

5825 W HOPE AVENUE APPENDIX

ADDITIONAL SUPPORTING INFORMATION & DOCUMENTS

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APPENDIX 5: EXISTING ELEVATIONS

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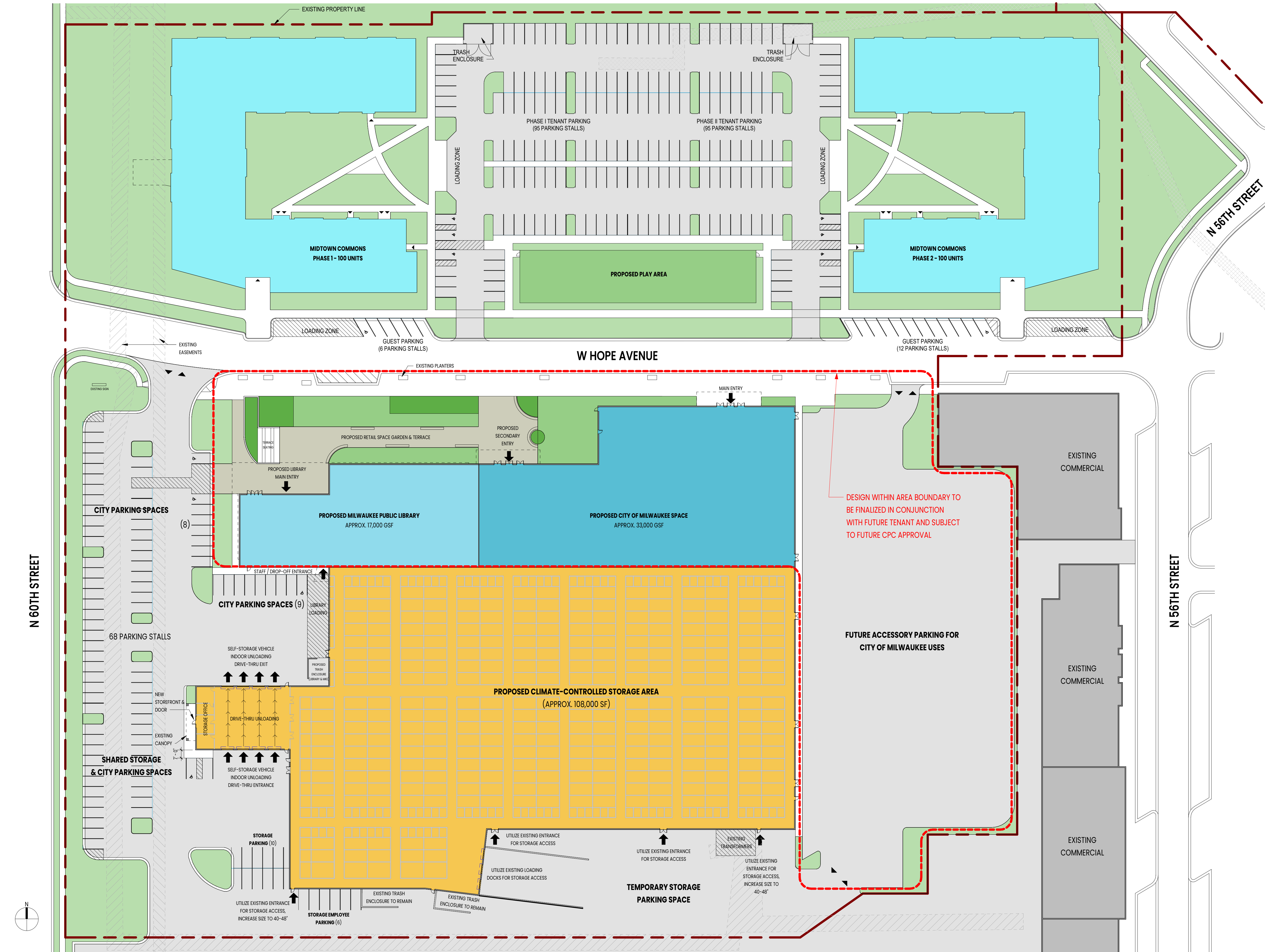
APPENDIX 8: FORMER WALMART SITE & FLOOR PLANS

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

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)	103
TOTAL PARKING	103

NOTE:

- SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING
- SEE SEPARATE SUBMITTAL FOR MIDTOWN COMMONS MULTI-FAMILY DEVELOPMENT FOR ADDITIONAL DESIGN & LANDSCAPE INFORMATION
- FINAL PARKING LOT PLAN TO BE VERIFIED WITH LIBRARY



