

Site 6: 123 N 25TH ST

Satellite view



111,247 SF
(2.55 acres)

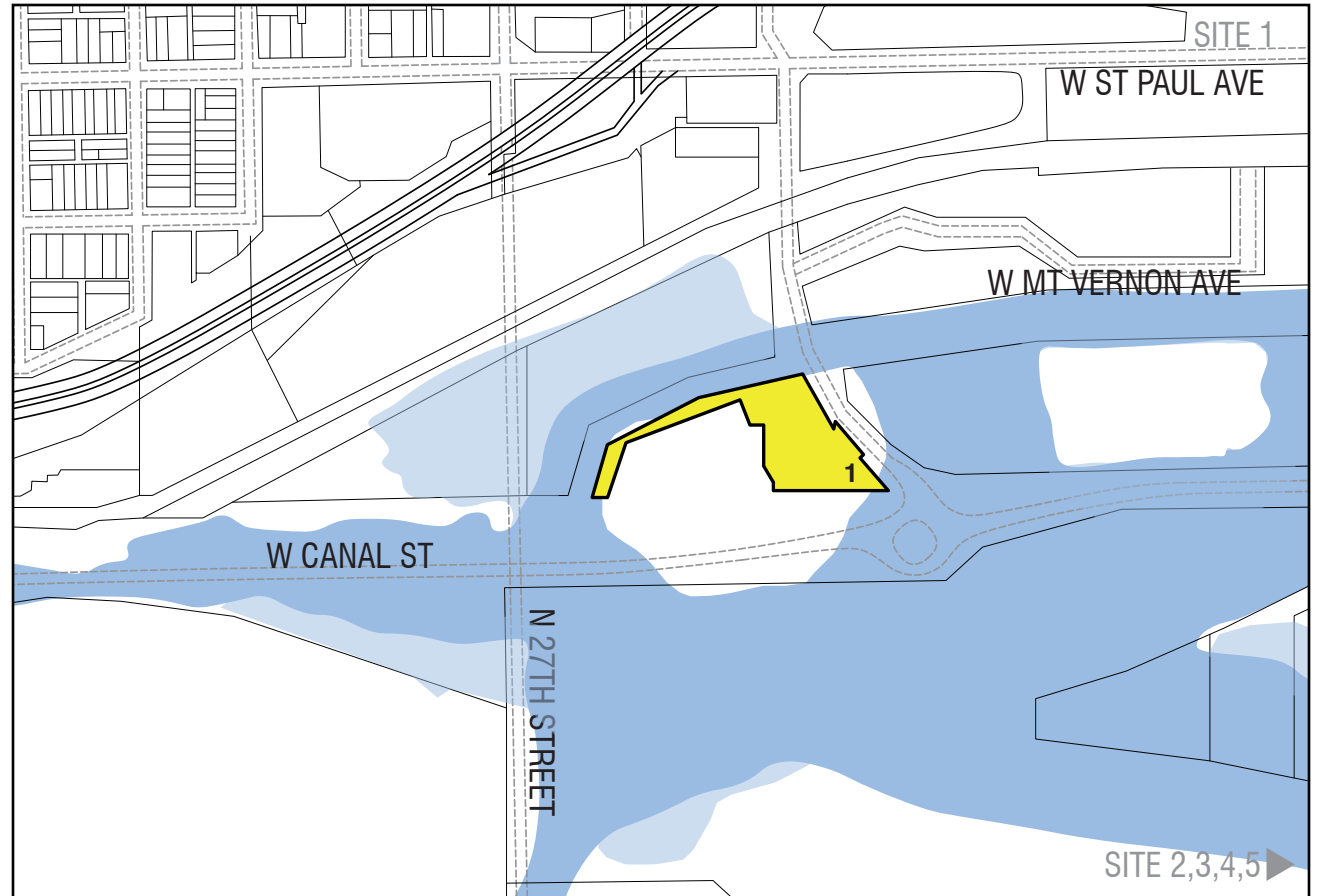
Site 6: 123 N 25TH ST

Birds eye view



Site 6: 123 N 25TH ST

Site details



LOT	OWNER	ZONING	ADDRESS	SQUARE FEET
1	GIUFFRE I LLC	IH	199 N 25TH ST.	111,247
				111,247 (2.55 acres)

Site 6: 123 N 25TH ST

Site summary



View of retention pond with building behind



View of building from Canal St.



