

5825 W HOPE AVENUE APPENDIX

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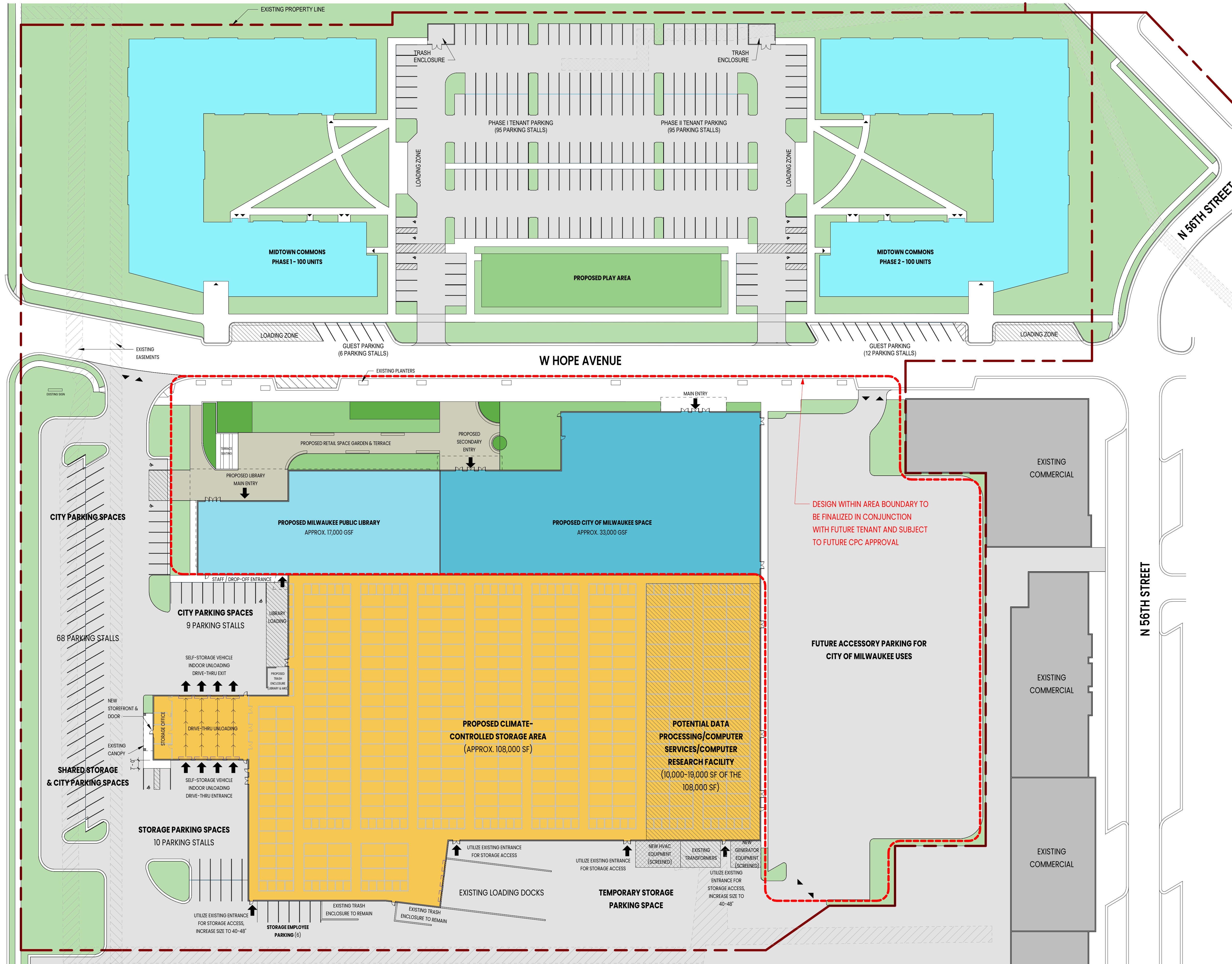
APPENDIX 8: FORMER WALMART SITE & FLOOR PLANS

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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

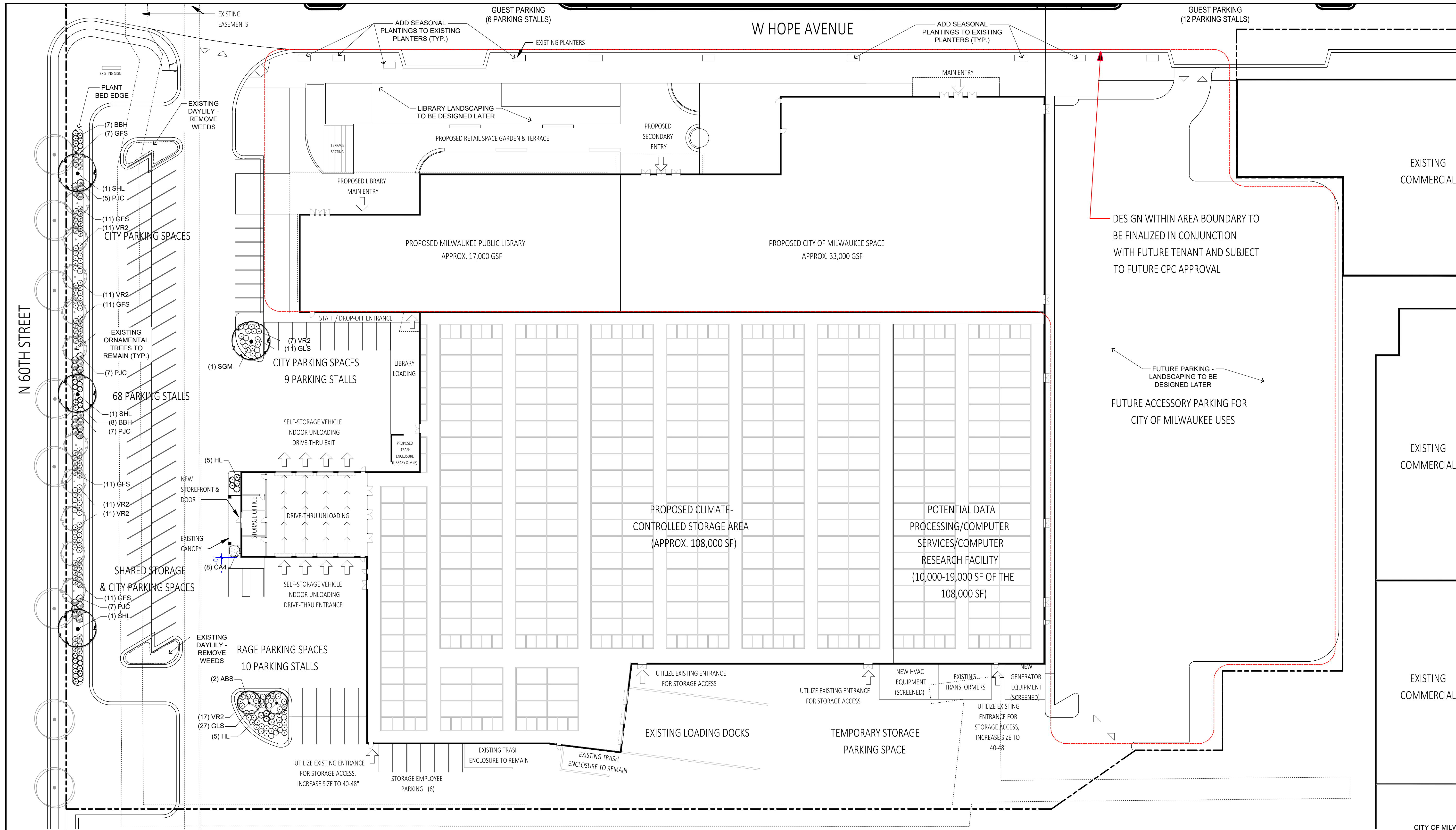
DESIGN WITHIN AREA BOUNDARY TO BE FINALIZED IN CONJUNCTION WITH FUTURE TENANT AND SUBJECT TO FUTURE CPC APPROVAL

