

Hamilton Property Design Concepts

Hamilton Community Visioning Process, Phase 5

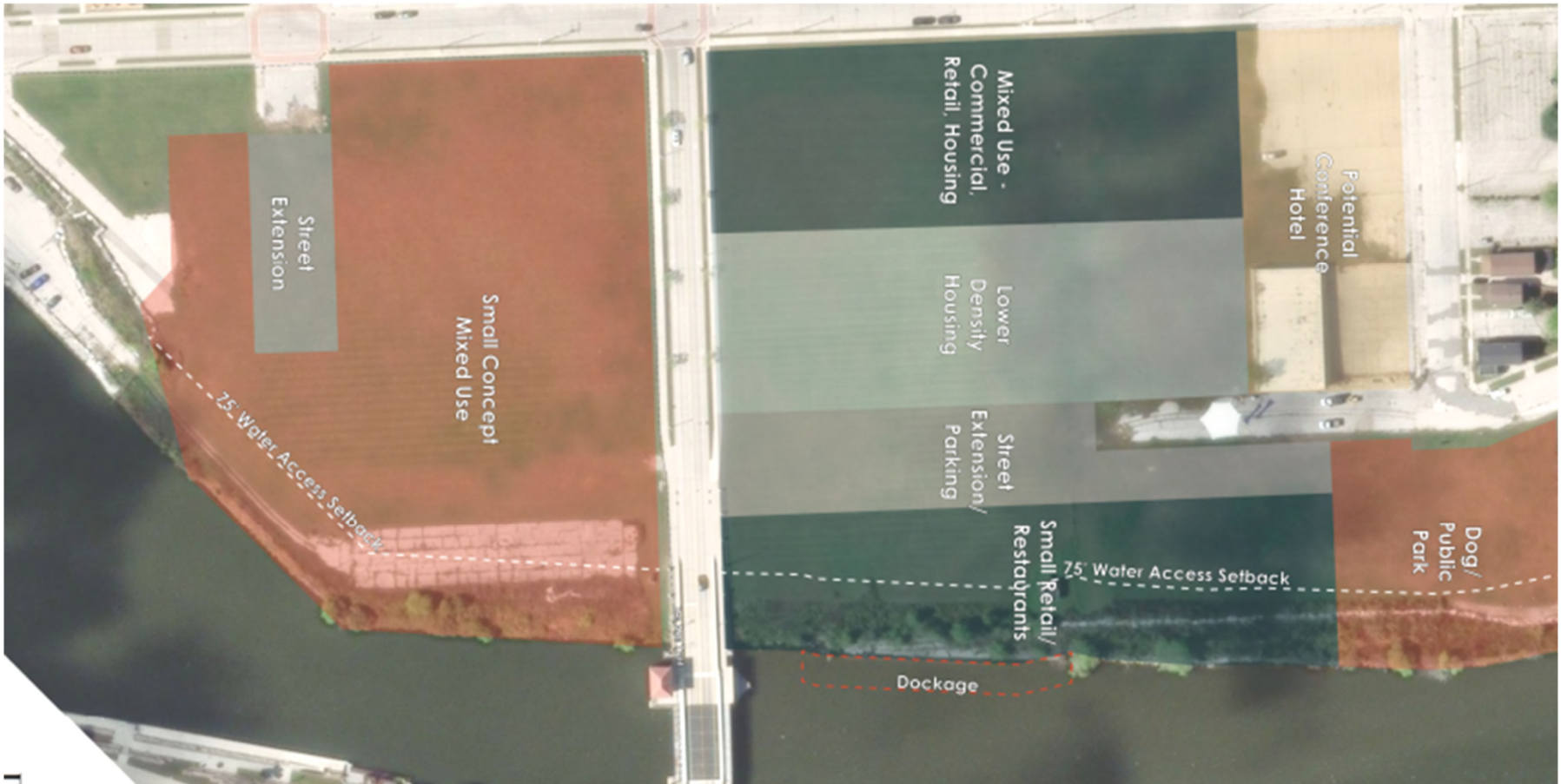
June 29 to August 5, 2026



**TWO
RIVERS**
WISCONSIN

Consensus Designs

Consensus Site Plan



TRHS Consensus Vision

SYNTHESIS CONCEPTUAL SITE PLAN: TWO RIVERS WATERFRONT DEVELOPMENT.

