

Exhibit A
File No. 241873
Minor Modification to the Detailed Planned Development known as
Wisconsin Electric Valley Power Plant
1019, 1056 & 1108 W. Canal St.
April 1, 2025

Previous File History and Project Summary

A Detailed Planned Development (DPD) was established for the Valley Power Plant in 1999 as "Wisconsin Electric Valley Power Plant". This DPD allowed for the Wisconsin Electric Power Company to continue the current power plant operation and modernize in the future, and develop new uses consistent with the new (at the time) Menomonee Valley Plan. The DPD zoning was amended in 2003 as File No. 030908 to allow We Energies to make alterations to the current power plant required by the reconstruction of the Marquette Interchange. Additionally, the DPD zoning was amended for a second time in 2022 as File No. 211866 to remove 841 W. Canal Street from the DPD boundary and rezone it to Industrial Light (IL2).

This subject Minor Modification to the DPD zoning relates to 1019 W. Canal Street, and will allow a new water storage tank and new safety shower enclosure to be placed on the subject site. All other aspects of the DPD zoning that are not modified as part of this file, including but not limited to allowable uses, remain unchanged.

Minor Modification Summary

- (a) Construct (1) new, 626,100 Gallon, open-top, above-ground, 85'-3" Diameter x 16' Tall water storage tank. The driver behind adding this tank is due to the need for additional water/wastewater storage capacity due to recent significant rainfall events, and Valley Power Plant's recent agreement with the Milwaukee Metropolitan Sewerage District (MMSD) that requires Valley Power Plant to curb discharge of its wastewater to the MMSD and store it, at MMSD's discretion.

The new Tank will be situated near existing above-ground, open-top water storage tanks. The storage tank will be located behind the building that fronts onto Canal Street, internal to the site. The new tank will be placed on an already paved surface. Piping to the new Tank and from the New Tank will tie into the existing systems already in place. The interconnecting piping will require field supports/foundations, as required.

Additionally, in the future, as other existing wastewater tanks (150,000 Gallon storage capacity) reach the end of their useful life and are phased out, we anticipate removing them from the site.

- (b) Construct (1) new approx. 4.5' wide x 5.5' long x 9' tall enclosure around an existing outdoor safety shower. The safety shower serves the bulk chemical unloading station that is located on the west side of the main building. The space will be heated using the existing plant heating system. The new enclosure will incorporate a 4' wide x 5.7' long entrance ramp.

Minor Modification Owner's Written Narrative

Proposed Changes

Wastewater Tank Addition

- a. *Change the general character of the planned development.*
 1. The proposed modification does not change the general character of the planned development. The modification is necessary to provide additional water/waste water storage capacity due to significant rainfall events and Valley Power Plant's recent agreement with the Milwaukee Metropolitan Sewerage District (MMSD) that requires the plant to curtail discharge of waste water and store it. This is necessary to support the ongoing provision of generation of electricity and steam.
- b. *Cause a substantial relocation of principal or accessory structures.*
 1. No substantial change to the location of existing structures will be created by this modification. The storage tank will be located behind the building that fronts onto Canal Street, internal to the site, and will be approximately 15' in height and 85' in width. The new tank will be placed on an already paved surface.
- c. *Cause a substantial relocation or reduction of parking, loading or recreation areas.*
 1. No substantial change in parking will be created by this modification.
- d. *Cause a substantial relocation of traffic facilities.*
 1. No substantial change in traffic will be created by this modification.
- e. *Increase the land coverage of buildings and parking areas.*
 1. No increase in land will be created by this modification.
- f. *Increase the gross floor area of buildings or the number of dwelling units.*
 1. No increase in building floor area will be caused by this modification.
- g. *Reduce the amount of approved open space, landscaping or screening.*
 1. No reduction in landscaping and open spaces will be created by this modification.

