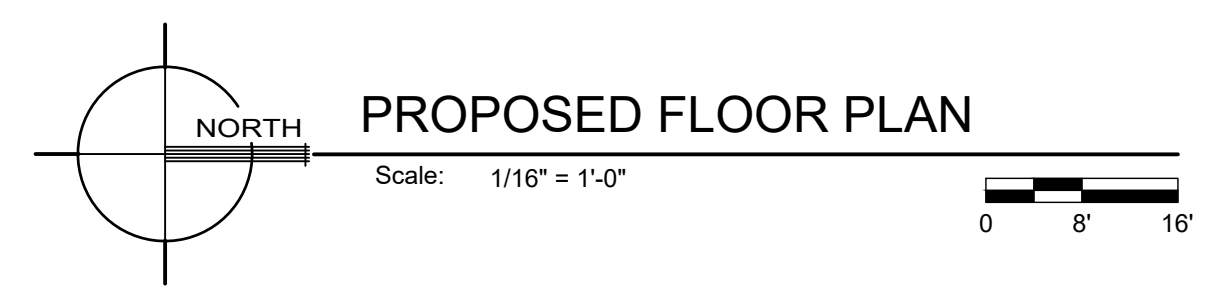


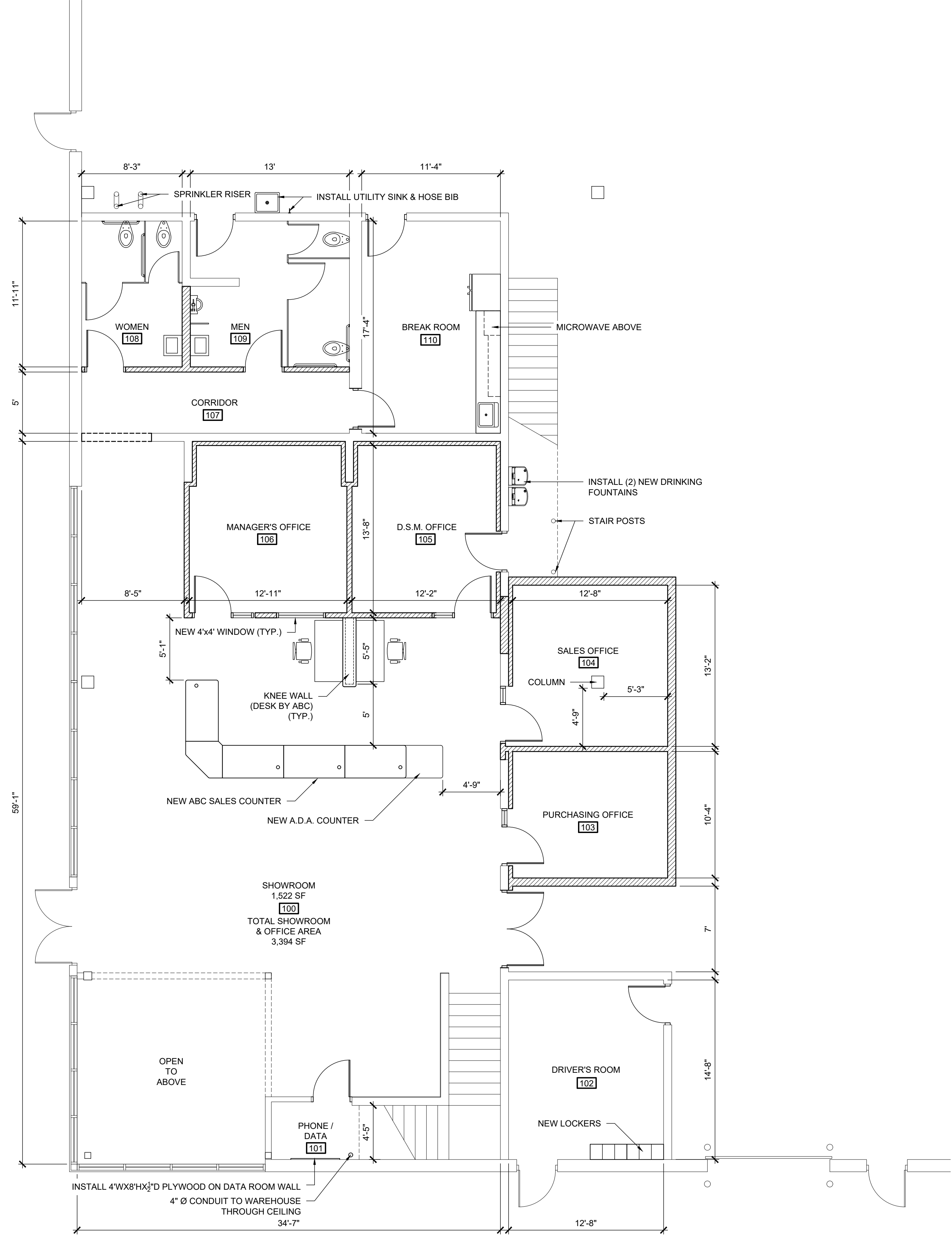
**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI
SHEET TITLE: PROPOSED FLOOR PLAN	APPROVAL DATE: REGION - 6/9/2021
ISSUE DATE: 6/8/2021	CCI JOB NUMBER: 04196-99-2117
DRAWN BY: JULIA RANGLES, CCI	DRAWING NUMBER: A100

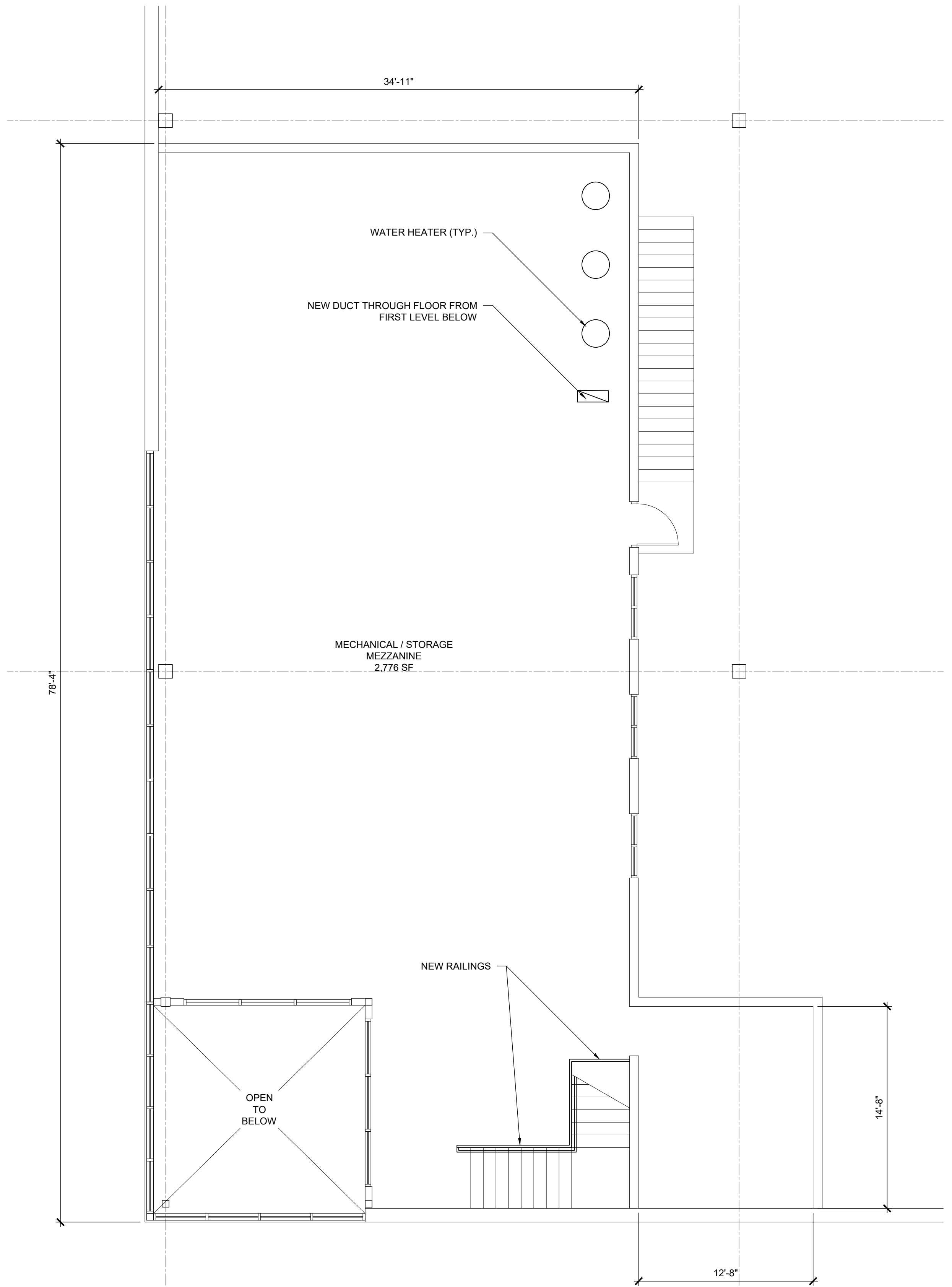
These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021





SHOWROOM PLAN
 Scale: 3/16" = 1'-0"
 NORTH



MEZZANINE PLAN
 Scale: 3/16" = 1'-0"
 NORTH

MEZZANINE NOTES

- PROVIDE DUCT BRANCH ON MEZZANINE FOR FUTURE EXPANSION TO INCLUDE CONFERENCE ROOM & PLUMBING STUB FOR UNISEX RESTROOM

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
 6/8/2021



PROPOSED ABC SUPPLY CO. N. MILWAUKEE, WI

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 1200 W HEATHER AVE MILWAUKEE, WI SHEET TITLE: SHOWROOM PLAN APPROVAL DATE: REGION - 6/9/2021 ISSUE DATE: 6/8/2021 CCI JOB NUMBER: 04196-99-2117 DRAWING NUMBER: A101
DRAWN BY: JULIA RANDES, CCI	