EXAMPLE OF SELF-STORAGE FACILITY

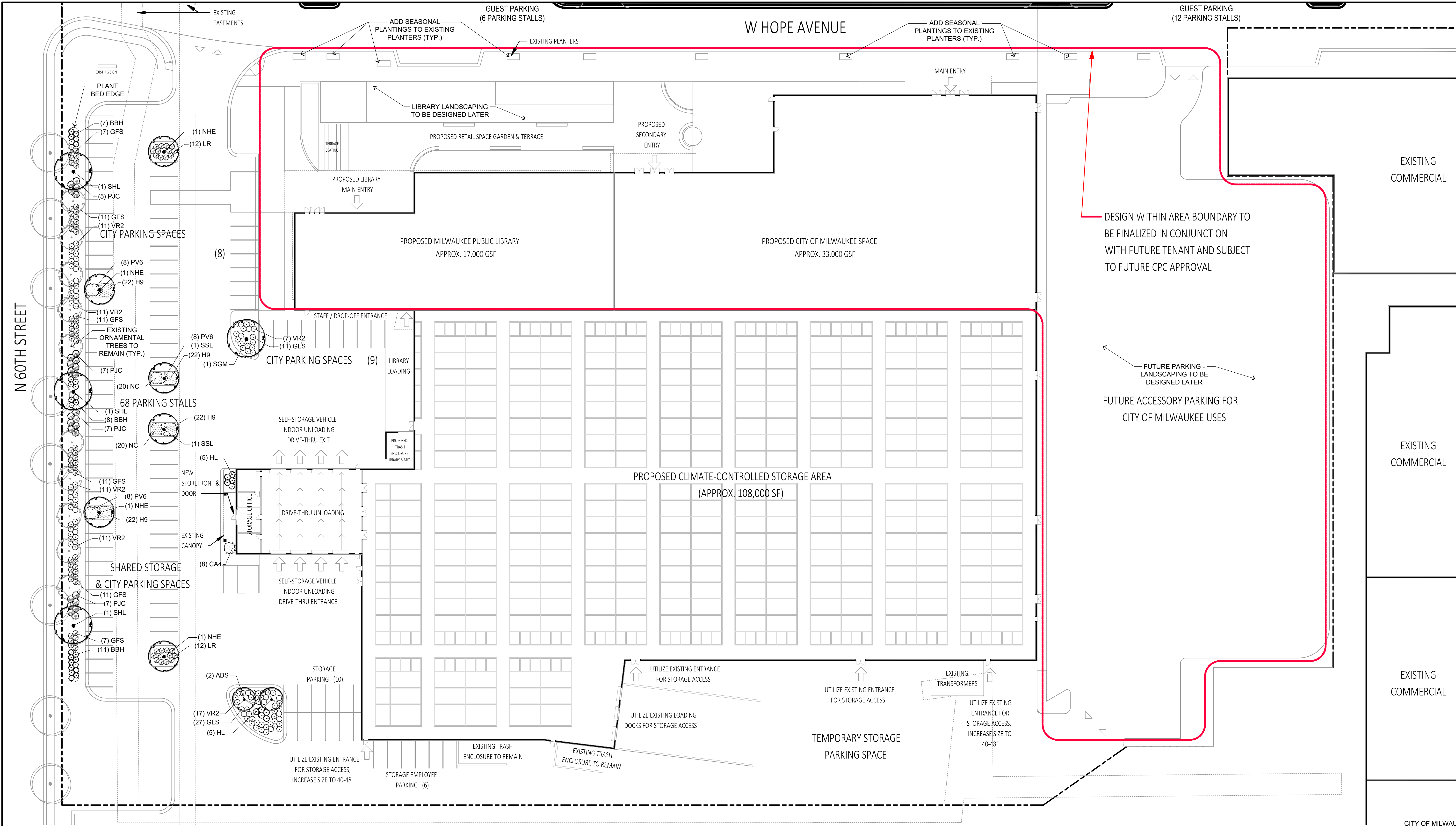


EXAMPLE OF SELF-STORAGE FACILITY

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APPENDIX 2: LANDSCAPE PLAN



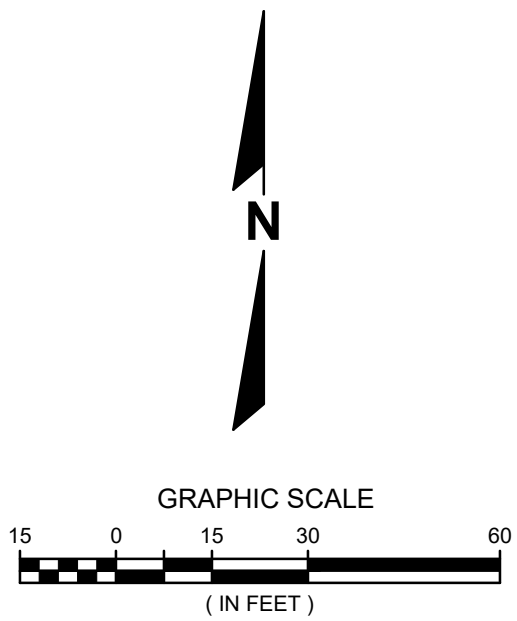
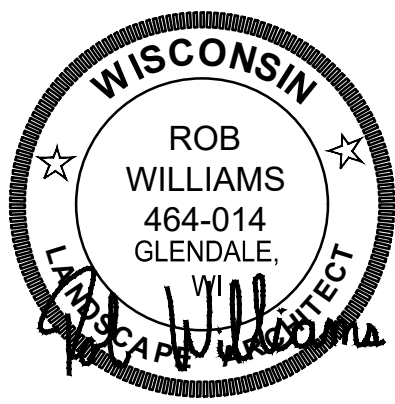
811
Know what's below.
Call before you dig.

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.