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

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APPENDIX 2: LANDSCAPE PLAN

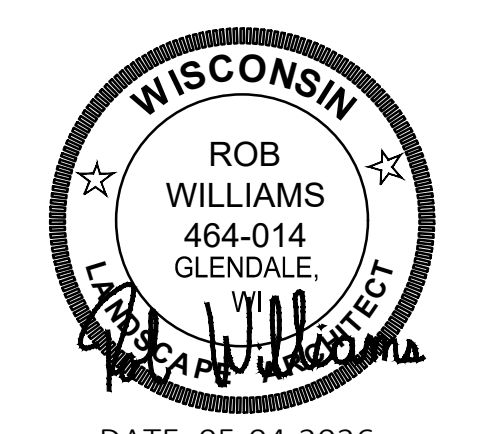


CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDRP PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

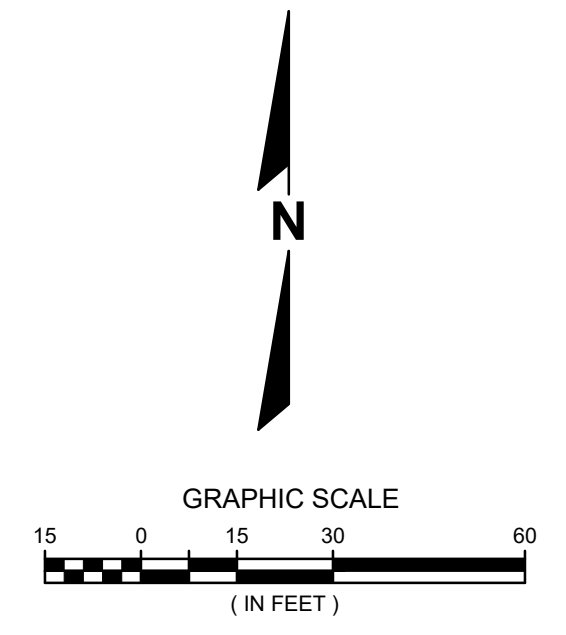
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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DATE: 05-04-2026



DATE	DESCRIPTION

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 791-1000
rosmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