View looking north of natural screening by the river

SITE SUMMARY

MMSD occupies this property with a bio retention facility. At the intersection of 25th Street and Canal Street, the site has great visibility and a plentiful amount of river facing property. Also located on this site, but not within the boundary, are two retention ponds.

DEVELOPMENT IDEAS: ADAPTIVE REUSE OR NEW CONSTRUCTION + RIVERWALK

- Adaptive reuse or new construction
- Riverwalk and outlook
- FaB with retail
- Bar/restaurant
- Office



View looking at building and right-of-way

Site 6: Food Manufacturing

Site proposal: Uihlein Wilson Ramlow Stein

PROPOSAL: FOOD MANUFACTURING, ACTIVITY NODE, LANDMARK ENTRANCE TO THE VALLEY

This project is proposed to be developed as the eastern landmark entrance to the Menomonee Valley and a major activity node for the Hank Aaron State Trail and Menomonee River. These connections may provide additional customer traffic and enhance the desirability of the existing building for commercial use.

The location on Canal Street, just west of the 25th Street roundabout, provides easy access from the highway, downtown, and access to the Menomonee River at points much further west than currently possible. MMSD stormwater ponds, vegetation, and trees create a natural environment.

Key features of the proposed site development include educational trails around the various MMSD utilities and a new connector for the Hank Aaron Trail along the river in the form of an elevated boardwalk as it reconnects with West Canal Street. An existing gravel path to the west will provide a small boat launch for kayaks and canoes, while an elevated dock to the north of the building will afford larger boats a place to dock. Although the southeast corner of the site cannot be used for large buildings an event pad is proposed to serve as the launch or finish for walk/ runs, river events or other activities tied to the Hank Aaron Trail, the Valley, or the Menomonee River.

The existing building has a simple steel structure that can survive complete removal of all interior and exterior walls. The column bays are uniform, which

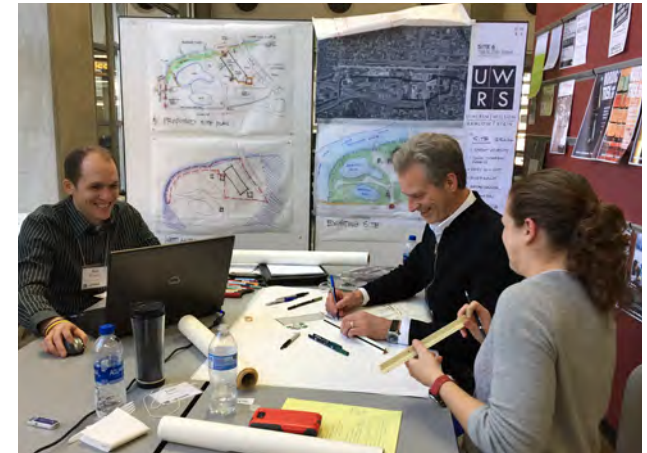
can accommodate a single tenant or multiple smaller tenants. Some combination of food based light manufacturing and a visitor's center, retail outlet, or themed restaurant is envisioned. The existing floorplan includes 18,600 square feet on one level, with an existing 4,700 square foot mezzanine, and a proposed 5,300 square foot addition. The addition provides the opportunity for a vertical landmark and entrance point in to the Valley.

COMMUNITY FEEDBACK SUMMARY

Given the prominent location and visibility of this site, it could have iconic signage as a gateway into the Valley. The signage could be visible from the interstate and glow like a beacon at night. Due to the existing right-of-way that must be maintained, an appealing pedestrian path could be developed and compliment the building.