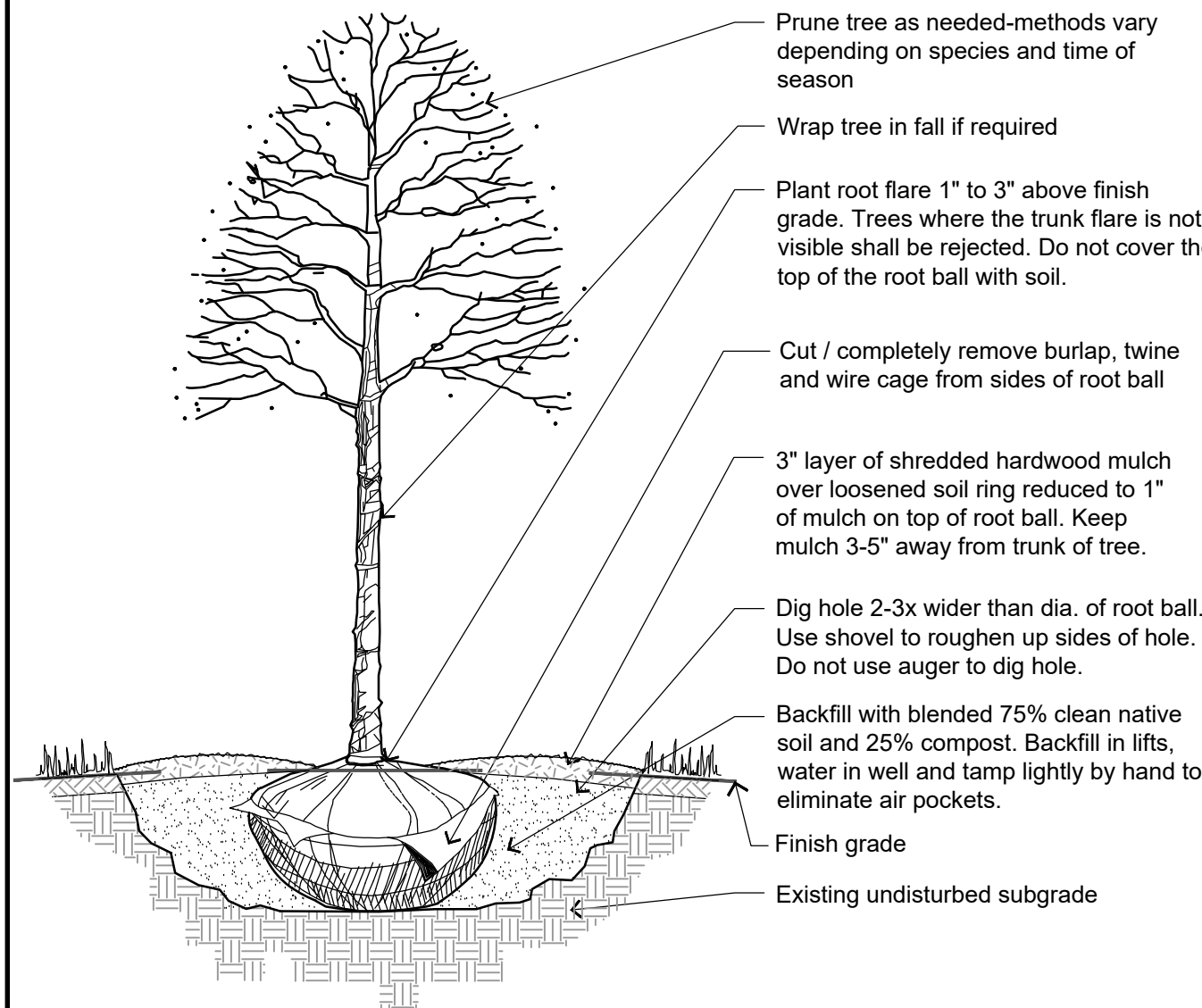
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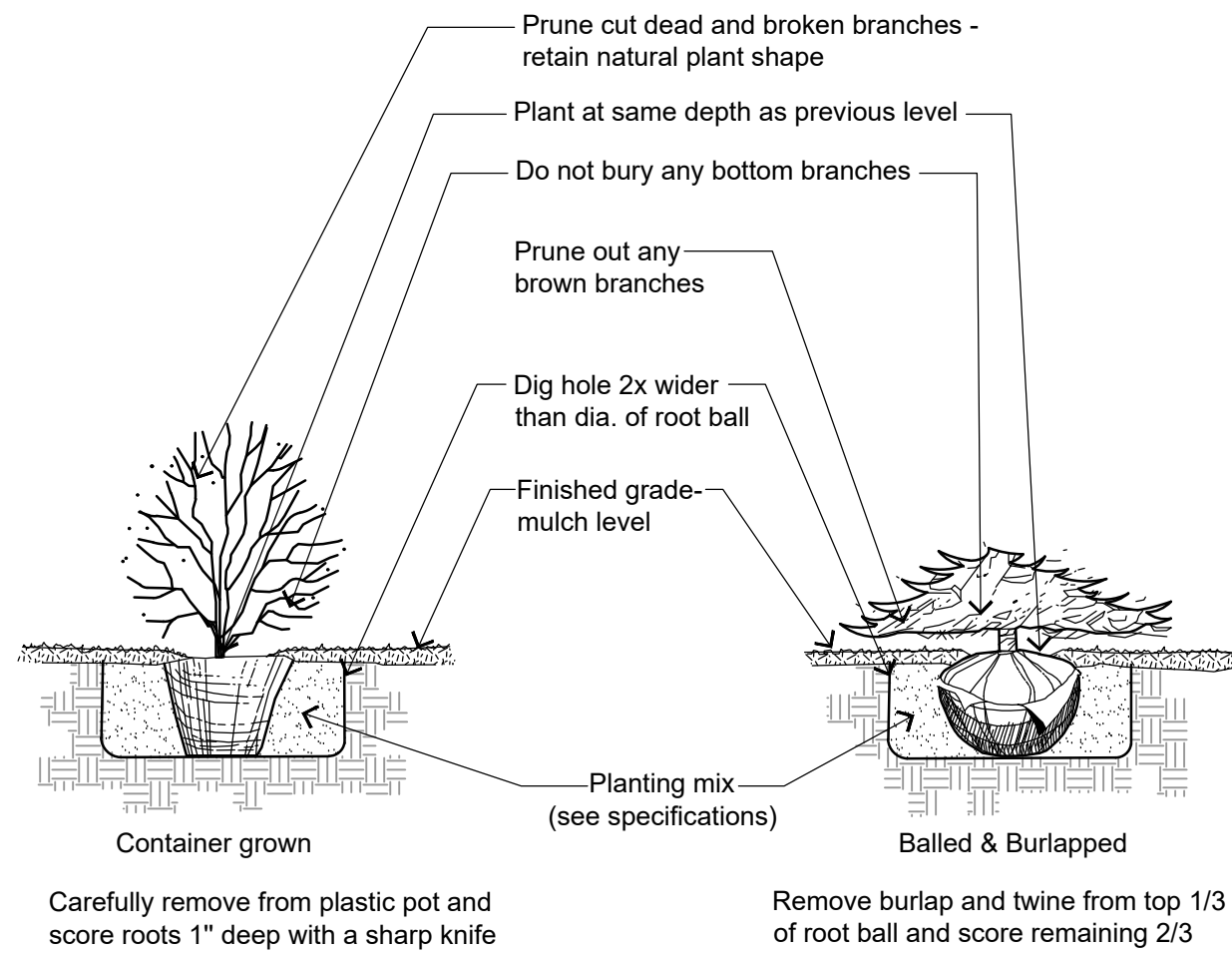
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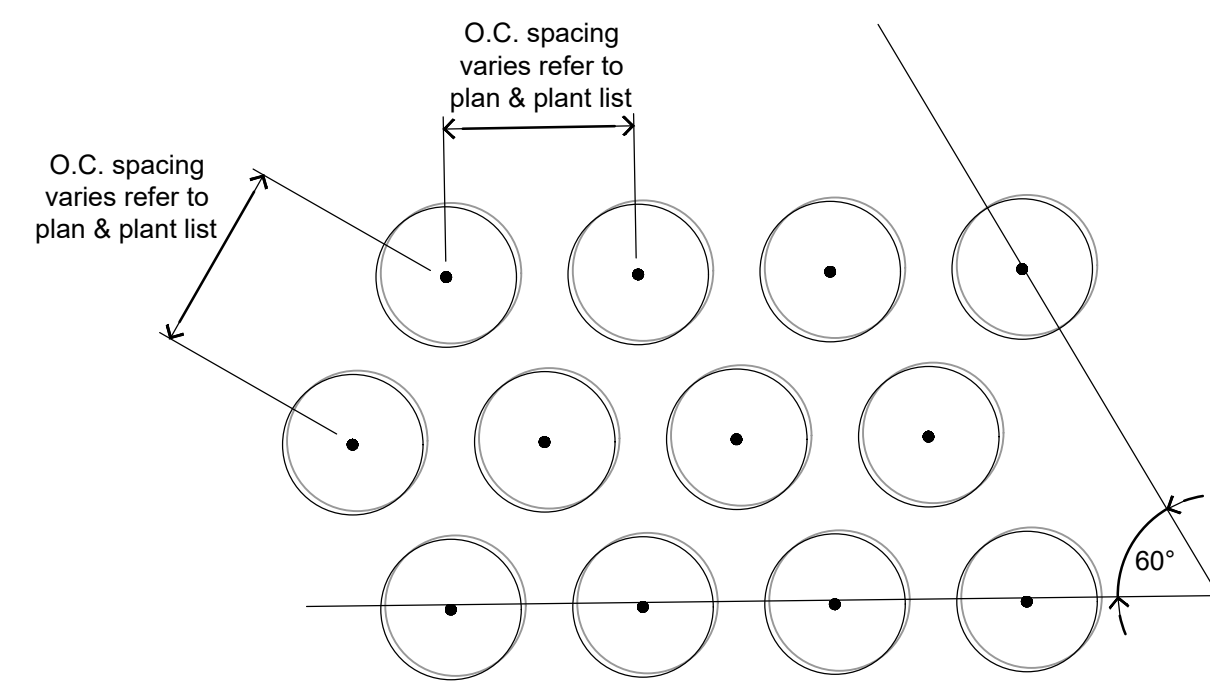
DESCRIPTION	
DATE	
16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000 rosmith.com	
roSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
MIDTOWN CENTER APARTMENTS CITY OF MILWAUKEE, WISCONSIN	
SITE LANDSCAPE PLAN SELF-STORAGE	
PRELIMINARY NOT FOR CONSTRUCTION	
© COPYRIGHT 2026 R.A. Smith, Inc.	
DATE: 07/02/2026	
SCALE: 1" = 30'	
JOB NO. 3250202	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: REW	
CHECKED BY: REW	
SHEET NUMBER L200	