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

**MIDTOWN APARTMENTS
MILWAUKEE, WISCONSIN**

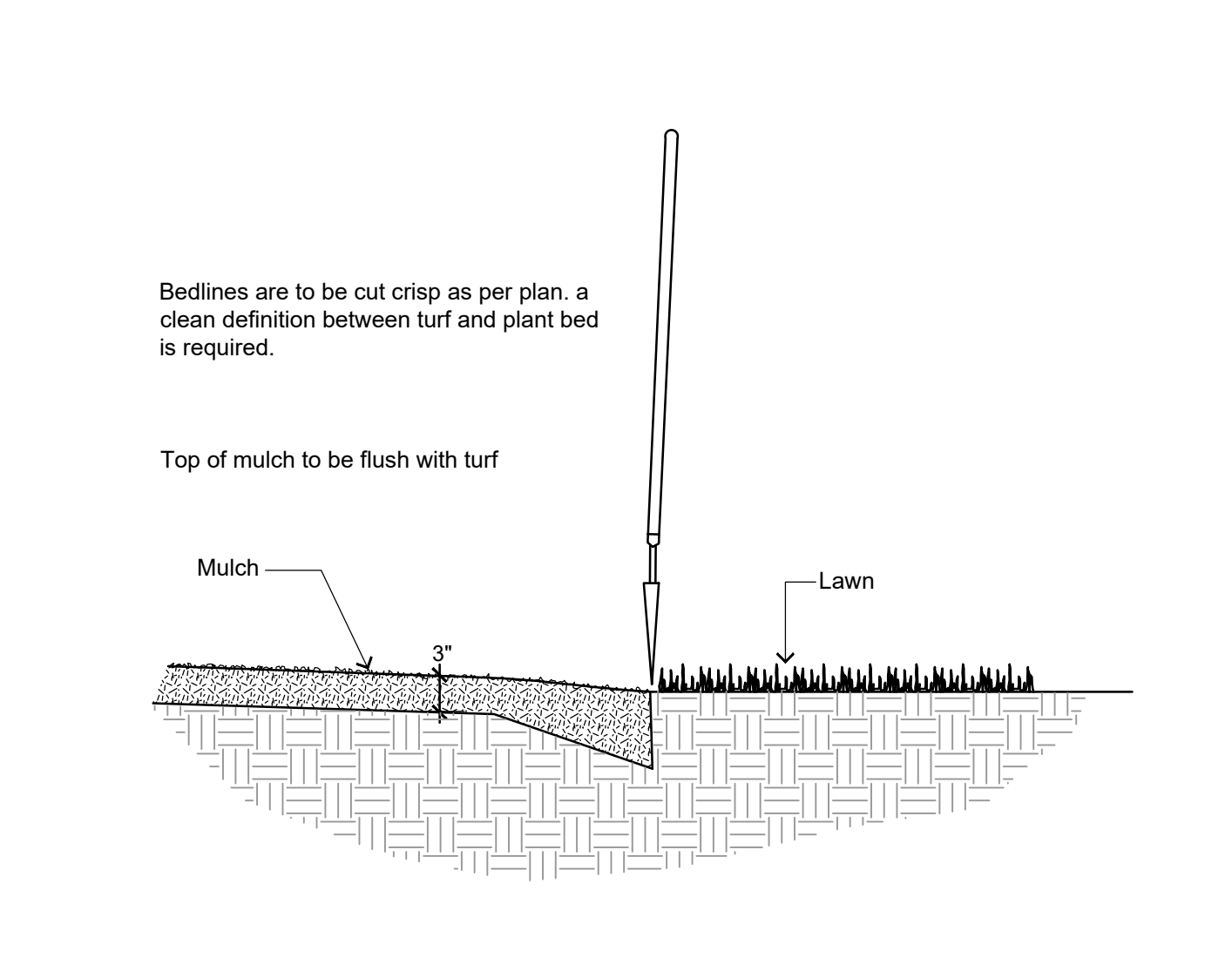
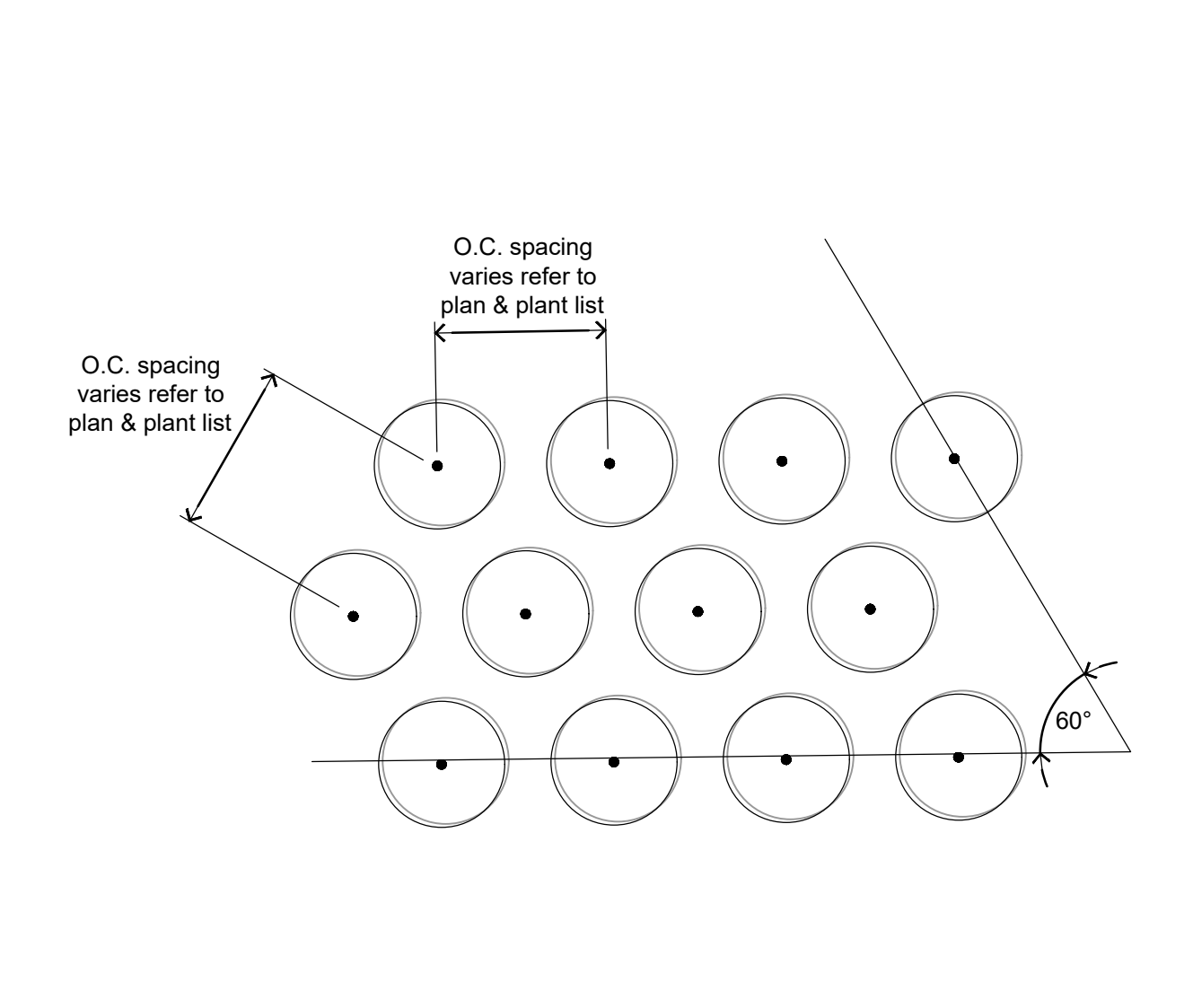
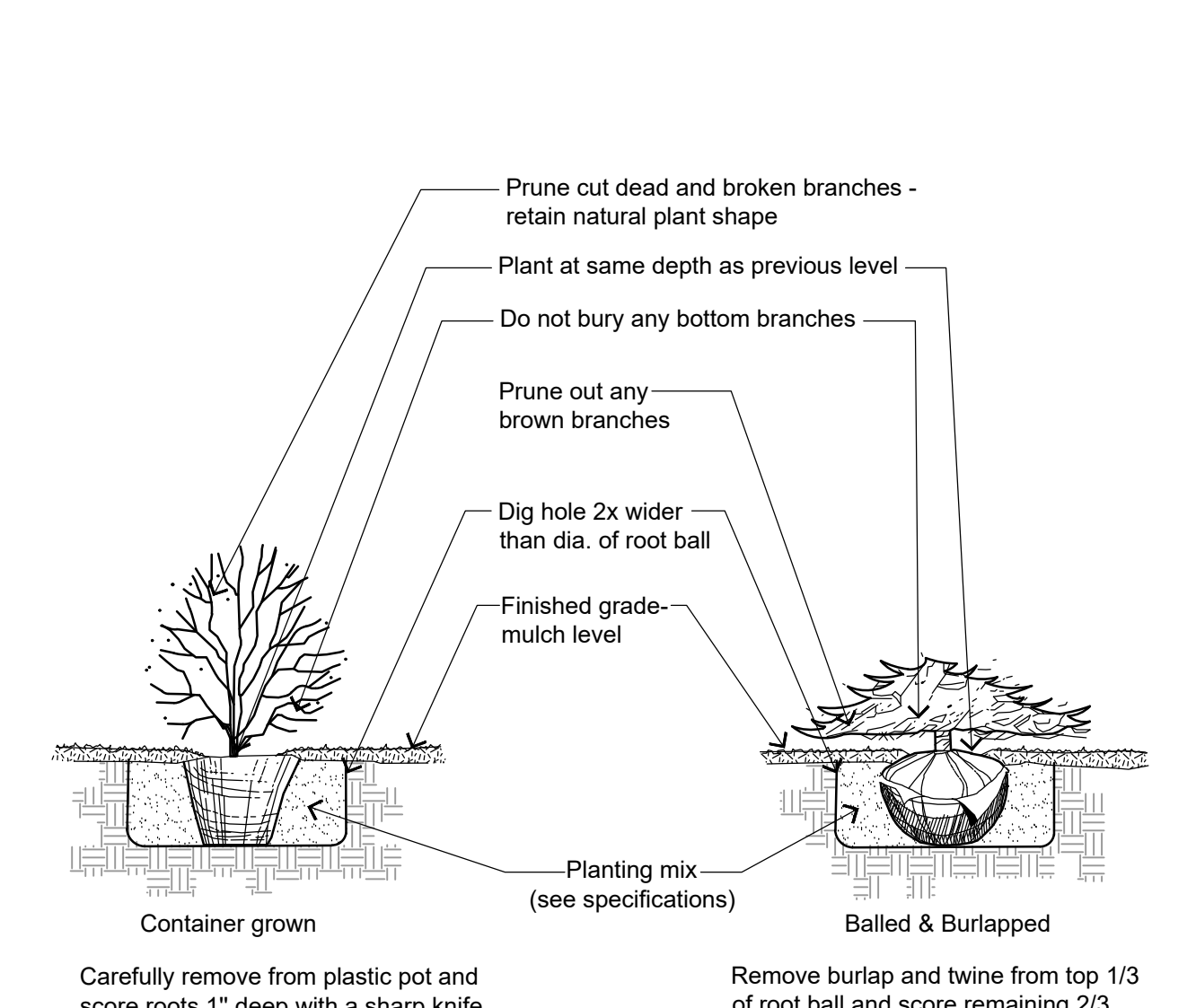
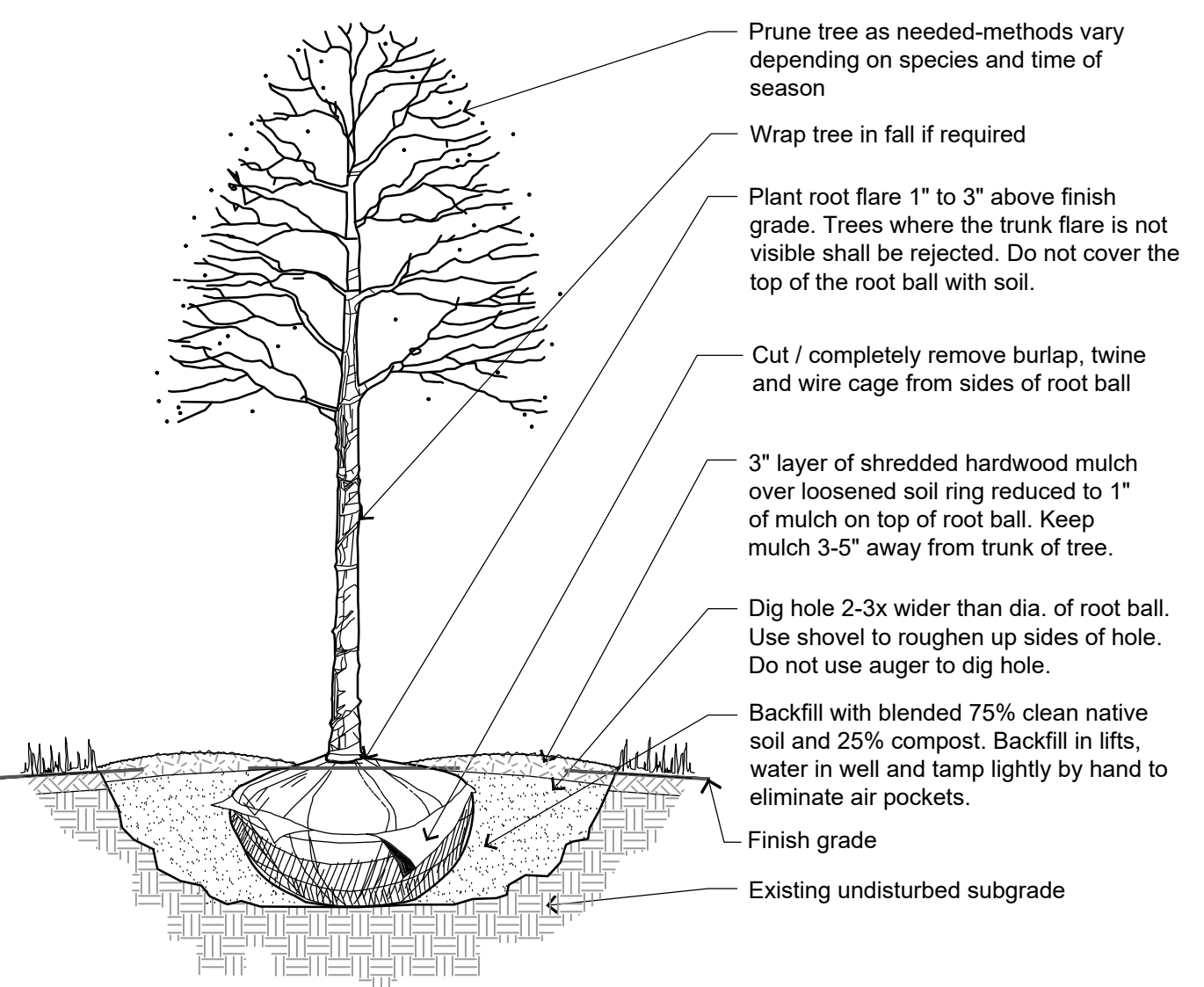
**SITE LANDSCAPE PLAN
SELF-STORAGE &
DATA PROCESSING CENTER**

