

Metro Center, Phase 5 – Heiser Toyota

Minor Modification to Detailed Planned Development (DPD)
11301 West Metro Auto Mall
Milwaukee, WI 53224
File No. 160693

In 2005, the zoning for this site was changed from a General Planned Development (GPD) known as the Milwaukee Metro Center to a Detailed Planned Development (DPD) known as Metro Center, Phase 5 (File No. 041696). The DPD approved a first phase, 53,400 square foot building and a possible future building to the east of it. As part of the DPD approval, a landscape plan was approved that included a berm along the south property line to buffer the site from the residences to the south. Since the time the original landscaping was installed in the berm, several trees have died. Heiser Toyota is proposing a minor modification to the DPD to allow changes to the original landscape plan to clean up the landscape berm and replace the dead trees with a mix of Serbian Spruce, Norway Spruce and Black Hills Spruce. Additionally, Heiser Toyota has added additional screening at the neighbors' request in an attempt to better screen the parking lot lighting from their properties.

Following outlines the steps that have been taken thus far to bring the landscaped berm in compliance with the previously approved DPD, as well as what is proposed to be done in Spring 2017: On September 26, a letter from Lynn Goldstein was sent to Alderman Bohl, which stated the current conditions of the berm and what was going to be done to improve the berm's appearance (see addendum A). A meeting was held on October 18, ²⁰¹⁶ for neighbors on the south side of the berm to discuss the landscaping with Heiser Toyota and its landscape professionals. One family, Janese and Garfield Plunket attended the meeting. We discussed their concerns and showed them photos (see Addendum B) of the trees and understory groundcover that we were proposing to plant.

On October 23rd, Lynn Goldstein (landscape designer) went out to the berm and with the help of Janese, they flagged out where they specifically wanted screening from the parking lot lights.

On November 14th Woodland Landscape planted 4 Black Hills Spruce 8' tall, 2 Serbian Spruce 6' tall, 6 Norway Spruce 7' tall, and 2 Autumn Blaze Maples 2-2.5" caliper on the east end of the berm, for a total of 14 trees (see Addendum C). The trees were watered by Heiser Toyota until the ground was frozen due to winter weather conditions. These trees replaced several trees that died since the original time of planting.

In Spring 2017, the weeds will be sprayed out with an herbicide and then Gro Low Sumac will be planted beneath the trees (see Addendum D). At that time, the diseased evergreens that can still be treated will be sprayed. Those evergreens that cannot be treated and are dying will be removed.

There are still trees that have the guy wires on them from the original time of planting, which we will try to remove in order to save the trees. The original company that planted the evergreens did not come back in a year to remove the guy wires from the trees, so the trees have grown over the guy wires causing the trees to get choked (see Addendum E).

Finally, the original landscape plan and the new landscape plan showing where the new trees were planted are enclosed (see Addendum F).

All landscaping of the entire Heiser Toyota site, including the landscaped berm, will be brought up to compliance with this landscape plan (for the berm) and the original DPD landscape plan for the balance of the site, around the building and within the parking lot. The landscaping will be maintained on a continuous basis, including tree and plant replacement. Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). As the landscaping matures and slight changes are necessary for plant and tree survival, slight modifications to the landscape plan may be allowed, provided it can be demonstrated that the level of landscaping is not reduced. This will be subject to City staff review and approval.

All other aspects of the original DPD, File No. 041696, will remain unchanged.

ADDENDUM A



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Alderman Bohl:

September 26, 2016

Here is a summary of concerns and solutions with the present state of the landscaping on the berm behind Heiser Toyota 11301 West Metro Auto Mall. Milwaukee WI 53224:

The existing Colorado Blue Spruces are planted too close together; therefore, causing the sides of the tree to die.

Also, because the Spruce Trees were planted too close together and not allowing air space between them led to two diseases that affect older Colorado Blue Spruces. They have Cytospora Canker and Rhizosphaera Needle Cast. The Needle Cast disease can be treated, but the Canker cannot.

Also according to Woodland Landscapes, trees have also fallen down from wind storms and the guy wires that were placed around the trees to keep them upright had not been removed. Guy wires should be removed after one year, otherwise the bark grows over the wire around the tree which then chokes out the vascular system which allows water and nutrients to flow throughout the tree.