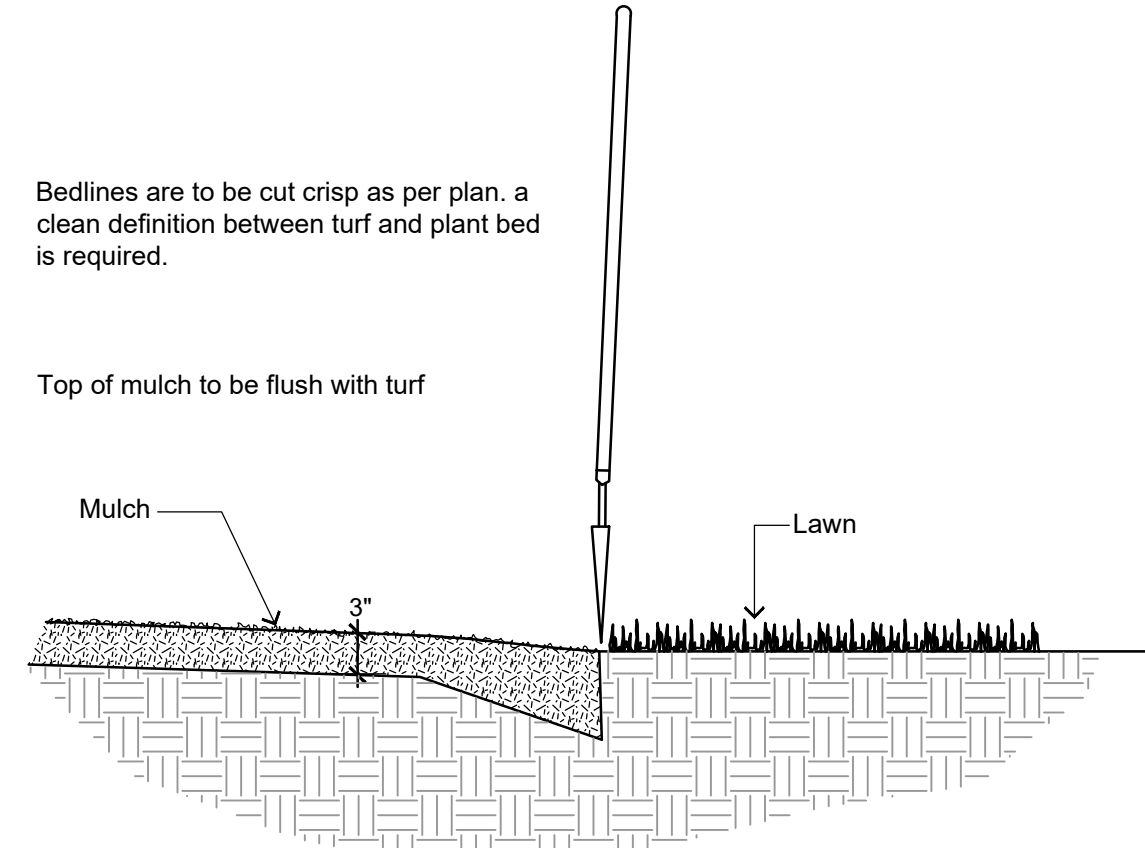
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PLANTING LAYOUT
NOT TO SCALE



4 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

PLANT SCHEDULE LIBRARY

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
SHADE TREES						
SGM	1	Sierra Glenn Maple	Acer x freemanii 'Sierra'	2 1/2" CAL	B&B	Spacing as shown
SHL	3	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	2 1/2" CAL	B&B	Spacing as shown
SSL	2	Sweet Street Linden	Tilia americana 'Kronm'	2 1/2" CAL	B&B	Spacing as shown
NHE	4	New Horizon Elm	Ulmus x 'New Horizon'	2 1/2" CAL	B&B	Spacing as shown
ORNAMENTAL TREES						
ABS	2	Autumn Brilliance Serviceberry	Aamelanchier 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
LR	24	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	18" HT	CONT	Spacing as shown
BBH	26	B&B® Hydrangea	Hydrangea paniculata 'LVOB03'	18" HT	CONT	Spacing as shown
HL	10	Little Quik® 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 Spirea	Spiraea japonica 'Goldflame'	18" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
PJC	26	Kalley Compact Pfitzer Juniper	Juniperus chinensis 'Kalley Compact'	18" SPD	CONT	Spacing as shown
ORNAMENTAL GRASSES						
CA4	8	Karl Foerster Feather Reed Grass	Calamagrostis x scutellora 'Karl Foerster'	1 GAL	CONT	24" Spacing
PV6	16	Apache Rose Switch Grass	Panicum virgatum 'Apache Rose'	1 GAL	CONT	30" Spacing
PERENNIALS						
H9	88	Apricot Sparkles Daylily	Hemerocallis x 'Apricot Sparkles'	1 GAL	POT	18" Spacing
NC	40	Cat's Pajamas Catmint	Nepeta x Cat's Pajamas'	1 GAL	POT	18" Spacing