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	Sierra Glenn Maple	Acer x freemanii 'Sienna'	2 1/2' CAL	B&B	Spacing as shown
SHL	3	Shademaster Locust	Gleditsia triacanthos 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 Honeyuckle	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 'SMH-PLOF'	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 Spirea	Spiraea japonica 'Goldflame'	18" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
PJC	26	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays 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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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R.A. Smith, Inc.

DATE: 05/04/2026

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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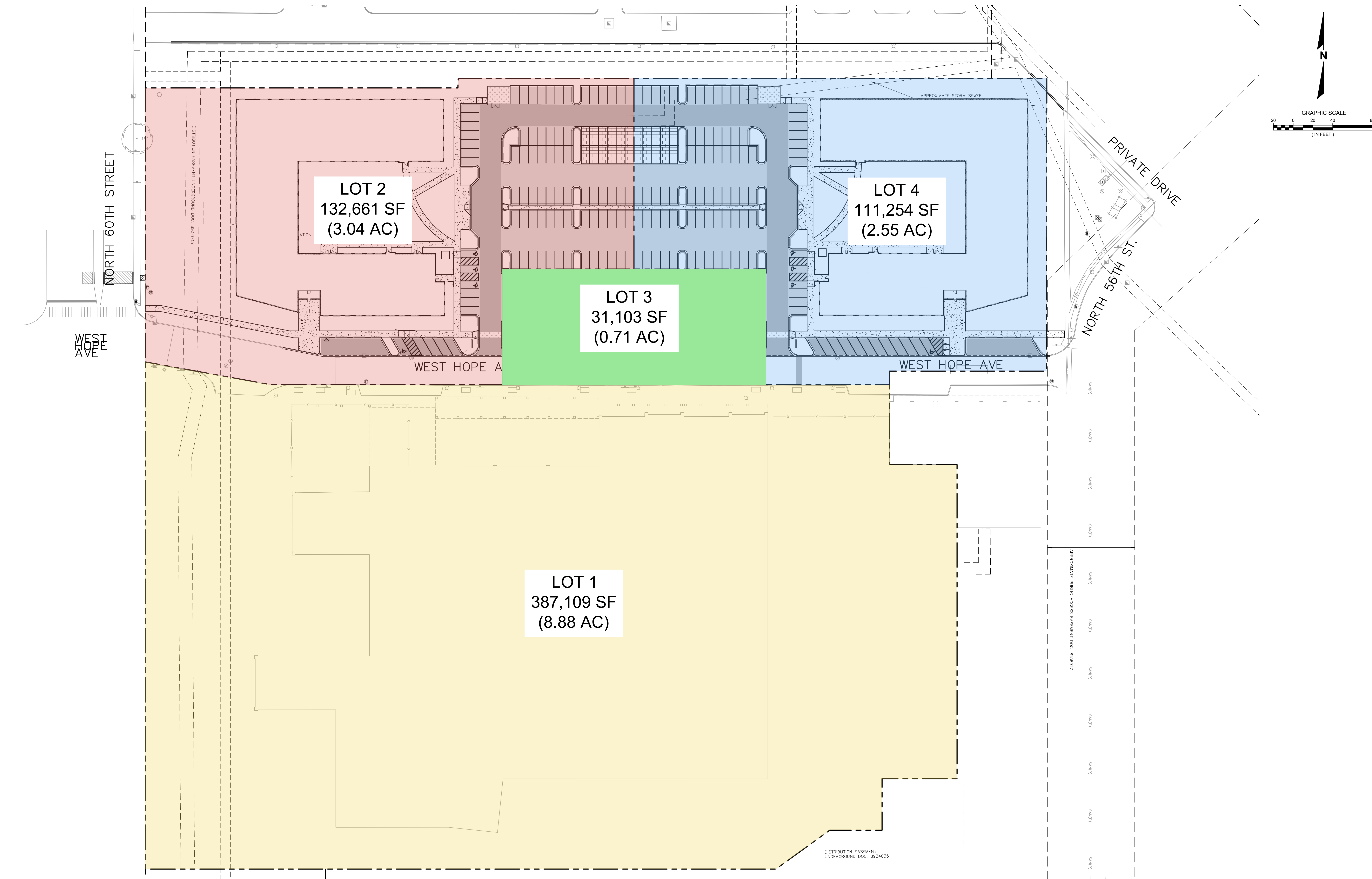
ADDITIONAL SUPPORTING INFORMATION & DOCUMENTS

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.