Safety Shower Enclosure Addition

- a. *Change the general character of the planned development.*
 1. The proposed modification does not change the general character of the planned development. The modification is necessary for personnel safety reasons. The modification encloses an existing safety shower making it safe to be used at any time of the year.
- b. *Cause a substantial relocation of principal or accessory structures.*
 1. No substantial change to the location of existing structures will be created by this modification.
- c. *Cause a substantial relocation or reduction of parking, loading or recreation areas.*
 1. No substantial change in parking will be created by this modification.
- d. *Cause a substantial relocation of traffic facilities.*
 1. No substantial change in traffic will be created by this modification.
- e. *Increase the land coverage of buildings and parking areas.*
 1. No increase in land will be created by this modification.
- f. *Increase the gross floor area of buildings or the number of dwelling units.*
 1. No increase in building floor area will be caused by this modification since it encloses an existing safety shower that is already part of the existing plant footprint approximately 4.5' wide x 5.5' long x 9' tall.
- g. *Reduce the amount of approved open space, landscaping or screening.*
 1. No reduction in landscaping and open spaces will be created by this modification.

Minor Modification Owner's Written Narrative

List of Attachments

1. Vicinity map
2. Site plan and other supporting documentation

VICINITY MAP

We Energies - Valley Power Plant



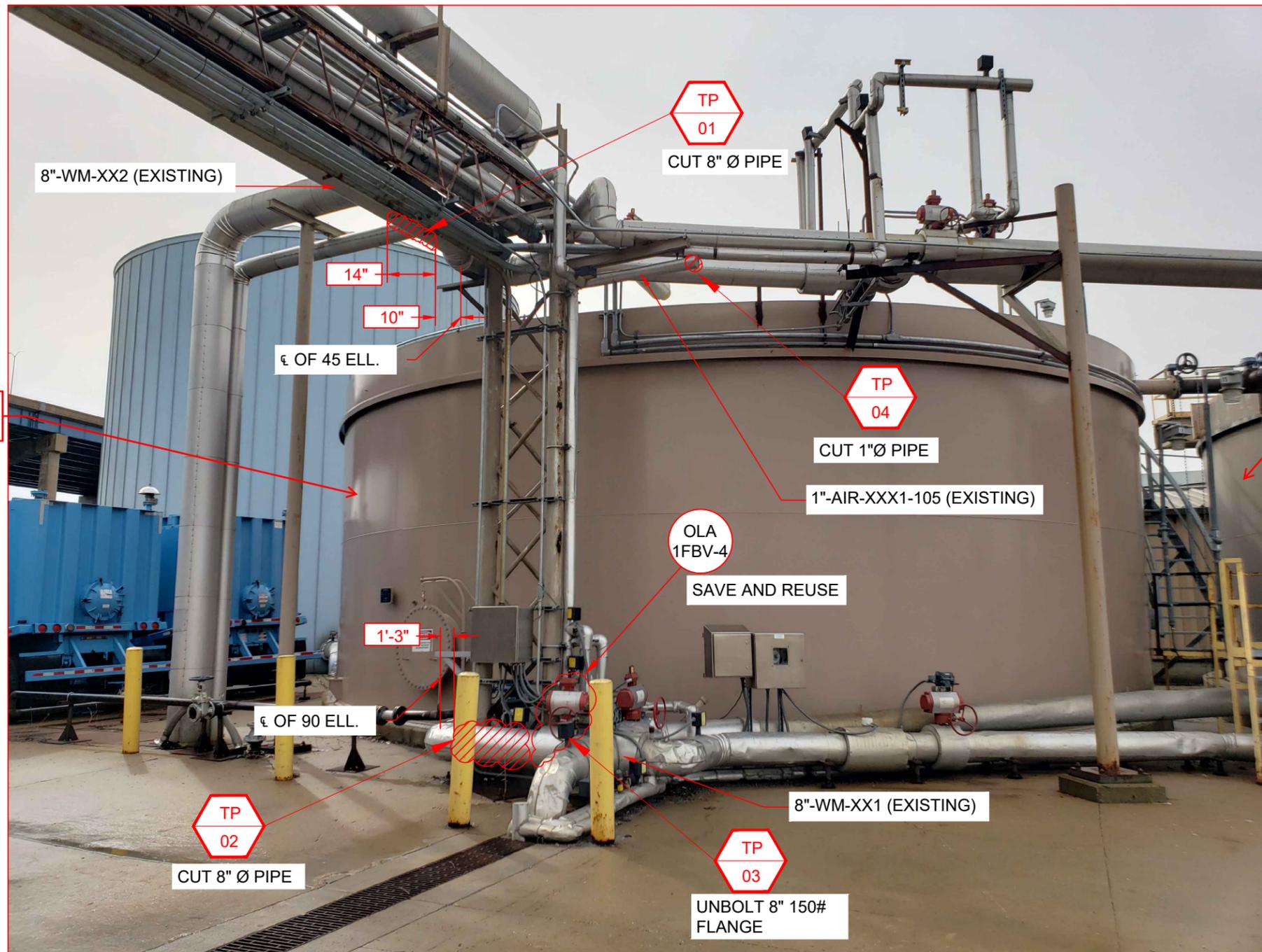
North ↑

Chemical Unloading Area Safety Shower Enclosure, approx. 4.5' W x 5.5' L x 9' Tall

