

Exhibit A
File No. 211866
Detailed Planned Development known as Valley Power Plant
1056 W. Canal Street (PIN 3980411111)
1019 W. Canal Street (PIN 4270403100)
841 W. Canal Street (PIN 4270541000)
04/25/2022

Previous File History

A Detailed Planned Development (“DPD”) was established for the properties located at the combined addresses: 1056 W. Canal Street, 1019 W. Canal Street, and 841 W. Canal Street in 1999 as File No. 981360. 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 that 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. Now, We Energies is requesting a 2nd Amendment to the DPD zoning to remove 841 W. Canal Street from the DPD boundary and rezone it to Industrial Light (“IL2”). This amended exhibit updates the site statistics and other elements to reflect the removal of this site.

Project Summary

The subject file is an amendment to an existing DPD known as the Valley Power Plant. The applicant is requesting to remove 841 W. Canal Street from the DPD boundary then rezone the parcel from PD to IL2 to be consistent with the proposed use, which includes a speculative industrial building. Currently, 841 W. Canal Street is owned by Wisconsin Electric Power Co and the DPD identifies this parcel as undeveloped, but occasionally used for coal storage. The DPD contemplated uses compatible with the City’s Comprehensive Plan (“Permitted Uses”) occurring on this site. Permitted Uses include:

1. Uses permitted in the Warehousing and light Manufacturing (C9H) zoning district, as amended.
2. Uses which are special uses in a Warehousing and Light Manufacturing (C9H) zoning district, as amended, except adult motion picture theaters and adult coin operated theaters.
3. Accessory uses which are customarily incidental and subordinate to the principal use.
4. The generation, transmission and distribution of electric power and steam provided any requisite authorization has been issued by the Wisconsin Public Service Commission or any successor thereto.
5. Fuel storage including but not limited to open storage of coal to be utilized in conjunction with the generation of electric power and steam.

District Standards (s. 295-907):

	Existing DPD District Standards	Amended DPD Standards
Uses:	PD	No change.
Design standards:	Per 295-907	No change.
Density (sq. ft. of lot area/dwelling unit):	N/A	N/A
Space between structures:	Per 295-907-3(d): Shall not be less than required by building code.	No change.

<p>Setbacks (approximately):</p>	<p>North: min 25' South: min 25' East: min 25' West: min 25'</p>	<p>North: None South: None East: None. East boundary of the DPD is now to eastern property edge of 1019 W. Canal Street, instead of the eastern property edge of 841 W. Canal Street. West: None</p>
<p>Screening:</p>	<p>Per 295-907-3(f): Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees, or combinations thereof appropriate to the surrounding neighborhood.</p>	<p>No change.</p>
<p>Open space:</p>	<p>Per 295-907-3(g): All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions.</p>	<p>No change.</p>
<p>Circulation, parking and loading:</p>	<p>Pedestrian access: Automobile access and parking: Separate vehicular access to each of the parcels will be available from West Canal Street and We Energies or any successor thereto shall have the right to access either parcel from the other parcel as it is determined reasonable and necessary or convenient. Bicycle parking: Loading:</p>	<p>No change.</p>
<p>Landscaping:</p>	<p>Proposed Landscaping: All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until</p>	<p>No change.</p>

	such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.	
Lighting:	Per 295-409: All lighting shall have cut-off fixtures so all lighting levels and glare are controlled and shall not be visible from adjoining properties or ROW.	No change.
Utilities:	Per 295-907-3(k): All utilities lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	No change.
Signs (type, square footage, quantity and placement):	<p>Per 295-907-3(L)</p> <p>Freestanding signs: One (1) project identification sign located at or near each entrance; shall not exceed 32 SF</p> <p>Building wall signs:</p> <p>Temporary signs: One (1) per site, max 48 SF</p> <p>Other signs: Signs listed in 295-407-4</p> <p>Illumination: Permitted signs may be illuminated; source of illumination shall not be visible or intermittent.</p>	No change.