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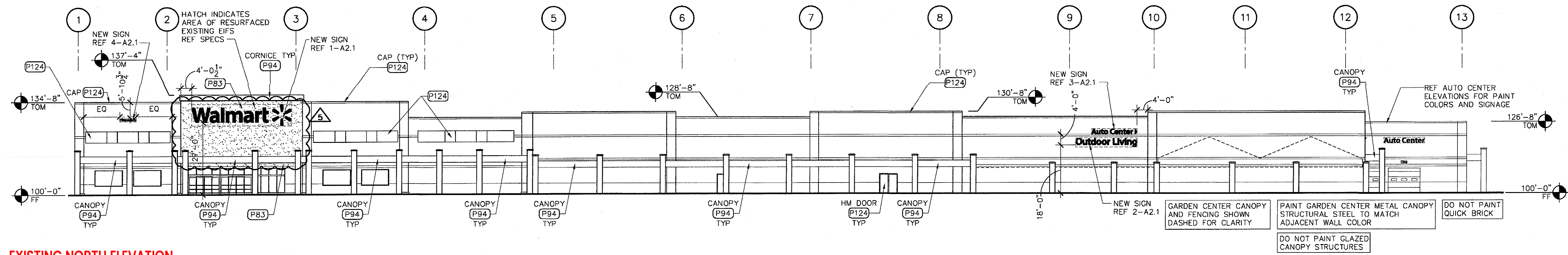
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	DESCRIPTION DATE
<p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p>CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA</p>	
MIDTOWN APARTMENTS MILWAUKEE, 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	

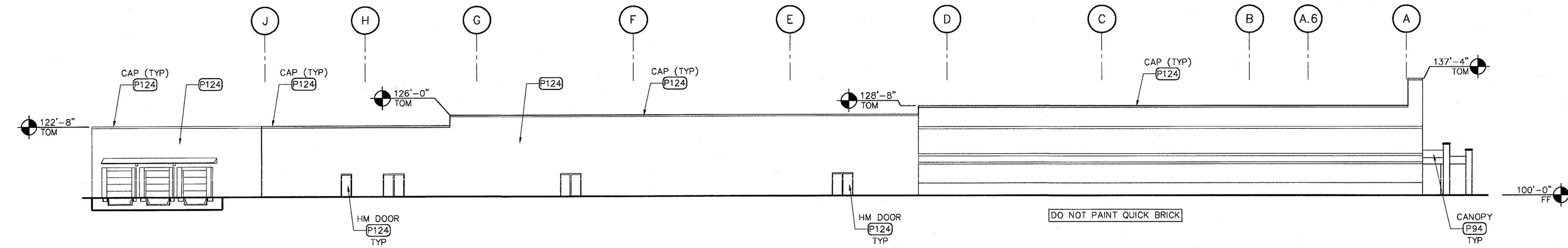
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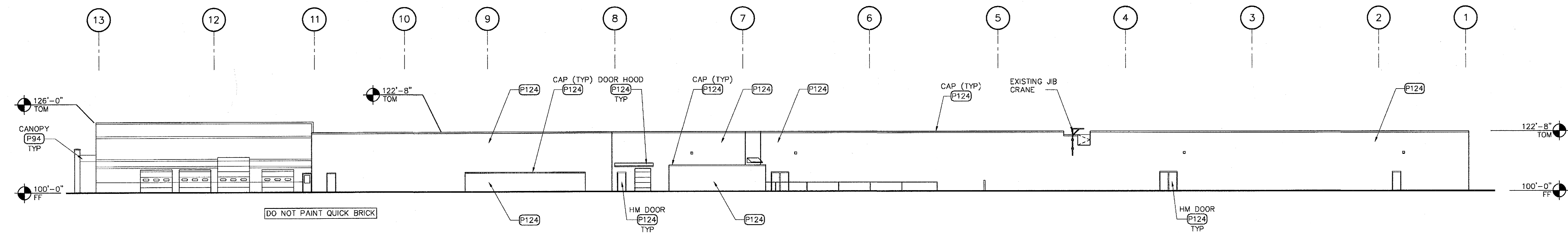
APPENDIX 5: EXISTING ELEVATIONS



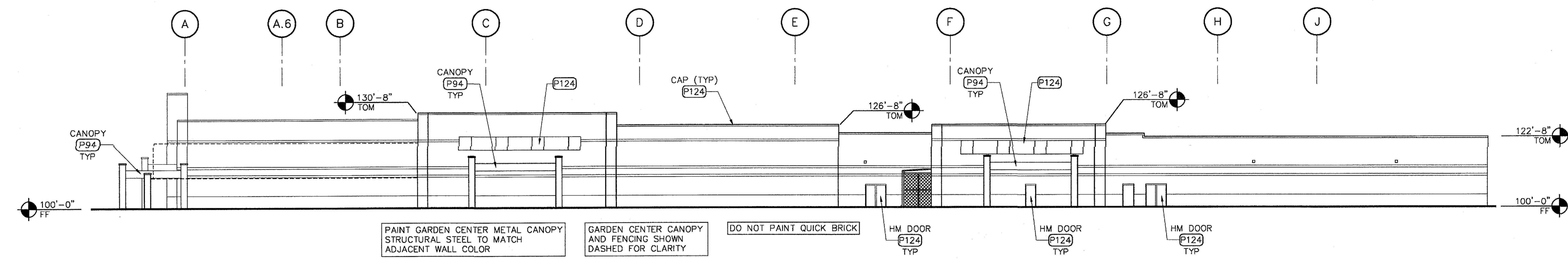
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

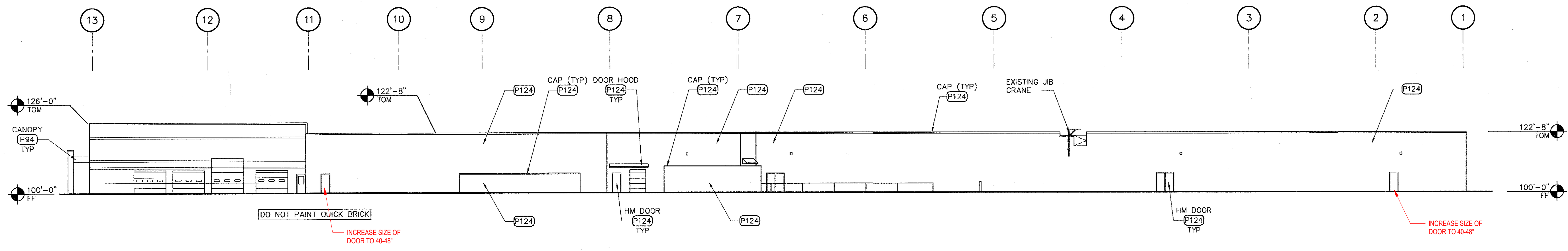


EXISTING WEST ELEVATION

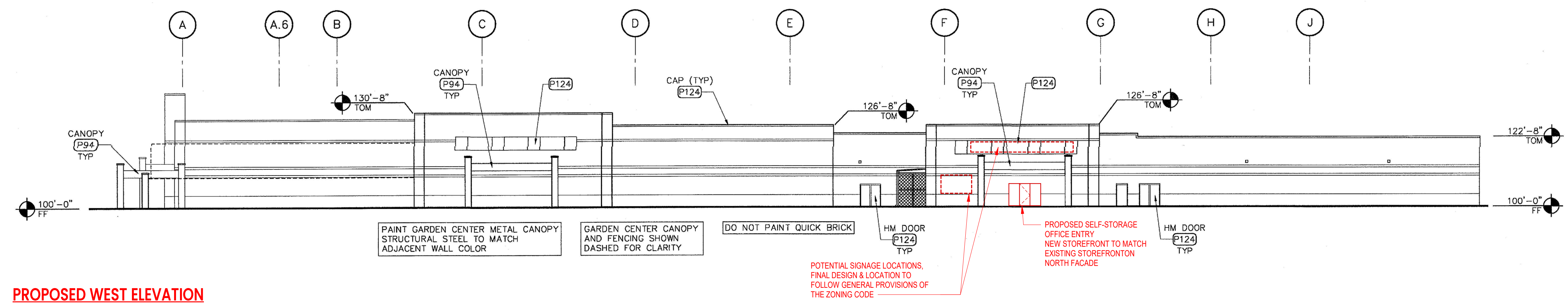
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APPENDIX 6: PROPOSED ELEVATIONS



