

**5825 W HOPE AVENUE APPENDIX**

**ADDITIONAL SUPPORTING INFORMATION & DOCUMENTS**

**APPENDIX 1: PROPOSED CONCEPTUAL FLOOR PLAN & PARKING LOT DESIGN, EXAMPLE IMAGES OF INTERIOR & EXTERIOR ENVIRONMENTS**

**APPENDIX 2: LANDSCAPE PLAN**

**APPENDIX 3: ALTA SURVEY**

**APPENDIX 4: PROPOSED LOT LINE EXHIBIT**

**APPENDIX 5: EXISTING ELEVATIONS**

**APPENDIX 6: PROPOSED ELEVATIONS**

**APPENDIX 7: EXISTING SITE PHOTOGRAPHS**

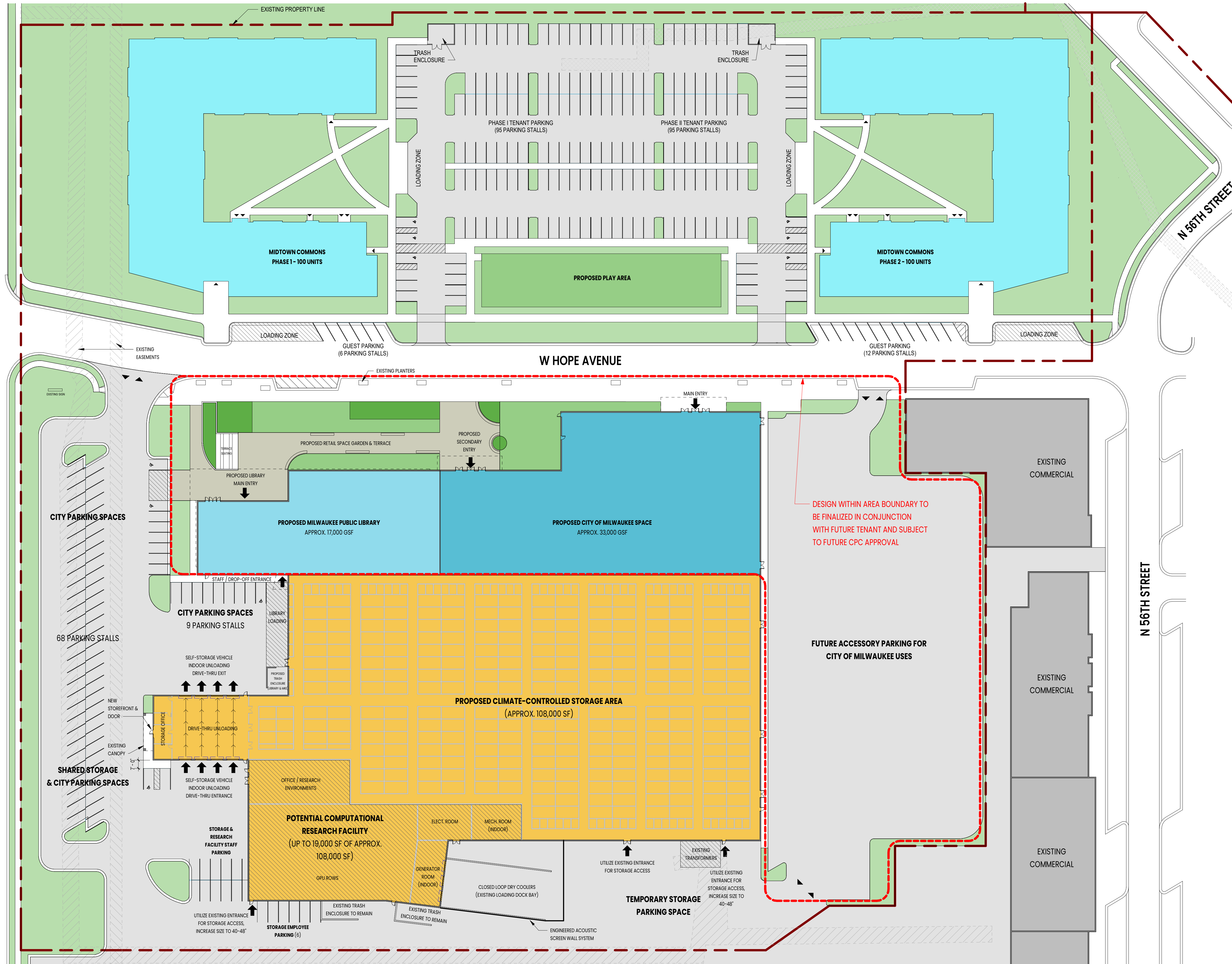
**APPENDIX 8: FORMER WALMART SITE & FLOOR PLANS**

**APPENDIX 9: PROPOSED CONCEPTUAL RENDERINGS OF MILWAUKEE PUBLIC LIBRARY & CITY OF MKE SPACE**

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**APPENDIX 1: PROPOSED CONCEPTUAL FLOOR PLAN & PARKING LOT DESIGN**



EXISTING AERIAL IMAGE OF SITE

SCHEDULE - PARKING WEST	
Parking Type	Count
9' x 18' (WEST)	95
TOTAL PARKING	95

**NOTE:**

- SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING
- SEE SEPARATE SUBMITTAL FOR MIDTOWN COMMONS MULTI-FAMILY DEVELOPMENT FOR ADDITIONAL DESIGN & LANDSCAPE INFORMATION



