

# Site 5: WE Energies

Satellite view



1,051,195 SF  
(24.13 acres)



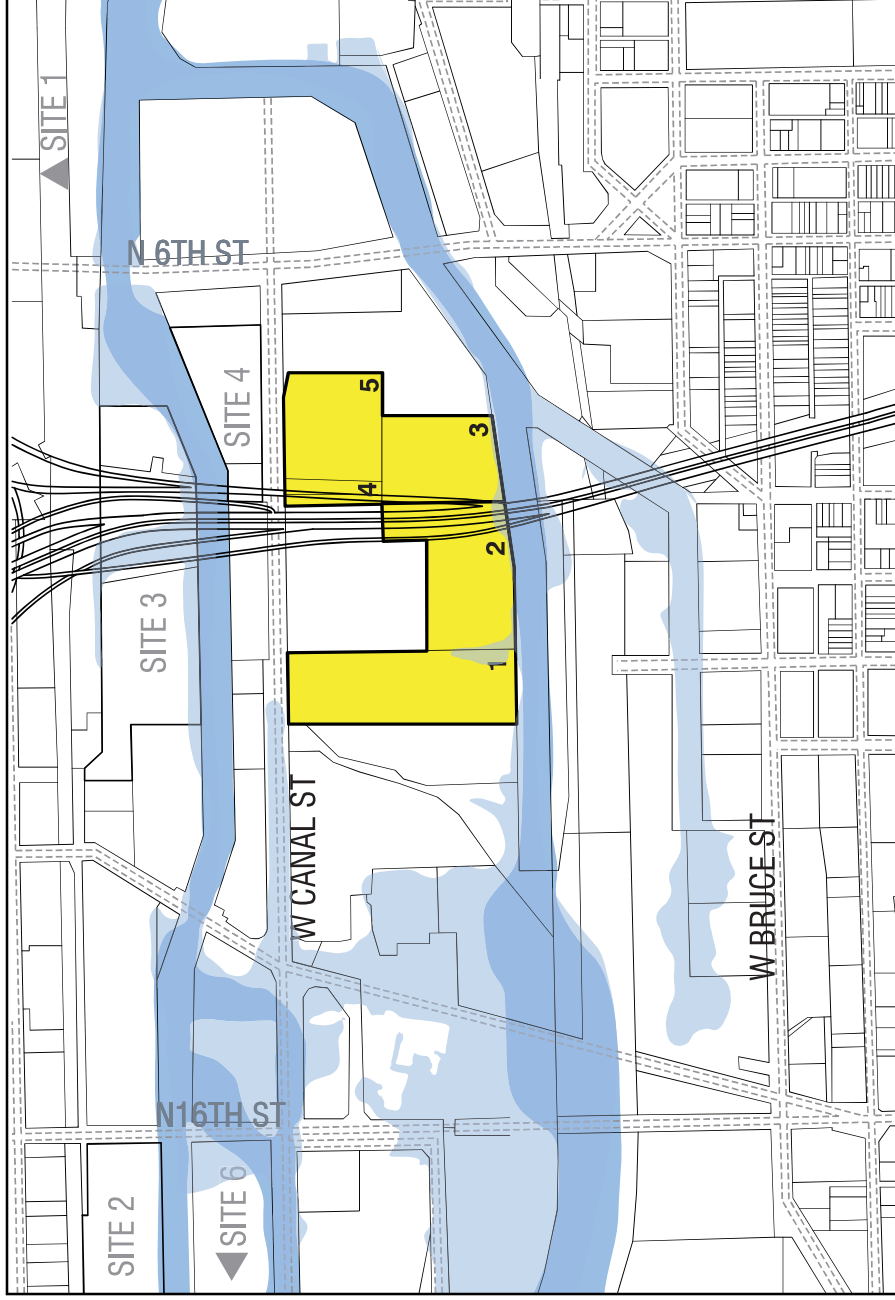
# Site 5: WE Energies

Birds eye view



# Site 5: WE Energies

Site details



| LOT | OWNER                 | ZONING | ADDRESS          | SQUARE FEET                              |
|-----|-----------------------|--------|------------------|--|
| 1   | WI Electric Power Co. | IH     | 1135 W CANAL ST. | 331,492                                  |
| 2   | WI Electric Power Co. | PD     | 841 W CANAL ST.  | 224,552                                  |
| 3   | WI Electric Power Co. | PD     | 1019 W CANAL ST. | 280,000                                  |
| 4   | State of Wisconsin    | IL2    | 833 W CANAL ST.  | 31,981                                   |
| 5   | WI Electric Power Co. | IL2    | 131 S 7TH ST.    | 183,170                                  |
|     |                       |        |                  | <b>1,051,195</b><br><b>(24.13 acres)</b> |