SOUTH ELEVATION



PROPOSED WEST ELEVATION

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ADDITIONAL SUPPORTING INFORMATION & DOCUMENTS

APPENDIX 7: EXISTING SITE PHOTOGRAPHS



SOUTHWEST CORNER OF EXISTING BUILDING



SOUTH SIDE OF EXISTING BUILDING



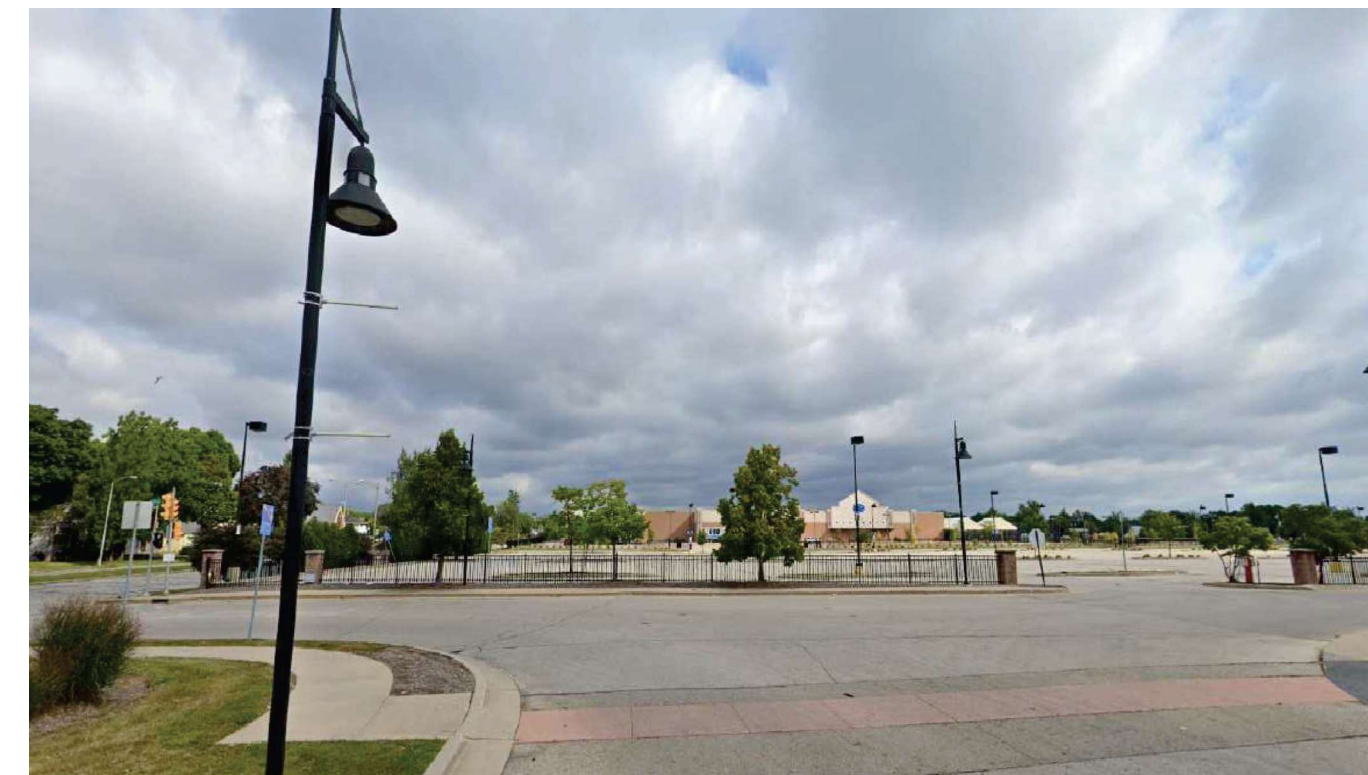
SOUTH SIDE OF EXISTING BUILDING



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



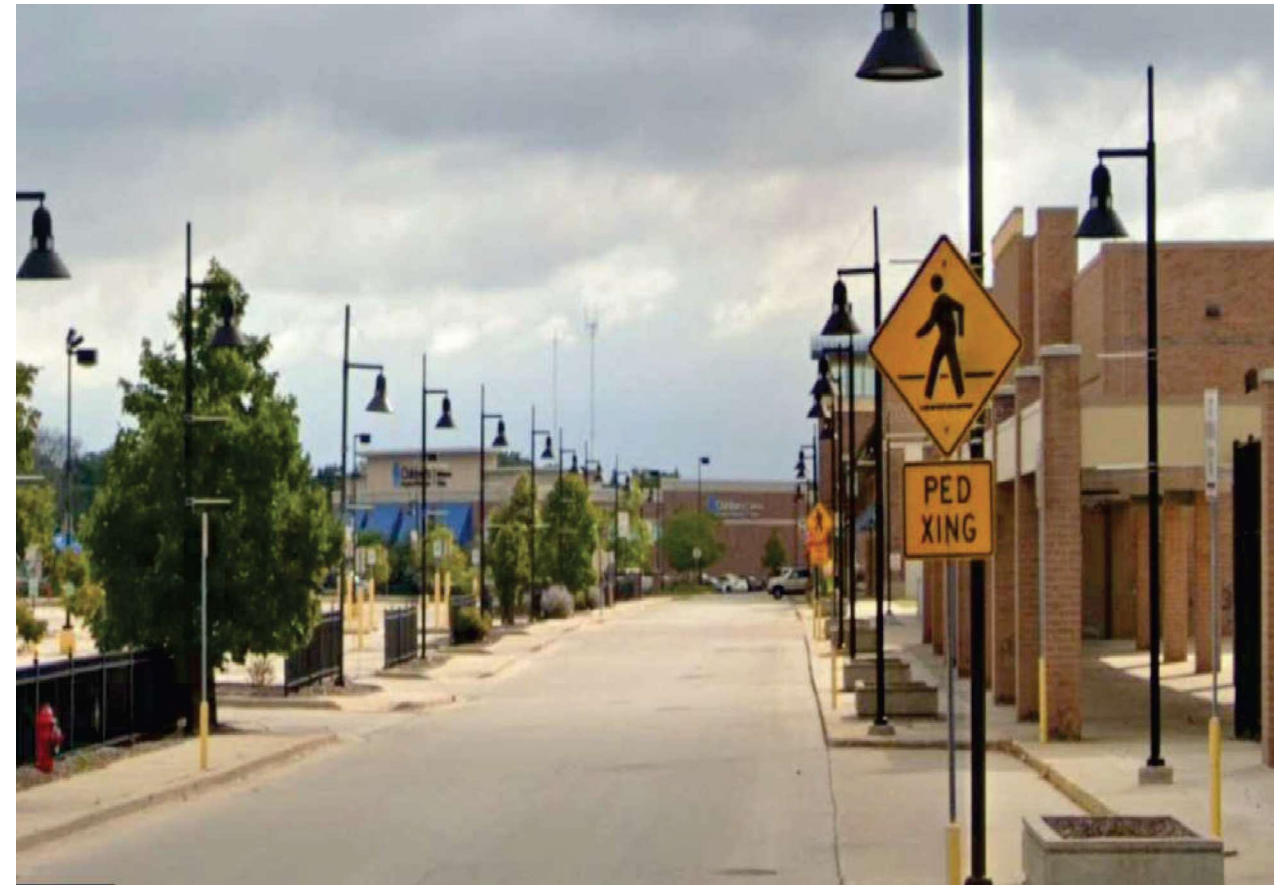
LOCATED AT NORTHWEST CORNER OF NORTH PARKING LOT LOOKING SOUTH ALONG N 60TH ST.