FINISHES LEGEND

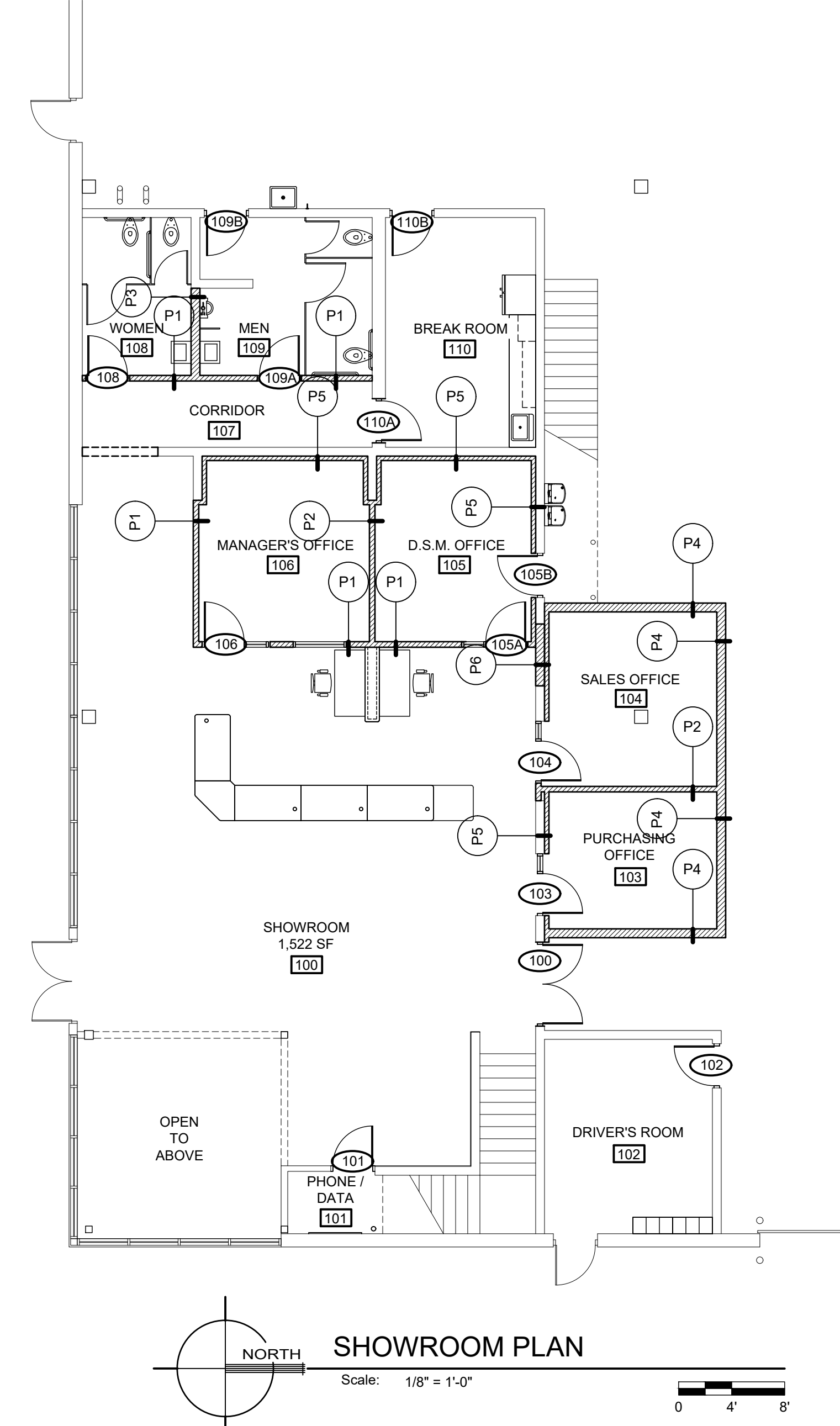
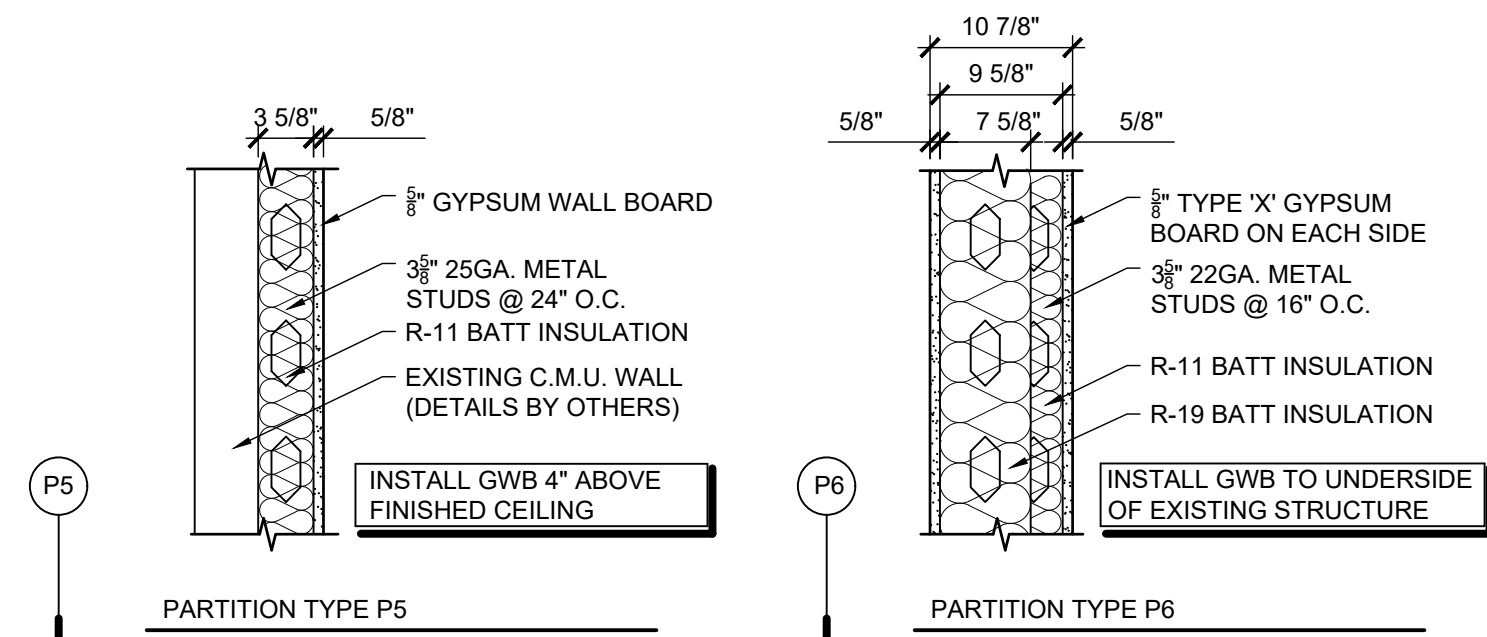
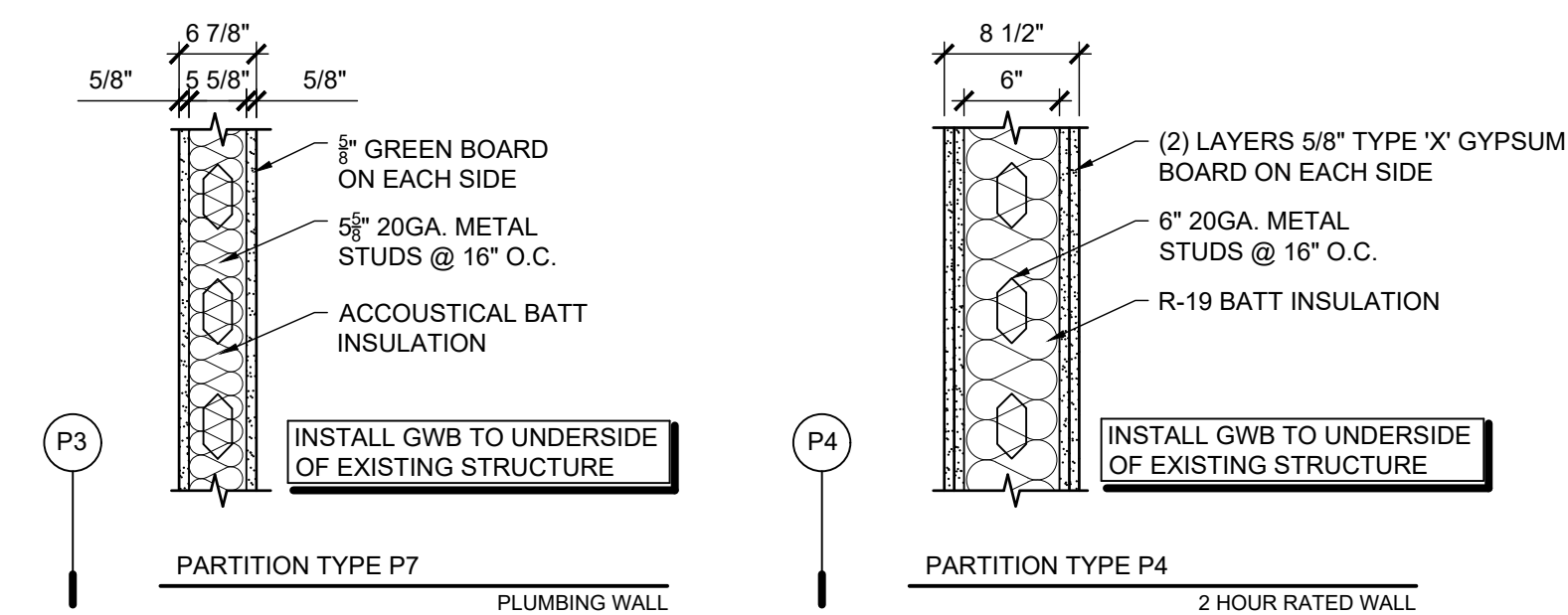
- FLOORING:**
 - CARPET TILE MOHAWK, 20 OZ., STYLE #1Y13 MAJOR FACTOR, COLOR #968 GRANITE, 24"x24" INSTALLED IN QUARTER TURN PATTERN
 - POLISHED CONCRETE POLISH CONCRETE FLOORS W/ NATURAL CONCRETE COLOR FOR SALT & PEPPER EFFECT W/ AGGREGATE. PREP FLOOR, DIAMOND GRID 50 THRU 200; EPOXY JOINTS & VOIDS; DIAMOND GRIND 400-800 (GOAL OF 600-800); APPLY COAT OF MFG POLISH SEALER, BURNISH W/ HIGH SPEED BURNISHER.
- VINYL COVE BASE:**
 - MINIMUM OF 4" .080 BURKE #4GR-564 SMOKE (TARKETT 31 ZEPHYR OR EQUIVALENT)
- WALLS:**
 - PREP REPAIR IMPERFECTIONS AS NEEDED
 - PAINT SHERWIN WILLIAMS INTERIOR LATEX EGGSHELL PROMAR 200, SW 6073 PERFECT GREIGE
- INTERIORS:**
 - INTERIOR DOORS INTERIOR DOORS FOR SHOWROOM & OFFICE TO BE HB HALEY BROTHERS SOLID CORE SLAB DOOR IN "BLONDE" OR EQUAL TO GRAHAM WOOD DOORS (ASSA ABLOY GROUP), ROTARY NATURAL BIRCH #175 IN COLOR BARLEY
- CEILINGS**
 - INSTALL DOWN DX / DXL GRID SYSTEM WITH MAIN RUNNERS SPACED AT 2' O.C. AT RIGHT ANGLE TO CARRYING CHANNEL. SPACE CROSS RUNNERS AT 2' O.C. AS REQUIRED FOR A COMPLETE & PROPER INSTALLATION.
 - INSTALL 24"x24"x8" USG RADAR 2210 PANELS, CUT TO FIT AS SHOWN ON DRAWINGS.