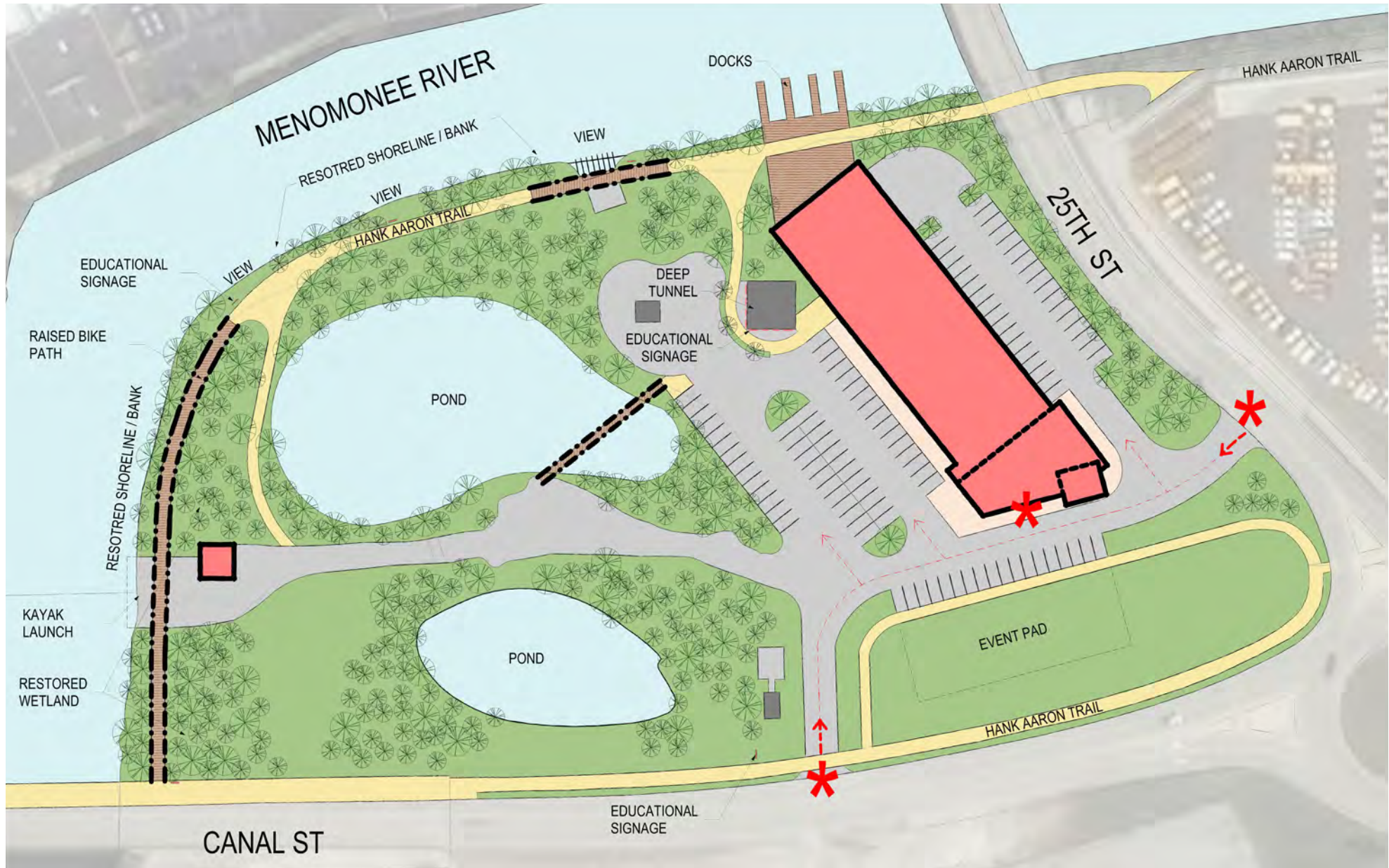


Site plan concept sketch



Site 6: Food Manufacturing

Site proposal: Uihlein Wilson Ramlow Stein



Site plan

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Aerial rendering of adaptive reuse facility

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Rendering of signature feature of new facility

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Site proposal: Uihlein Wilson Ramlow Stein



Rendering of kayak launch and active pedestrian trail adjacent to the facility

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Tenant layout options

continuing the progress

