

5825 W HOPE AVENUE APPENDIX

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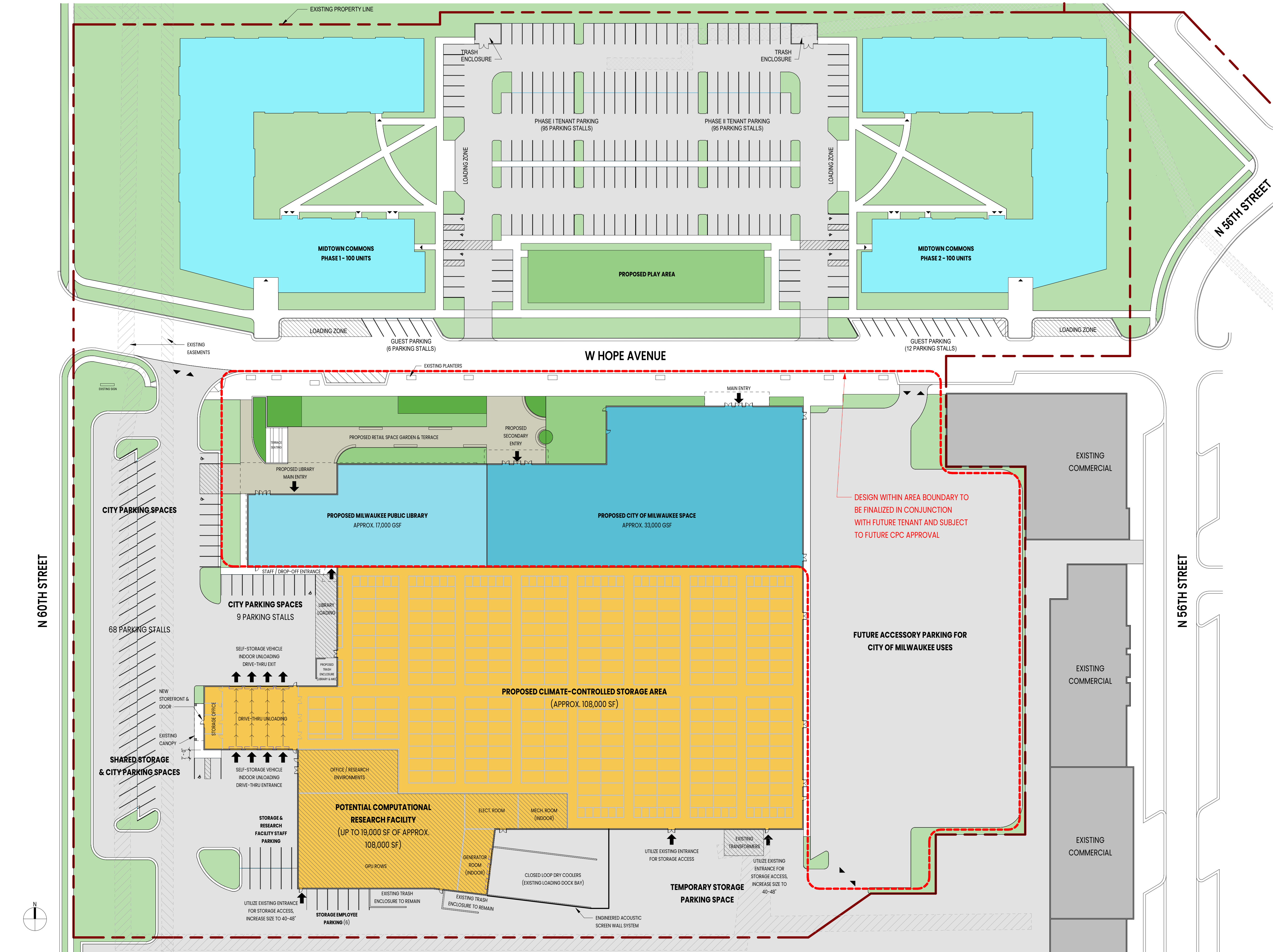
APPENDIX 8: FORMER WALMART SITE & FLOOR PLANS

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5825 W HOPE AVENUE APPENDIX

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APPENDIX 1: PROPOSED CONCEPTUAL FLOOR PLAN & PARKING LOT DESIGN



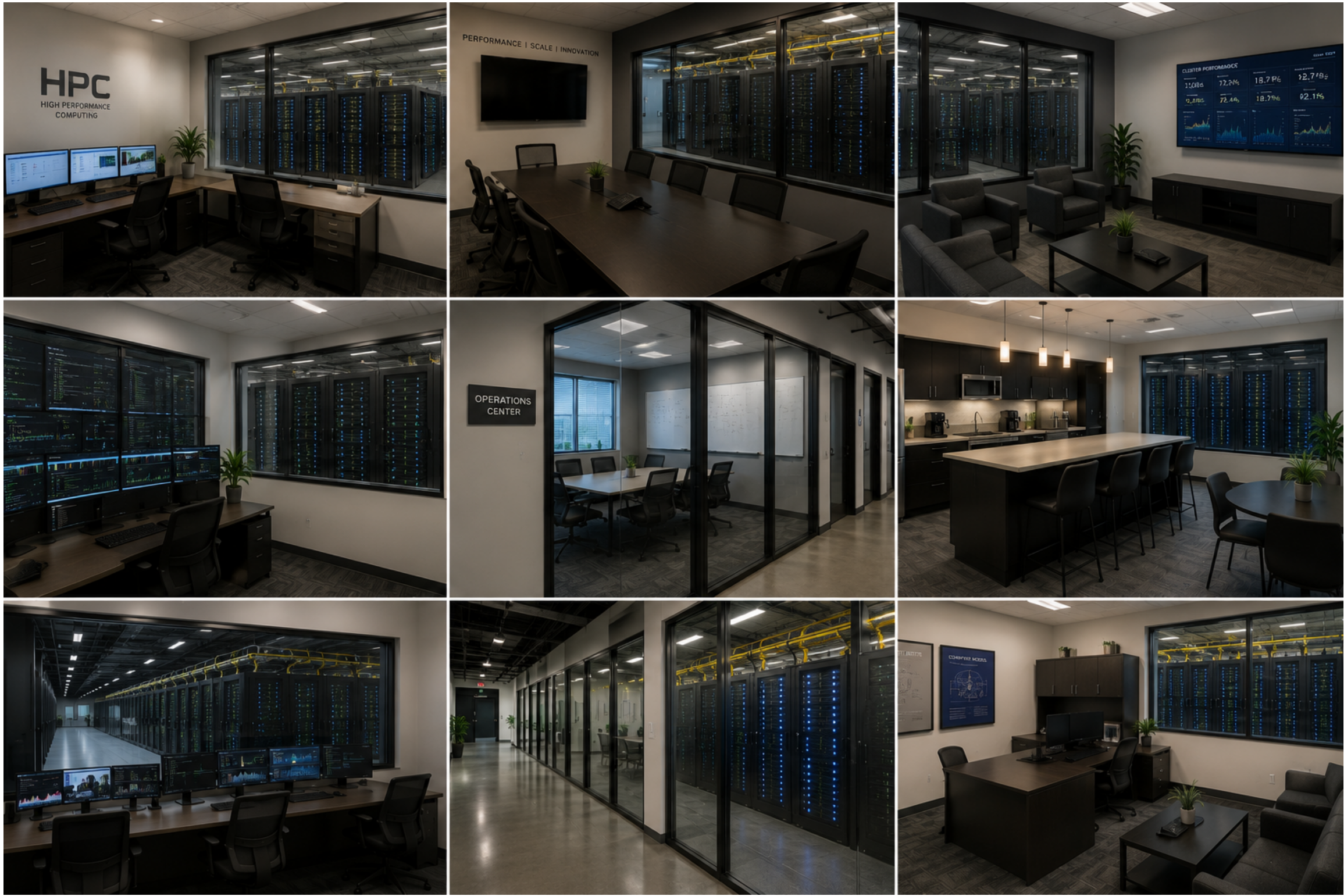
EXISTING AERIAL IMAGE OF SITE

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.