HARDWARE LEGEND

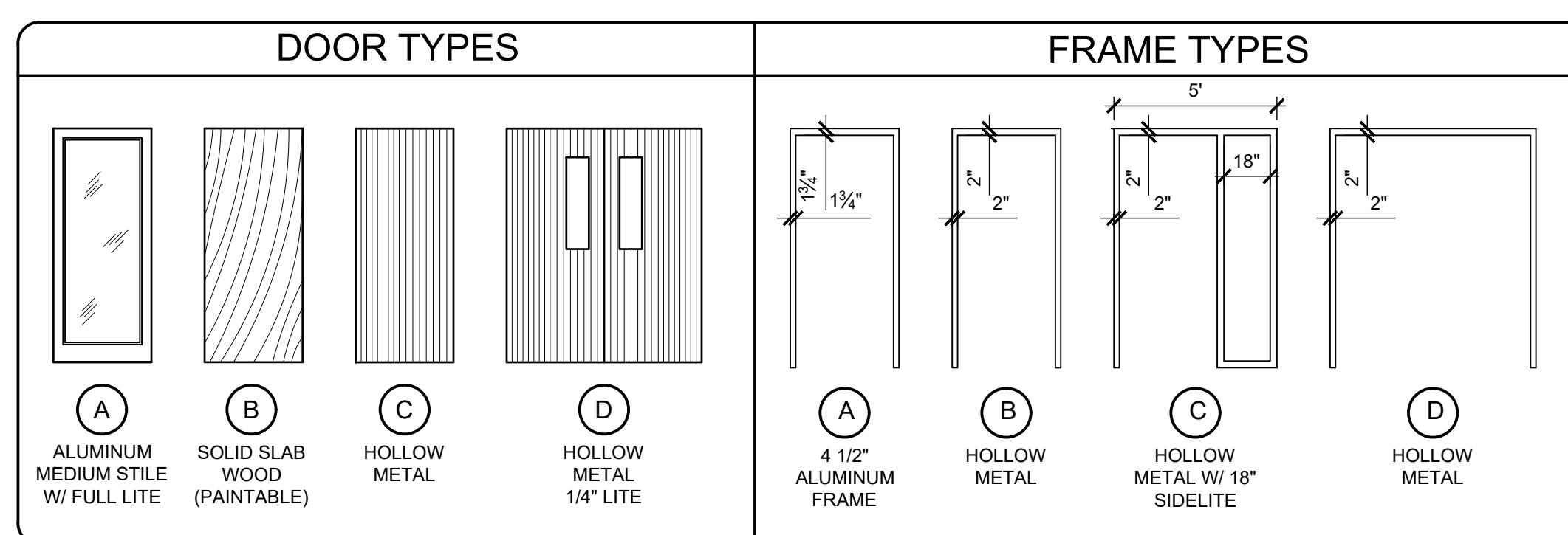
- DOOR CLOSURES:** (ALL DOOR CLOSURE COVERS SHALL BE METAL)
 - A-PUSH CLOSER, PUSH SIDE; MODEL: 4020 FINISH: ALUM MANF: LCN
 - B-PULL CLOSER, PULL SIDE; MODEL: 4020 FINISH: ALUM. MANF: LCN
- HINGES:**
 - A 1 1/2 PR. FULL MORTISE 450TBB 4.5"x4.5" US26D MANF: STANLEY OR HAGER
 - B 1 1/2 PR. FULL MORTISE 450 4.5"x4.5" US26D MANF: STANLEY OR HAGER
- LOCK SETS:**
 - A (1) OFFICE LEVER LOCK SET W/ 7 PIN SFIC REMOVABLE CORE AND THUMB TURNING SIDE MODEL: SERIES 4000 AL53PD X SAT X 626 MANF: SCHLAGE (OR EQUIV.)
 - B CROSS BAR EXIT DEVICE, DORMATIC 1590 MANF: KAWNEER
 - G-3 PULL W/LOCK CYLINDER PROTECTION MANF: KAWNEER SCHLAGE CYLINDER
 - C PUSH/PULL PLATES:
 - (1) PULL BAR 8"O.C. MODEL: 808 626 MANF: GLYNN-JOHNSON
 - (2) PUSH PLATES 4"x16" MODEL: 54RC 626 ANF: GLYNN-JOHNSON
 - D (1) EXIT LEVER LOCK SET MODEL: SERIES 4000 AL25D X SAT X 626 MANF: SCHLAGE (OR EQUIV.)
 - E ACTIVE LEAF: (1) OFFICE LEVER LOCK SET W/ 7 PIN REMOVABLE CORE CYL AND THUMB TURN INT SIDE MODEL: SERIES 4000 AL53PD X SAT X 626 MANF: SCHLAGE (OR EQUIV.)
 - INACTIVE LEAF: (1) SET TOP / BOTTOM MORTISE FLUSH BOLTS
- STOPS:**
 - A (1) RUBBER WALL STOP MODEL: GJ50C US26D MANF: GLYNN-JOHNSON
 - B (1) RUBBER FLOOR STOP MODEL: GJ50C US26D MANF: GLYNN-JOHNSON
- KICK PLATES:**
 - A (1) 16GA. KICK PLATE 10"x34" FINISH US26D MANF: BROOKLINE
- THRESHOLDS:**
 - A S406A AND NYLON BRUSH WEATHER-STRIPPING 129CP MANF: REESE, ZERO
 - B TRANSITION STRIP T.B.D.
- WEATHER-STRIPING:**
 - A DOOR HEAD & JAMB WEATHER-STRIPPING 129CP
 - B DOOR MANUFACTURERS STANDARD
 - C DOOR ASTRAGAL WEATHER-STRIPPING 129 PAB MANF: REESE, ZERO, REMCO

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021



DOOR & FRAME SCHEDULE												
DOOR NO.	DOOR SIZE	DOOR		HARDWARE							REMARKS	
		DOOR TYPE	FRAME TYPE	FIRE LABEL CLOSURE	HINGE	LOCK SET	STOP	KICK PLATE	THRESHOLD	WEATHER-STRIP		
100	6'-0"x7'-0"	D	D	*	A	A	E	B	A	A	B	* FIRE LABEL PER LOCAL CODE
101	3'-0"x7'-0"	B	B		A	A	A	A	A			
102	3'-0"x7'-0"	D	B	*	A	A	E	B	A	A	B	* FIRE LABEL PER LOCAL CODE
103	3'-0"x7'-0"	B	C		B	A	A	A	B			
104	3'-0"x7'-0"	B	C		B	A	A	A	B			
105A	3'-0"x7'-0"	B	C		B	A	A	A	B			
105B	3'-0"x7'-0"	D	B	*	A	A	E	B	A	A	B	* FIRE LABEL PER LOCAL CODE
106	3'-0"x7'-0"	B	C		B	A	A	A	B			
108	3'-0"x7'-0"	B	B		B	A	A	A	A			
109A	3'-0"x7'-0"	B	B		B	A	A	A	A			
109B	3'-0"x7'-0"	D	B	*	A	A	E	B	A	A	B	* FIRE LABEL PER LOCAL CODE
110A	3'-0"x7'-0"	B	B		B	A	C	A	A			
110B	3'-0"x7'-0"	D	B	*	A	A	E	B	A	A	B	* FIRE LABEL PER LOCAL CODE

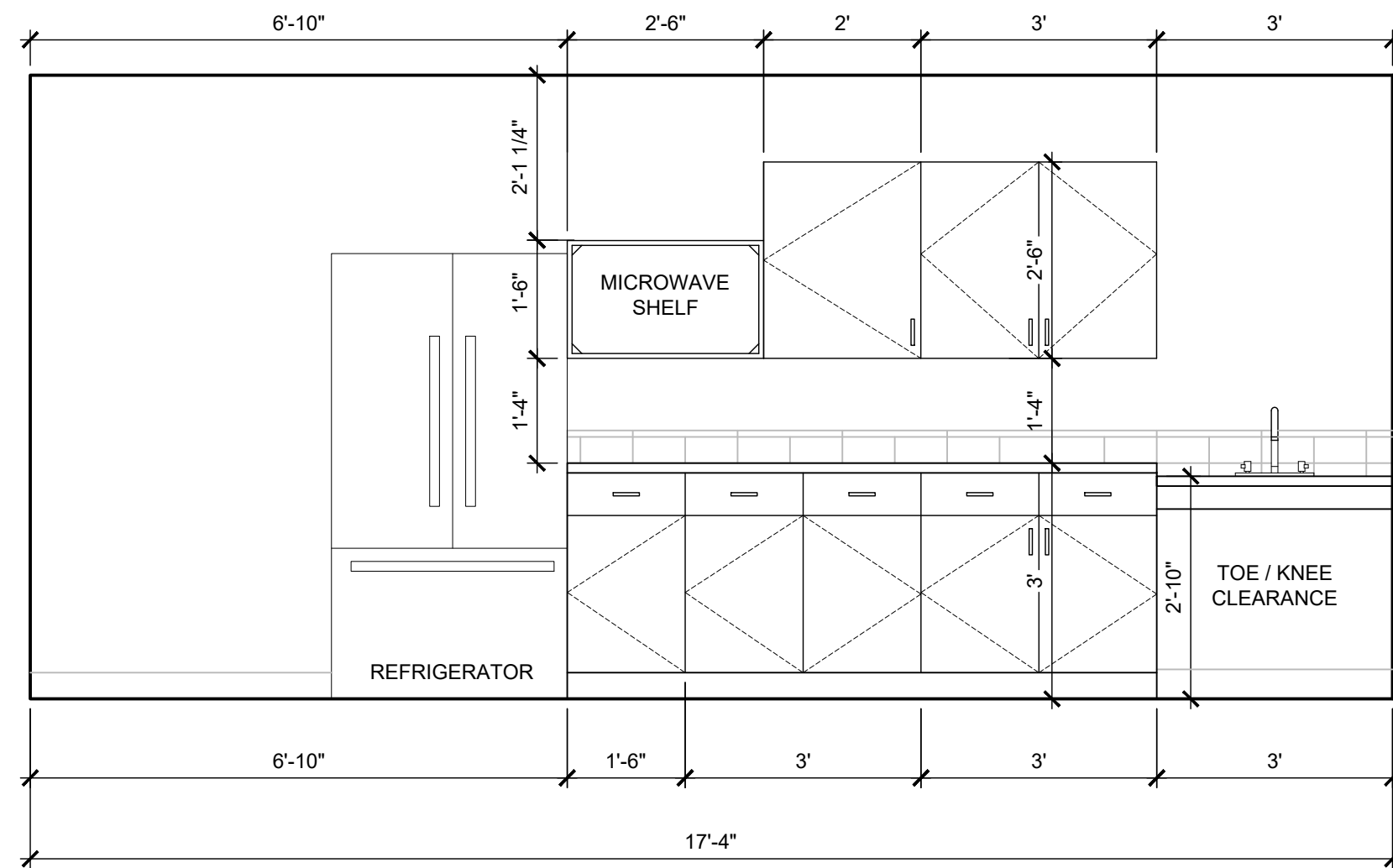


ROOM FINISH SCHEDULE											
ROOM NO.	ROOM NAME	FLOORING	BASE	WALLS	CEILING	REMARKS					
100	SHOWROOM	●	●	●	●	* ALT. BID A.C.T. SYSTEM @ 9'-6" A.F.F.					
101	PHONE / DATA	●	●	●	●	9'-0"					
102	DRIVERS ROOM	●	●	●	●	9'-0"					
103	PURCHASING OFFICE	●	●	●	●	9'-0"					
104	SALES OFFICE	●	●	●	●	9'-0"					
105	D.S.M. OFFICE	●	●	●	●	9'-0"					
106	MANAGER'S OFFICE	●	●	●	●	9'-0"					
107	CORRIDOR	●	●	●	●	9'-0"					
108	WOMEN	●	●	●	●	9'-0"					
109	MEN	●	●	●	●	9'-0"					
110	BREAK ROOM	●	●	●	●	9'-0"					