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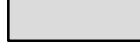
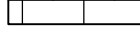
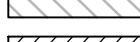
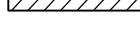
APPENDIX 3: ALTA SURVEY

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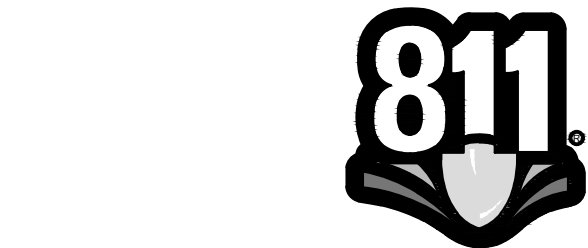
APPENDIX 4: PROPOSED LOT LINE EXHIBIT

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.



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

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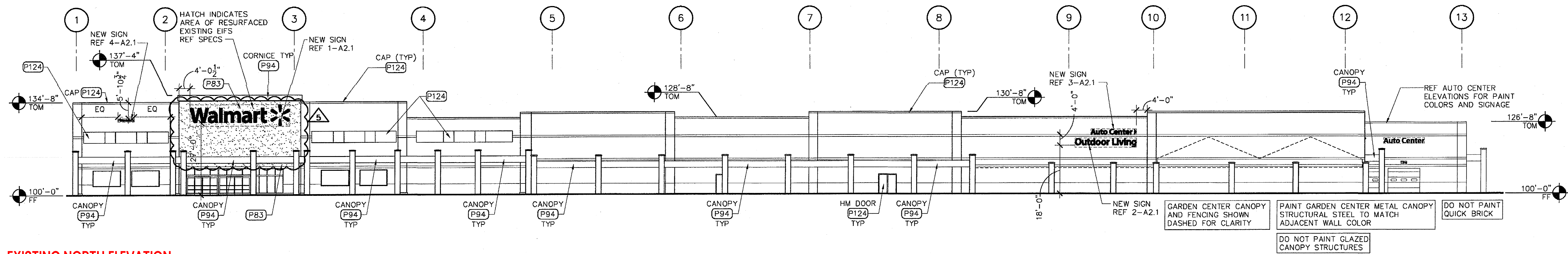
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DESCRIPTION	
DATE	
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raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
MIDTOWN APARTMENTS MILWAUKEE, WISCONSIN	
LOT LINE EXHIBIT	
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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	

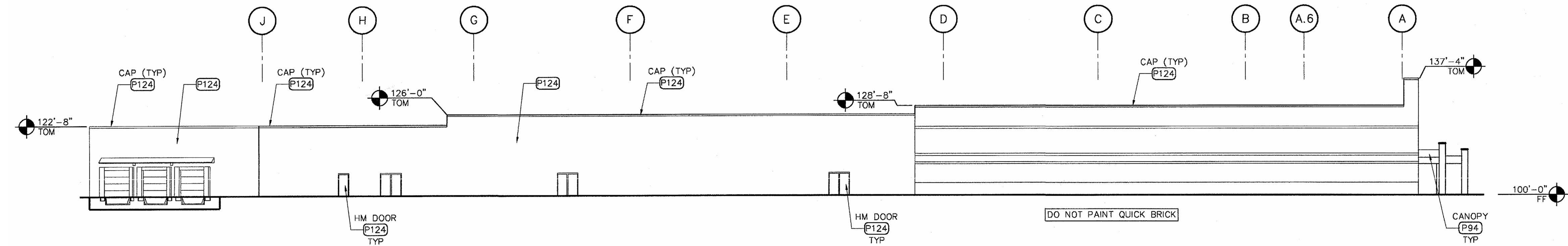
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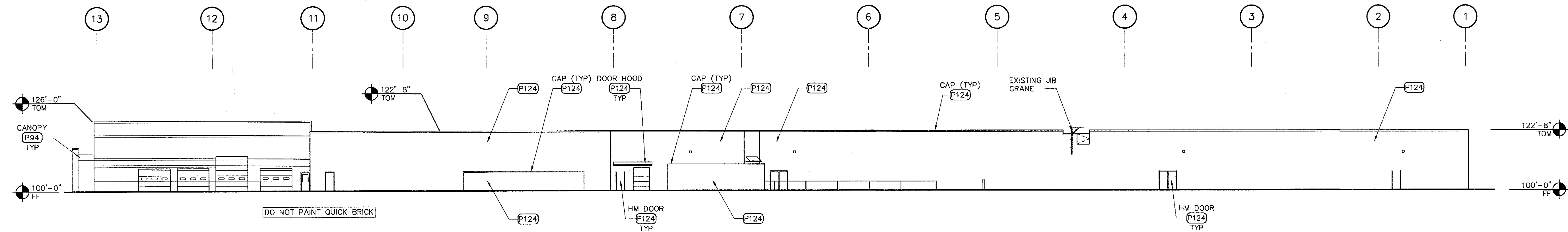
APPENDIX 5: EXISTING ELEVATIONS



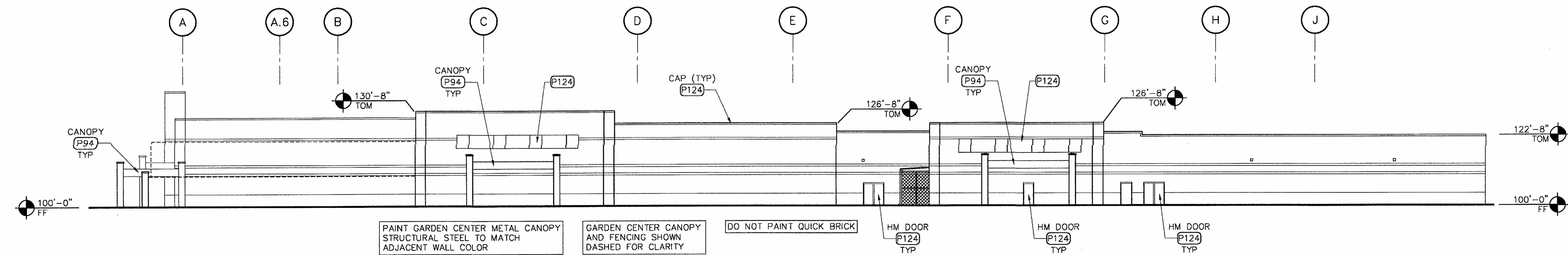
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