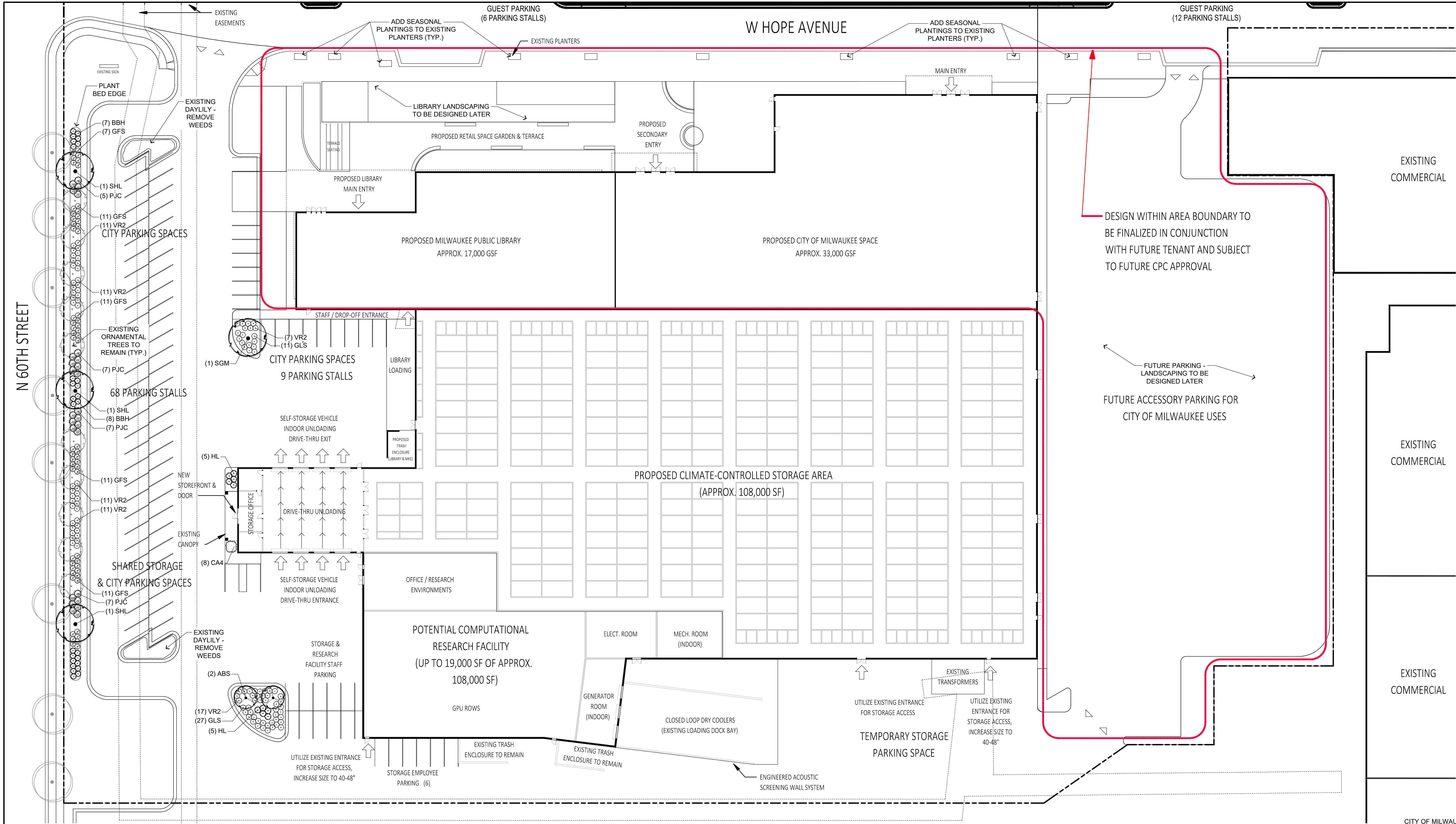


EXAMPLE OF SELF-STORAGE FACILITY

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APPENDIX 2: LANDSCAPE PLAN



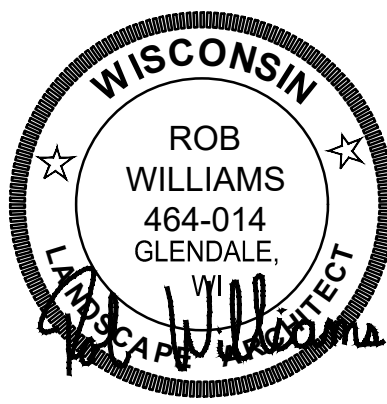
Know what's below.
Call before you dig.

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, WDMR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

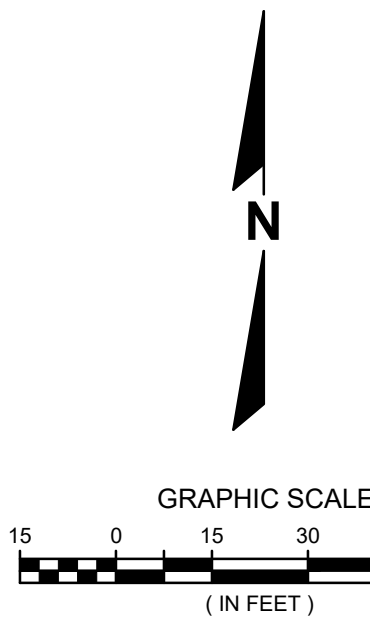
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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DATE: 05-29-2026