(Synthesis of All Concept Ideas from User Drawings – Images 43-57)

ZONE KEY (1-4):

- 1 NORTH MIXED-USE RETAIL & ENTERTAINMENT CLUSTER (18th-19th St)
- 2 CENTRAL COMMUNITY & EVENTS PARK (17th-18th St)
- 3 SOUTH RESIDENTIAL, FITNESS & ACTIVE RECREATION PARK (16th-17th St)
- 4 WATERFRONT MARINA, DINING & CONTINUOUS PROMENADE

LANDSCAPING KEY

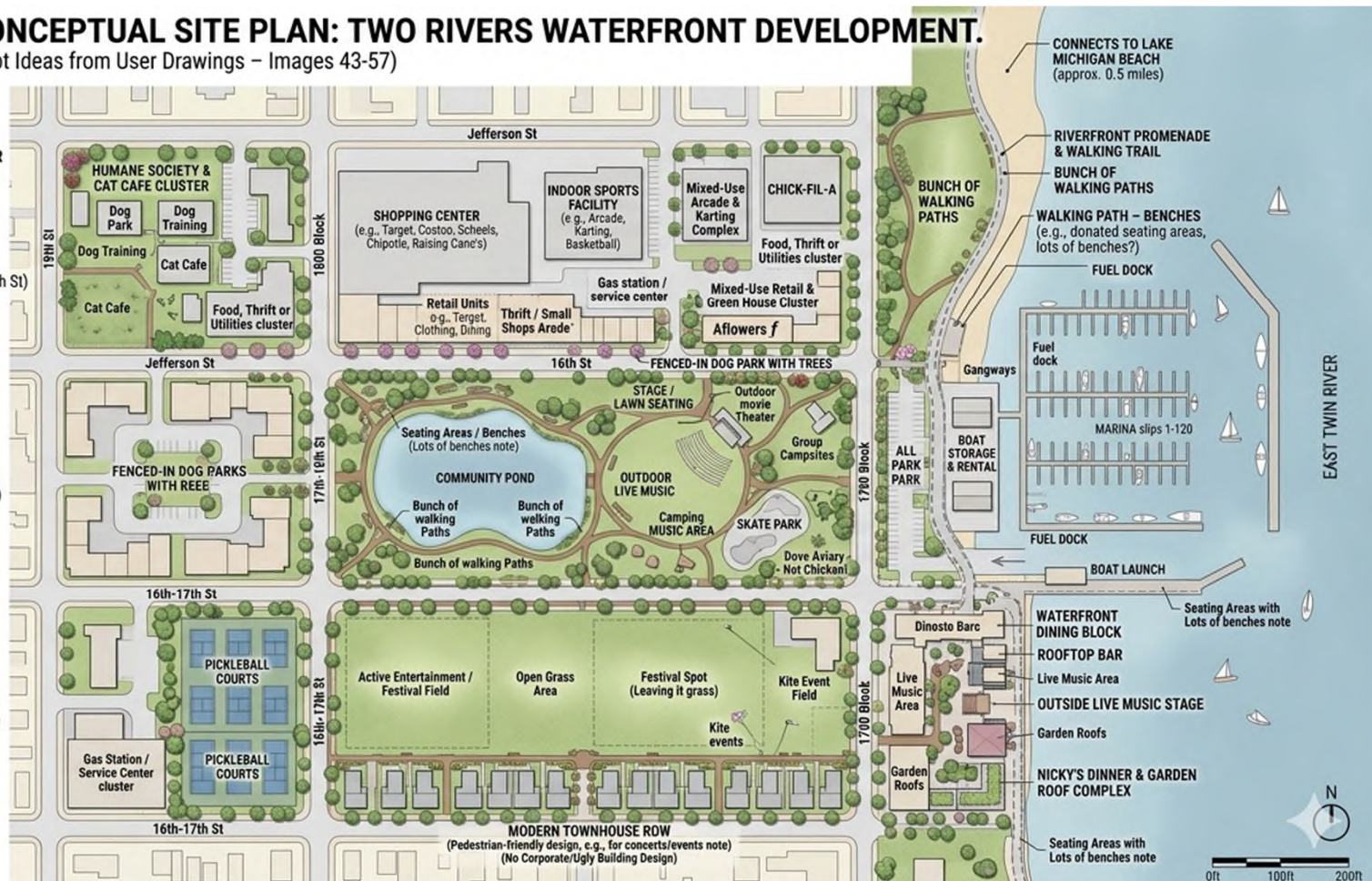
(Ref. Image 43)

-  **Flowering trees** (fruits do not stain paths)
-  **Fruiting & Berry Trees** (e.g., Dogwood) for wildlife & people (edible note: too)
-  **Edible plants** (wildlife & people friendly)

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Dimension IV Analysis of Community Consensus

Design Principles

- Waterfront access and utilization prioritized.
- Primary uses identified in community discussions.
- Land use patterns mirror density of adjacent neighborhoods.
- Low (30%), Medium (60%) and High (80%) Density concepts developed.
- Total density of high-density concept does not exceed built square footage of original Hamilton facilities.