Wastewater Storage Tank (Exist.) ("West Tank")

Wastewater Storage Tank (Exist.) ("East Tank")

New 85'-3" Dia. x 16' Tall Wastewater Storage Tank



WASTEWATER TANK (EXIST.)
("EAST TANK")

WASTEWATER TANK (EXIST.)
("WEST TANK")

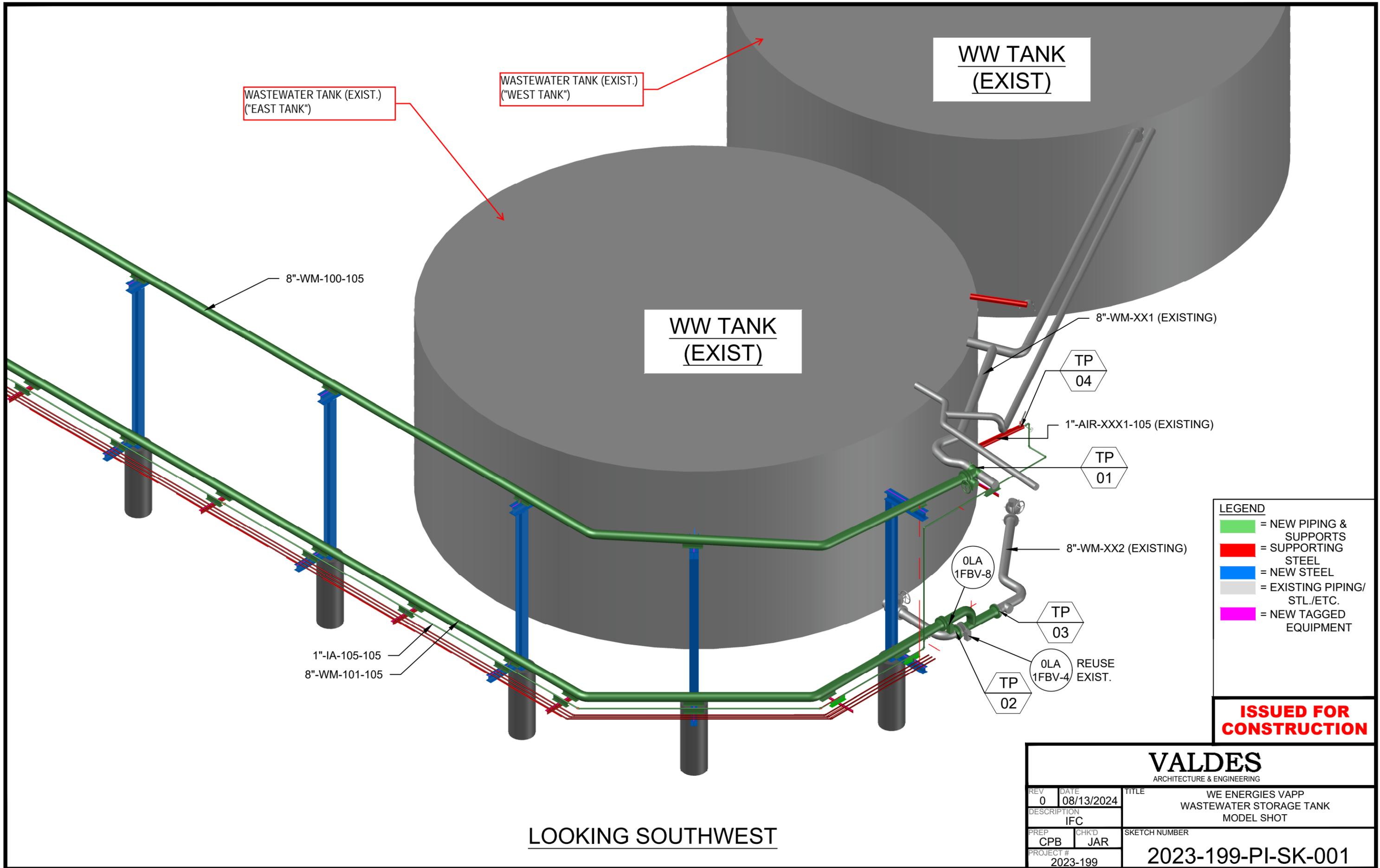
DEMO & TIE-IN PHOTO:
NEW WASTEWATER TANK PIPING WILL TIE INTO EXISTING WASTEWATER TANK PIPING SYSTEM AS DEPICTED IN PICTURE.
PRIMARY TIE POINTS ARE TP01 (INLET PIPING) AND TP03 (OUTLET PIPING).