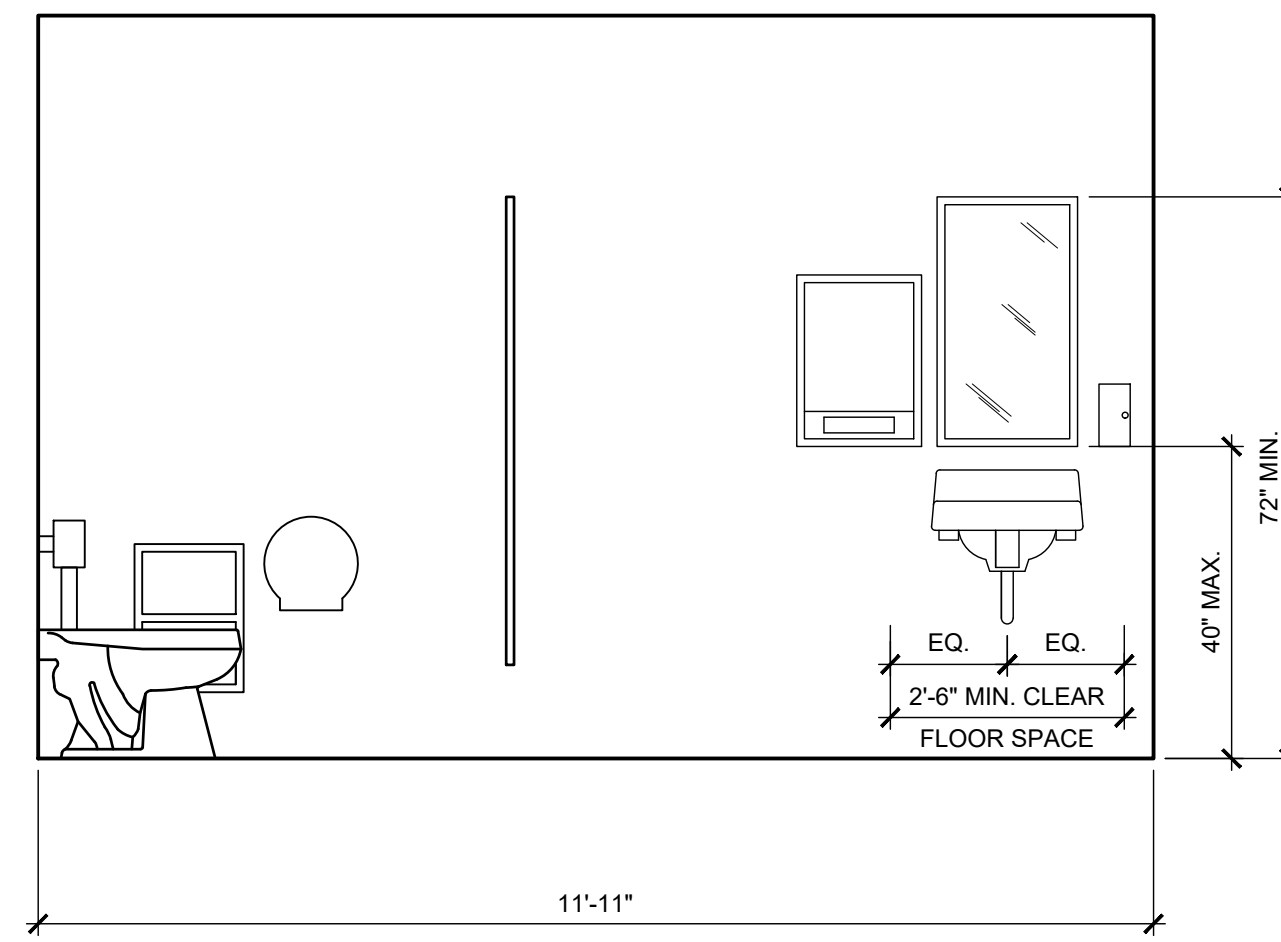


PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI

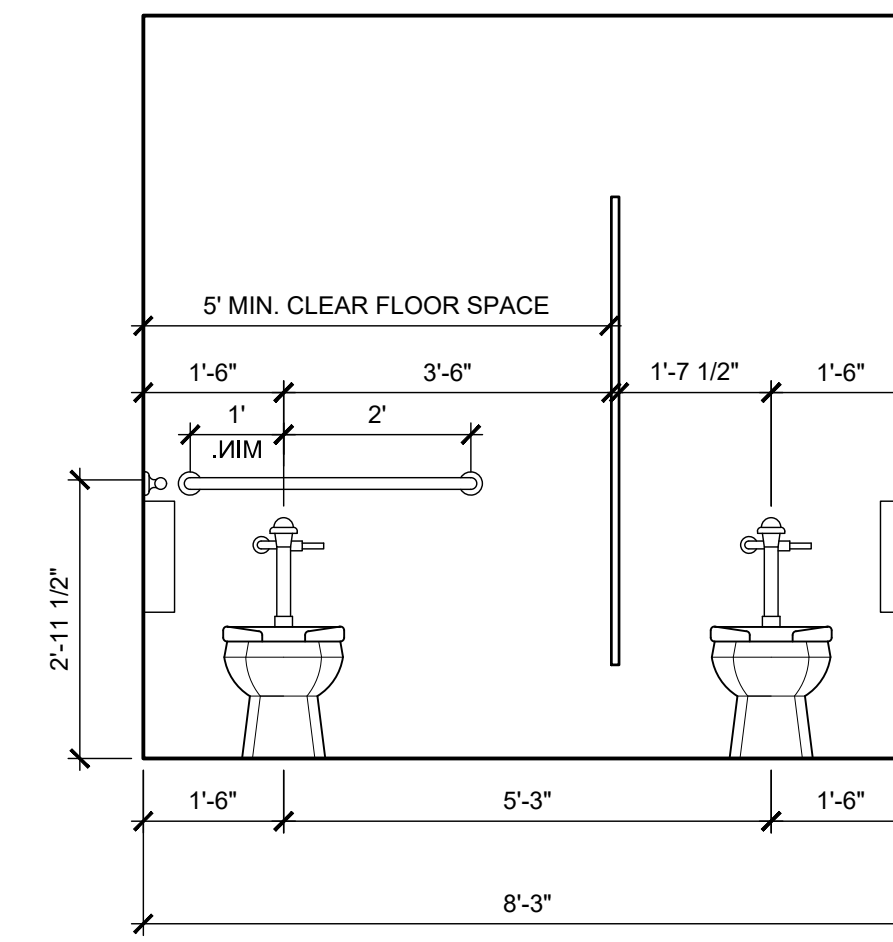
REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI
SHEET TITLE: SCHEDULES & PARTITION TYPES	APPROVAL DATE: REGION - 6/9/2021
ISSUE DATE: 6/8/2021	DRAWING NUMBER: A120
CCI JOB NUMBER: 04196-99-2117	DRAWN BY: JESSICA BERG, CCI



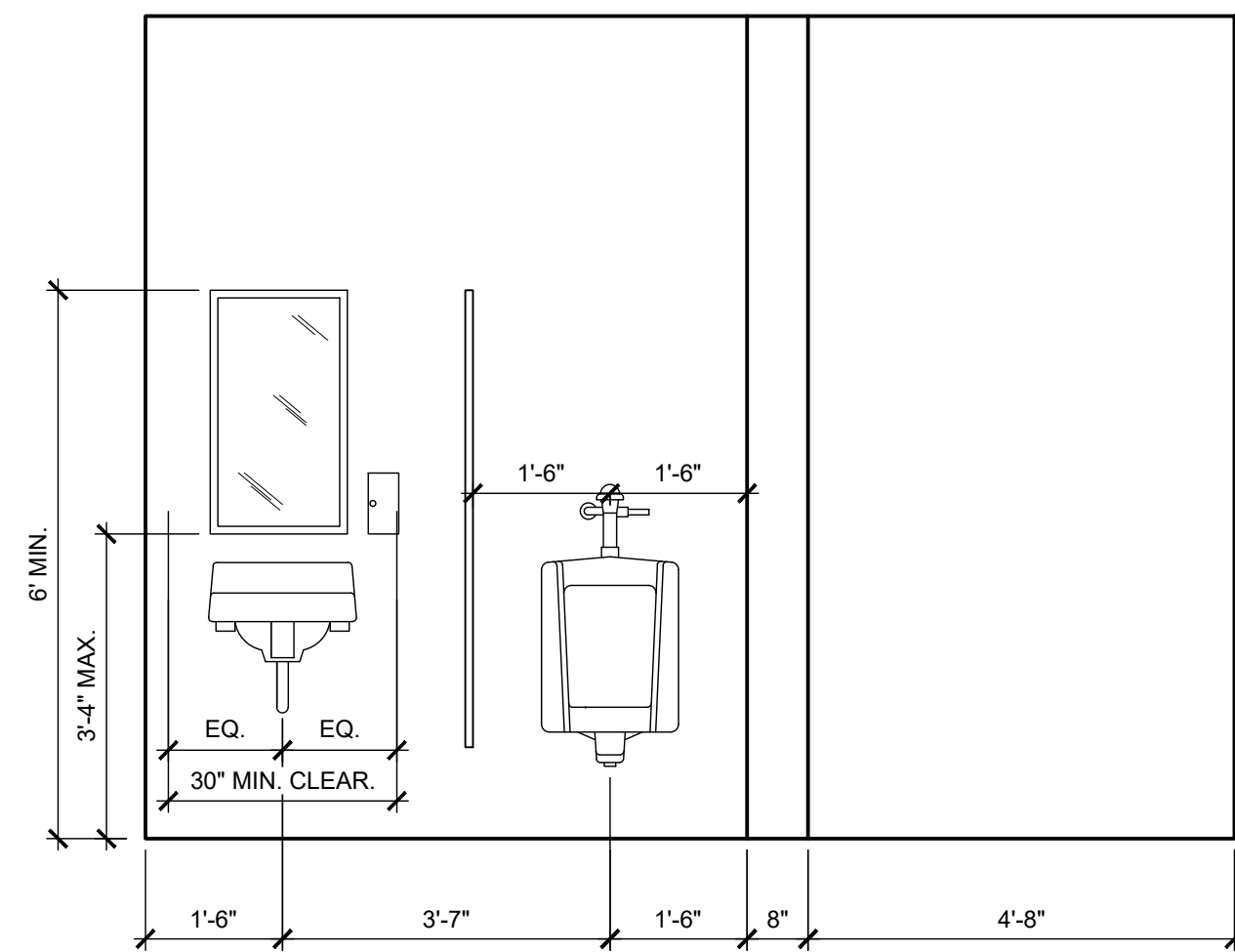
01 RM 110 DETAIL
A121 1/2" = 1'-0"



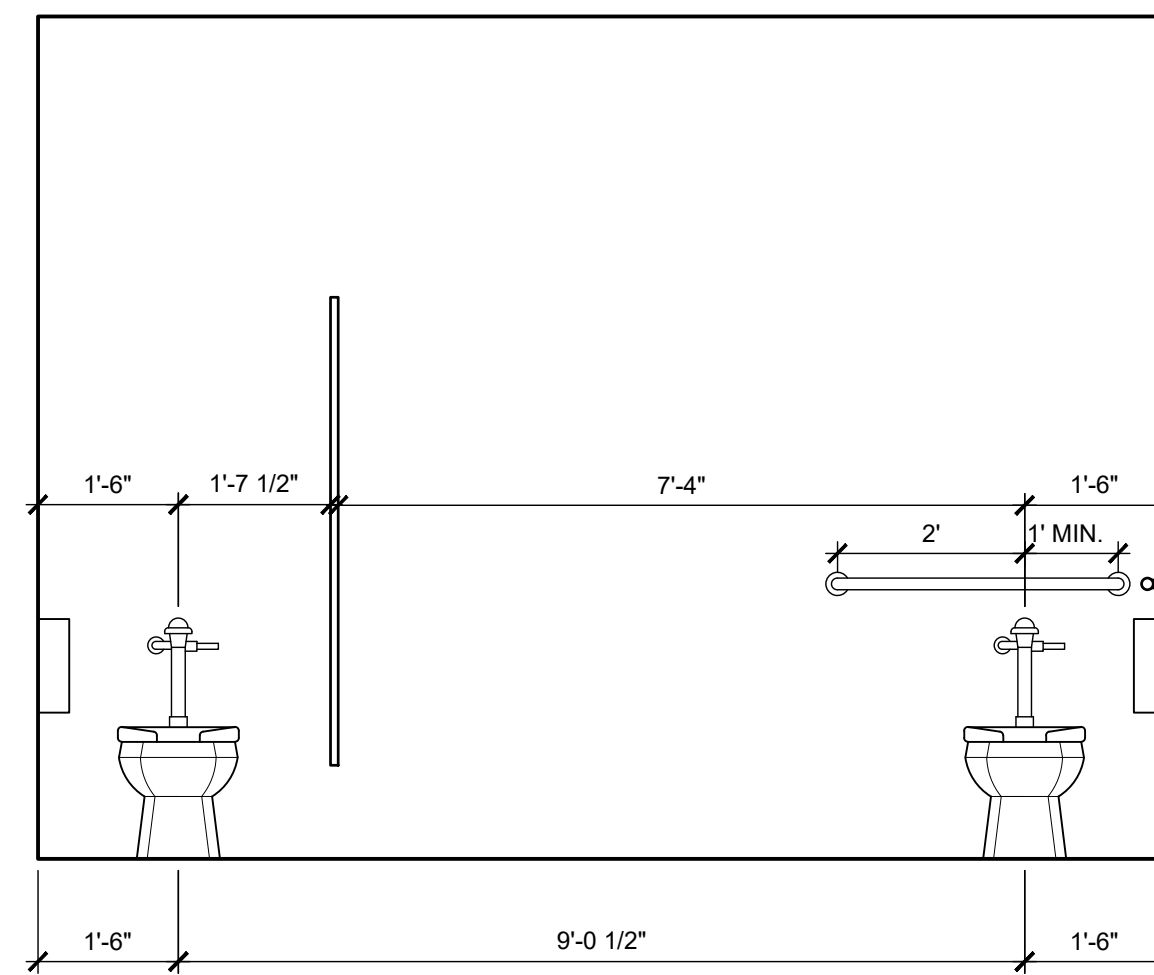
02 RM 108 NORTH WALL DETAIL
A121 1/2" = 1'-0"