EXAMPLE OF COMPUTATIONAL RESEARCH FACILITY - OFFICE AND TECHNOLOGY ENVIRONMENTS



EXAMPLE OF SELF-STORAGE FACILITY



EXAMPLE OF ENGINEERED ACOUSTIC SCREENING WALL SYSTEM

Based on equipment assumptions, the exterior dry cooler area is expected to operate in the approximate range of 55-70 dBA without sound mitigation. With an engineered acoustic screening wall system, we would expect sound levels to be reduced into the approximate 45-50 dBA range at nearby property lines

With the proposed acoustic screening wall system, projected sound levels near surrounding property lines are expected to be comparable to light ambient commercial background noise or a quiet office environment.



EXAMPLE OF SELF-STORAGE FACILITY

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**APPENDIX 2: LANDSCAPE PLAN**



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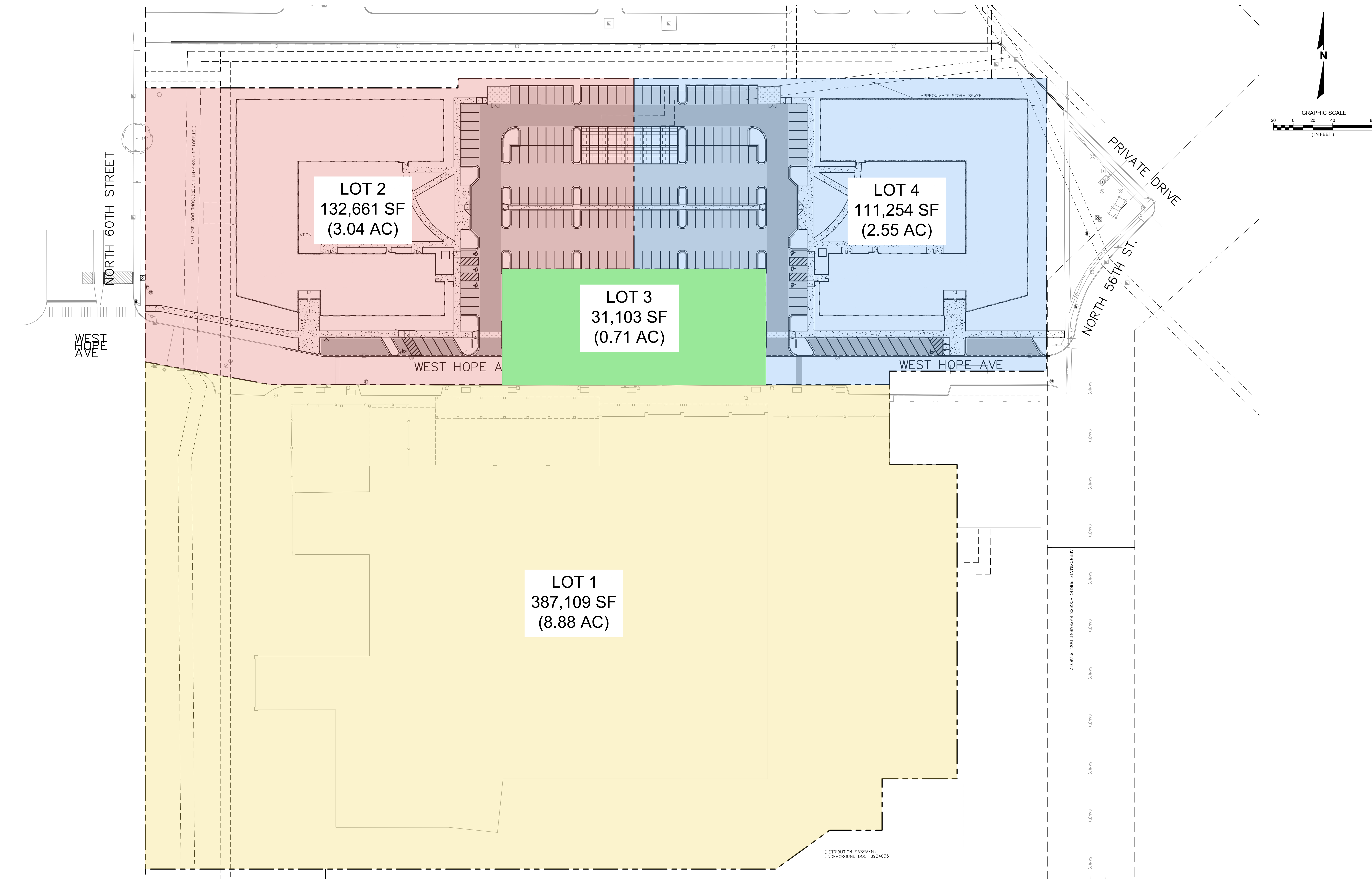
**APPENDIX 3: ALTA SURVEY**



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**APPENDIX 4: PROPOSED LOT LINE EXHIBIT**



**SITE & PAVING LEGEND**

- PROPOSED PROPERTY LINE
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- PERMEABLE PAVERS
- CITY OF MILWAUKEE CONCRETE PAVEMENT
- CITY OF MILWAUKEE CONCRETE SIDEWALK
- PROPOSED 18" HIGH-SIDE CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
- PARKING STALL COUNT

**SITE & PAVING NOTES**

1. EXISTING TOPOGRAPHY OBTAINED BY R.A.SMITH, INC. 10/14/2025, REVISED 02/09/2026.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. ALL CURB RADI ARE MEASURED TO FACE OF CURB. CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
6. ALL CURB SHALL BE 18" CONCRETE CURB, UNLESS OTHERWISE NOTED.
7. ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH WISCONSIN ADA STANDARDS.
9. SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
10. SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.