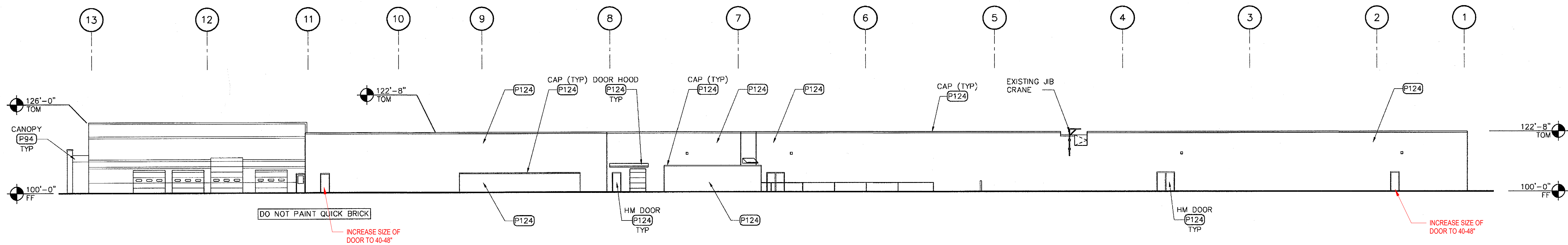


EXISTING WEST ELEVATION

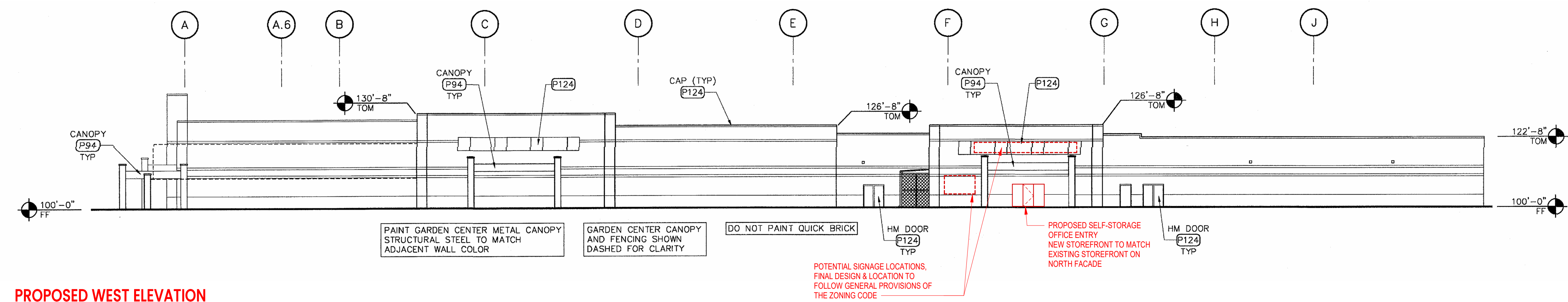
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APPENDIX 6: PROPOSED ELEVATIONS



SOUTH ELEVATION



PROPOSED WEST ELEVATION

1/2" = 1'-0"

EXISTING WALMART - PROPOSED ELEVATIONS

MIDTOWN CENTER - FORMER WALMART SELF-STORAGE PROPOSAL

4.13.2028 (REVISED 7.1.2028)

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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



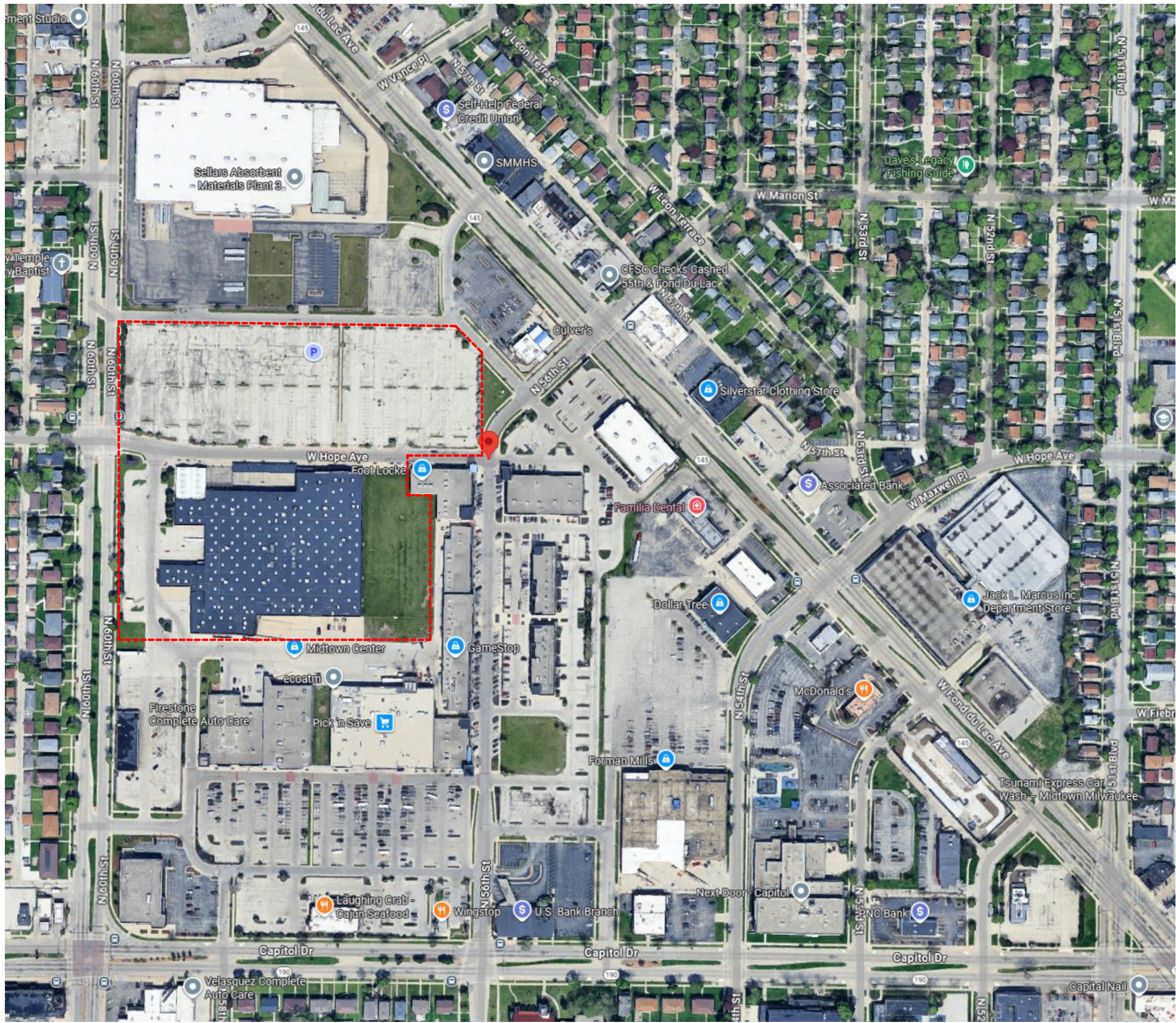
EXISTING MIDTOWN CENTER SIGNAGE AT W HOPE AVE / N 60TH STREET

