

# SMITH'S CROSSING





15 3:57 PM



15 3:58 PM



15 4:01 PM



15 4:02 PM



# PROVIDENCE





15 4:23 PM



15 4:20 PM



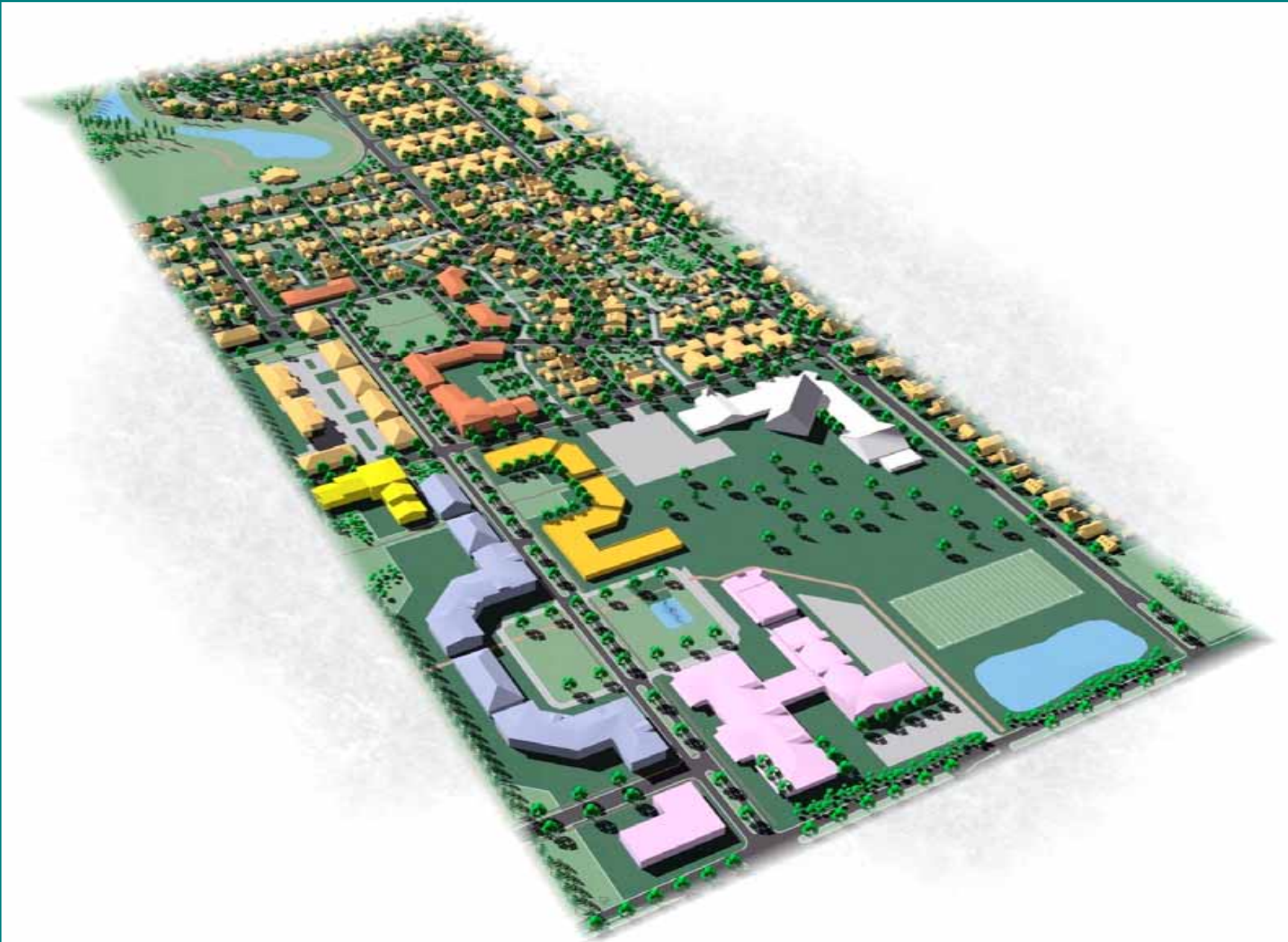
15 4:21 PM



15 4:17 PM



# LIBERTY SQUARE







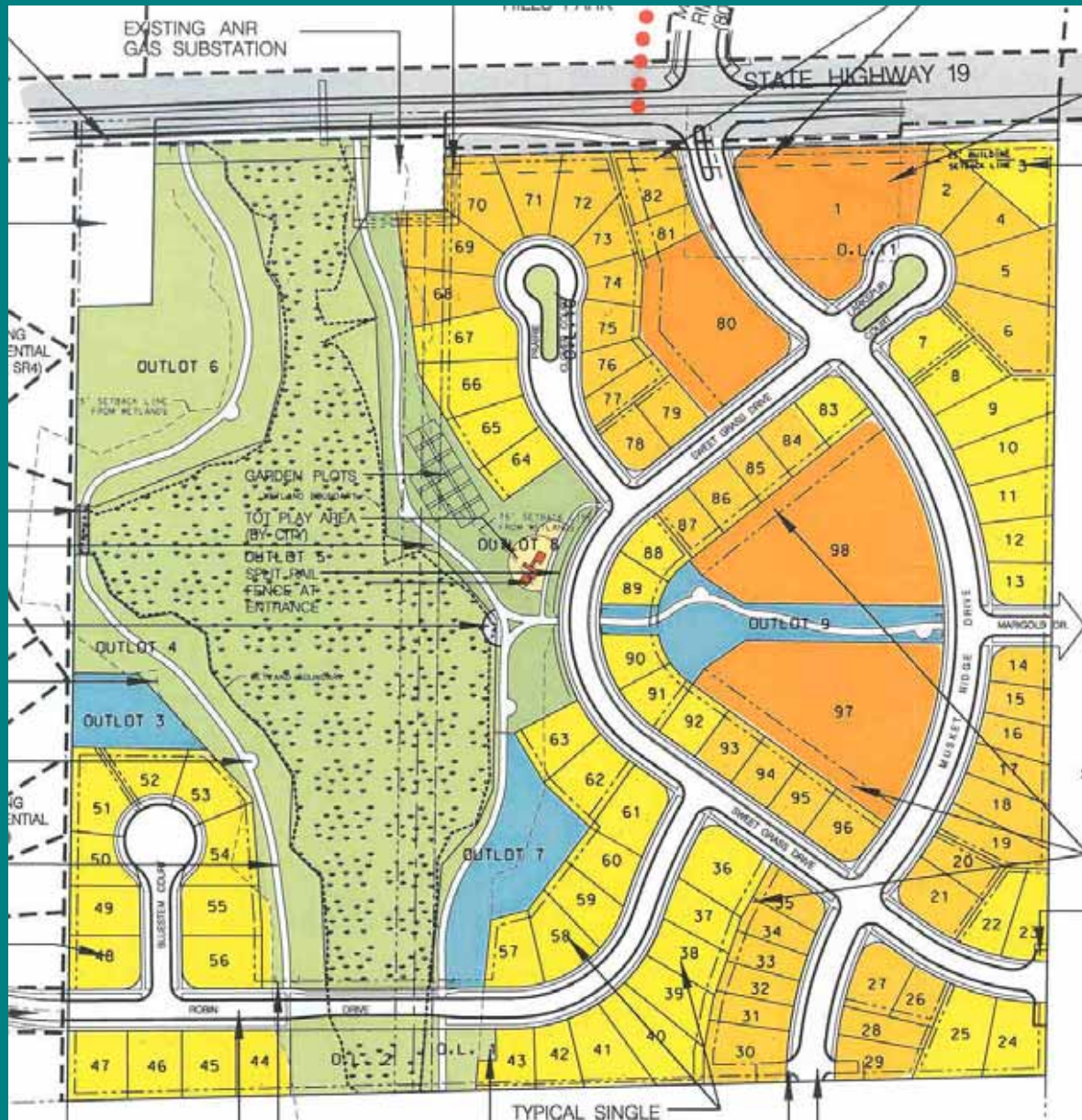
16 6:25 AM





16 6:28 AM

# UPLANDS





16 6:40 AM











5th  
EDGE DR

16 6:39 AM



16 6:39 AM



- |   |   |
|---|---|
|  Cannery Building/Mixed Use    |  Townhomes/Condos      |
|  Apartments                    |  Retail and Mixed Use  |
|  Senior Housing                |  Existing Neighborhood |
|  Wisconsin & Southern Railroad |  Parks and Greenspace  |



16 7:09 AM



16 7:09 AM



16 6:44AM



16 6:47 AM



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16 6:45 AM

## ISSUES/LESSONS LEARNED

- **Amenities – A lot promised, not always delivered.**
- **Easements – Think through thoroughly.**
- **Street Issues**
  - **2-step paving – snow plowing**
  - **Unintended traffic patterns**
  - **Parking**
- **Never ending issues – require lots of attention**
- **Backlash – Too much too soon?**
- **Continuous education as elected leaders change over time**
- **Positive impacts on conventional developments**





Winter's / Copps  
Conceptual Site Plan