Know what's below.  
Call before you dig.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDRR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION  
DATE

16745 W. Blumound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



Brookfield, WI | Appleton, WI | Madison, WI  
Cedarburg, WI | Naperville, IL | Irvine, CA

MIDTOWN APARTMENTS  
MILWAUKEE, WISCONSIN

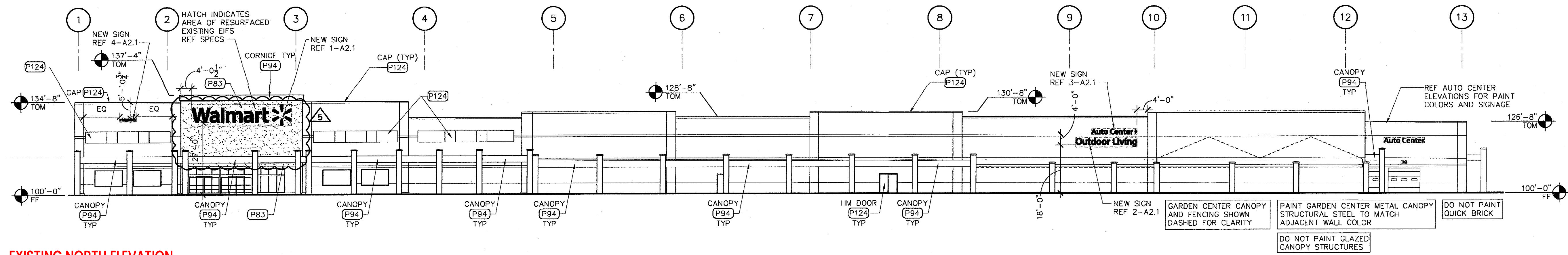
LOT LINE EXHIBIT

© COPYRIGHT 2026  
R.A. Smith, Inc.  
DATE: 02/13/2026  
SCALE: 1" = 40'  
PROJECT MANAGER:  
RYAN J. LANCOUR, P.E.  
DESIGNED BY: CRR  
CHECKED BY: RJL  
SHEET NUMBER  
LL-01

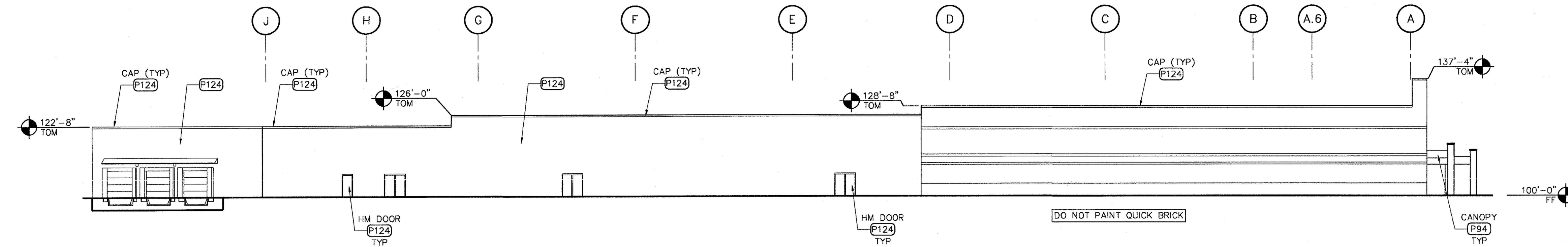
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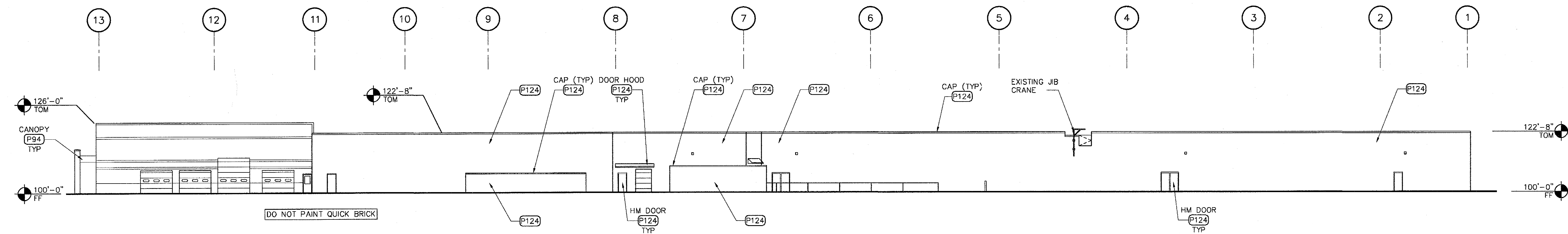
**APPENDIX 5: EXISTING ELEVATIONS**