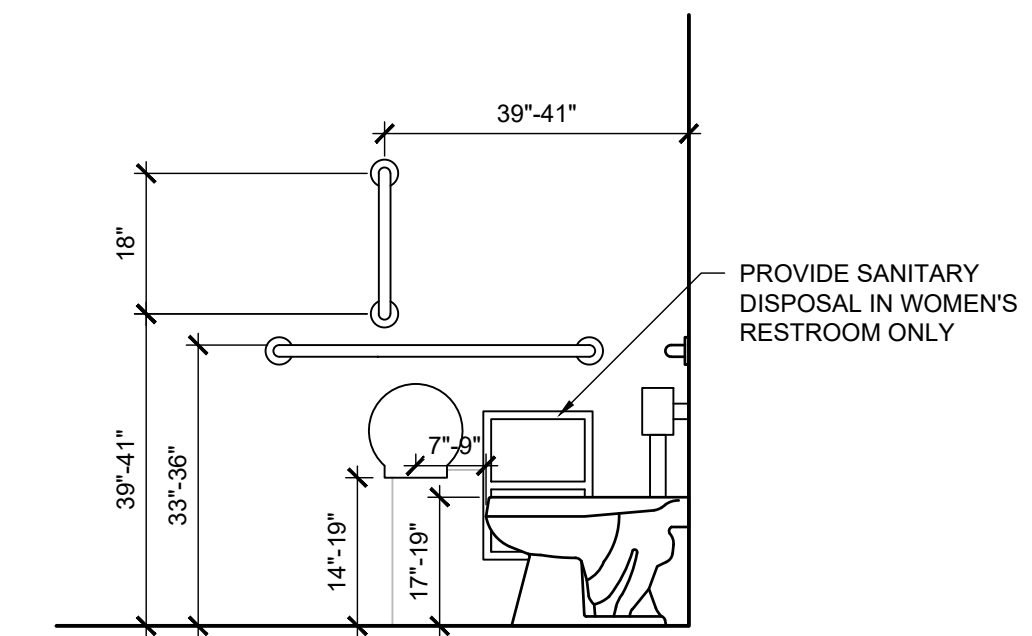
03 RM 108 WEST WALL DETAIL
A121 1/2" = 1'-0"



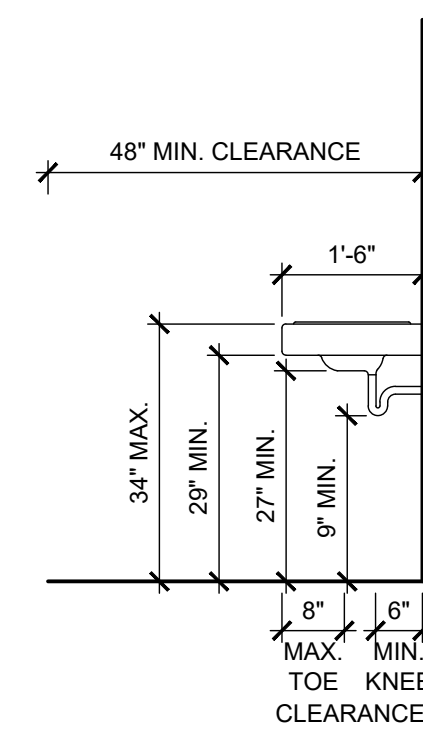
04 RM 109 SOUTH WALL DETAIL
A121 1/2" = 1'-0"



05 RM 109 NORTH WALL DETAIL
A121 1/2" = 1'-0"



06 TOILET DETAIL
A121 1/2" = 1'-0"



07 LAVATORY DETAIL
A121 1/2" = 1'-0"

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021



PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI

REVISIONS:
REVISION 1 - 6/9/2021
REVISION 2 - 6/10/2021
REVISION 3 - 6/22/2021
REVISION 4 - 6/24/2021
REVISION 5 - 8/29/2021
REVISION 6 - 9/1/2021
REVISION 7 - 1/25/2022
REVISION 8 - 2/25/2022
REVISION 9 - 3/18/2022
REVISION 10 - 3/18/2022
REVISION 11 - 8/10/2022
REVISION 12 - 8/22/2022

PROJECT TITLE:
11200 W HEATHER AVE
MILWAUKEE, WI

SHEET TITLE:
DETAILS

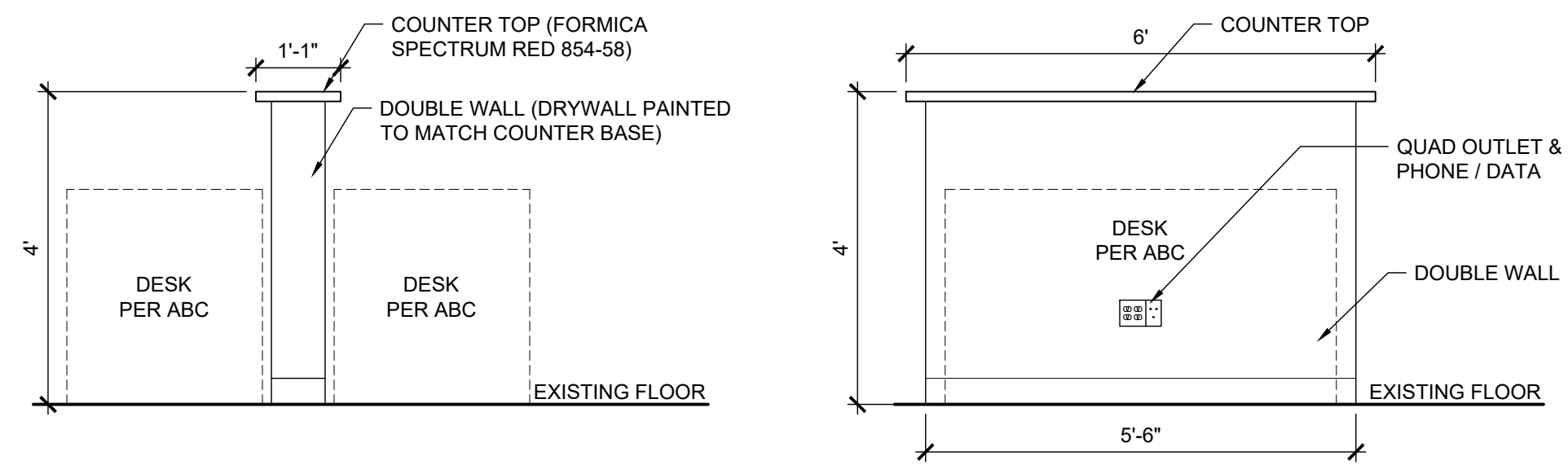
APPROVAL DATE:
REGION - 6/9/2021

ISSUE DATE:
6/8/2021

CCI JOB NUMBER:
04196-99-2117

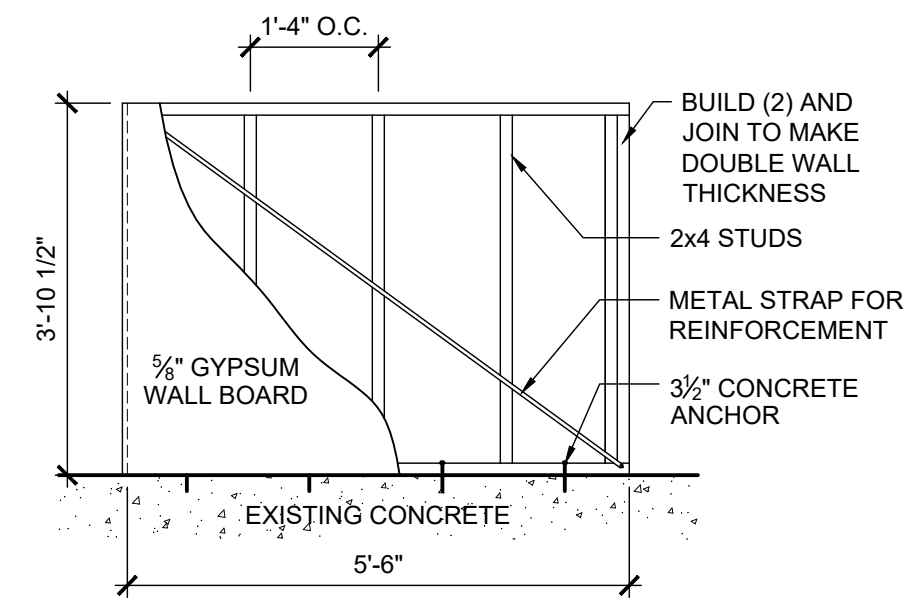
DRAWING NUMBER:
A121

DRAWN BY:
JESSICA BERG, CCI

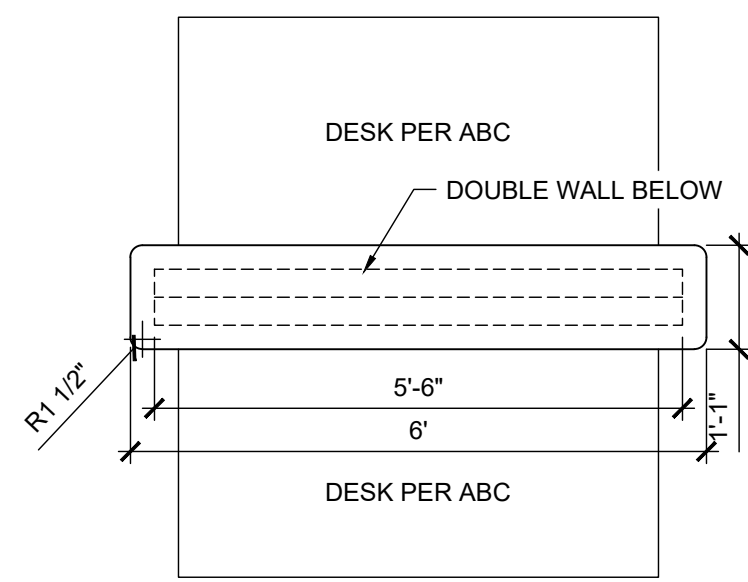


SIDE VIEW
Scale: 1/2" = 1'-0"