NOTE: ALL IMAGES TAKEN JULY 2024

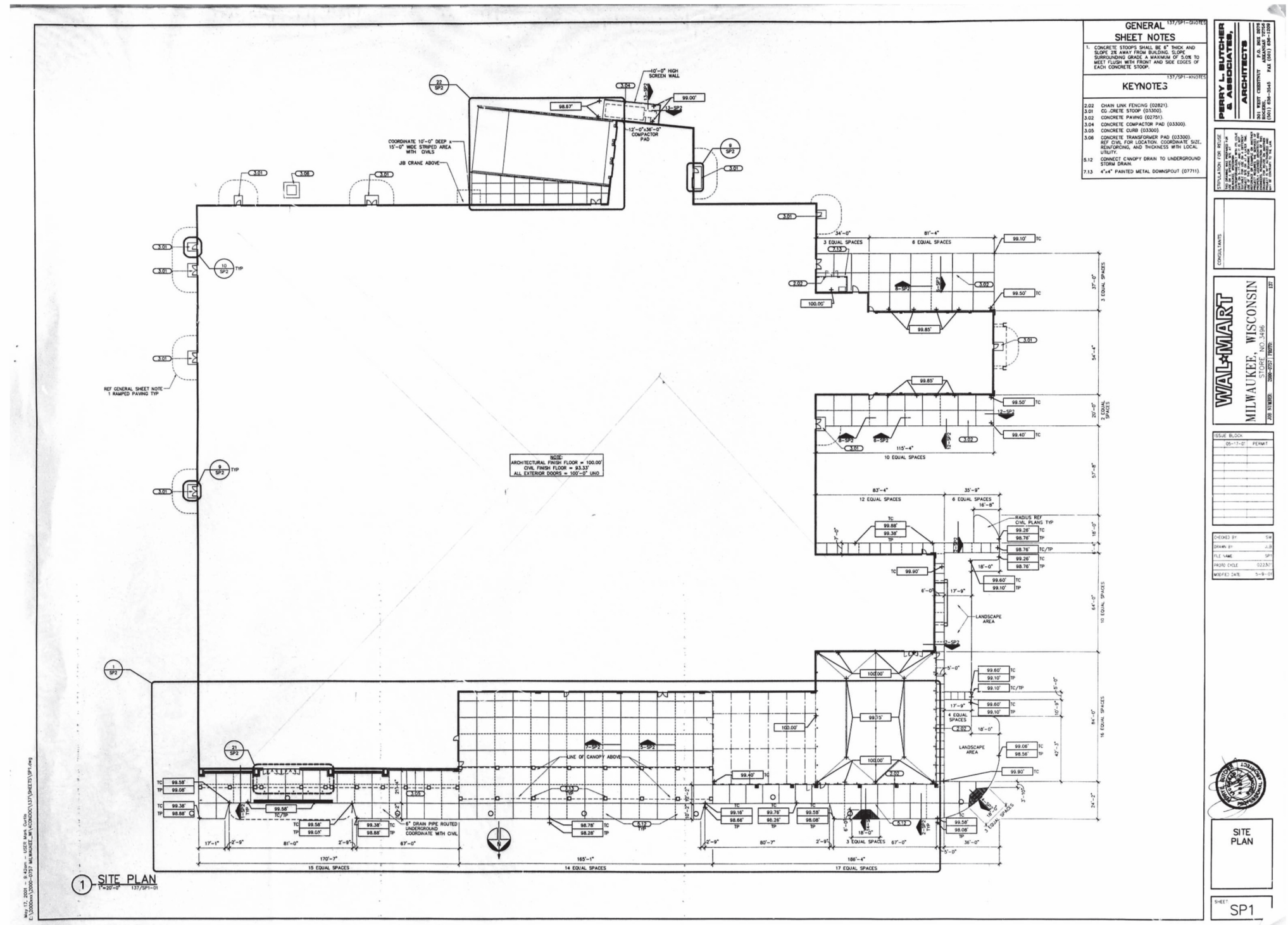
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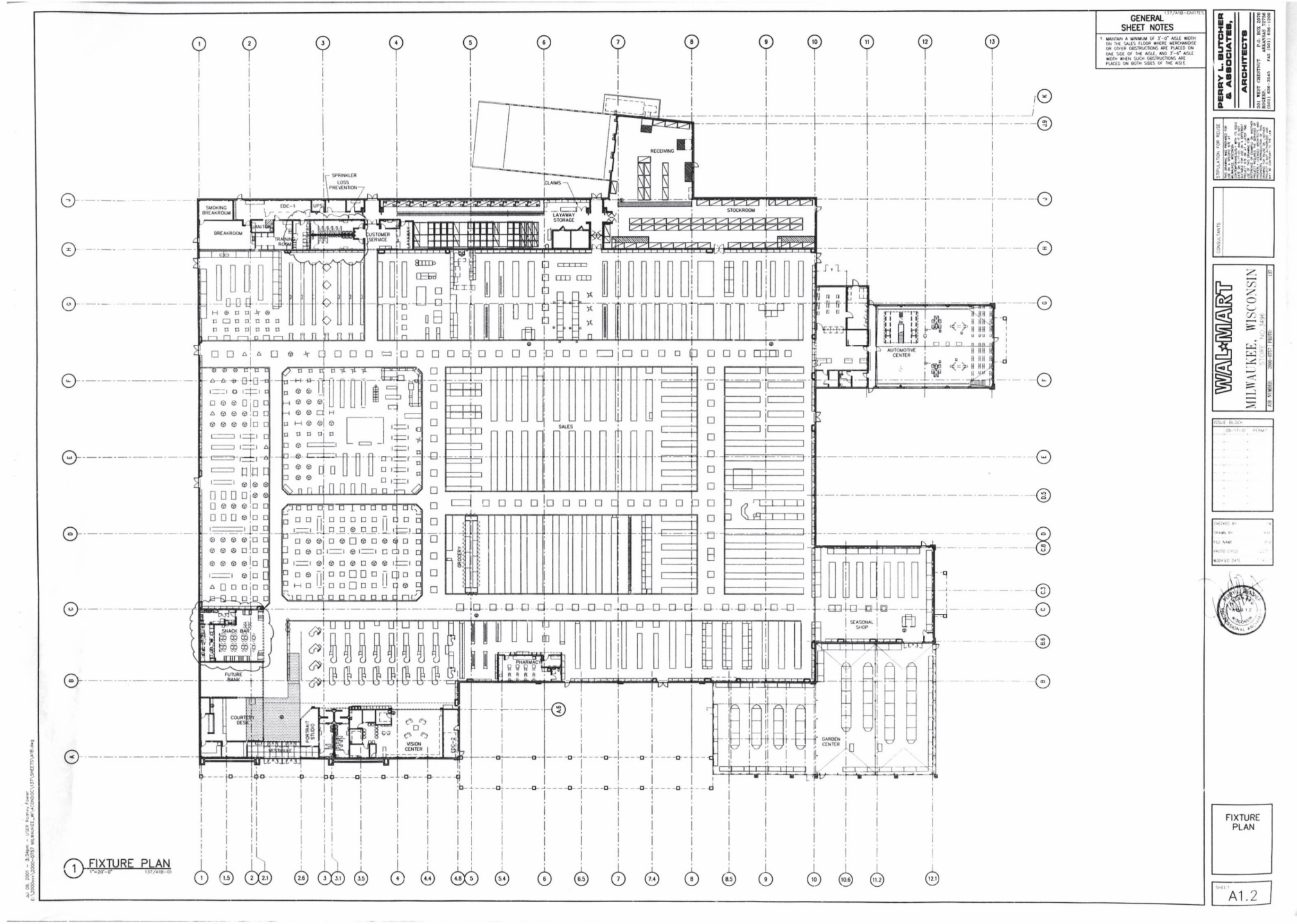
APPENDIX 8: FORMER WALMART SITE & FLOOR PLANS