A monoculture (planting all of one species of trees) should not have been done. When one tree gets a disease that is contagious, then they all get the disease. A variety of evergreens could have been planted that would have served the same purpose of screening for the neighbors.

No mow grass was planted as a ground cover on the berm under the trees. It has since been choked out by uncontrollable weeds. It is recommended that groundcover shrubs be planted after the weeds have been removed, or leave the weeds and mow them down once a month to control the growth.

Because of the above factors, it is advised not to replant the berm according to the present plan, but to plant a mix of disease resistant evergreens spaced further apart while at the same time screening the neighbors and allowing the evergreens to thrive.

At the present time 22 evergreens have been planted to help with screening.



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The deciduous trees do not have to be removed, 8-10 crabapple trees were planted where diseased or damaged trees were removed.

I do not feel that we need a new landscape design for the berm. I propose that the empty areas be planted with a variety of disease resistant evergreens as designated by the landscape designer.

I observed that from the parking lot, the western end of the berm was quite dense with existing evergreens and deciduous shrubs and trees. The only views of the back of the houses was on the eastern end of the berm. I propose that open areas that need to be screened from the parking lot should be addressed and staked where new evergreens will be planted.

Evergreens and deciduous trees will be monitored for diseases and insects on a monthly basis and will be treated as needed or removed and replaced.

Lynn Goldstein
Creative Landscape designs, LLC
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ADDENDUM B

Black Hills Spruce

Picea glauca var. *densata*



The Black Hills spruce is the state tree of South Dakota, and for good reason. This variety of the more widespread white spruce is found naturally only in southwest South Dakota and a small portion of northeast Wyoming. In fact, it is the only spruce native to the Black Hills region.

While not as widely known as other spruces, one tree expert claims that it is “ornamentally superior to the standard white spruce” and can be planted just about anywhere that the more common Colorado spruce will grow.

Hardiness Zones



The black hills spruce can be expected to grow in Hardiness Zones 2–6. [View Map](#)

Tree Type



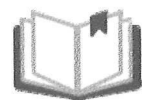
This is an evergreen tree, keeping its foliage year-round.

- Yields cylindrical tan cones that are 1-2" long and mature in a single season. They appear in July and may persist through January.
- Requires little pruning.
- Grows in a pyramidal shape.
- Works well as a windbreak/shelterbelt, privacy screen, accent planting, group planting in recreation areas and public grounds and even as a Christmas tree.
- Cannot tolerate flooding and is sensitive to soil compaction.



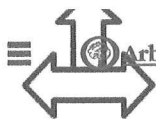
Wildlife Value

The Black Hills spruce provides nesting sites for birds and makes a good winter cover. The seeds provide food for songbirds, upland ground birds and small mammals. The bark serves as food for porcupines, and the foliage is lightly browsed by deer.



History/Lore

Plains Indians used the inner bark and shoots for food and the hardened sap for gum. They collected the spruce wood for tipi poles.



Mature Size

Arbor Day Foundation



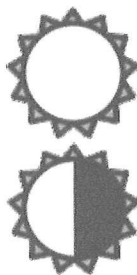
The Black Hills spruce grows to a height of 30–60' and a spread of 15–25' at maturity.

Growth Rate



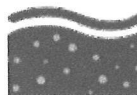
This tree grows at a slow rate, with height increases of less than 12" per year.

Sun Preference



Full sun and partial shade are best for this tree, meaning it prefers a minimum of four hours of direct, unfiltered sunlight each day.

Soil Preference



The Black Hills spruce grows in acidic, moist, gravelly or sandy loam and fine clay soils. It is drought-tolerant.