Site Statistics:

	Existing DPD Site Statistics per File No 030908 Ex A	Amended DPD Site Statistics (removal of 841 W. Canal)
Gross land area:	1,042,412.30 SF / 23.9304 AC	816,640.32 SF / 18.7474 AC
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 84,011.52 SF % of site: 8%	Sq. ft.: No change. % of site: 10%
Maximum amount of land devoted to parking,	Sq. ft.: 217,305.6 SF % of site: 21.0%	Sq. ft.: No change. % of site: 26.6%

drives and parking structures (approx.):		
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 8,380.7 SF % of site: 0.8%	No change.
Max proposed dwelling unit density (lot area per dwelling unit):	N/A	N/A
Proposed number of buildings:	N/A	N/A
Max dwelling units:	N/A	N/A
Bedrooms per unit:	N/A	N/A
Parking spaces provided (approx):	Automobile spaces: Ratio per residential unit: N/A Spaces per 1000 sq ft for non-residential uses: 75 spaces Bicycle spaces: N/A Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).	No change.

Time Limit on Zoning:

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to N/A at that time unless the criteria identified in 295-907-c-11-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.

This is not applicable, as the purpose of this amendment is to remove 841 W. Canal Street from the DPD boundary.



VALLEY POWER PLANT DPD



1,505 0 752 1,505 Feet

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_ 1: 9,028
CMCAMLIS



DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

BLUE - EXISTING
RED - PROPOSED REMOVAL OF 841 W. CANAL STREET

PLANNED UNIT DEVELOPMENT

WISCONSIN ELECTRIC VALLEY POWER PLANT

CODIFYING WISCONSIN ELECTRIC'S ASSETS IN THE MENOMONEE VALLEY

EXHIBIT A

File No.

98/360

DETAILED PLANNED DEVELOPMENT PROJECT DESCRIPTION AND OWNER STATEMENT OF INTENT

This Detailed Planned Development District includes a site containing approximately 1,042,412.30 square feet of land located in the City of Milwaukee and will be known as the Valley Power Plant. This site is currently zoned Industrial I/A/125.

The proposed Planned Development is intended to create a unique zoning district which will recognize Wisconsin Electric's long term commitment to this area and will recognize its current, as well as long term operational requirements necessary to provide the Milwaukee area with electricity and steam. The Planned Development is also intended to allow portions of the site to be converted to other uses which are compatible with the City's Comprehensive Plan and as illustrated by "Permitted Uses".

The proposed boundaries for the Planned Development provide on the attached site plan identified includes three parcels; two parcels south of W. Canal and one on the north side of West Canal. The easterly parcel is undeveloped but is used for occasional coal storage and the westerly parcel contains the power and steam generating plant and related facilities, parking, equipment and coal storage. The northerly parcel contains steam mains, and electrical switch yard and employee parking. There are public rights-of-way and easements within the site. The boundary between the east and west parcels contains a highway easement for the elevated portions of the North-South Expressway and the northern parcel is separated by a W. Canal St.

If Wisconsin Electric or any successor thereto substantially expands, replaces or modifies its facilities or restores, replaces, modernizes, expands or meet new regulations relative to its ongoing provision of electricity and steam, the company will submit said plans to the City for its review and approval as provided under the Planned Development regulations of the Zoning Code.

Separate vehicular access to each of the parcels will be available from West Canal Street although rail service may be relocated from West Canal Street to south portions of the site at some time in the future and Wisconsin Electric or any successor thereto shall have the right to access either parcel from the other parcel as it is determined reasonable and necessary or convenient.

SITE STATISTICS

	<u>SQ. FEET</u>	<u>ACRES</u>	<u>%</u>
Land Area			
Gross Land Area	1,042,412.30	23.9304	100
Site Coverage			
Buildings	81,633,522	1.8740	.08
Parking & Drives	203,705.2	4.6764	.19
Landscaping Open Spaces	8,380.6569	.1923	.008
Floor Area Ratio	.0783121		
Floor Area Building / Land Area	81,638.522/1,042,412.30 =	.0783121	
Number of Parking Spots	75		
Gross Building Floor Area	81,633,522		
Maximum Building Height excluding Chimneys	146' 1"		

PERMITTED USES

- 1 Uses permitted in Warehousing and Light Manufacturing (C9H) zoning district, as amended.