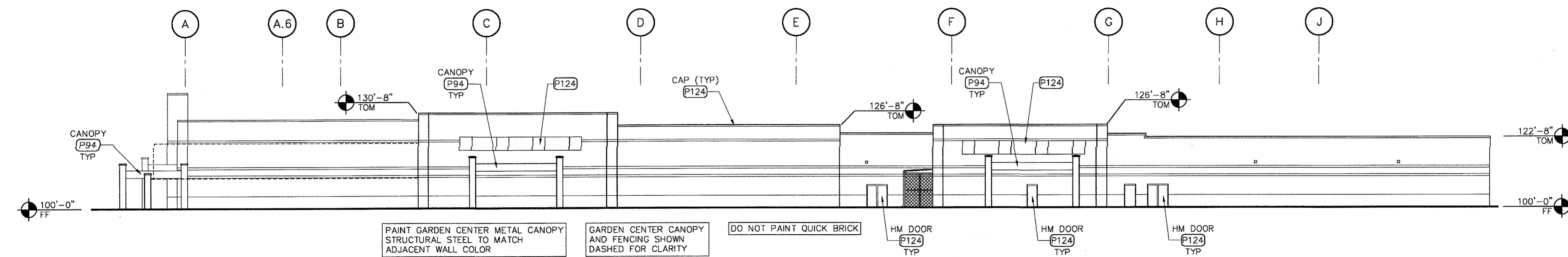
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

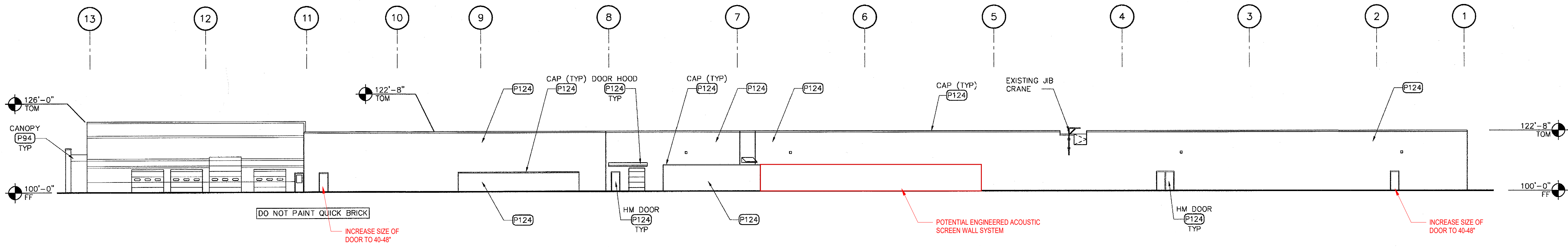


EXISTING WEST ELEVATION

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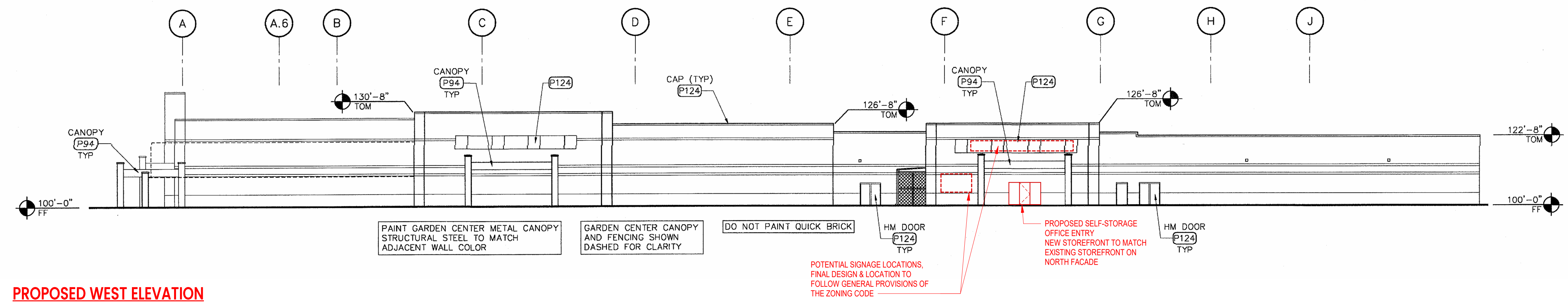
**APPENDIX 6: PROPOSED ELEVATIONS**



**SOUTH ELEVATION**



EXAMPLE ENGINEERED ACOUSTIC SCREEN WALL SYSTEM



**PROPOSED WEST ELEVATION**

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**APPENDIX 7: EXISTING SITE PHOTOGRAPHS**



SOUTHWEST CORNER OF EXISTING BUILDING



SOUTH SIDE OF EXISTING BUILDING



SOUTH SIDE OF EXISTING BUILDING



LOOKING NORTH AT WEST PARKING LOT



OPEN GREEN SPACE AT EAST SIDE OF BUILDING  
LOCATION OF FUTURE CITY OF MKE PARKING



LOCATED AT NORTHWEST CORNER OF EXISTING BUILDING LOOKING NORTH INTO PARKING



LOCATED AT NORTHEAST CORNER OF NORTH PARKING LOT LOOKING SOUTH TOWARD EXISTING BUILDING



LOCATED AT NORTHWEST CORNER OF NORTH PARKING LOT LOOKING SOUTH ALONG N 60TH ST.