Attributes

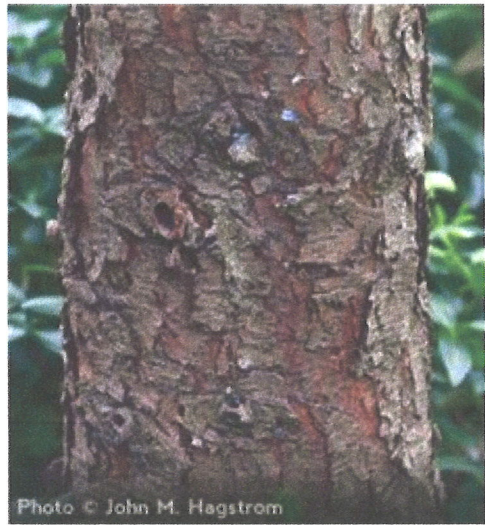


This tree:

- Offers a denser, more compact habit than the white spruce.
- Is adapted to cold and is very resistant to winter injury.
- Features dark green to blue-green needles that are somewhat rigid, sharply pointed and roughly $\frac{1}{3}$ – $\frac{3}{4}$ " in length. They are spirally arranged on the branch.

Serbian Spruce

Picea omorika



Noted horticulturist Michael Dirr referred to the Serbian Spruce as “one of the most graceful and beautiful spruces.” And once you see its thin, arching branches and slender, straight trunk, you’ll understand why. But this tree is much more than a pretty face, with sturdy branches and tolerance of most urban conditions.

Its beauty and adaptability make it ideal for home landscapes, screening, buffer strips, salt-free median strips and parking lots.



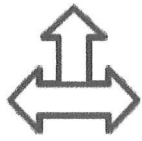
Hardiness Zones

The serbian spruce can be expected to grow in Hardiness Zones 4–7. [View Map](#)



Tree Type

This is an evergreen tree, keeping its foliage year-round.



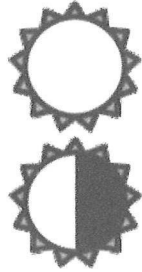
Mature Size

The Serbian spruce grows to a height of 50–60' and a spread of 20–25' at maturity.



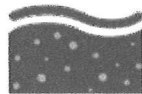
Growth Rate

This tree grows at a slow to medium rate, with height increases of anywhere from less than 12" to 24" per year.



Sun Preference

Full sun and partial shade are best for this tree, meaning it prefers a minimum of four hours of direct, unfiltered sunlight each day.



Soil Preference

The Serbian spruce grows in acidic, loamy, moist, rich, sandy, well-drained and clay soils.



Attributes

This tree:

- Features flat, pointy, dark green needles that are up to 1" in length.
- Yields oblong or egg-shaped cones that are 1¼–1¾" long, have finely toothed scales and hang downward. They are purple when young but mature to a reddish-brown.
- Grows in a pyramidal shape.

- Tolerates most urban conditions but cannot tolerate salt.



Wildlife Value

While not particularly attractive as a food source, this tree provides protective cover for rabbits, deer and a variety of birds.

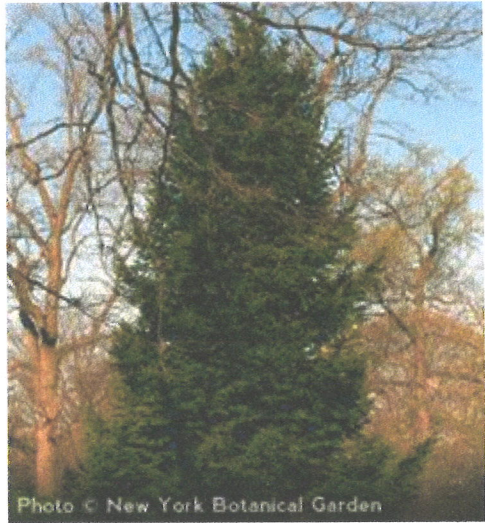


History/Lore

The Serbian spruce is native to southeastern Europe and was introduced around 1880.

Norway Spruce

Picea abies



Norway spruce is a familiar sight in much of the United States, but it's really a tree of Europe. Throughout the globe, this tree has many uses including lumber, pulpwood, Christmas trees and landscape specimen trees. Its dense branching pattern and tolerance of soil variations has also made it a popular tree for windbreaks.

If you have enough space and want to add a sense of formal dignity to your landscape, the Norway spruce will suit you well.

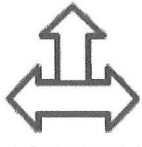


Hardiness Zones

The norway spruce can be expected to grow in Hardiness Zones 3–7. [View Map](#)



Tree Type



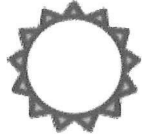
Mature Size

The Norway spruce grows to a height of 40–60' and a spread of 25–30' at maturity.