- 2 Uses which are special uses in a Warehousing and Light Manufacturing (C9H) zoning district, as amended, except adult motion picture theaters and adult coin operated theaters..
- 3 Accessory uses which are customarily incidental and subordinate to the principal use.
- 4 The generation, transmission and distribution of electric power and steam provided any requisite authorization has been issued by the Wisconsin Public Service Commission or any successor thereto.
- 5 Fuel storage including but not limited to open storage of coal to be utilized in conjunction with the generation of electric power and steam.

P = Permitted Use
 S = Special use
 - = Prohibited Use

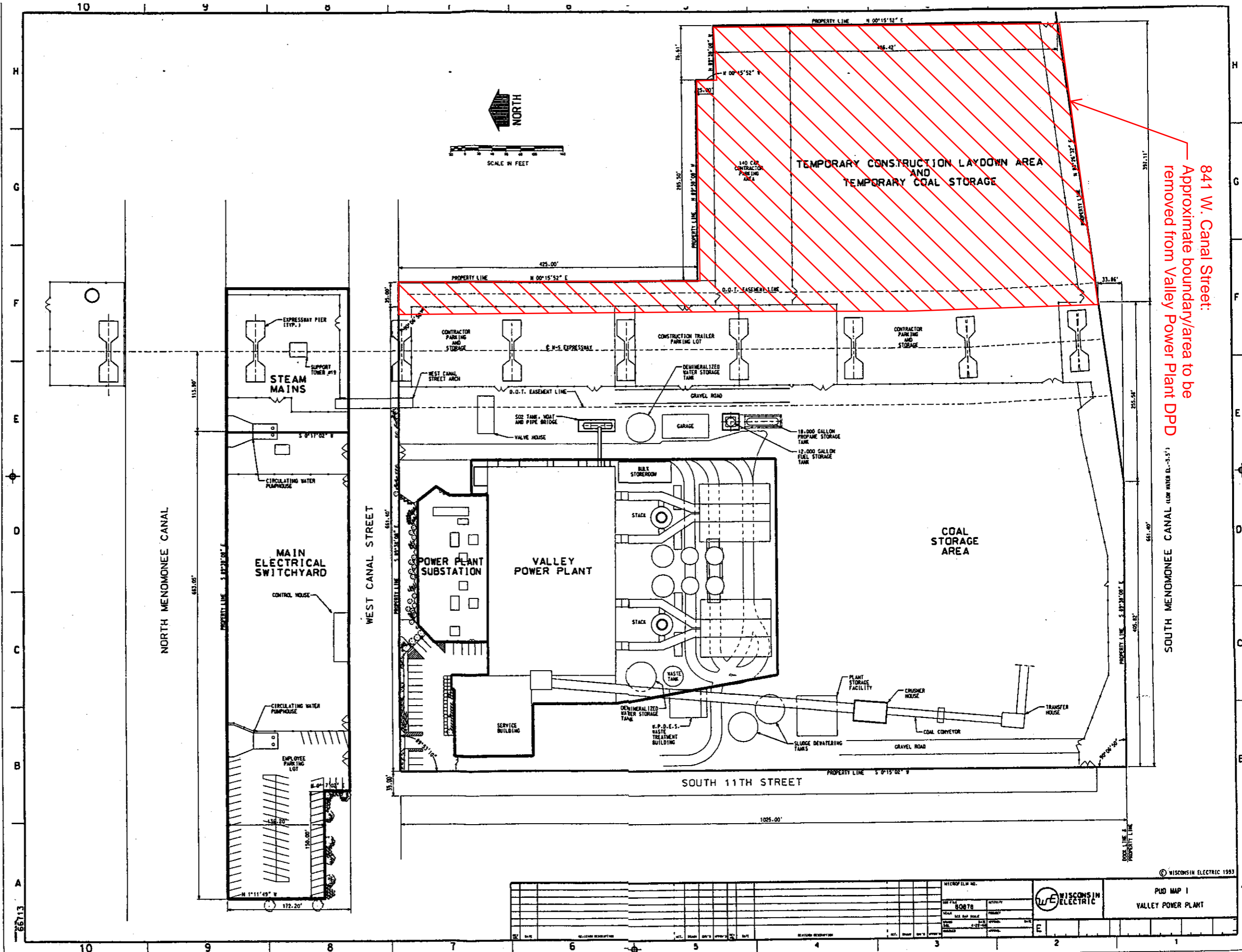
Uses	Warehousing and Light Manufacturing (C9H)	Industrial (I/A/125)
Day care centers	S	S
Specialty schools	S	-
Colleges	P	-
Public parks & playgrounds	P	P
Government structures not detrimental to the character of the district	-	P
Libraries, art galleries and museums	-	P
Ward yards	-	P
Telephone central offices	-	P
Public safety facilities	P	P
Transmission towers	P*	P*
Water treatment plants	-	P
Sewage treatment plants	-	P*
Social service facilities	S	-
Medical service facilities	S	S
Community centers	S	-
Offices	P	S
Membership organizations	P	-
Currency exchanges	S	S
General retail sales	-	S
General purpose groceries	-	S
Office furniture sales	P	S
Department stores	-	S
Mail order & catalog sales centers	-	S
Consumer services	P	S
Ticket offices	-	S
Pet shops	-	S
Antique or secondhand stores	-	S
Open-air markets	-	S
Retail sales of furniture & floor coverings	S	-
Retail sales of major appliances	P	-
Pawn shops	S	-
Adult book stores	S	-
Lumber yards, home improvement centers & building supplies	P	P
Retail sales, service or repair of products customarily produced by the principal use	-	P
Parking lots	S	P
Motor vehicle supply stores	P	S
Motor vehicle service stations	P	S
Motor vehicle repair centers	P	S
Motor vehicle pumping facilities	-	S
The sale, rental or leasing of motor vehicles	P	S
Motor vehicle body bumping and painting facilities	-	P