EXISTING COMMERCIAL

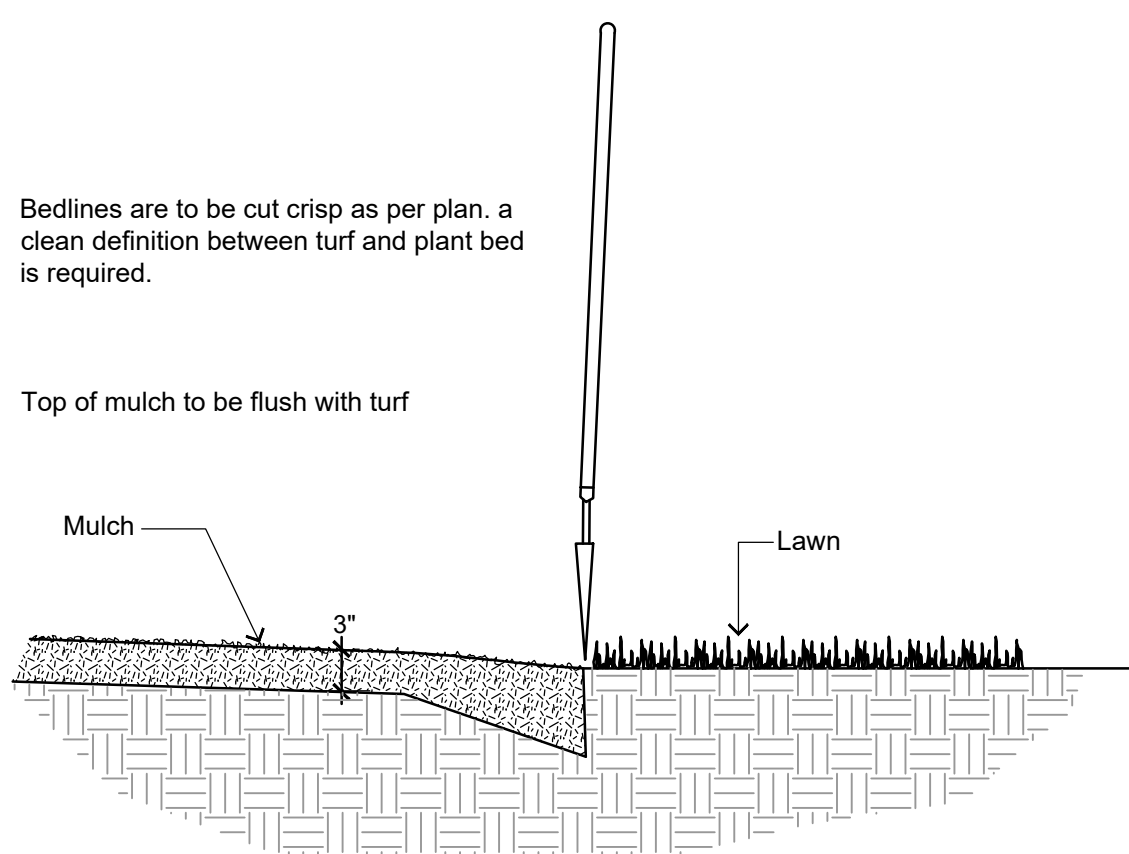
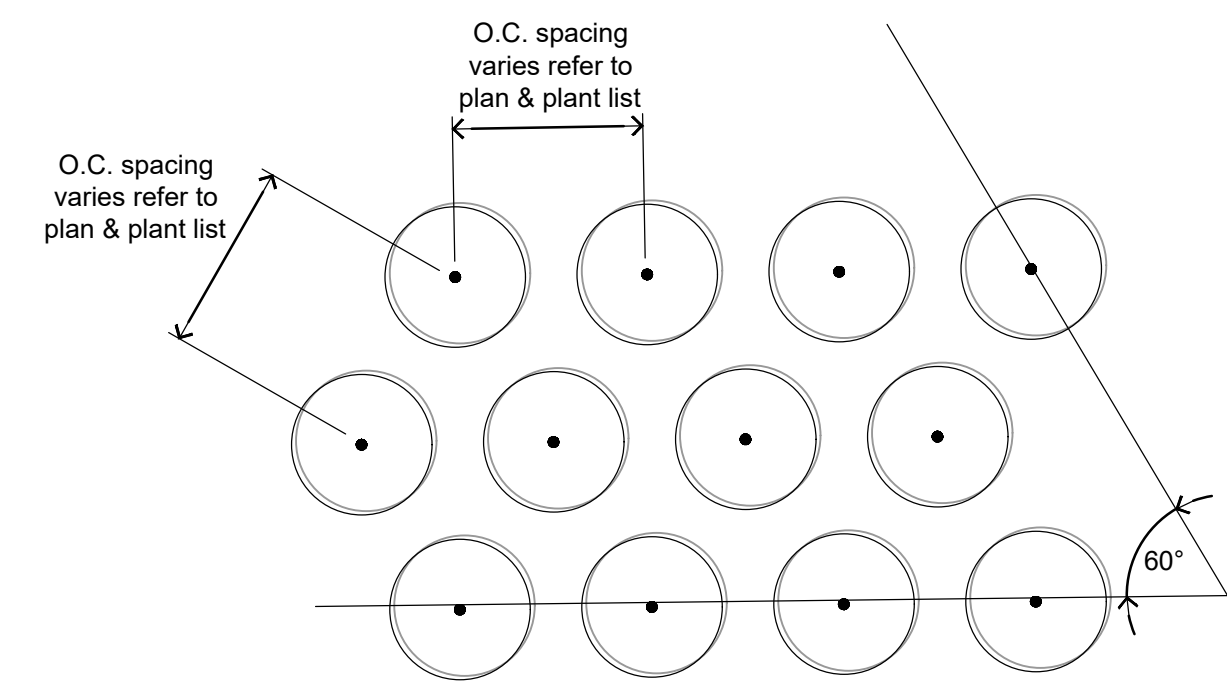
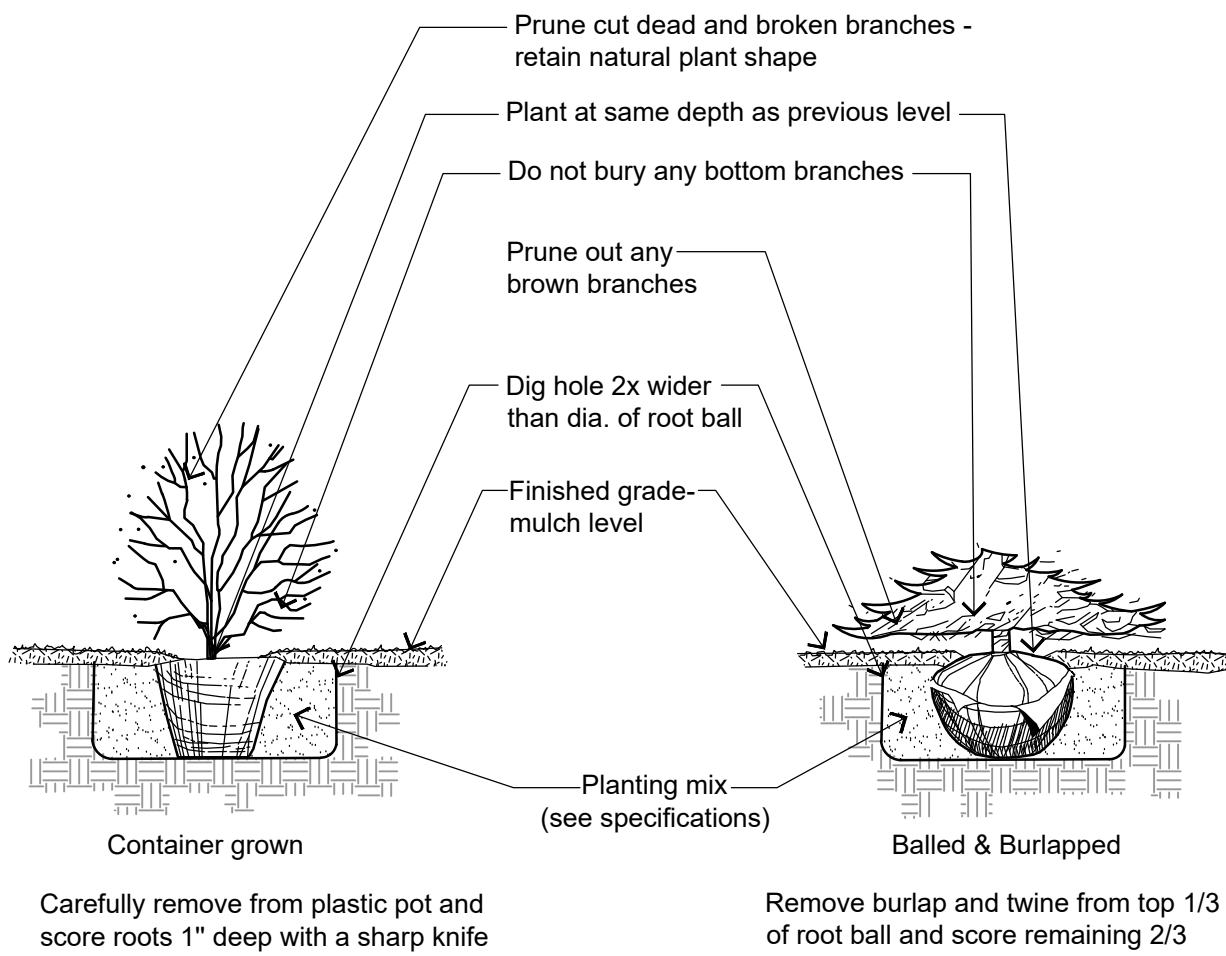
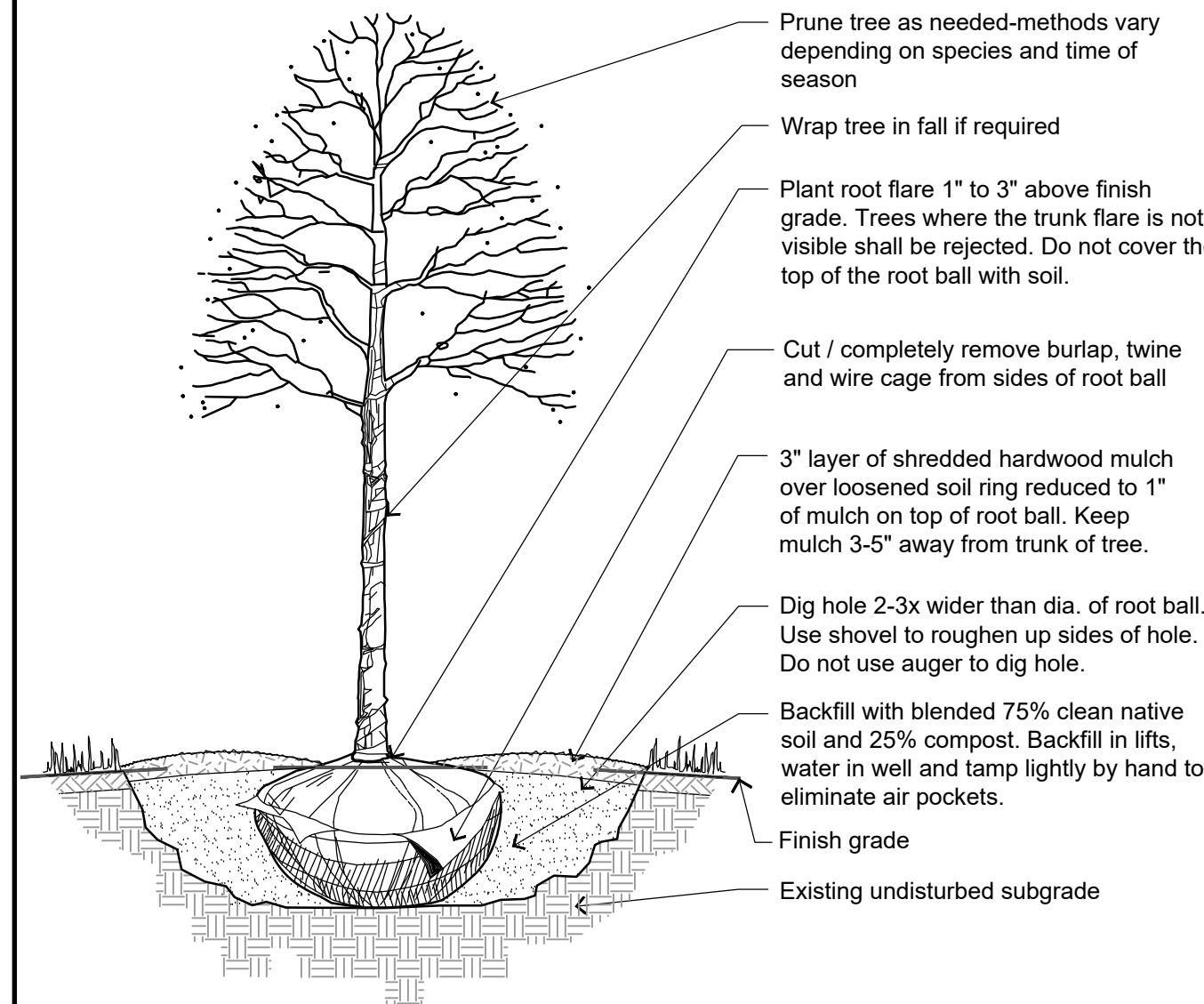
EXISTING COMMERCIAL