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



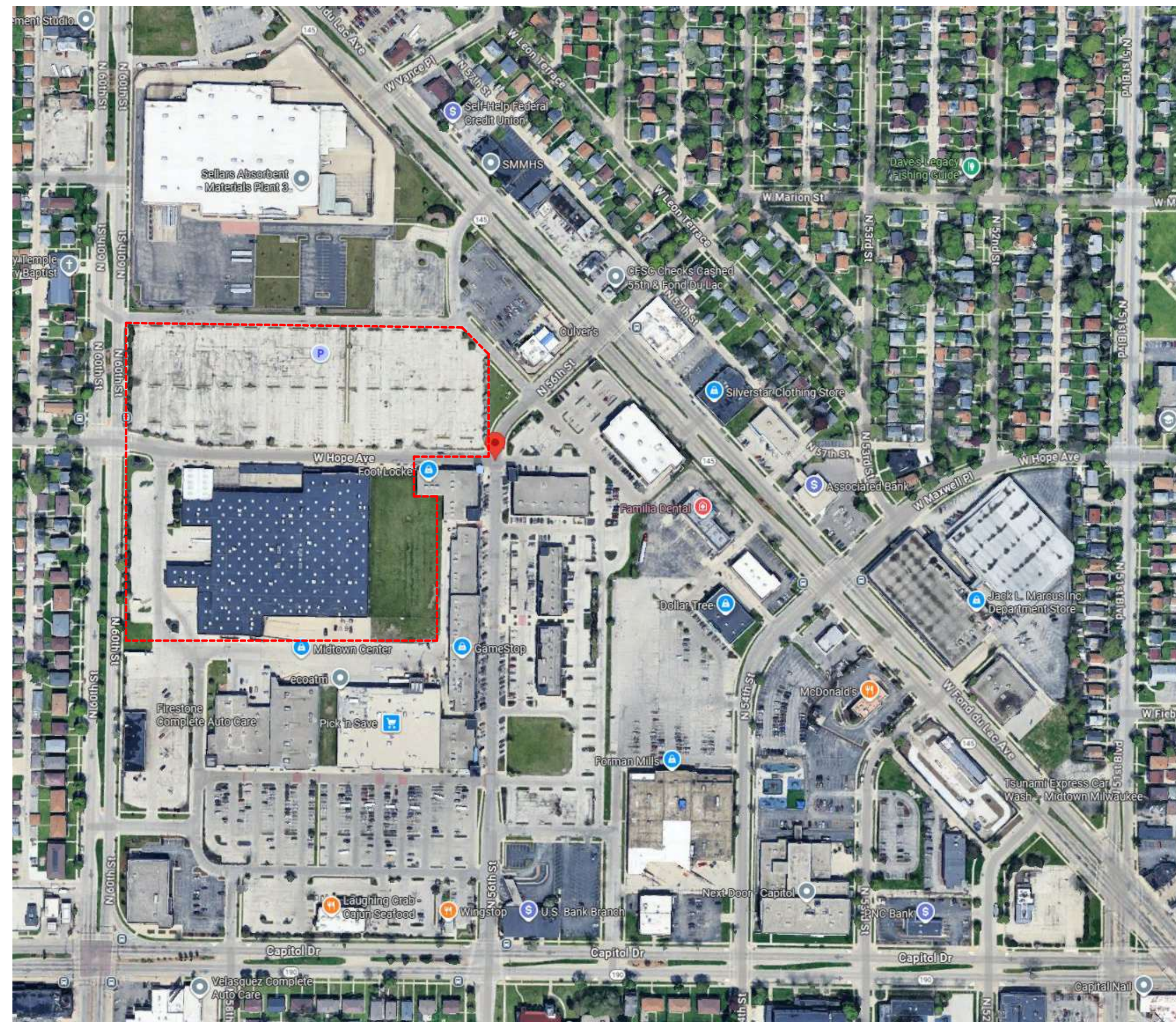
EXISTING MIDTOWN CENTER SIGNAGE AT W HOPE AVE / N 60TH STREET