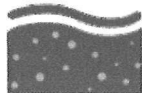
Growth Rate

This tree grows at a medium to fast rate, with height increases of anywhere from 13" to more than 24" per year.



Sun Preference

Full sun is the ideal condition for this tree, meaning it should get at least six hours of direct, unfiltered sunlight each day.



Soil Preference

The Norway spruce grows in acidic, loamy, moist, sandy, well-drained and clay soils. It has some drought tolerance.

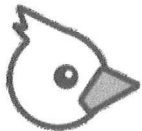


Attributes

This tree:

- Is the fastest growing of the spruces.
- Is easy to transplant.
- Can be planted on a wide variety of sites.
- Works well for windbreaks.
- Features dark green needles that are roughly 1/2–1" in length and feel square when rolled between your fingers.

- Yields light brown, stiffly scaled, 4–6" cones that sit upright on the branch until fertilized. Once fertilized, they gradually turn downward.
- Grows in a pyramidal shape.
- Can begin to look a little unkempt in its old age.



Wildlife Value

Norway spruce trees support a wide variety of wildlife. They are important as winter cover for deer and small game including grouse, hare and woodcock. Song birds and fur bearers also frequent these forest types. Norway spruce also makes a good roosting tree for hawks and owls.



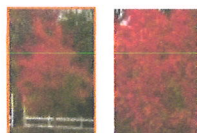
History/Lore

The Norway spruce hails from Europe. And while this species does grow in Norway, the name is a bit of a misnomer. This tree grew in Eurasia, the Black Forest and other parts of the continent long before making its way to Norway around 500 B.C.

As people emigrated, they often brought trees with them from the Old Country to plant as ornamentals on new homesteads.



Grow Beautifully



Autumn Blaze® Mapl Acer x freemanii 'Jeffsred'

Item #0128

USDA Hardiness Zone: 3 - 7



Availability

Not Available.

[See other plants you might like. »](#)

[Add to Favorites](#)

»

Plant Description

An improved hybrid with brilliant, long lasting orange-red fall color, a uniform branching habit and rapid growth rate. Thrives in warm climates extending well into the deep south and west; will tolerate wet soils with good drainage. An excellent lawn, park or street tree. Deciduous.

Overview

Light Needs:



Full sun

Watering Needs:



Once established, needs only occasional watering.

Average Landscape Size:



Rapid grower 50 to 60 ft. tall, 40 ft. wide.

Key Feature:

Blooms:

Landscape Uses:



Waterwise Plant



Inconspicuous



Firescaping/Fire Wise ,
Specimen , Urban
Garden , Very Wet
Areas , Woodland
Garden

Detail

Care

History & Lore

ADDENDUM C

















ADDENDUM D



Grow Beautifully



Gro-Low Fragrant Sumac

Rhus aromatica 'Gro-Low'

Item #6989 USDA Hardiness Zone: 4 - 9



Availability

[Buy Online Now and Pick-Up at you local Garden Center »](#)

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Plant Description

A tough, fast-growing groundcover for slopes or banks, and areas with poor, dry soil. The glossy, green foliage displays an excellent red fall color and is fragrant when brushed against or leaves are crushed. Works well in border plantings, backed by taller shrubs and perennials. Deciduous.

Overview

Light Needs:



Partial to full sun

Watering Needs:



Once established, needs only occasional watering.

Average Landscape Size:



Fast growing to 2 to 3 ft. tall, spreads 6 to 8 ft. wide.