Uses	Warehousing and Light Manufacturing (C9H)	Industrial (I/A/125)
Car washes	P	P*
Ambulance services	P	P
Consumer services	P	-
Business services	P	-
Medical & dental laboratories	P	P
Research & testing laboratories	P	P
Window & interior cleaning	P	S
Exterminating & disinfecting	P	S
Equipment renting & leasing	P	S
Laundry or dry cleaning plants	P	-
Printing & publishing establishments	P	P
Publication distribution facilities	-	P
Food preparation	S	S
Medical & dental laboratories	S	-
Data processing centers	-	P
Animal clinics & kennels	S	P
Dry cleaning plants & commercial laundries	-	P
Personal service establishments	-	S
Funeral homes	-	S
Photographic & art studios or schools	-	S
Dance & music halls, studios or schools	-	S
Dry cleaning & laundry stations	-	S
Laundromats	-	S
Laundries	-	S
Rental centers	-	S
Amusement machine premises	-	S
Videogame centers	-	S
Recreation facilities	P	S
Commercial hotels	-	S
Sit-down restaurants	P	S
Fast-food restaurants	S	S
Taverns	P	S
Bowling alleys	-	S
Pool or billiard parlors	S	S
Roller & ice skating rinks	-	S
Indoor theaters	P*	S*
Outdoor movie theaters	-	S
Amusement parks-	-	S
Convention centers & sports	-	S
The racing of motor vehicles	-	S
Horse & dog race tracks	-	S
Marinas	P	P
Indoor storage & wholesale trade establishments	P	P
Contractor's shops & yards	P	P
Reverse vending machines	P	P
Small collection facilities	P	P
Large collection facilities	S	P
Material recovery facilities, Mixed-waste processing facilities, and Reclamation centers that are entirely	-	P