LOCATED AT NORTHWEST CORNER OF EXISTING BUILDING LOOKING NORTH INTO PARKING

NOTE: ALL IMAGES TAKEN JULY 2024

DESIGN REVIEW - NOT FOR CONSTRUCTION



WEST TO EAST VIEW OF W HOPE AVE.



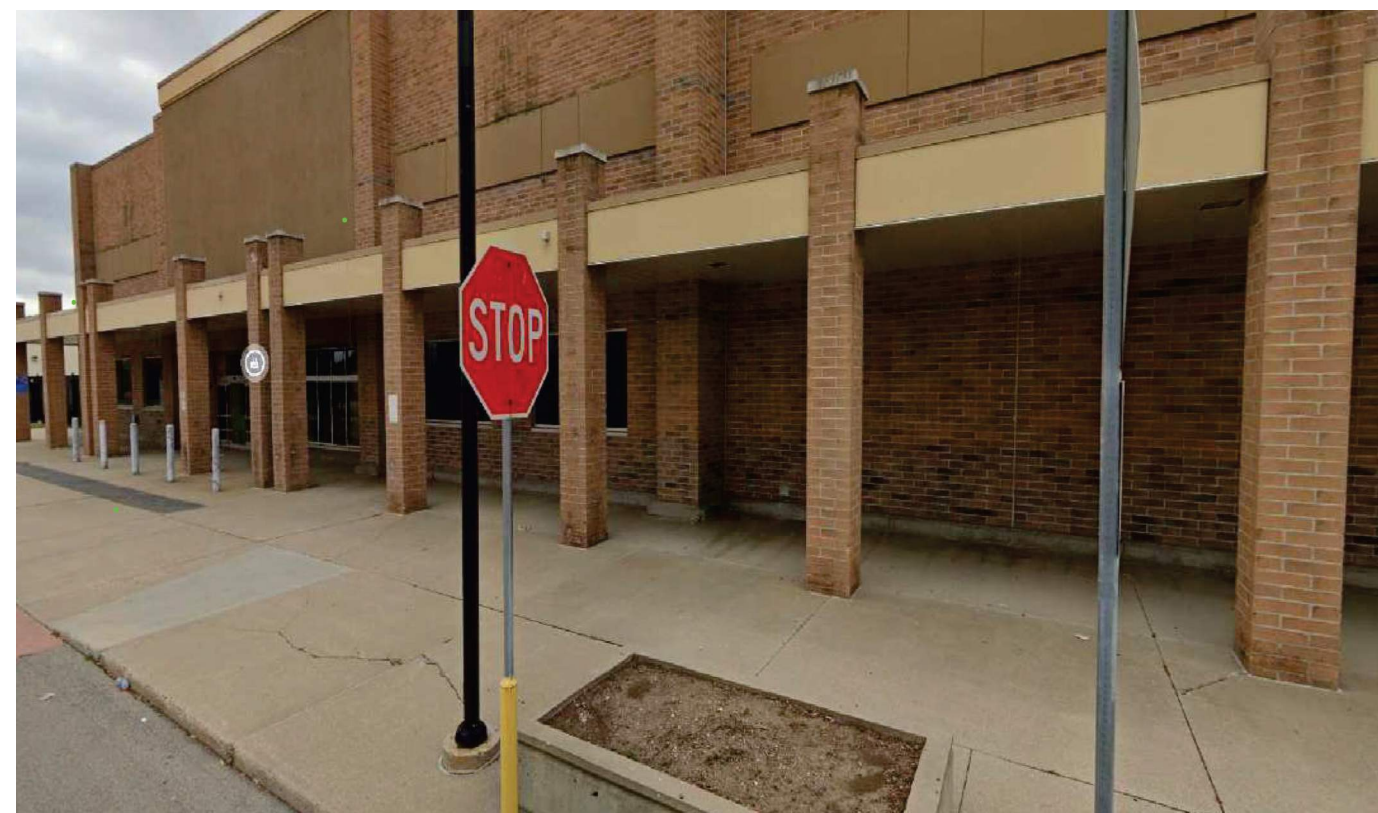
NORTH FACE OF EXISTING BUILDING



WEST TO EAST VIEW OF W HOPE AVE. IN FRONT OF EXISTING GREENHOUSES



NORTH SIDE OF BUILDING LOOKING WEST



NORTH SIDE OF EXISTING BUILDING - FORMER WALMART ENTRANCE



NORTH SIDE OF EXISTING BUILDING - WEST END



NORTH FACE OF BUILDING - COLONNADE



WEST SIDE OF EXISTING BUILDING



NORTHWEST SIDE OF BUILDING - EXISTING GREENHOUSES



WEST SIDE OF EXISTING BUILDING



WEST SIDE OF EXISTING BUILDING - AUTOMOTIVE ENTRANCES/EXITS  
EXISTING DOORS WILL BE UTILIZED FOR DRIVE-THRU UNLOADING AREA