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

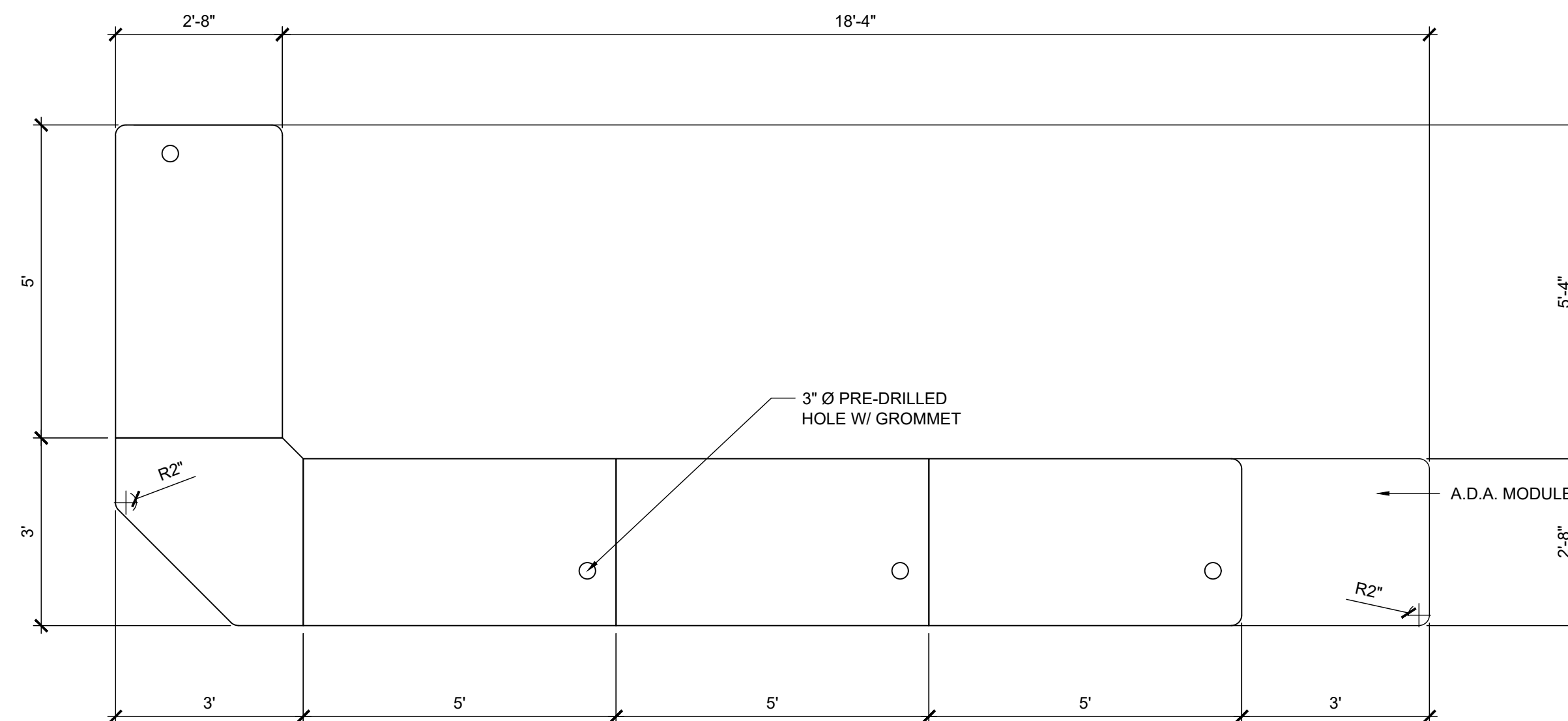


FRAMING
Scale: 1/2" = 1'-0"



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

01 KNEE WALL DETAILS
A122



02 SALES COUNTER PLAN
A122 1/2" = 1'-0"

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

6/8/2021

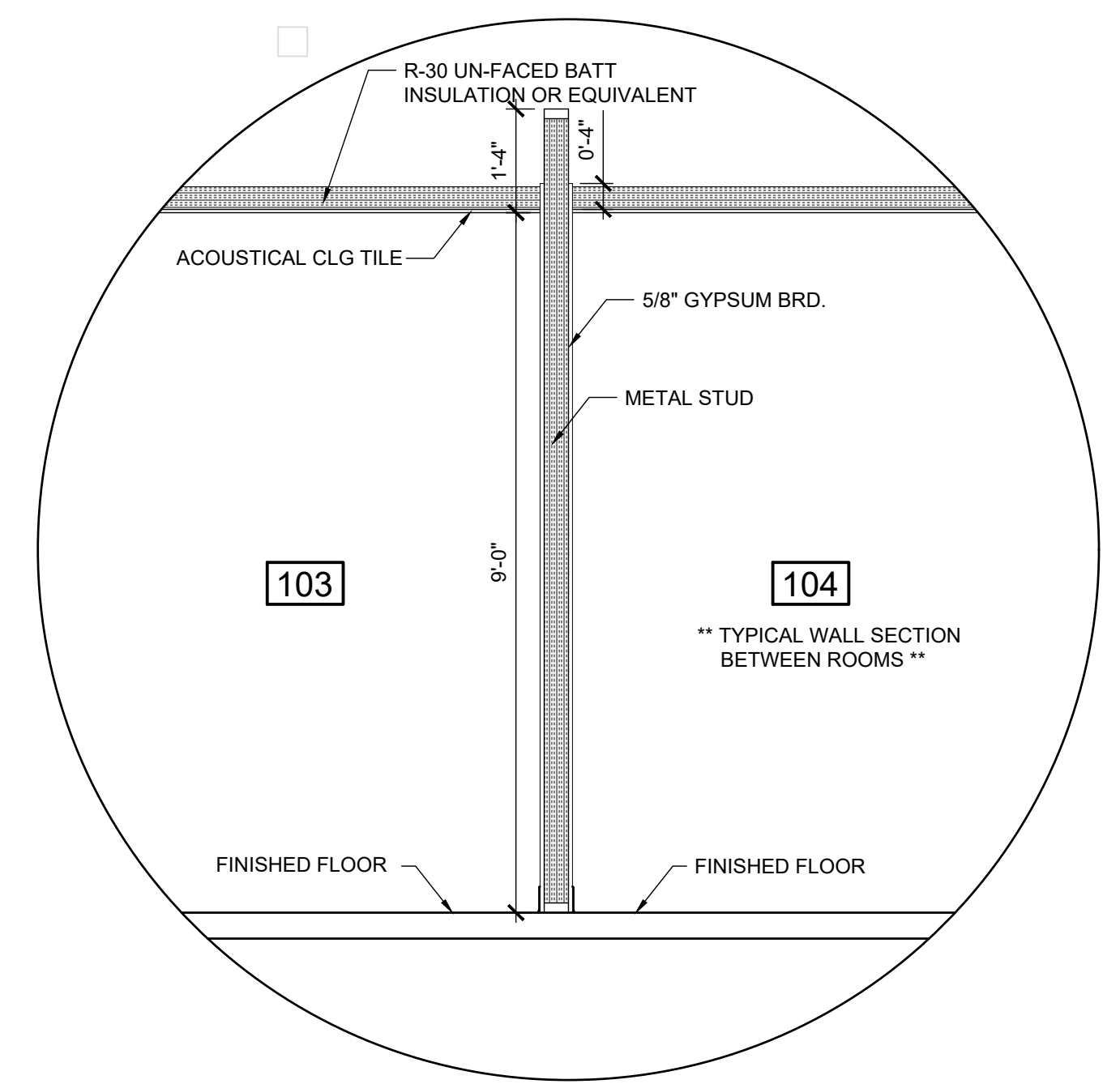
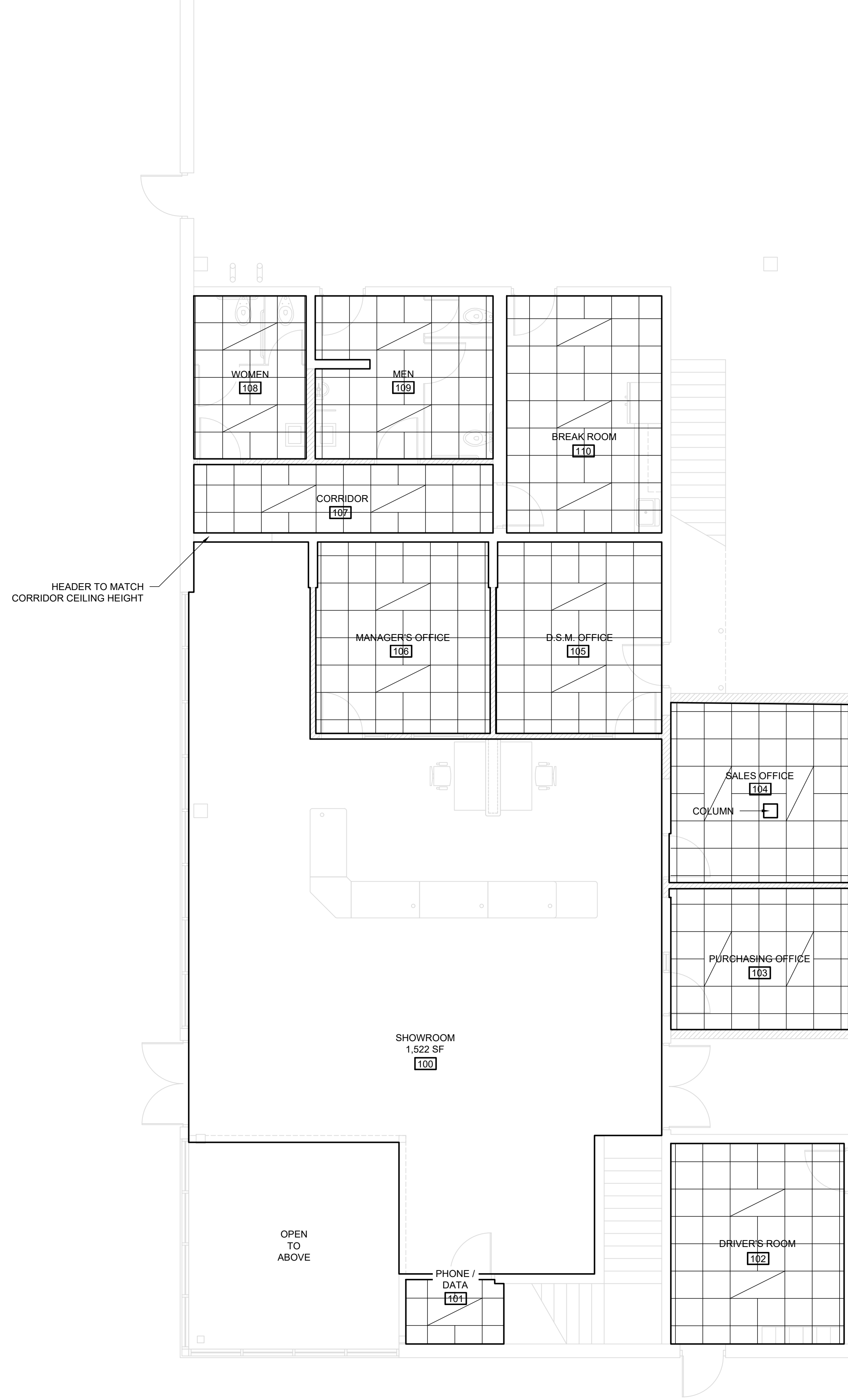


PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI SHEET TITLE: ABC STANDARD DETAILS APPROVAL DATE: REGION - 6/9/2021
---	--

ISSUE DATE: 6/8/2021 CCI JOB NUMBER: 04196-99-2117 DRAWING NUMBER: A122

DRAWN BY:
JESSICA BERG, CCI



**PROPOSED
ABC SUPPLY CO.
N. MILWAUKEE, WI**

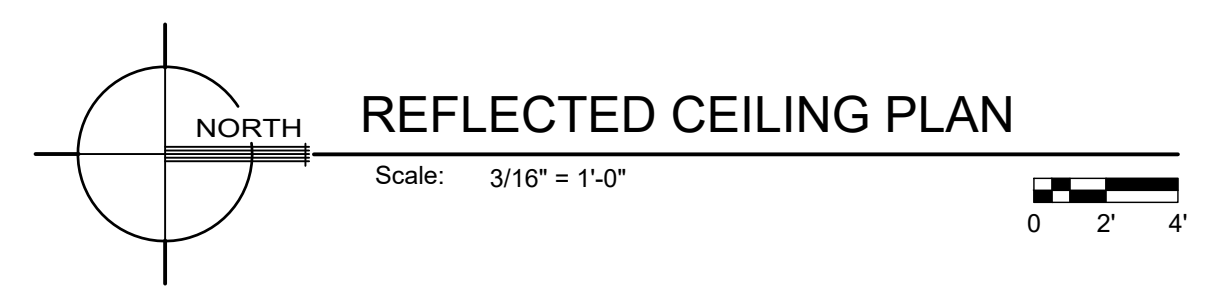
REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 11200 W HEATHER AVE MILWAUKEE, WI SHEET TITLE: REFLECTED CEILING PLAN APPROVAL DATE: REGION - 6/9/2021 ISSUE DATE: 6/8/2021 CCI JOB NUMBER: 04196-99-2117 DRAWING NUMBER: A130
---	---

ACOUSTICAL CEILING TILE:

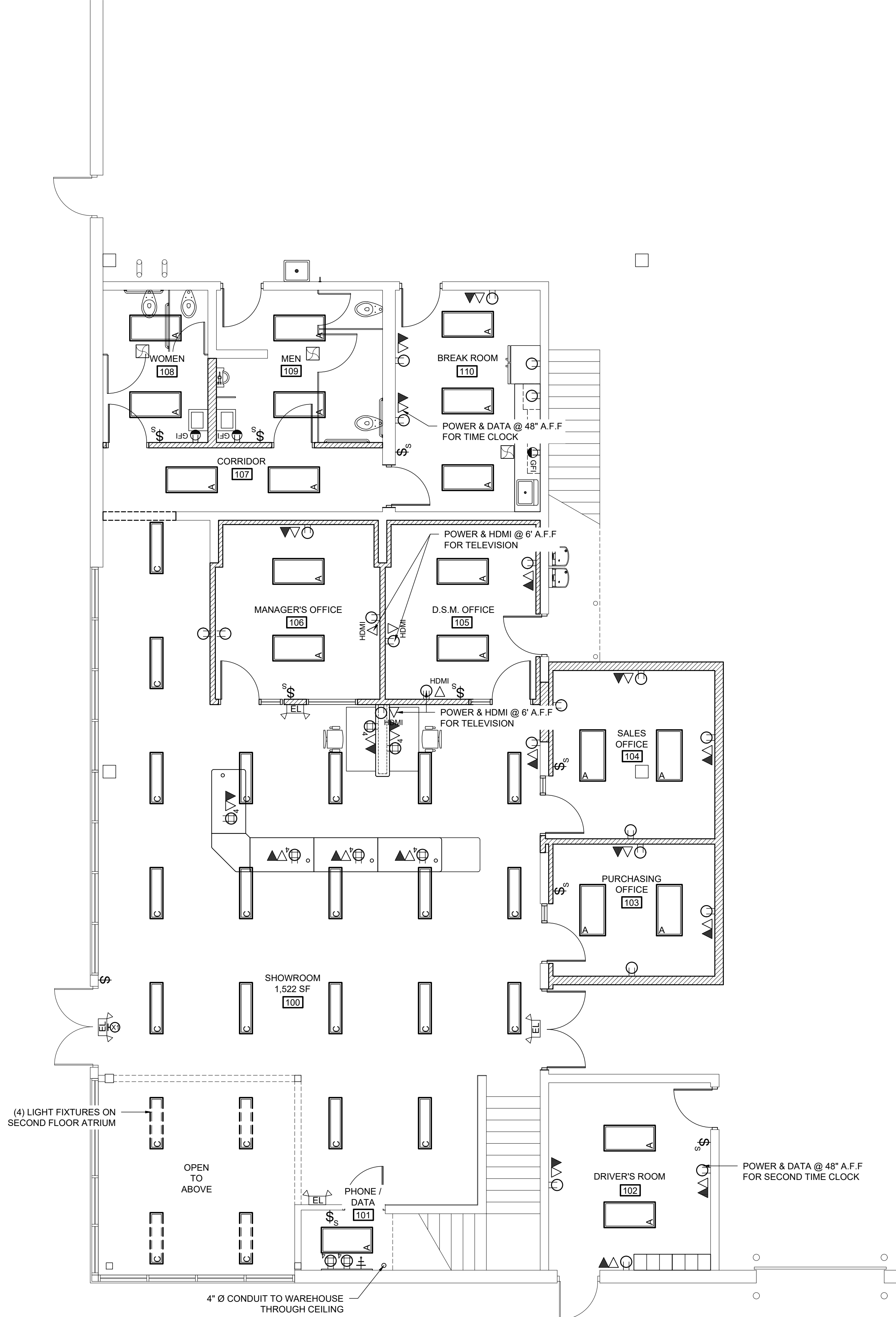
1. IN ALL AREAS WHERE 2'x2' ACOUSTICAL TILE / GRID IS USED, UNLESS OTHERWISE NOTED, PROVIDE 24"x24"x5/8" USG RADAR 2210 PANELS, AND PANELS CUT TO FIT AS SHOWN ON DRAWINGS.
2. PROVIDE USG DONN DX / DXL GRID SYSTEM. SPACE MAIN RUNNERS AT 2' ON CENTER AT RIGHT ANGLE TO CARRYING CHANNEL. SPACE CROSS RUNNERS AT 2' ON CENTER AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

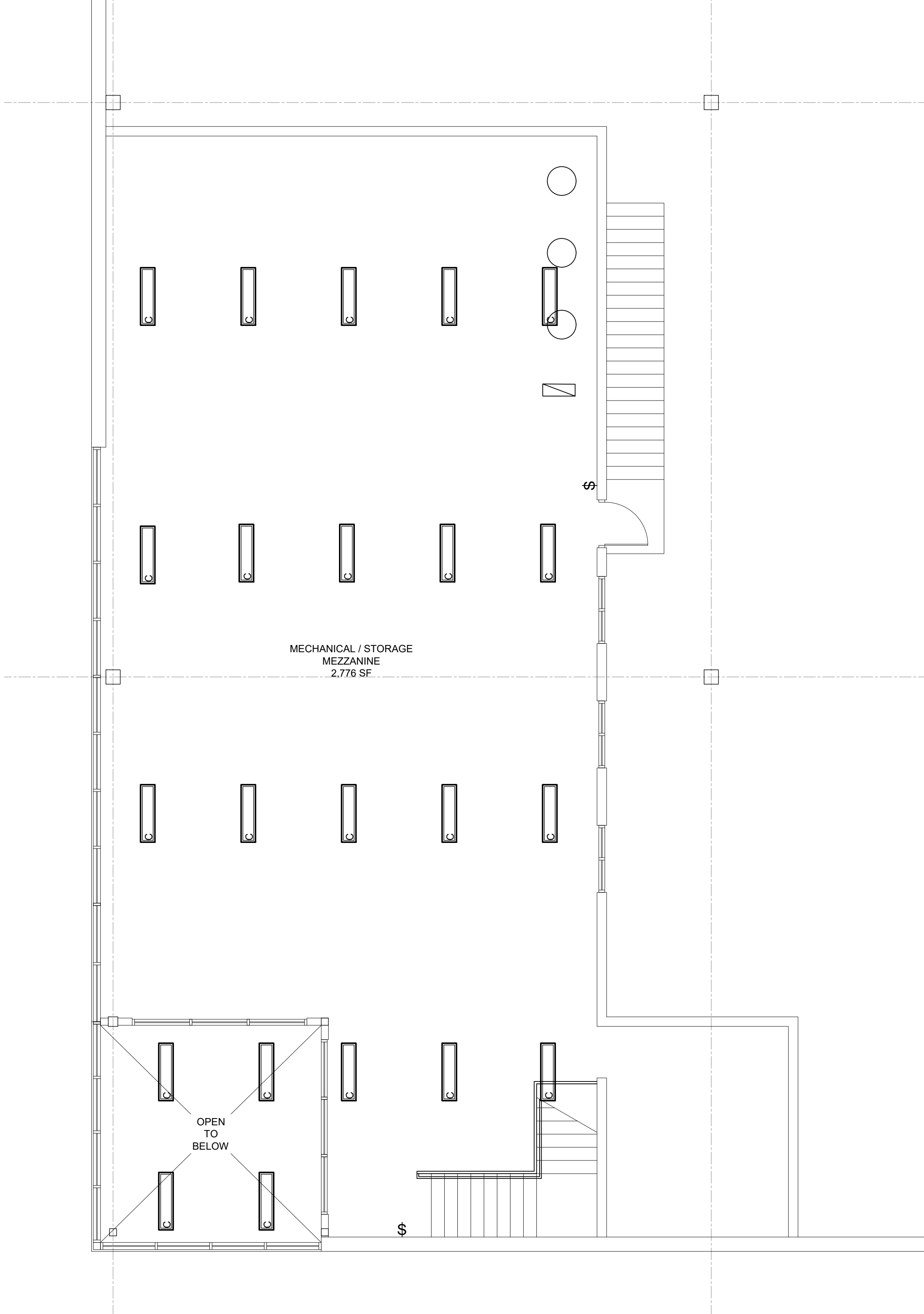
6/8/2021



REFLECTED CEILING PLAN



ELECTRICAL PLAN
 Scale: 3/16" = 1'-0"
 NORTH



MEZZANINE ELECTRICAL PLAN
 Scale: 3/16" = 1'-0"
 NORTH

ELECTRICAL LEGEND	
[Symbol]	2'x4' FLAT PANEL L.E.D. FIXTURE TYPE 'A'
[Symbol]	RECESSED CAN LIGHT FIXTURE, TYPE 'B'
[Symbol]	16'x4' STRIP LIGHT FIXTURE, TYPE 'C'
[Symbol]	WALL PACK FIXTURE TYPE 'D'
[Symbol]	FLOOD LIGHT FIXTURE, TYPE 'E'
[Symbol]	WALL MOUNTED OR RECESSED "EXIT" SIGN TYPE "X1"
[Symbol]	CEILING MOUNTED "EXIT" SIGN TYPE "X2"
[Symbol]	EXHAUST FAN
[Symbol]	WALL MOUNTED EMERGENCY LIGHT BATTERY PACK TYPE "E" MOUNTED AT 9'-0" AFF UNLESS NOTED OTHERWISE
[Symbol]	SINGLE POLE LIGHT SWITCH MOUNTED 44" AFF TO THE BOTTOM OF THE ELECTRICAL BOX
[Symbol]	OCCUPANCY SENSOR LIGHT SWITCH MOUNTED 44" AFF TO THE BOTTOM OF THE ELECTRICAL BOX
[Symbol]	TRACK HEAD TYPE "B"
[Symbol]	DUPLEX RECEPTACLE MOUNTING VERTICAL AT 20" AFF TO THE BOTTOM OF THE ELECTRICAL BOX (TYPICAL UNLESS NOTED OTHERWISE)
[Symbol]	QUAD RECEPTACLE MOUNTING VERTICAL AT 20" AFF TO THE BOTTOM OF THE ELECTRICAL BOX (TYPICAL UNLESS NOTED OTHERWISE)
[Symbol]	DUPLEX RECEPTACLE MOUNTED VERTICAL AT 44" AFF TO THE BOTTOM OF THE ELECTRICAL BOX (UNLESS NOTED OTHERWISE)
[Symbol]	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER AND WEATHERPROOF COVER PLATE, MOUNTED VERTICAL AT 20" AFF TO THE BOTTOM OF THE ELECTRICAL BOX
[Symbol]	GROUND BAR
[Symbol]	TELEPHONE JACK AND DATAJACK IN 2 GANG BOX. PROVIDED (2) 3/4" CONDUIT STUBBED TO ABOVE ACCESSIBLE CEILING PLENUM
[Symbol]	TELEPHONE JACK WITH 3/4" CONDUIT STUBBED OUT ABOVE ACCESSIBLE CEILING. MOUNTING HEIGHT 20" AFF TO THE BOTTOM OF BOX
[Symbol]	WALL MOUNTED TELEPHONE JACK WITH 3/4" CONDUIT STUBBED OUT ABOVE ACCESSIBLE CEILING. MOUNTING HEIGHT 44" AFF TO THE BOTTOM OF BOX
[Symbol]	WALL MOUNTED CABLE BOX MOUNTED AT 72" AFF TO THE BOTTOM OF BOX
[Symbol]	POWER PANEL "A"