Uses	Warehousing and Light Manufacturing (C9H)	Industrial (I/A/125)
contained		
Limited outdoor storage	-	P
Coal yards	-	P
Storage of petroleum	-	P
Storage of gas	-	P
Gasoline or other petroleum products stored in tanks above ground	-	P
Junkyards that are entirely contained in buildings	-	P
Outdoor junkyards	-	-
Transportation passenger terminals	P	P
Truck freight terminals located more than 500 feet from a residence district	P	P
Other freight terminals	P	S
Railroad yards	-	P
Ship terminals	-	P
Docking facilities for tour boats & ferries	P	P
Airports	-	P*
Photofinishing	P	-
Manufacturing, fabricating, assembling or industrial processing of the following:		
a. Cosmetics & perfumes	P	P
b. Pharmaceuticals	P	P
c. Musical instruments	P	P
d. Watches & clocks	P	P
e. Glass products	P	P
f. Brooms & brushes	P	P
g. Furniture & fixtures including mattresses and bedsprings	P	P
h. Jewelry, costume jewelry, silverware, plated ware, buttons & notions	P	P
i. Photographic, medical & optical products & materials	P	P
j. Measuring, analyzing & controlling instruments	P	P
k. Fabricated textiles	P	P
l. Leather & fur products processing, but not tanning	P	P
m. Toys, amusements, sporting & athletic goods	P	P
n. Pens, pencils & other office & artist products or materials	P	P
o. Signs & advertising displays	P	P
p. Handicrafts	P	P
q. Food & beverage for human consumption, except slaughterhouses, poultry dressing, sugar refining, and the refining of animal or marine fats or oils	P	P
r. Wire products	P	P
s. Textiles	P	P
t. Tobacco products	P	P
u. Paper & allied products	P	P
v. Burial caskets & monuments	P	P
w. Rope, cord & twine	P	P

Uses	Warehousing and Light Manufacturing (C9H)	Industrial (IIA/125)
x. Insulating materials & products	P	P
y. Metal stamping, except drop forge	P	P
z. Fabricated metal products, except drop forge	P	P
za. Lumber & wood products	-	P
zb. Chemicals & chemical products except explosives or hydrochloric, nitric, sulphuric or sulphurous acid manufacture	-	P
zc. Soap, detergents & cleaning preparations	-	P
zd. Paints, varnishes, lacquers, enamels & allied products	-	P
ze. Adhesives & sealants except glue	-	P
zf. Printing ink & carbon black	-	P
zg. Paving & roofing materials, including asphalt manufacture or refining	-	P
zh. Rubber & plastic products	-	P
zi. Primary metal industries except that smelting may only be done an electrical process	-	P
zj. Fabricated metal products except manufacturing forgings with power hammers (drop forge).	-	P
zk. Machinery	-	P
zl. Electrical & electronic equipment & supplies including household appliances	-	P
zm. Transportation equipment including vehicles of all types and their parts	-	P
zn. Sugar refining	-	P
zo. Dextrine, glucose or starch manufacture	-	P
zp. Vinegar distillation	-	P
Drop forge industries	-	P
Processing of coal & coal products	-	P
The cleaning or reconditioning of containers	-	P
Cement, lime, gypsum, paper or plaster of Paris manufacturing	-	P
Gas manufacturing	-	P
Concrete or asphalt mixing/batch plants	-	P
The mining, crushing, grading, washing or storage of sand, gravel or crushed stone	-	P
Stone quarry or mill	-	P
Hydrochloric, nitric, sulphuric or sulphurous acid manufacture	-	P
Manufacture of explosives	-	P
Petroleum refining	-	P
Smelting of all raw ores	-	P
Any use requiring local approval under s.144.44 Wis. Stats.	-	P
Leather finishing	-	P
Meat, fish, poultry, fats & oils processing except slaughterhouses	-	P
Grinding, packaging or processing of tankage & meat scraps	-	P

Uses	Warehousing and Light Manufacturing (C9H)	Industrial (IIA/125)
Tanning or tawing of hides	-	P
Stock yards or slaughterhouses	-	P
Dead animal reduction	-	P
Fat rendering	-	P
Glue manufacture or distillation of bones	-	P



841 W. Canal Street:
 Approximate boundary/area to be
 removed from Valley Power Plant DPD

EXHIBIT A
 File No. 1000000000

MICROFILM NO.		PROJECT NO.		DATE		SCALE		SHEET NO.		TOTAL SHEETS		DRAWN BY		CHECKED BY		APPROVED BY		DATE		PROJECT NAME		SHEET TITLE	
														PLD MAP I VALLEY POWER PLANT									

AMENDMENT NO. 1

**DETAILED PLANNED
DEVELOPMENT**

WE ENERGIES

VALLEY POWER PLANT

AMENDMENT NO. 1

DETAILED PLANNED DEVELOPMENT PROJECT DESCRIPTION AND OWNER STATEMENT OF INTENT

This Detailed Planned Development District includes a site containing approximately 1,042,412.30 square feet of land located in the City of Milwaukee and is known as the Valley Power Plant. This site is currently zoned as a Detailed Plan Development (DPD).