CITY OF MILWAUKEE - LANDSCAPE CALCULATIONS
Zoning code Special Planned Development

295-405-7-a Adaptations from former landscape code: type "A" requires 2 staggered row of shrubs with plants spaced a maximum of 4 feet on center in each row in a planting area at least 5 feet in width and a minimum of one canopy tree every 25 feet.
Existing parking along 60th Street = 325 lineal feet which requires (13) canopy trees and two rows of staggered shrubs.
Provided: 10 existing ornamental trees and (3) new canopy trees

295-405-3-c Parking Lot Landscaping Requirements
295-405-3-c-3 requires 1 tree and 100 square feet of landscape area for every 4 stalls. Trees and landscaped areas to be within 50' of parking lot and no area of the parking lot shall be more than 100 feet from a landscaped area and no more than 150 feet from a canopy tree.

New East Parking Lot - 178 stalls requires 45 trees and 4500 square feet of landscape area.
Landscape areas require 4 low shrubs or 8 perennials/ornamental grasses per 100 square feet, 180 shrubs or 360 perennials/ornamental grasses.



PLANT SCHEDULE LIBRARY

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
SHADE TREES						
SGM	1	Sienna Glenn Maple	Acer x freemanii 'Sienna'	2 1/2" CAL	B&B	Spacing as shown
SHL	3	Shademaster Locust	Gleditsia tricanthos nemris 'Shademaster'	2 1/2" CAL	B&B	Spacing as shown
ORNAMENTAL TREES						
ABS	2	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" CAL	B&B	Spacing as shown
DECIDUOUS SHRUBS						
VR2	68	Kodiak® Black Honeysuckle	Diervilla rivularis 'SMNDRSP'	18" HT	CONT	Spacing as shown
BBH	26	BoBo® Hydrangea	Hydrangea paniculata 'ILVOBO'	18" HT	CONT	Spacing as shown
HL	10	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT	Spacing as shown
GLS	38	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" SPD	CONT	Spacing as shown
GFS	58	Goldflame Spiraea	Spiraea japonica 'Goldflame'	18" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
PJC	26	Kalloy Compact Pfitzer Juniper	Juniperus chinensis 'Kalloys Compact'	18" SPD	CONT	Spacing as shown
ORNAMENTAL GRASSES						
CA4	8	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing

1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

2 SHRUB PLANTING DETAIL
NOT TO SCALE

3 PLANTING LAYOUT
NOT TO SCALE

4 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

DESCRIPTION

DATE

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

roSmith
CREATIVITY BEYOND ENGINEERING

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

MIDTOWN CENTER APARTMENTS
CITY OF MILWAUKEE, WISCONSIN

SITE LANDSCAPE PLAN
SELF-STORAGE & DATA PROCESSING CENTER

PRELIMINARY
NOT FOR
CONSTRUCTION

© COPYRIGHT 2026
R.A. Smith, Inc.
DATE: 05/29/2026
SCALE: 1" = 30'
JOB NO. 3250202
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.
DESIGNED BY: REW
CHECKED BY: REW
SHEET NUMBER
L200

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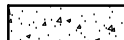
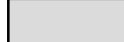
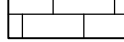
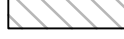
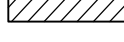
APPENDIX 3: ALTA SURVEY

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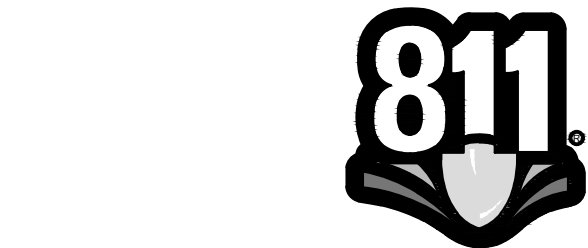
APPENDIX 4: PROPOSED LOT LINE EXHIBIT

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

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



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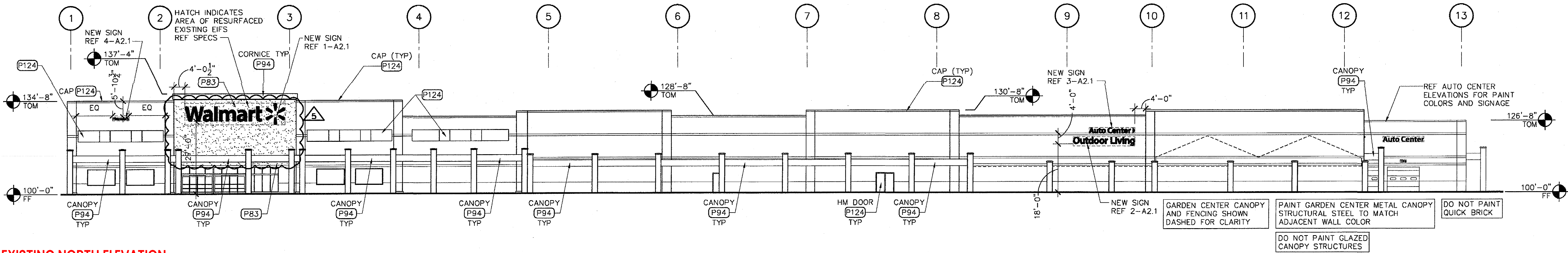
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DESCRIPTION	
DATE	
16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
MIDTOWN APARTMENTS MILWAUKEE, WISCONSIN	
LOT LINE EXHIBIT	
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DATE: 02/13/2026	
SCALE: 1" = 40'	
JOB NO. 3250202	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: CRR	
CHECKED BY: RJL	
SHEET NUMBER LL-01	

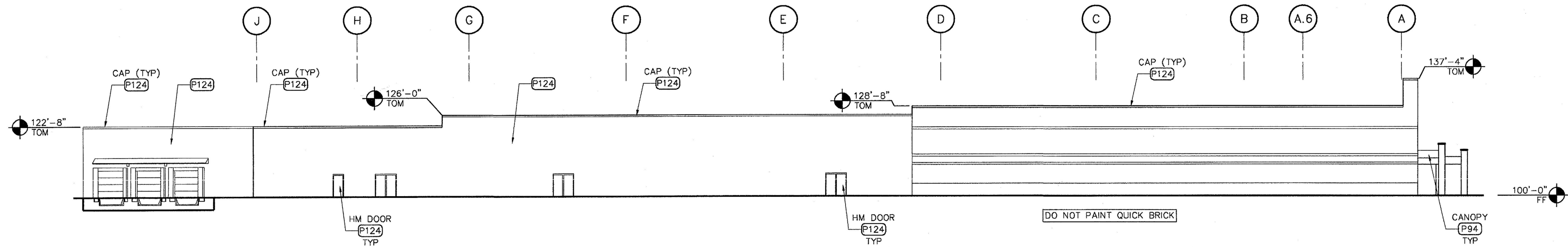
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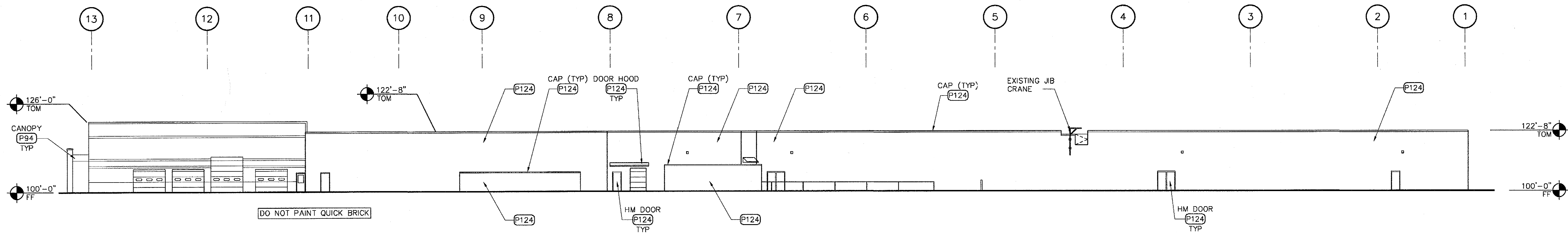
APPENDIX 5: EXISTING ELEVATIONS



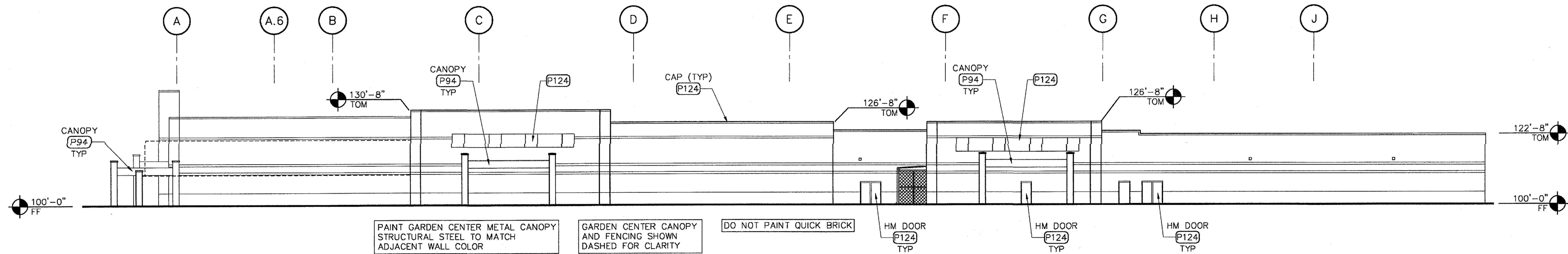
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

