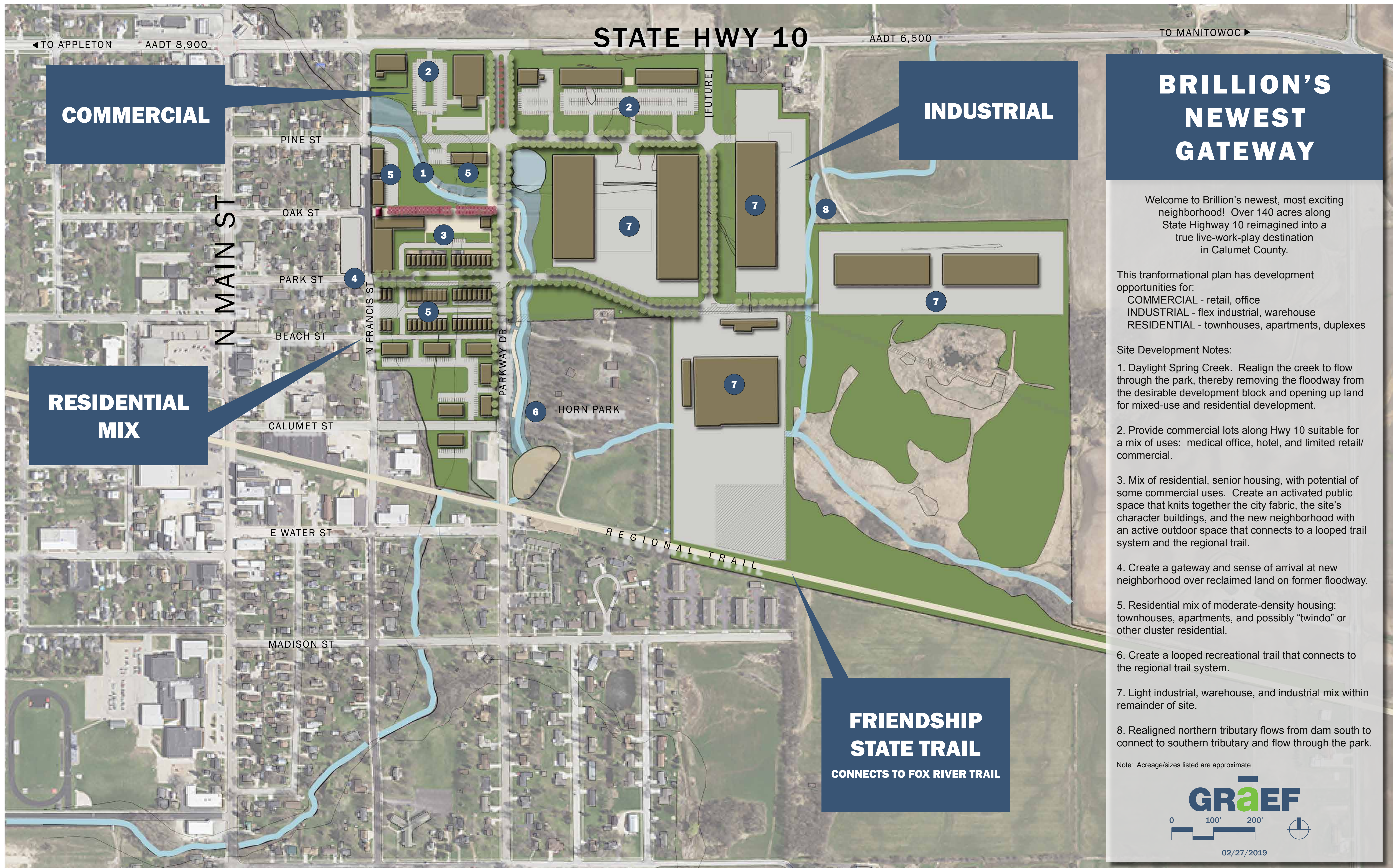


BRILLION WORKS LLC

EST. **B** 1893



COMMERCIAL

INDUSTRIAL

RESIDENTIAL MIX

FRIENDSHIP STATE TRAIL
CONNECTS TO FOX RIVER TRAIL

BRILLION'S NEWEST GATEWAY

Welcome to Brillion's newest, most exciting neighborhood! Over 140 acres along State Highway 10 reimagined into a true live-work-play destination in Calumet County.

This transformational plan has development opportunities for:
COMMERCIAL - retail, office
INDUSTRIAL - flex industrial, warehouse
RESIDENTIAL - townhouses, apartments, duplexes

- Site Development Notes:
1. Daylight Spring Creek. Realign the creek to flow through the park, thereby removing the floodway from the desirable development block and opening up land for mixed-use and residential development.
 2. Provide commercial lots along Hwy 10 suitable for a mix of uses: medical office, hotel, and limited retail/commercial.
 3. Mix of residential, senior housing, with potential of some commercial uses. Create an activated public space that knits together the city fabric, the site's character buildings, and the new neighborhood with an active outdoor space that connects to a looped trail system and the regional trail.
 4. Create a gateway and sense of arrival at new neighborhood over reclaimed land on former floodway.
 5. Residential mix of moderate-density housing: townhouses, apartments, and possibly "twindo" or other cluster residential.
 6. Create a looped recreational trail that connects to the regional trail system.
 7. Light industrial, warehouse, and industrial mix within remainder of site.
 8. Realigned northern tributary flows from dam south to connect to southern tributary and flow through the park.