The boundaries for the Planned Development identified on the attached site plan includes three parcels; two parcels south of West Canal and one on the north side on West Canal. The eastern parcel is undeveloped but is used for occasional coal storage and the western parcel contains the power and steam generating plant and related facilities, parking, equipment and coal storage. The northern parcel contains steam mains, electrical switch yard and employee parking. There are public right-of-way and easements within the site. The boundary between the east and west parcels contains a highway easement for the elevated portions of the North South Expressway and the northern parcel is separated by West Canal Street.

The Planned Development is intended to create a unique zoning district which will recognize We Energies' long term commitment to this area and will recognize its current, as well as, long term operational requirements necessary to provide the Milwaukee area with electricity and steam. The Planned Development is also intended to allow portions of the site to be converted to other uses which are compatible with the City's Comprehensive Plan and as illustrated by "Permitted Uses".

The proposed amendment does not change the general character of the Planned Development. The modifications are necessary to allow relocation of above-ground facilities in preparation for the upcoming modifications to the Marquette Interchange.

The relocation of various facilities on the plant property is noted on the attached site plan. The original site plan provided for the original zoning change in 1999 is also provided. No

substantial change in the parking, traffic or building areas will be created by this modification.

In summary, the modification includes the following:

- Relocation of one 150,000 gallon water tank, above-ground open top storage, to allow access to the rear yard of the property when construction takes place.
- Relocation of one 400,000 gallon water tank, above-ground closed top and vented storage, to move the original structure from the area of future interchange work.
- Relocation of one 18,000 gallon propane tank, away from the area of future interchange work.
- Relocation of one 12,000 gallon diesel tank, away from the area of future interchange work
- Relocation of one 2,512 square feet tractor storage building, to be replaced with a building of 4,896 square feet. This is being moved away from the area of future interchange work and is being made larger to accommodate more and larger vehicles which are necessary to support the provision of electricity and steam.
- Construct (TWO) 25' I.D. X 69' high carbon steel silos with truncated conical bottom hopper. Designed to hold 30,000 cubic feet of ash. The unloading level is designed to enclose equipment and includes an access door, maintenance door and monorail. Also includes uninsulated sides on the north and south sides on the truck unloading area and allowances for a 15' wide x 18' high truck access. The top of the silos will be an enclosed filter/separater to allow continuous operation of the vacuum system with a height of 32'. Total design height is 138' 10' and will be located between the existing baghouses.

Separate vehicular access to each of the parcels will be available from West Canal Street and We Energies or any successor thereto shall have the right to access either parcel from the other parcel as it is determined reasonable and necessary or convenient.