# Site 5: WE Energies

Site summary



View looking south from Canal St. at the eastern portion of the site

## SITE SUMMARY

This site is split by the interstate and wraps around the WE Energies facility. The East end of the site is currently vacant, while the West end is owned by WE Energies and is mostly occupied by parking. Like site 3, there is a portion of the site underneath the interstate creating large shadows on the property.

## DEVELOPMENT IDEAS: NEW CONSTRUCTION

Eastern Portion

- Steam use for facilities
- FaB with retail
- River overlook

Western Portion

- Manufacturing



View looking south across the western portion of the site



View looking southeast across the western portion of the site

# Site 5: Food Production + Brewery

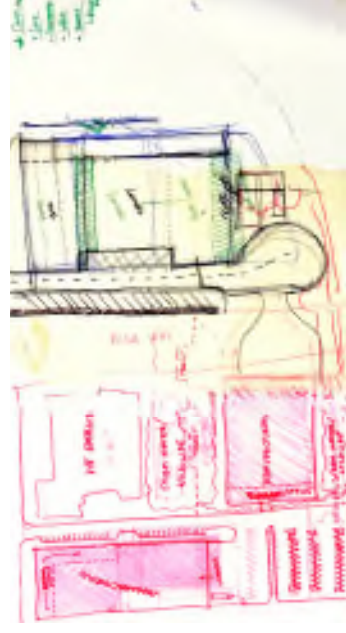
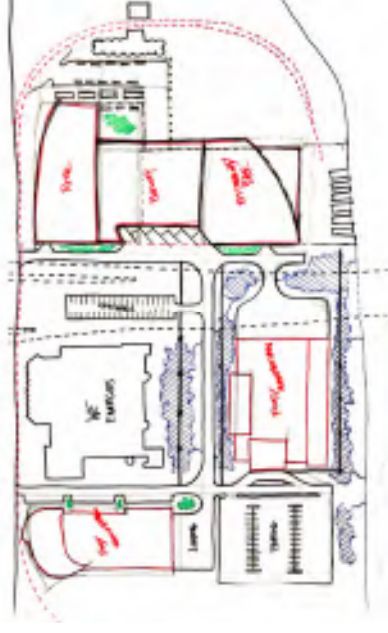
Site proposal: Korb and Associates

## PROPOSAL: FOOD PRODUCTION AND BREWERY

With this site being located adjacent to WE Energies, it has the availability of food-grade steam energy that can be used for several manufacturing uses. Capitalizing on this steam energy, a brewery and two food production/processing facilities are proposed. The brewery sits on the east half of the site with a food hall and events space facing Canal Street. This allows for great visibility and street presence along Canal, paired with a dynamic and transparent facade to see what is being produced inside. The brewery would take advantage of the steam energy to power the facility, something the community strongly supports. South of the brewery is a restaurant paired with a beer garden along the Menomonee Canal. This offers a secluded spot with great views to the south. On the west half of the site two food production/processing facilities are proposed, one along Canal Street and the other to the south of WE Energies. All of these buildings, from east to west, are connected by roads and pedestrian paths. Parking is located underneath the interstate and the pedestrian paths are paired with phytoremediation areas to green the pathways. Architecturally, both buildings that front Canal Street fit with the industrial character of the valley and are transparent to be able to see activity happening inside.

## COMMUNITY FEEDBACK SUMMARY

Strong support for food manufacturing was voiced during the feedback session as well as using the steam energy. This type of use could have boat slips and river access on the southern portion of the site. One thing to consider is a vehicular and pedestrian connection from east to west underneath the interstate.