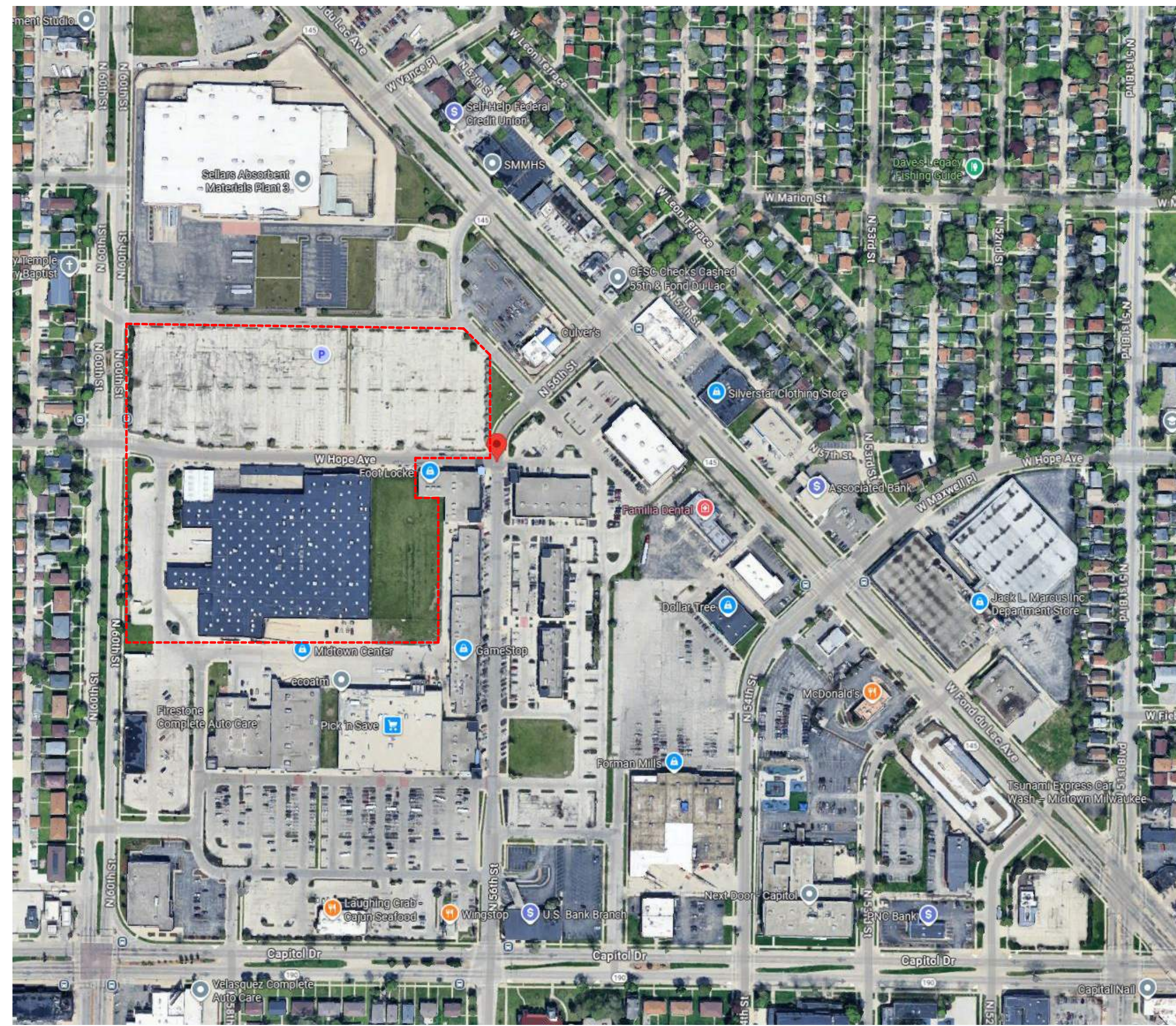
EXISTING MIDTOWN CENTER SIGNAGE AT W HOPE AVE / N 60TH STREET