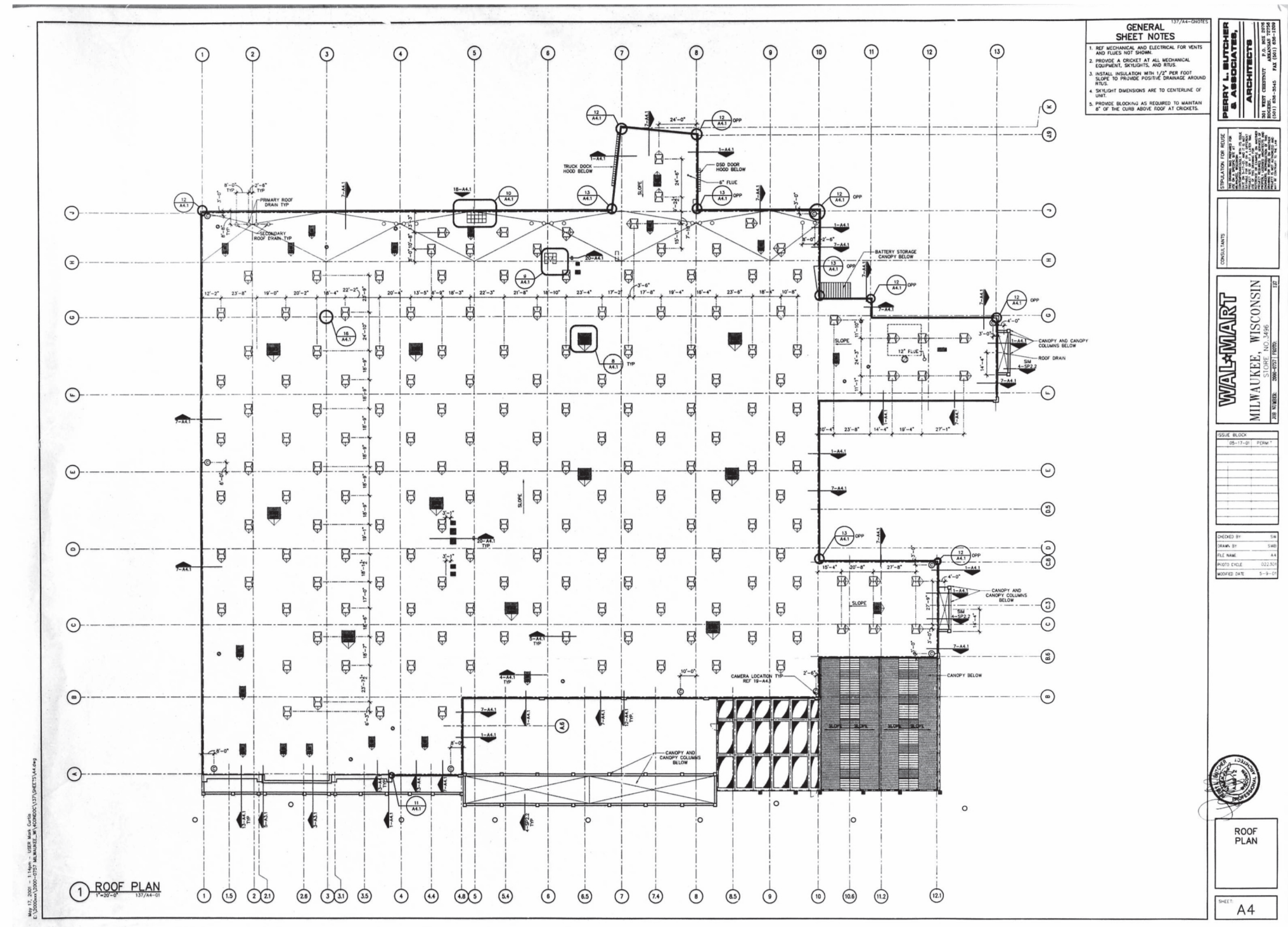
EXISTING AERIAL IMAGE OF SITE (OUTLINED IN RED)



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