BUSINESS



SMALL FORMAT



MID SIZED

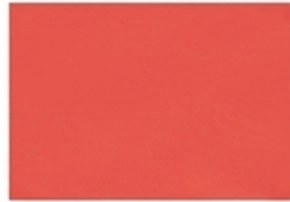


LARGE FORMAT

RESIDENTIAL



LOW DENSITY



MEDIUM DENSITY



HIGH DENSITY

OTHER



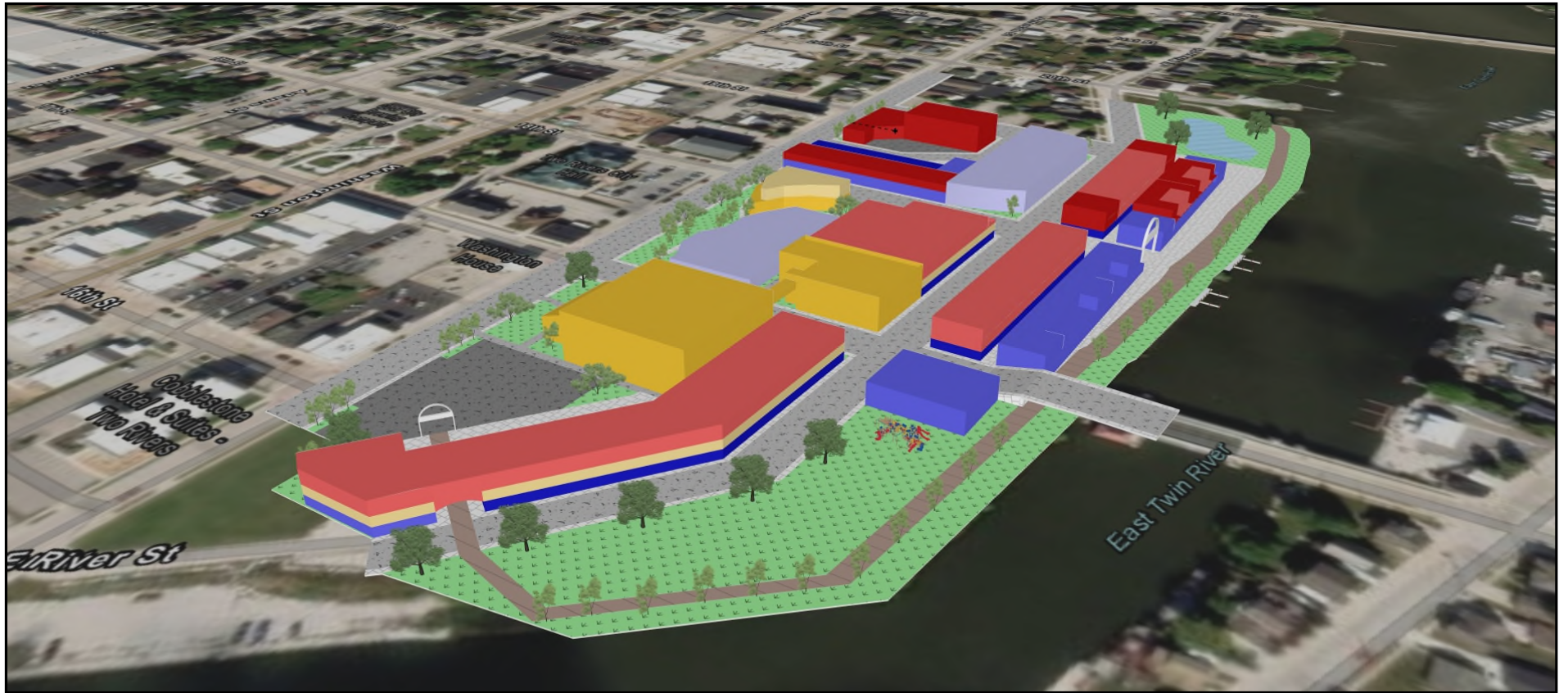
OTHER USES



Low Density Concept



Medium Density Concept



High Density Concept