PHOTO 01
(LOOKING SOUTH)

ISSUED FOR CONSTRUCTION

 = DEMOLISH PIPING

VALDES ARCHITECTURE & ENGINEERING		TITLE WE ENERGIES VAPP WASTEWATER STORAGE TANK DEMO & TIE-IN PHOTO	
		REV 0 DATE 08/13/2024 DESCRIPTION IFC	SKETCH NUMBER 2023-199-PI-DWG-001-D
PREP CPB PROJECT # 2023-199	CHK'D JAR		



WASTEWATER TANK (EXIST.)
("EAST TANK")

WASTEWATER TANK (EXIST.)
("WEST TANK")

WW TANK
(EXIST)

WW TANK
(EXIST)

8"-WM-100-105

8"-WM-XX1 (EXISTING)

TP
04

1"-AIR-XXX1-105 (EXISTING)

TP
01

8"-WM-XX2 (EXISTING)

TP
03

0LA 1FBV-4
REUSE
EXIST.

TP
02

1"-IA-105-105

8"-WM-101-105

0LA
1FBV-8

- LEGEND**
- █ = NEW PIPING & SUPPORTS
 - █ = SUPPORTING STEEL
 - █ = NEW STEEL
 - █ = EXISTING PIPING/STL./ETC.
 - █ = NEW TAGGED EQUIPMENT

ISSUED FOR CONSTRUCTION

LOOKING SOUTHWEST

VALDES ARCHITECTURE & ENGINEERING		TITLE WE ENERGIES VAPP WASTEWATER STORAGE TANK MODEL SHOT	
REV 0	DATE 08/13/2024	DESCRIPTION IFC	
PREP CPB	CHK'D JAR	SKETCH NUMBER	
PROJECT # 2023-199		2023-199-PI-SK-001	