NOTE: ALL IMAGES TAKEN JULY 2024

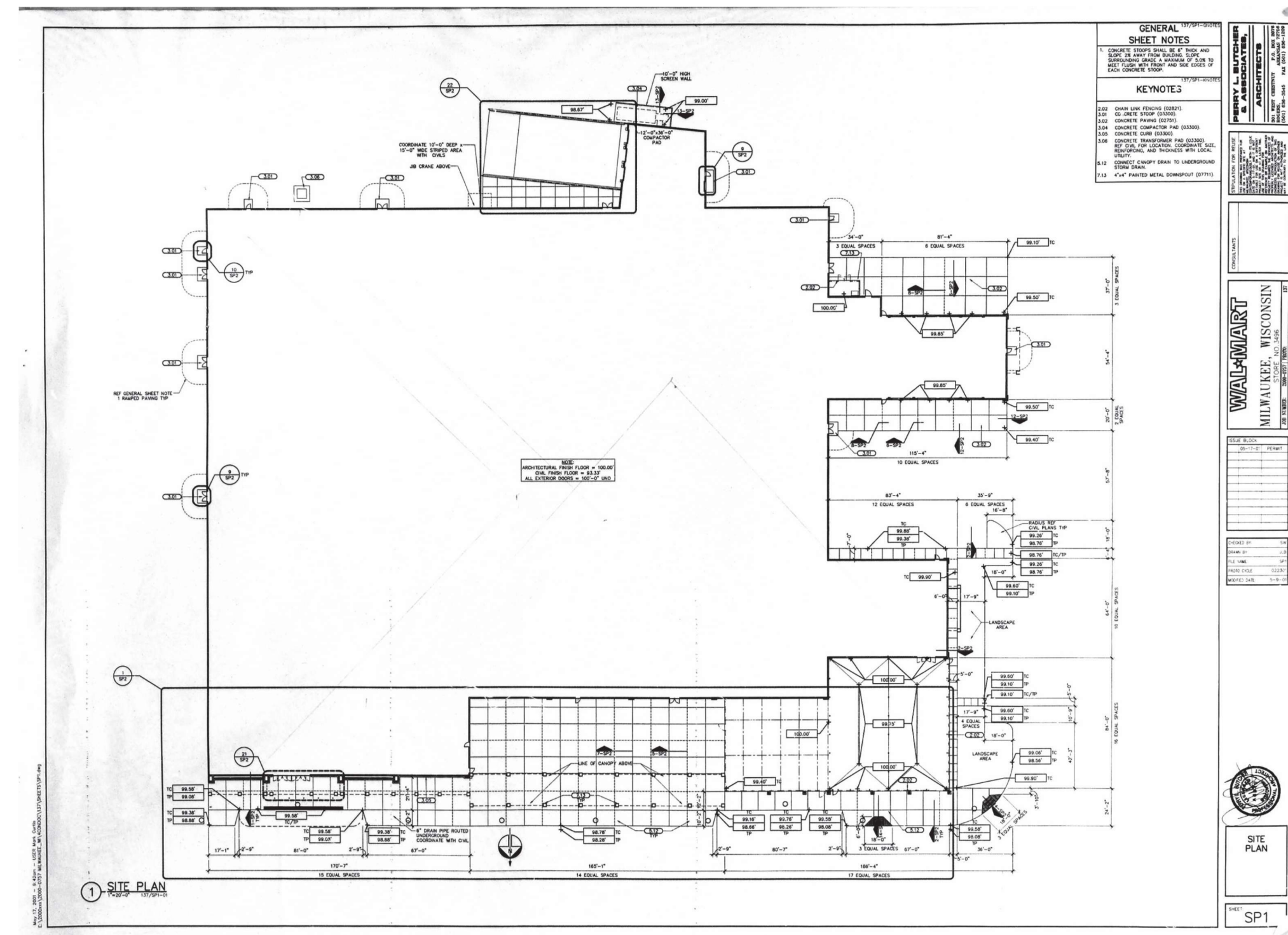
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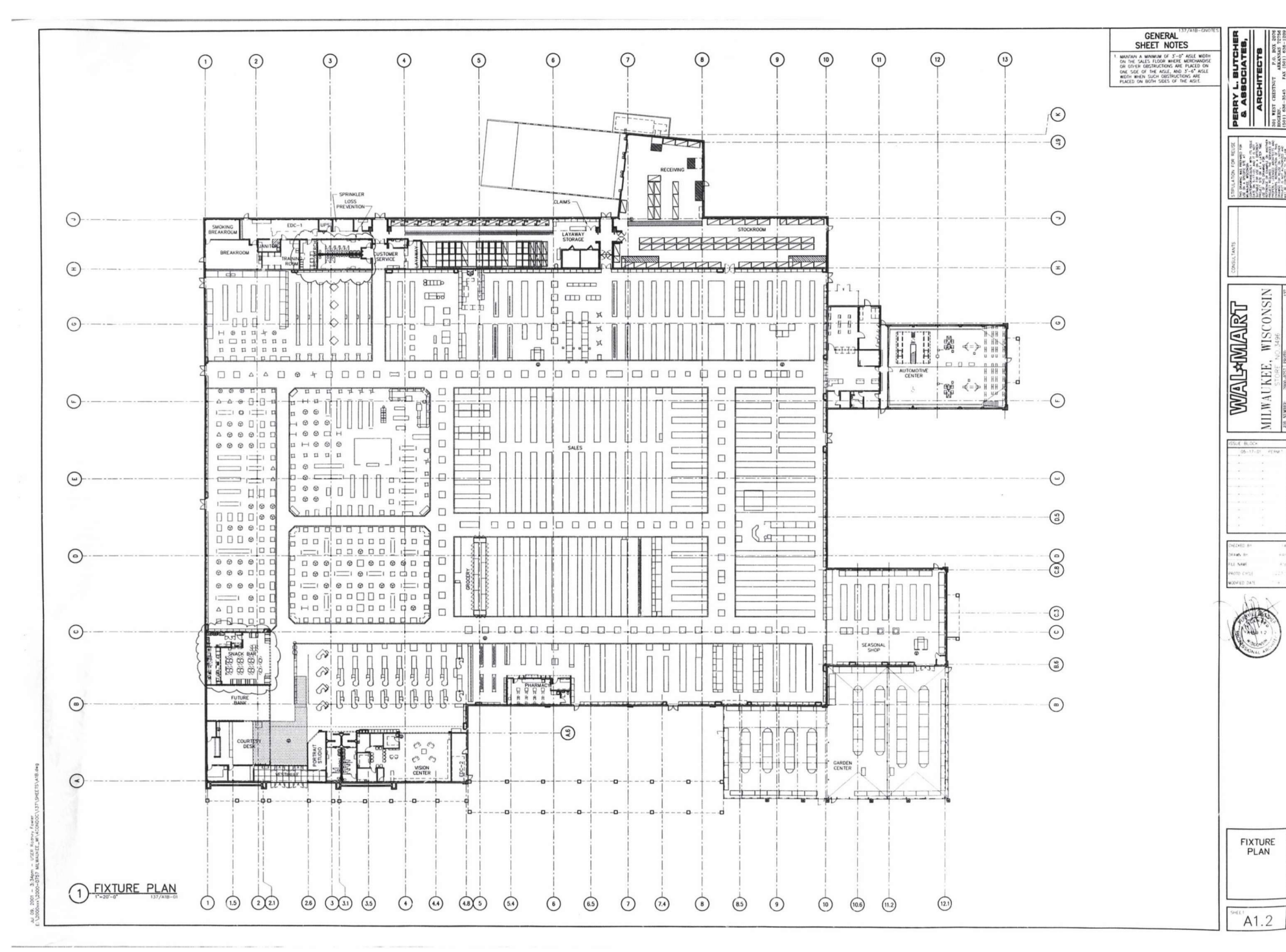
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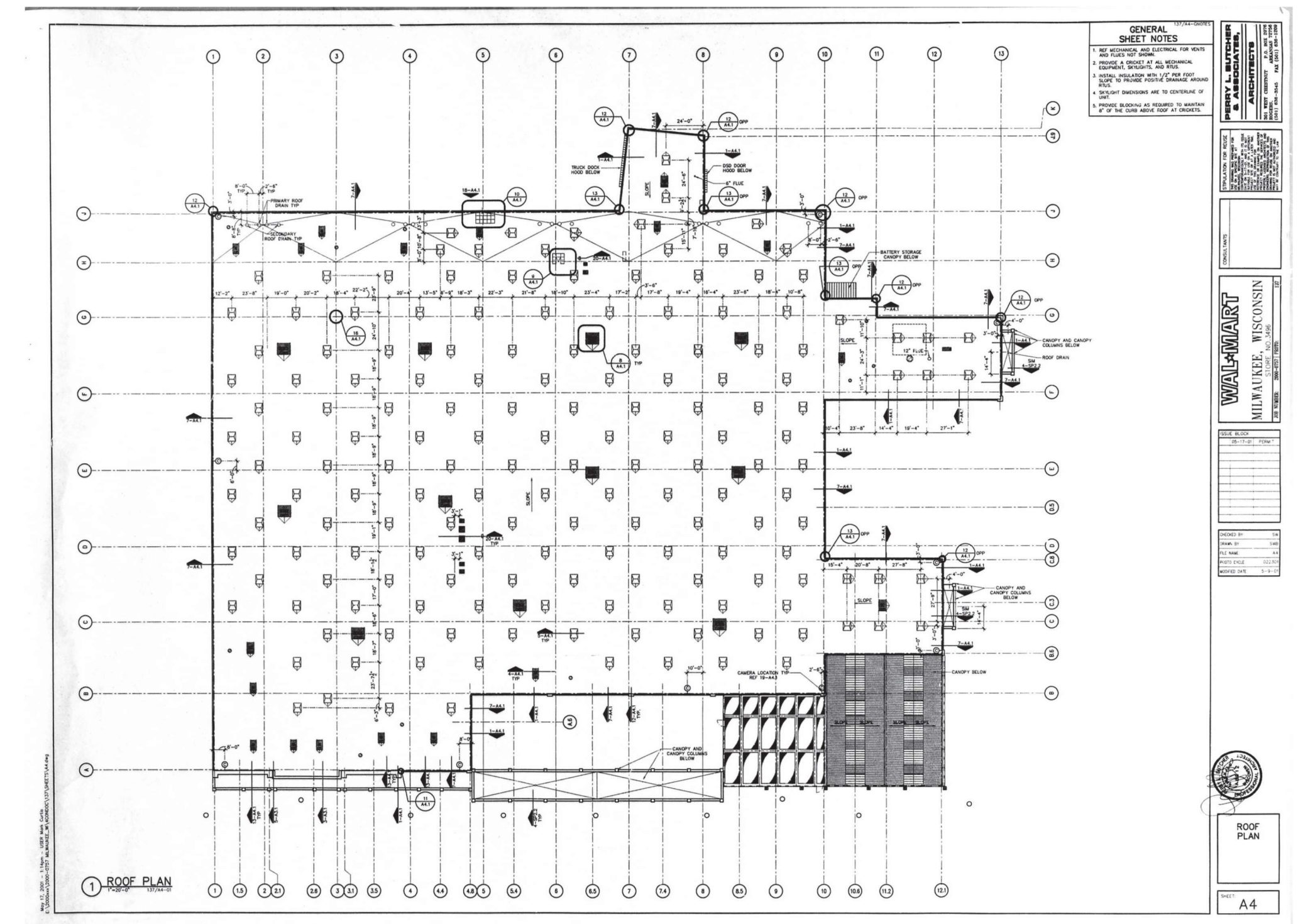
EXISTING AERIAL IMAGE OF SITE (OUTLINED IN RED)



EXISTING WALMART SITE PLAN



EXISTING WALMART FIXTURE PLAN



EXISTING WALMART ROOF PLAN

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