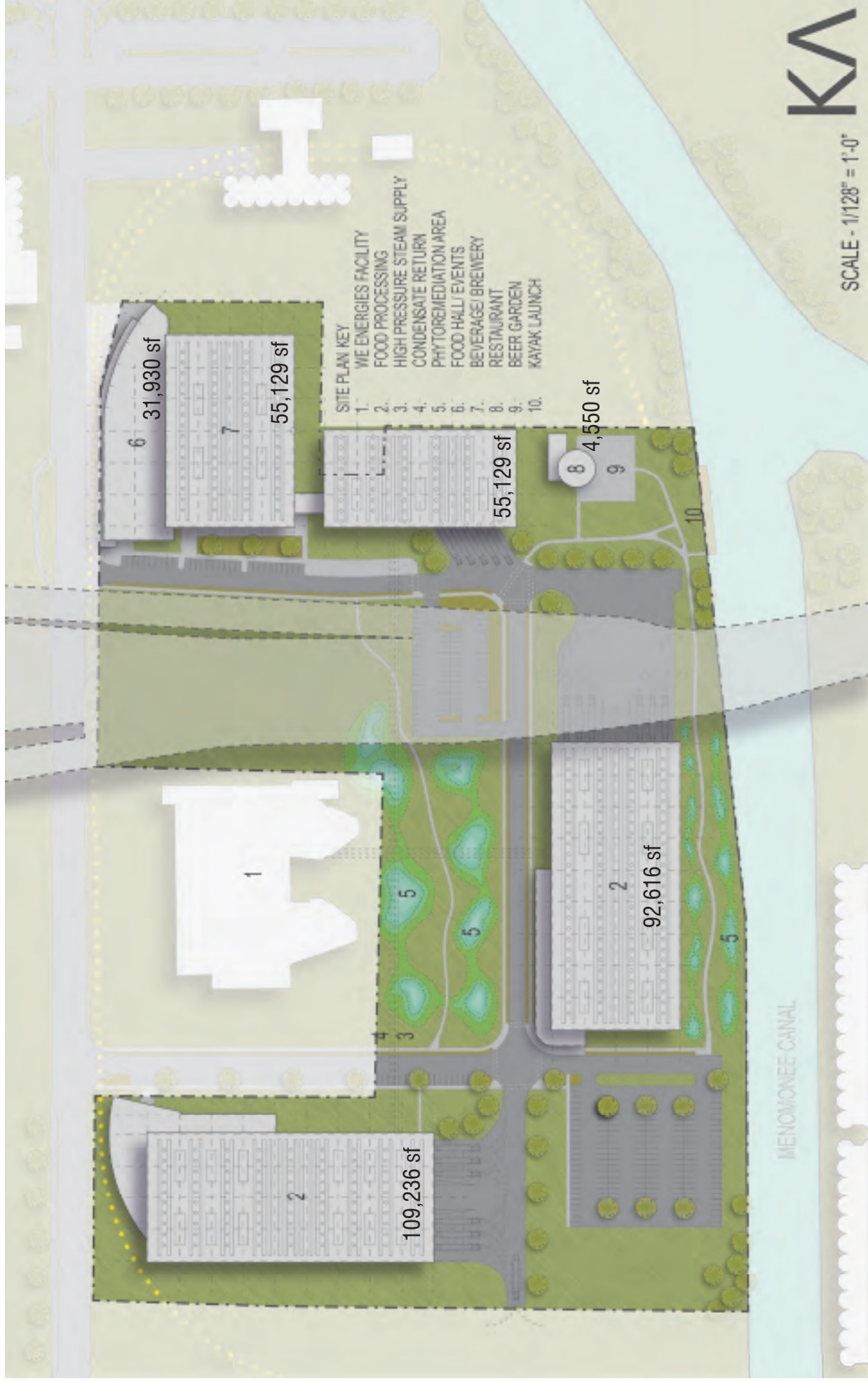


Site plan sketches



# Site 5: Food Production + Brewery

Site proposal: Korb and Associates



Site plan of proposed food manufacturing, brewery, and restaurant

# Site 5: Food Production + Brewery

Site proposal: Korb and Associates



Rendering of brewery along Canal Street



# Site 5: Food Production + Brewery

Site proposal: Korb and Associates



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KORB + ASSOCIATES, ARCHITECTS

Rendering of food production facility along Canal Street