NEW WASTEWATER STORAGE TANK

OLA
1FBV-7

WW TANK 3

8"-ED-103-105

8"-WM-100-105

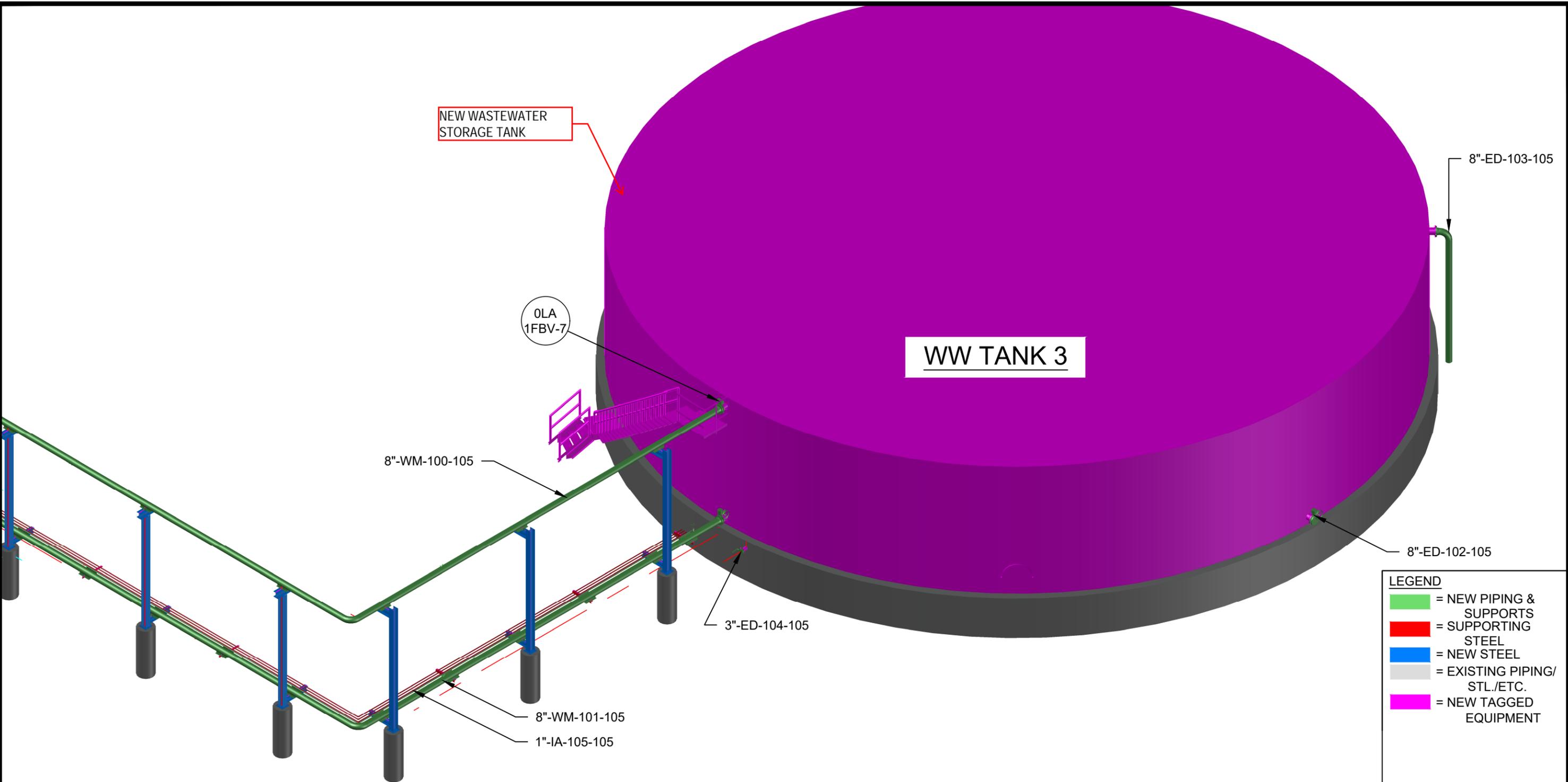
8"-ED-102-105

3"-ED-104-105

LEGEND

- █ = NEW PIPING & SUPPORTS
- █ = SUPPORTING STEEL
- █ = NEW STEEL
- █ = EXISTING PIPING/STL./ETC.
- █ = NEW TAGGED EQUIPMENT

ISSUED FOR CONSTRUCTION



LOOKING NORTHEAST

VALDES ARCHITECTURE & ENGINEERING		
REV 0	DATE 08/13/2024	TITLE WE ENERGIES VAPP WASTEWATER STORAGE TANK MODEL SHOT
DESCRIPTION IFC		SKETCH NUMBER
PREP CPB	CHK'D JAR	2023-199-PI-SK-002
PROJECT # 2023-199		

06-03-2024 - ISSUED FOR CONSTRUCTION

PROJECT INFORMATION:

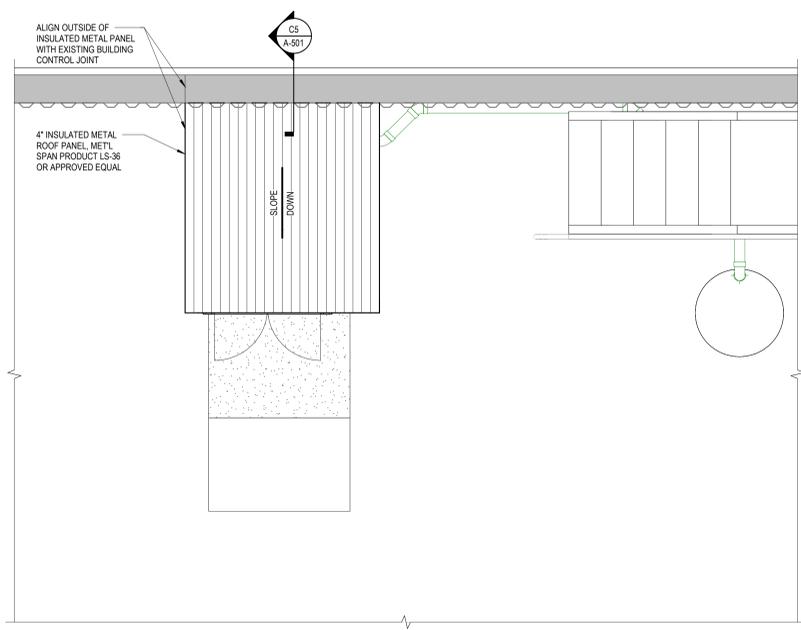
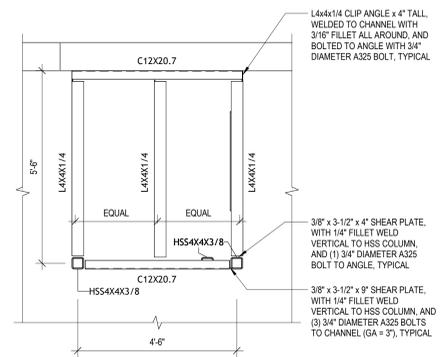
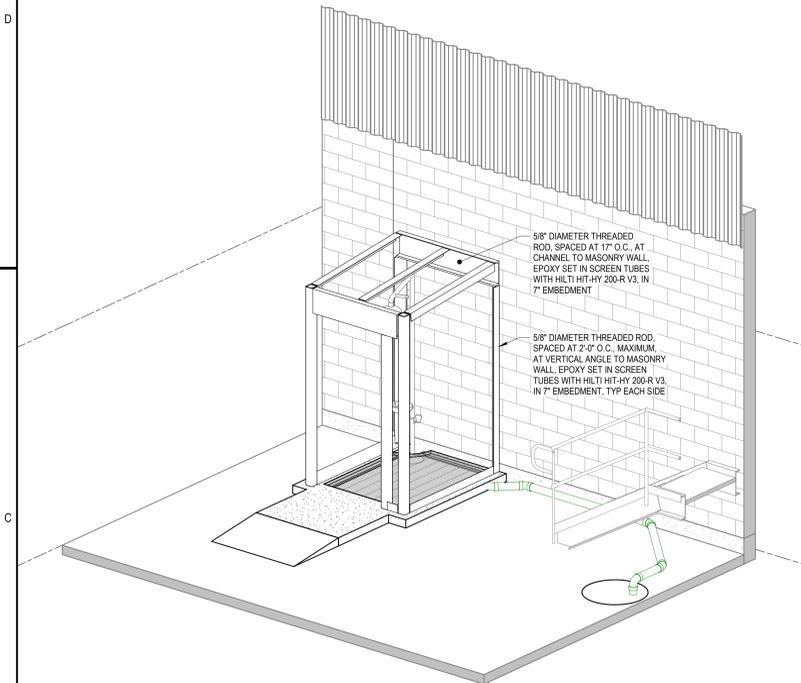
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DATE: 06-03-2024
DRAWN BY: RMG
CHECKED BY: CWH/JLG
APPROVED BY: CWH
SCALE: AS NOTED

SHEET TITLE:

PLAN VIEW

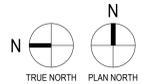
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A-101