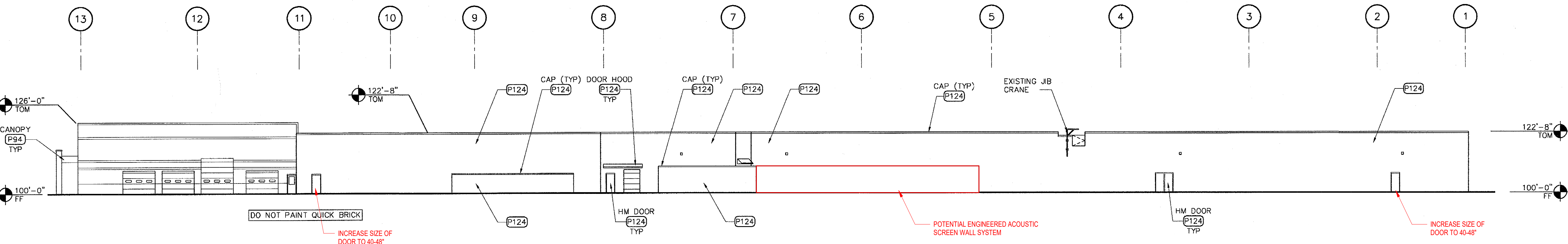


EXISTING WEST ELEVATION

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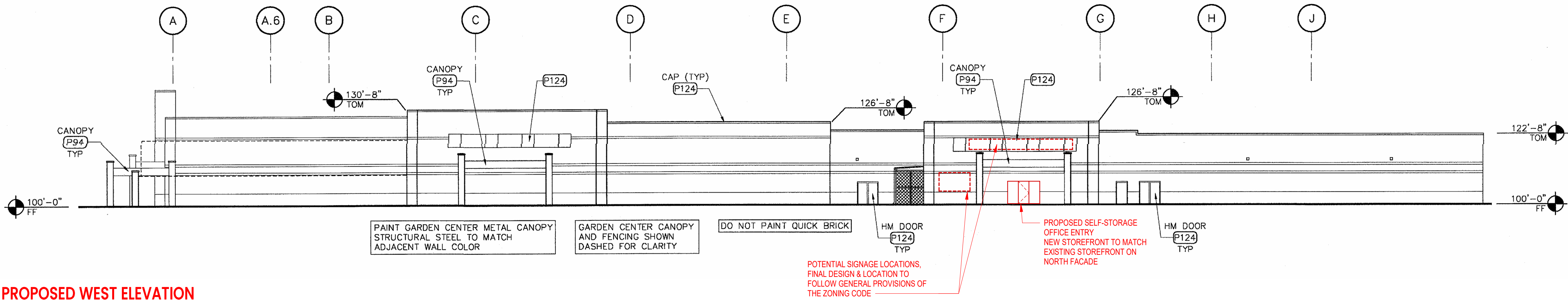
APPENDIX 6: PROPOSED ELEVATIONS



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



WEST TO EAST VIEW OF W HOPE AVE.