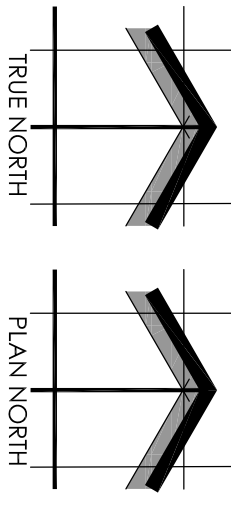
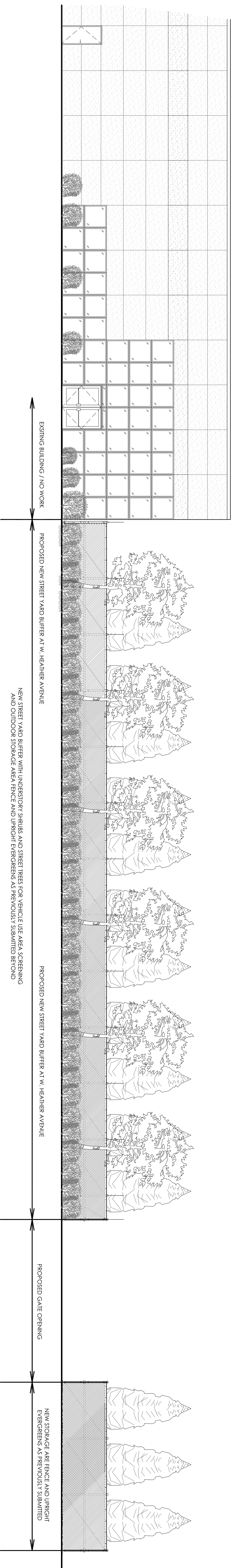
LUMINAIRE SCHEDULE (SEE SPEC. BOOK)			
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION
[Symbol]	E.S.I. OR EQUIV.	T.B.D.	2'x4' FLAT PANEL L.E.D. FIXTURE
[Symbol]	E.S.I. OR EQUIV.	T.B.D.	L.E.D. RECESSED CAN LIGHT FIXTURE
[Symbol]	E.S.I. OR EQUIV.	T.B.D.	4' L.E.D. HANGING STRIP LIGHT FIXTURE
[Symbol]	E.S.I. OR EQUIV.	T.B.D.	L.E.D. WALL PACK FIXTURE
[Symbol]	E.S.I. OR EQUIV.	T.B.D.	L.E.D. FLOOD LIGHT FIXTURE
[Symbol]	SURE-LITES	CAX7 1 70 00 R W 120 WG10	WALL MOUNT L.E.D. EXIT LIGHT WITH RED LETTERS
[Symbol]	SURE-LITES	CAX7 1 70 00 R W 120 WGS11	CEILING MOUNT L.E.D. EXIT LIGHT WITH RED LETTERS
[Symbol]	SURE-LITES	AA-7	SURFACE-MOUNT EMERGENCY LIGHT W/ (2) LIGHT HEADS



**PROPOSED
 ABC SUPPLY CO.
 N. MILWAUKEE, WI**

REVISIONS: REVISION 1 - 6/9/2021 REVISION 2 - 6/10/2021 REVISION 3 - 6/22/2021 REVISION 4 - 6/24/2021 REVISION 5 - 8/29/2021 REVISION 6 - 9/1/2021 REVISION 7 - 1/25/2022 REVISION 8 - 2/25/2022 REVISION 9 - 3/18/2022 REVISION 10 - 3/18/2022 REVISION 11 - 8/10/2022 REVISION 12 - 8/22/2022	PROJECT TITLE: 1200 W HEATHER AVE MILWAUKEE, WI
SHEET TITLE: ELECTRICAL PLAN	APPROVAL DATE: REGION - 6/9/2021
ISSUE DATE: 6/8/2021	CCI JOB NUMBER: 04196-99-2117
DRAWN BY: JESSICA BERG, CCI	DRAWING NUMBER: E101

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction
 6/8/2021



SCALE: 1" = 8'-0"

0 2 4 8 16

SHEET NUMBER: LSP1.1

06/02/2022

120-039

INS
LANDSCAPE DESIGN
STE

LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services

11323 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel: (414) 476-1204
www.insstedesigninc.com
mduvis@insstedesigninc.com

ABC SUPPLY CO. INC. - MILWAUKEE, WI

Proposed Streetyard & Outside Storage Landscape Buffer Elevation

PYRAMIDAL EUROPEAN HORNBEAM
Carpinus betulus 'Fastigiata'



Description:

An attractive, columnar tree; dense branches when young, spreading into a broad cone shape with age. Clean looking dark green foliage turns yellow-orange in fall. Great for screens and street trees. Deciduous. Full sun. Moderate-growing to 35 to 45 feet tall, 25 to 35 feet wide.

Flowering:

Flower or Bloom description: Inconspicuous
Flower Color: Yellow
Flowering Time/Season: Flowers are insignificant

Growth Conditions:

Growth Rate: Moderate Growing
Growth Habit: Pyramidal
Heat Zones:
High: 8 (>90 to 120 days)
Low: 3 (>7 to 14 days)

Cold Hardiness:

High: 8 (10 to 20 F)
Low: 4 (-30 to -20 F)

Water Requirements: Once established needs only occasional water.

Sun Exposure: Full sun

Care Instructions:

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring.

PRINCETON SENTRY MAIDENHAIR TREE
Ginkgo biloba 'Princeton Sentry'



Description:

This superb deciduous conifer shade tree is a male non-fruiting selection that grows naturally narrow, with an upright, narrowly conical habit. Easily grown in average, medium moisture soil in full sun, branches don't droop and resist breakage. Has fragrant flower. Unique fan-shaped foliage turns golden yellow in fall. It tolerates deer, clay soil, air pollution & thrives in a wide range of soils, tolerant of urban stresses. Full sun. Moderate-growing to 40 to 50 feet high and 20 to 30 in width.

Flowering:

Flower or Bloom description: Catkin like, pendulous

Flower Color: Yellow

Flowering Time/Season: Flowers are inconspicuous.

Growth Conditions:

Growth Rate: Moderate Growing

Growth Habit: Spreading

Heat Zones:

High: 9 (>120 to 150 days)

Low: 3 (>7 to 14 days)

Cold Hardiness:

High: 8 (10 to 20 F)

Low: 3 (-40 to -30 F)

Water Requirements: Water regularly, when top 3 in. of soil is dry

Sun Exposure: Full sun

Care Instructions:

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring

Wildfire Blackgum
Nyssa sylvatica 'Wildfire'**Description:**

This fantastic native selection heralds spring with bright red new foliage, turning rich dark green before a brilliant fall finale with yellow-orange, and vibrant scarlet. Excellent Leafspot resistance. Brown-black bark is heavily textured. Red-tinged branches add winter interest. Small ornamental black fruit is loved by birds. Deciduous tree that reaches 30' – 50' tall & 20'-30' wide.

Flowering:

Flower or Bloom description:

Flower Color:

Flowering Time/Season: Spring

Growth Conditions:

Growth Rate: Moderate

Growth Habit: Pyramidal

Heat Zones:

High: 7 (>60 to 90 days)

Low: 1 (< 1 days)

Cold Hardiness:

High: 9 (20 to 30 F)

Low: 5 (-20 to -10 F)

Water Requirements: Water regularly, when top 3 in. of soil is dry

Sun Exposure: Full sun to part shade

Care Instructions:

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring.

Plan Reference Tag: JuchA

Ames Juniper
Juniperus chinensis 'Ames'



Description:

A strong upright Juniper with blueish foliage becoming greener with age. As a younger plant is broad, bushy habit becoming broad pyramidal as it matures. Ames Juniper has interesting bluish-green foliage which emerges steel blue in spring & is a very versatile landscape plant. Evergreen. Plant in full sun. Moderate growing to 10-15 ft. tall, 8 ft. wide.

Flowering:

Flower or Bloom description: None

Flower Color: No Value

Flowering Time/Season: No noticeable flowers

Growth Conditions:

Growth Rate: Moderate Growing

Growth Habit: Pyrimidal

Heat Zones:

High: 9 (>120 to 150 days)

Low: 1 (< 1 days)

Cold Hardiness:

High: 9 (20 to 30 F)

Low: 4 (-30 to -20 F)

Water Requirements: Once established needs only occasional water.

Sun Exposure: Full sun

Care Instructions:

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring.

Plan Reference Tag: JuscMG

MOONGLOW JUNIPER
Juniperus scopulorum 'Moonglow'



Description:

The broad pyramidal form makes a most attractive landscape accent, excellent for screens, hedges and group plantings. Has a dense compact branching habit. Evergreen. Silver blue foliage retains brilliant color all year. Full sun. Moderate growing to 20 ft. tall, 8 ft. wide.

Flowering:

Flower or Bloom description: None
Flower Color: No Value
Flowering Time/Season: No noticeable flowers

Growth Conditions:

Growth Rate: Moderate Growing

Growth Habit: Pyramidal

Heat Zones:

High: 9 (>120 to 150 days)

Low: 1 (< 1 days)

Cold Hardiness:

High: 7 (0 to 10 F)

Low: 3 (-40 to -30 F)

Water Requirements: Once established needs only occasional water.

Sun Exposure: Full sun

Plan Reference Tag: PhopLJ

Little Joker Ninebark
Physocarpus opulifolius 'Hoogi021'



Description:

Deep burgundy stems covered in fine, deeply incised dark burgundy-purple leaves with rich green undertones on this full-branching dwarf form. Striking mildew resistant foliage is accented by pale pink button flowers in spring and summer. A useful compact shrub for small urban gardens, mass plantings, or a low maintenance landscape. Deciduous. Deciduous. Full sun. Moderate-growing to 3 tall and 4 feet wide.

Flowering:

Flower or Bloom description: Button-shaped
Flower Color: White repeat blooming flowers
Flowering Time/Season: Summer

Growth Conditions:

Growth Rate: Moderate Growing

Growth Habit: Fountain

Heat Zones

High: 7 (>60 to 90 days)

Low: 1 (< 1 days)

Cold Hardiness

High: 9 (20 to 30 F)

Low: 2 (-50 to -40 F)

Water Requirements: Water regularly, when top 3 in. of soil is dry.

Sun Exposure: Full sun to part shade

Care Instructions:

Tolerates most soil types. Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Apply a controlled release fertilizer before new growth begins in spring.

First Editions Little Devil Ninebark
Physocarpus opulifolius 'Donna May'



Description:

Deep burgundy foliage offset by button-like white-pink flowers in June. Compact, easy to grow, requiring little pruning or care. Pest and disease resistant. Foliage color is best in full sun. Useful accent for small urban gardens or massed in a low maintenance landscape. Deciduous. Full sun. Moderate-growing to 3 to 4 feet high, equal width.

Flowering:

Flower or Bloom description: Button-shaped
Flower Color: Burgandy leaves / White-pink flowers
Flowering Time/Season: Summer

Growth Conditions:

Growth Rate: Moderate Growing
Growth Habit: Fountain
Heat Zones
High: 7 (>60 to 90 days)
Low: 1 (< 1 days)
Cold Hardiness
High: 7 (0 to 10 F)
Low: 3 (-40 to -30 F)
Water Requirements: Water regularly, when top 3 in. of soil is dry.
Sun Exposure: Full sun to part shade

Care Instructions:

Tolerates most soil types. Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Apply a controlled release fertilizer before new growth begins in spring..

TOR BIRCHLEAF SPIREA
Spiraea x betulifolia 'Tor'**Description:**

The neat mound of rich green foliage provides the ideal backdrop for tight clusters of brilliant white flowers. Foliage becomes gold, red and purple in autumn. Fantastic planted in mass, lining a walkway or as a foundation plant in shrub borders. Deciduous. Full sun. Moderate grower to 3 to 4 feet tall, spreads wider.

Flowering:

Flower or Bloom description: Bowl-shaped flowers grow in large, flat-topped clusters

Flower Color: Red

Flowering Time/Season: Crimson flower clusters in summer.

Growth Conditions:

Growth Rate: Moderate

Growth Habit: Clumping

Heat Zones:

High: 9 (>120 to 150 days)

Low: 1 (< 1 days)

Cold Hardiness:

High: 9 (20 to 30 F)

Low: 4 (-30 to -20 F)

Water Requirements: Water regularly, when top 3 in. of soil is dry

Sun Exposure: Full sun

Care Instructions:

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a formal appearance, shear annually after flowering.



< I want to...

11200 W HEATHER AV

1 of 2



☆ 11200 W HEATHER AV

Owner: 11200 W HEATHER HOLDINGS LLC

Taxkey: 0390351000

Layer: Parcels - MPROP_ite

[Add to Results](#) | [View Additional Details](#) | [Run a Report](#)