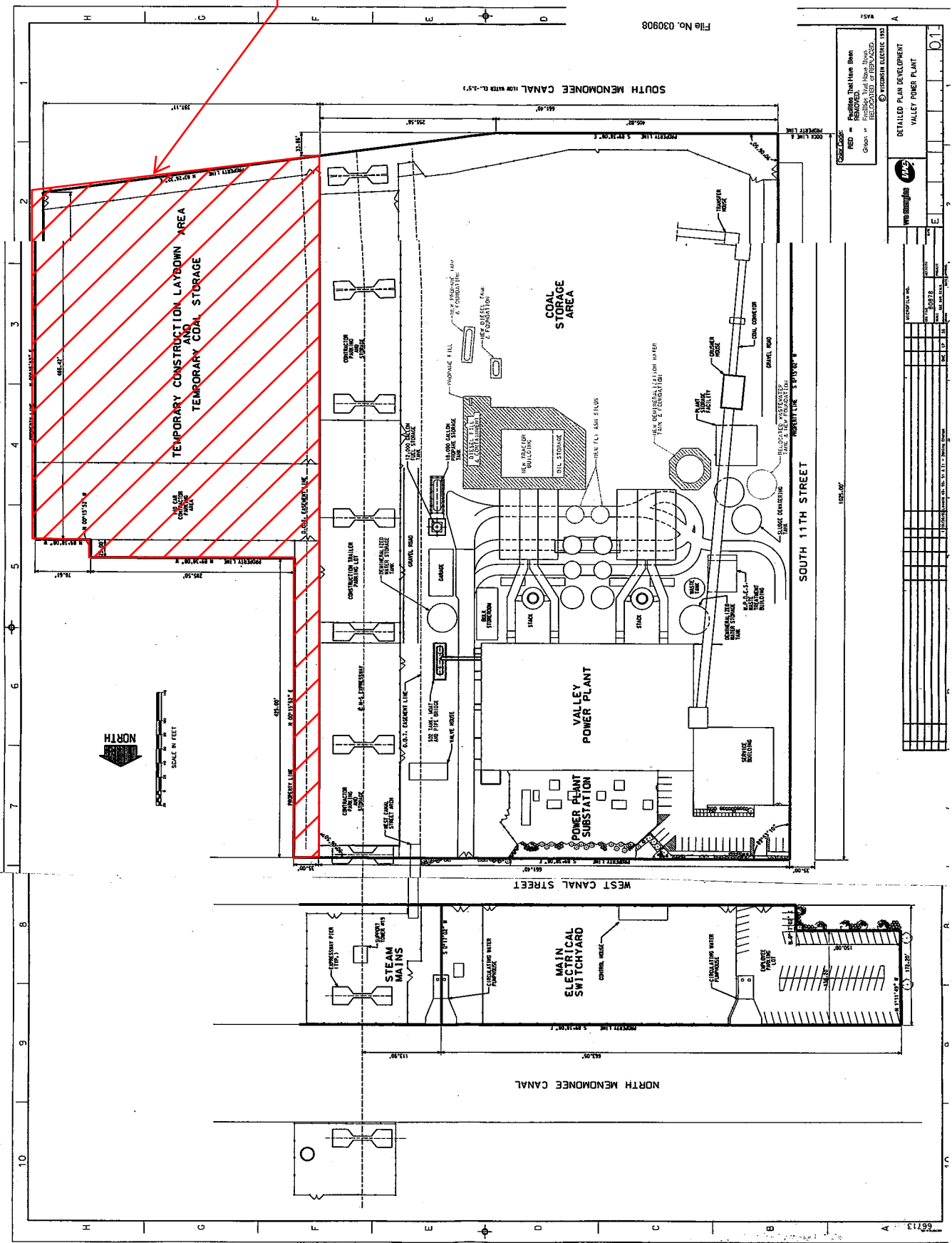
SITE STATISTICS

	<u>SQ. FEET</u>	<u>ACRES</u>	<u>%</u>
Land Area			
Gross Land Area	1,042,412.30	23.9304	100
Site Coverage			
Buildings	84,011.52	1.9286	.08
Parking & Drives	217,305.6	4.9886	.21
Landscaping Open Spaces	8,380.6569	0.1923	.008
Floor Area Ratio	0.080593		
Floor Area Building / Land Area	84,011.52/1,042,412.30 = .080593		
Number of Parking Spots	75		
Gross Building Floor Area	84,011.52		
Maximum Building Height excluding Chimneys	146' 1"		

PERMITTED USES

1. Uses permitted in Warehousing and Light Manufacturing (C9H) zoning district, as amended.
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841 W. Canal Street:
 Approximate boundary/area to be
 removed from Valley Power Plant DPD