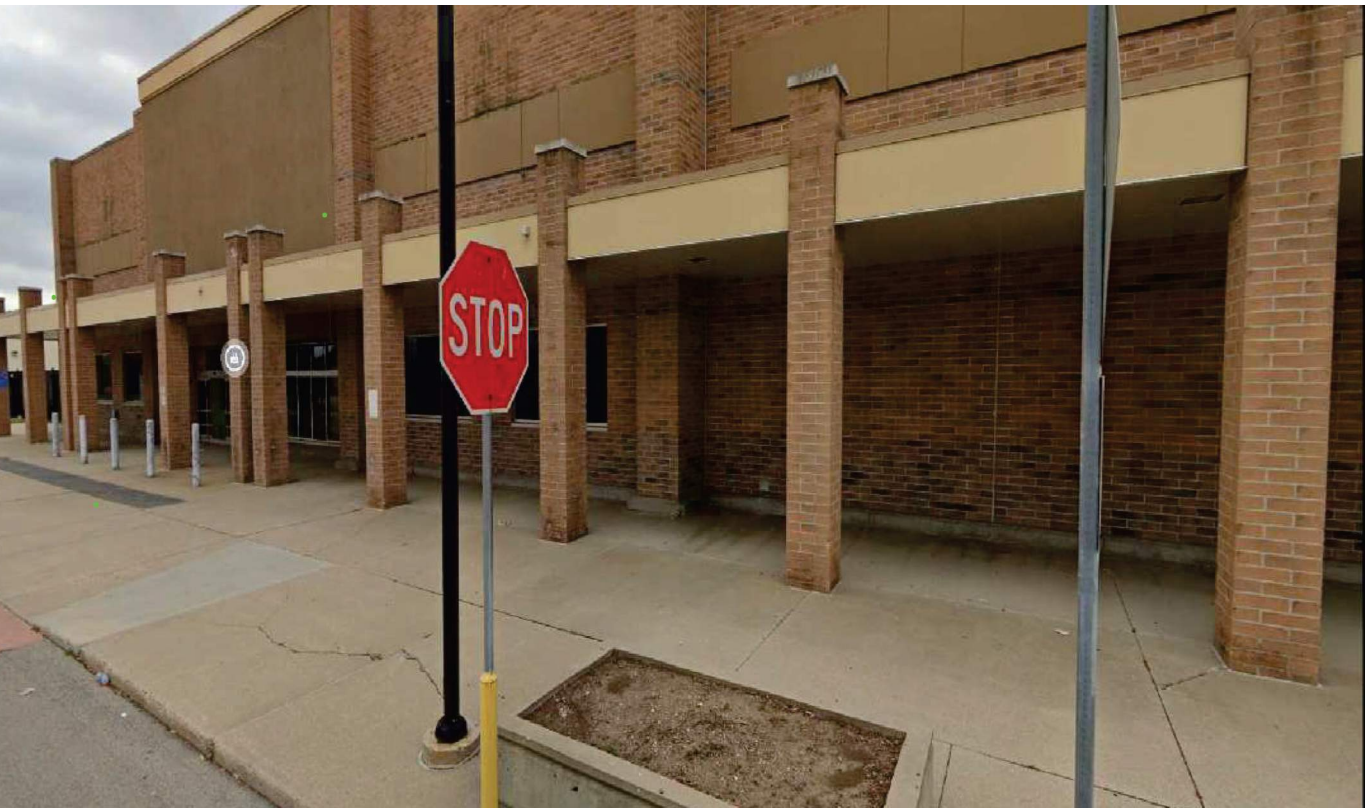
NORTH FACE OF EXISTING BUILDING



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



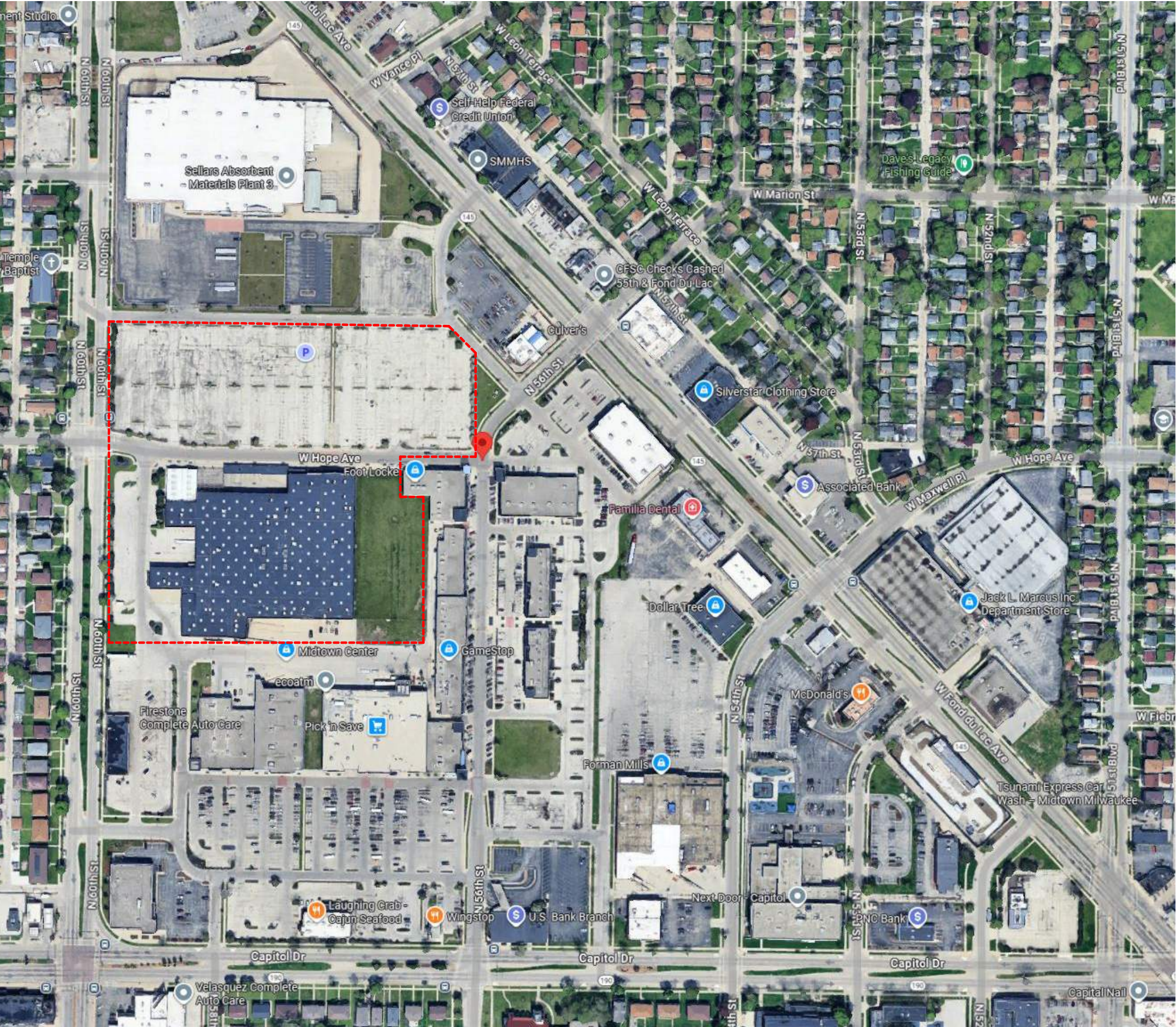
EXISTING MIDTOWN CENTER SIGNAGE AT W HOPE AVE / N 60TH STREET