NOTE: ALL IMAGES TAKEN JULY 2024

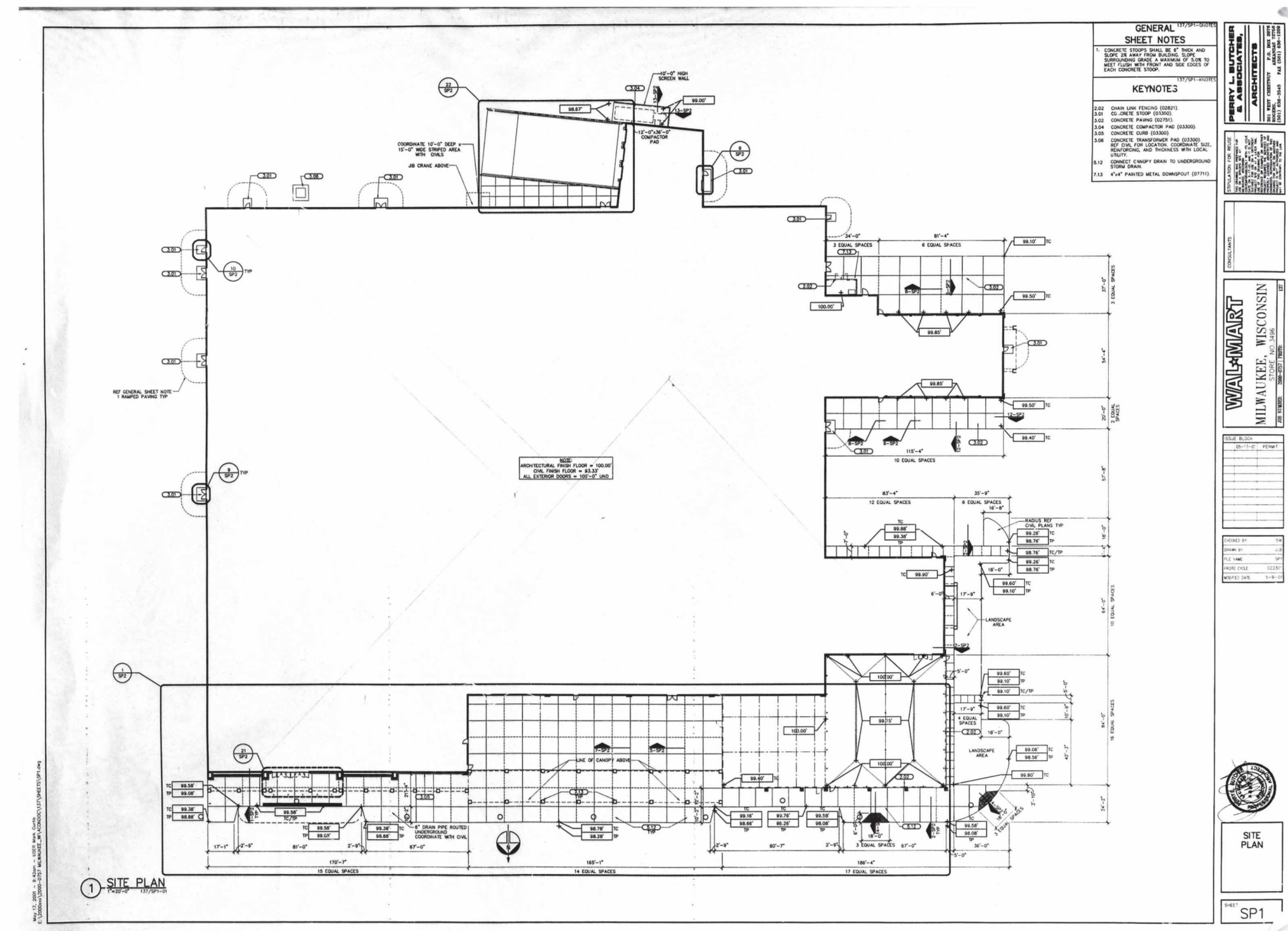
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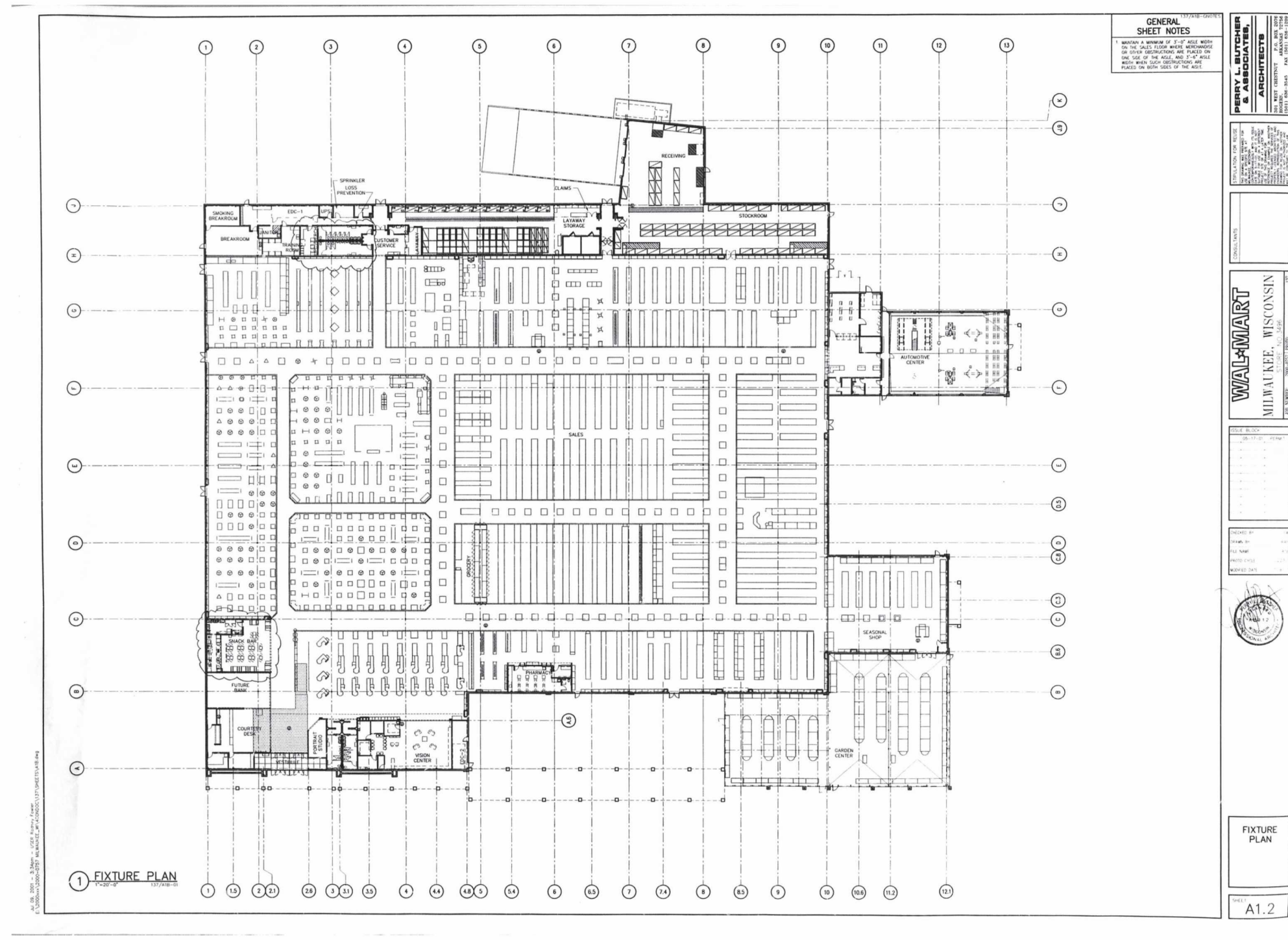
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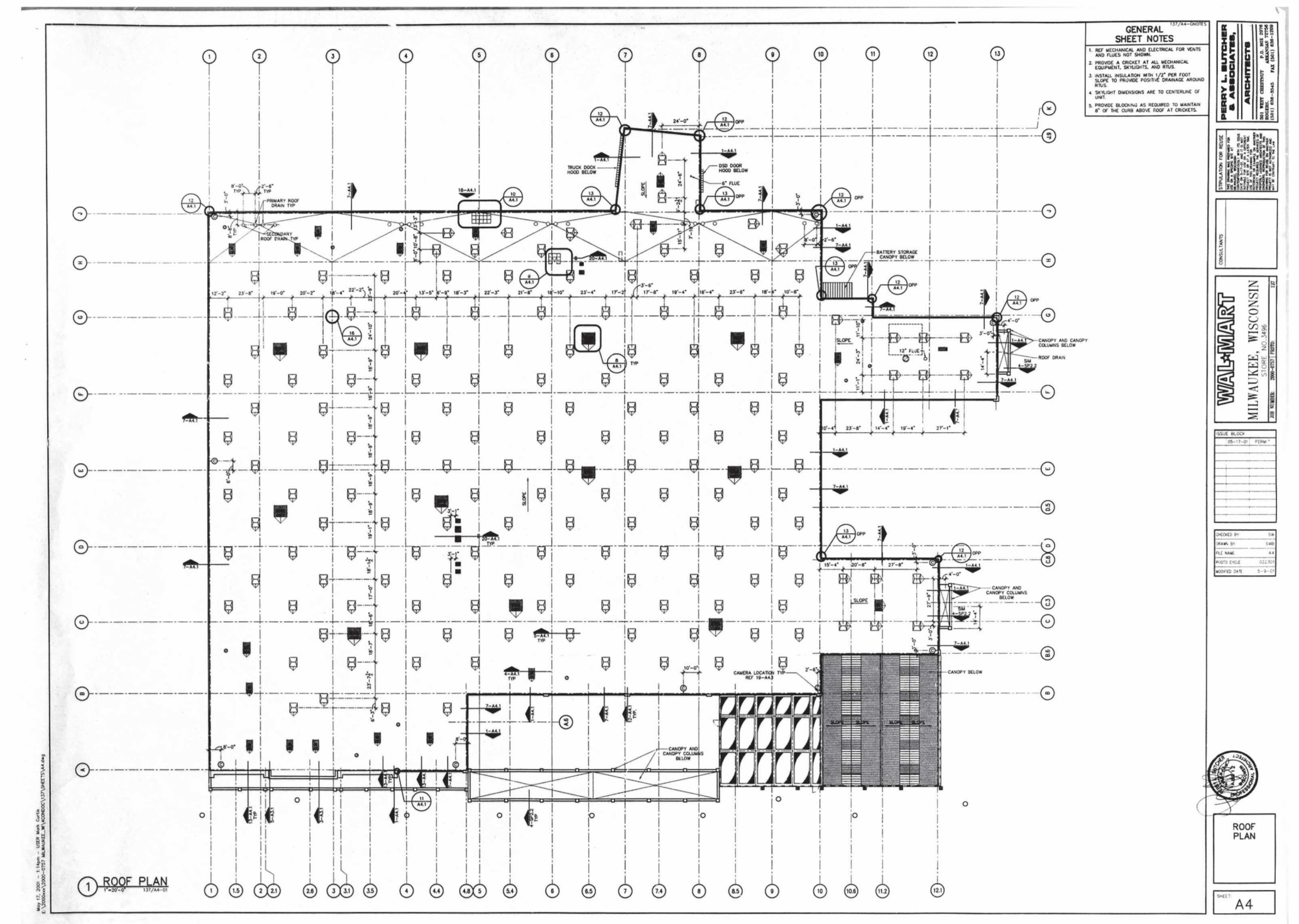
EXISTING AERIAL IMAGE OF SITE (OUTLINED IN RED)



EXISTING WALMART SITE PLAN



EXISTING WALMART FIXTURE PLAN



EXISTING WALMART ROOF PLAN

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