Key Feature:



Tolerates Poor Soils

Blooms:



Inconspicuous

Landscape Uses:



Border , Firescaping/Fire Wise , Ground Cover ,



Gro Low Shrub 2-3' x 6-8'

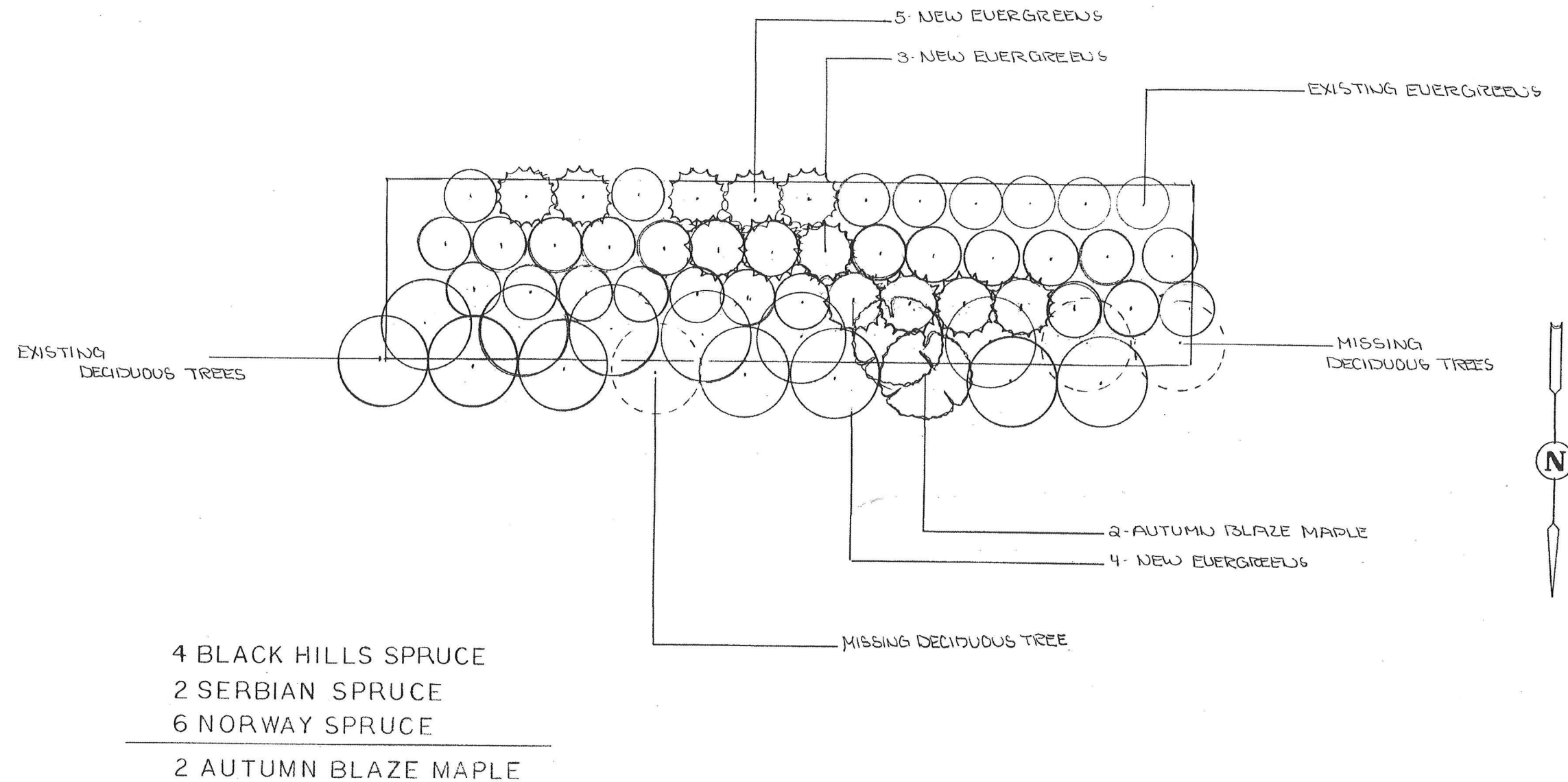
ADDENDUM E








ADDENDUM F



 <p>CREATIVE Landscape Designs, LLC</p>	<p>HEISER TOYOTA 11301 W. METRO AUTO MALL MILWAUKEE, WI 53224</p>
<p>1.0" = 20'</p>	<p>DRAWN BY: LYNN GOLDSTEIN</p>
<p>DECEMBER 19, 2016</p>	<p>THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL HEREIN AND IS THE PROPERTY OF CREATIVE LANDSCAPE DESIGNS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS</p>
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