NOTE: ALL IMAGES TAKEN JULY 2024

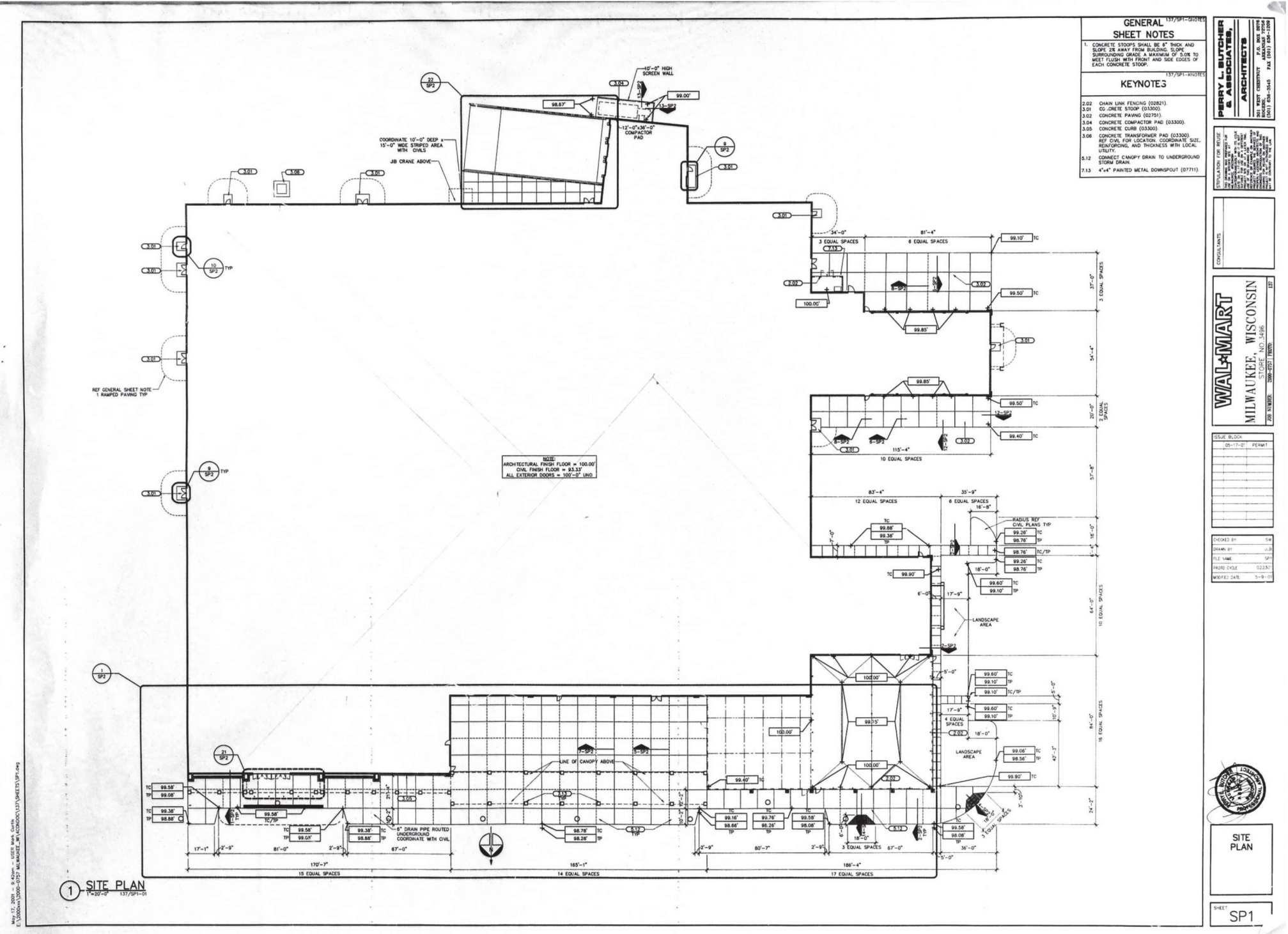
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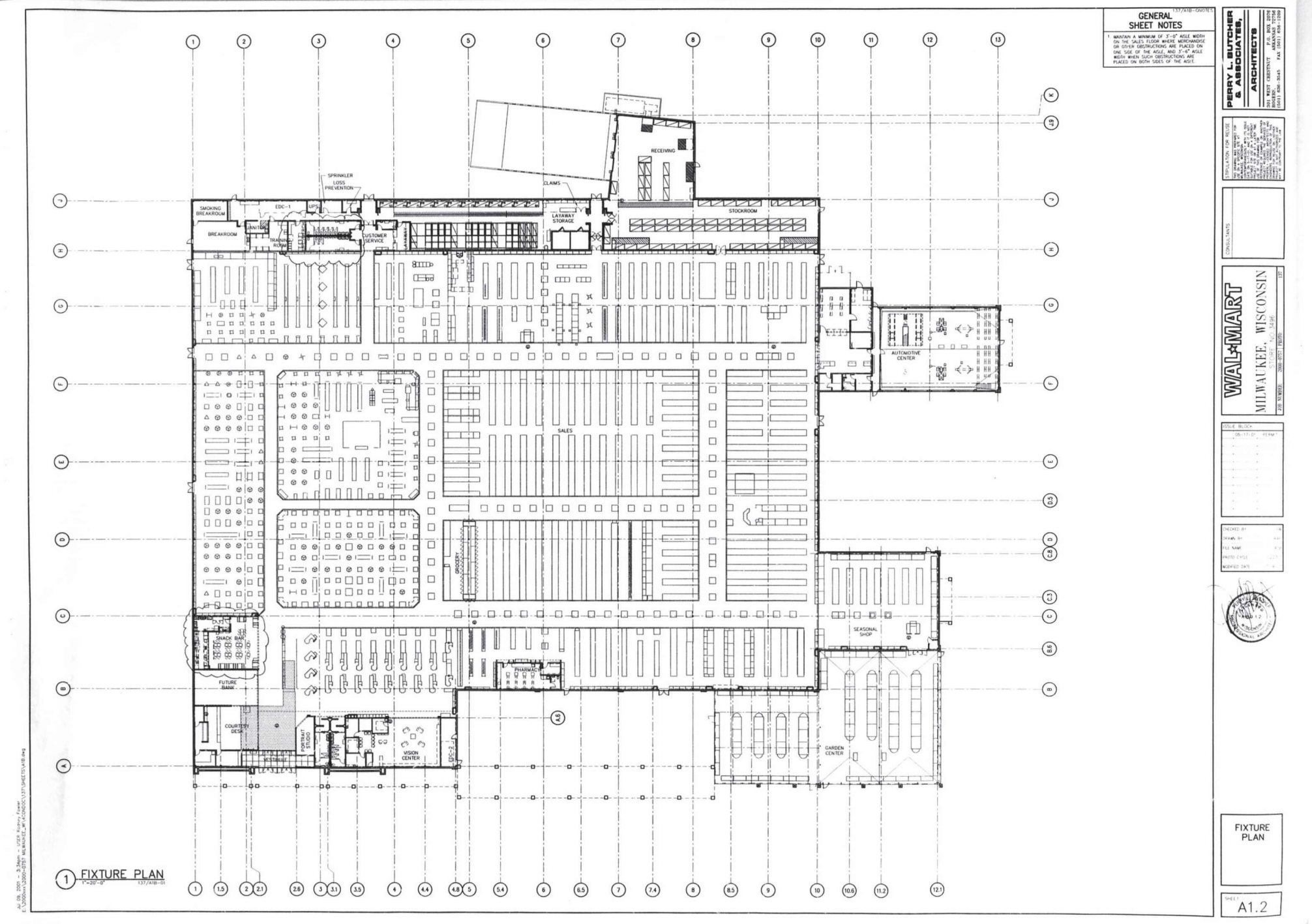
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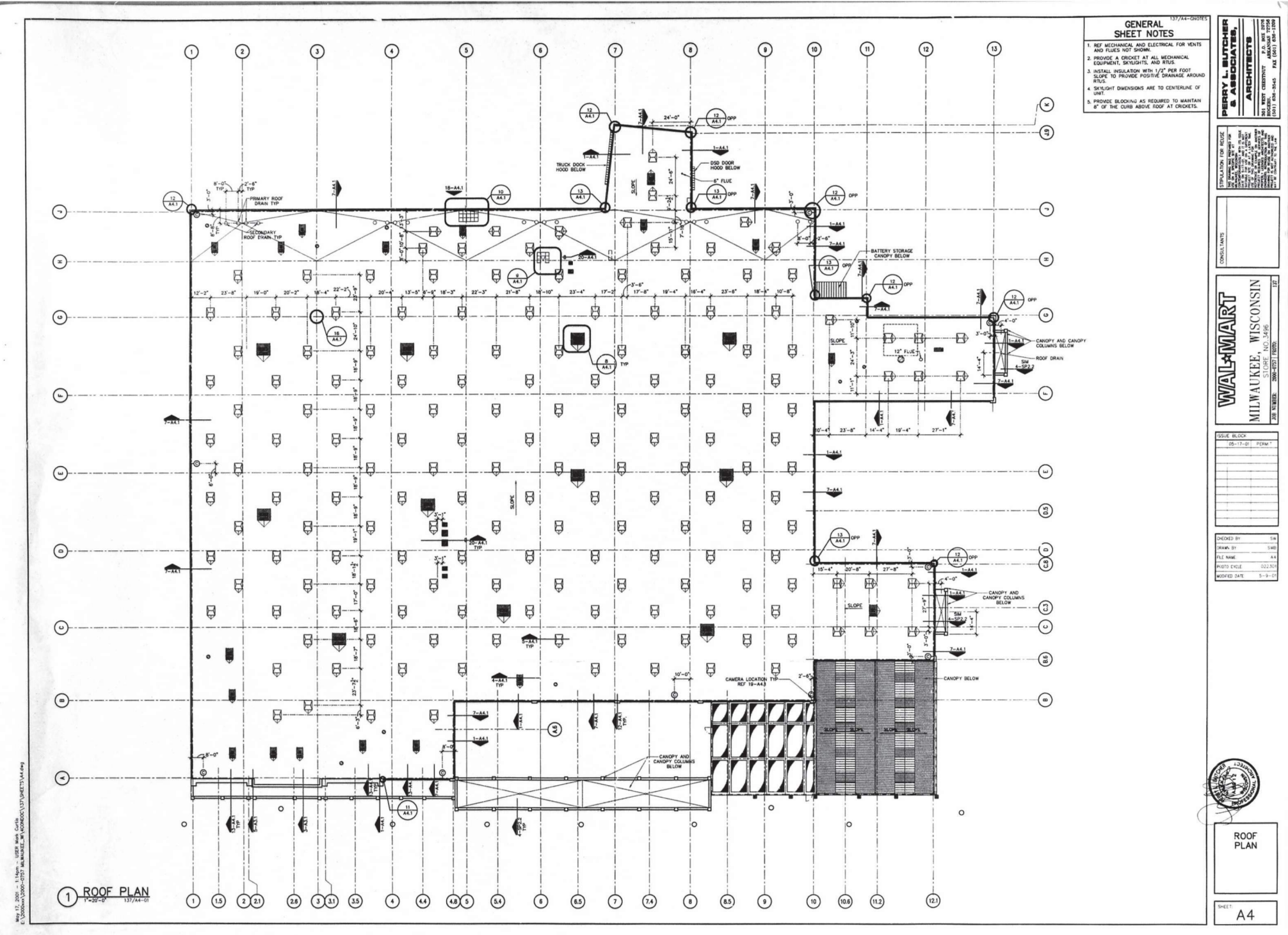
EXISTING AERIAL IMAGE OF SITE (OUTLINED IN RED)



EXISTING WALMART SITE PLAN



EXISTING WALMART FIXTURE PLAN



EXISTING WALMART ROOF PLAN

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