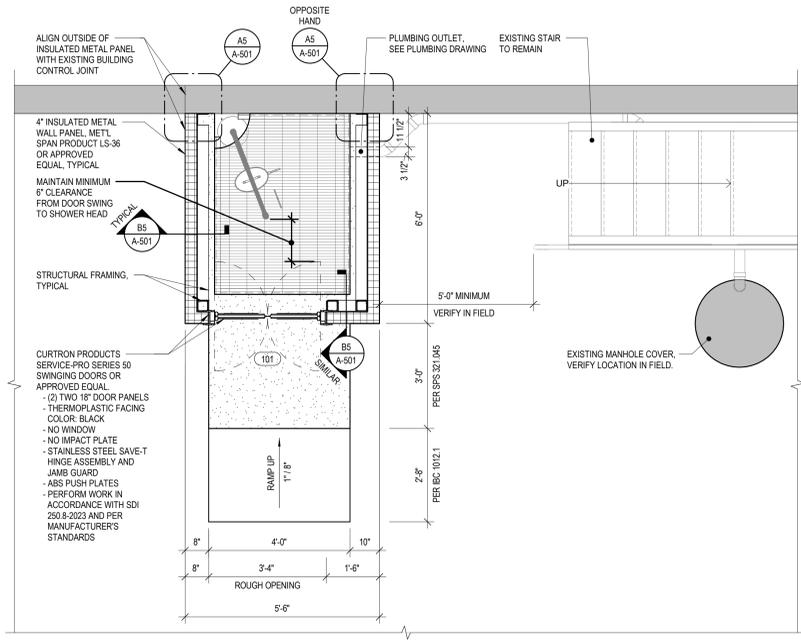
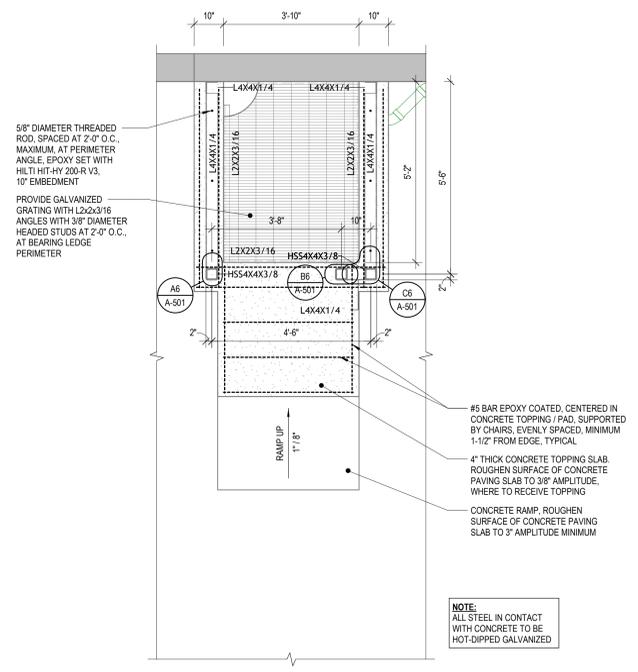
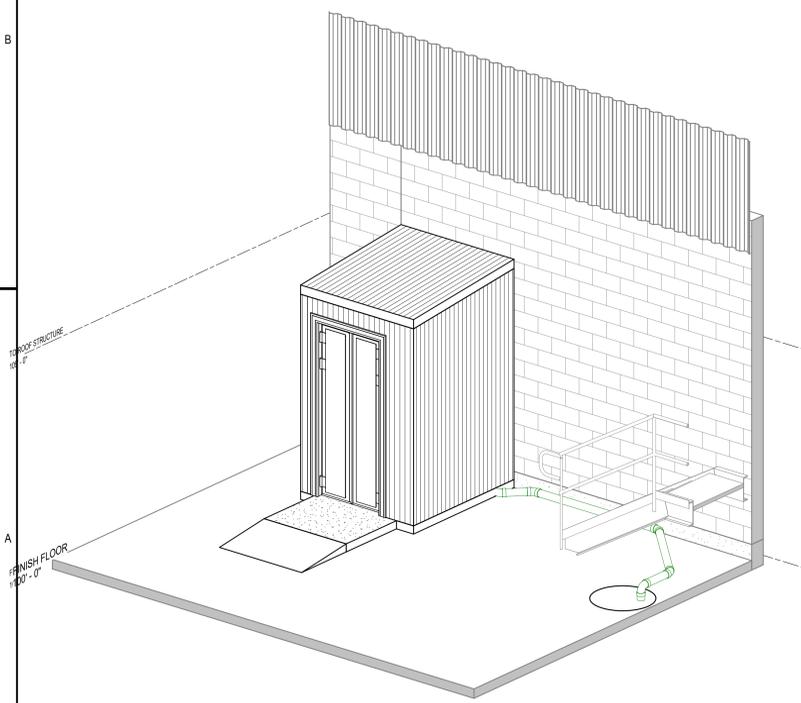
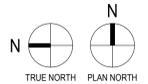


C1 3D - PERSPECTIVE VIEW - VIEW OF STRUCTURAL FRAMING

C3 EYE WASH STATION FRAMING PLAN
1/2" = 1'-0"

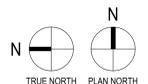


C5 EYE WASH STATION ROOF PLAN
1/2" = 1'-0"

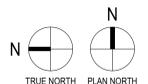


A1 3D - PERSPECTIVE VIEW

A3 EYE WASH STATION GRADE FRAMING PLAN
1/2" = 1'-0"



A5 EYE WASH STATION FLOOR PLAN
1/2" = 1'-0"



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