FILE NO. 030908

1574
 A

LEGEND:
 RED = Existing
 Yellow = Proposed
 Green = Proposed
 Blue = Proposed

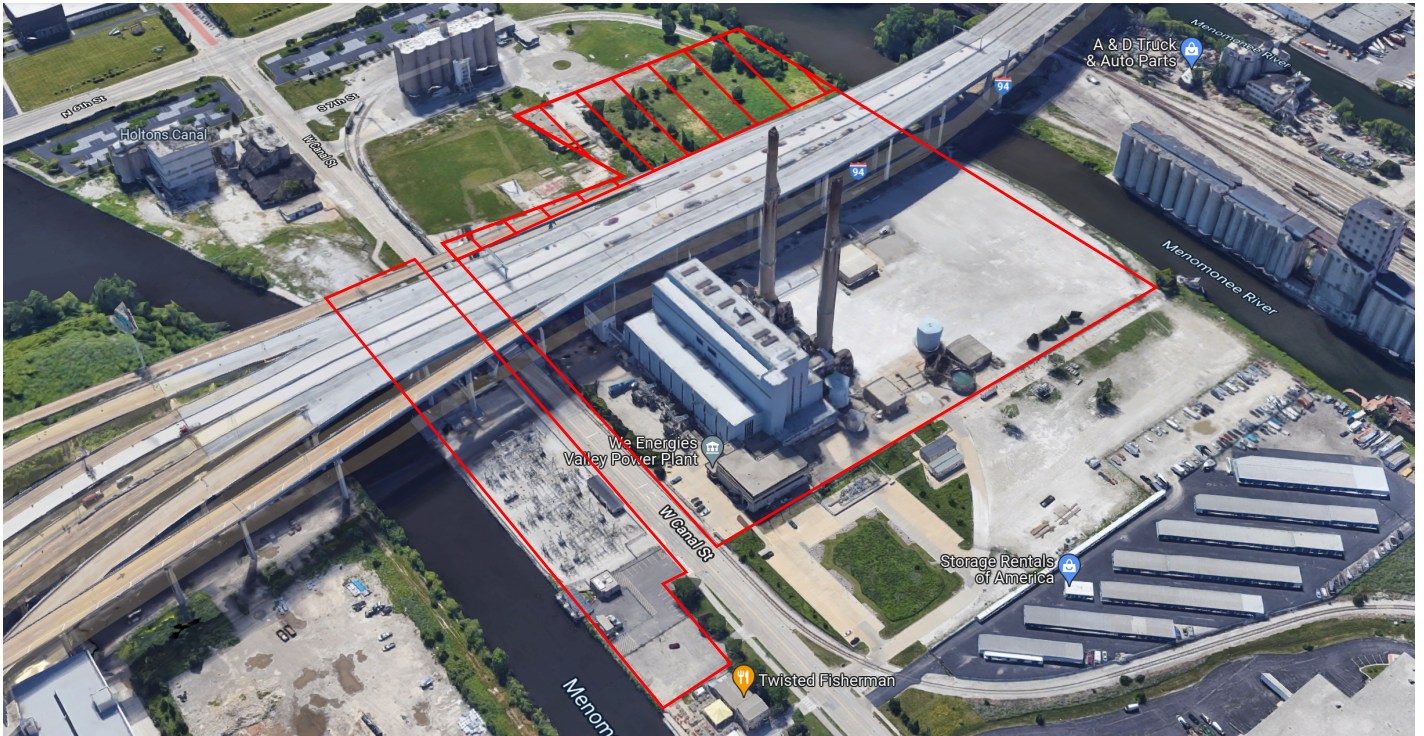
DATE: 10/27/08
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

66713

DETAILED PLAN DEVELOPMENT
 VALLEY POWER PLANT

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAN	10/27/08	J. B. BROWN	J. B. BROWN
2	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
3	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
4	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
5	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
6	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
7	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
8	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
9	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
10	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
11	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
12	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
13	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
14	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
15	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
16	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
17	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
18	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
19	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN
20	REVISED PLAN	10/27/08	J. B. BROWN	J. B. BROWN

VALLEY POWER PLANT DPD AERIAL AND SITE PHOTOS



DPD BOUNDARY WITH PROPOSED REMOVED ACREAGE HATCHED. GOOGLE IMAGERY.



ABOVE LEFT: WE ENERGIES VALLEY POWER PLANT FACING SOUTHEAST



ABOVE RIGHT: WE ENERGIES VALLEY POWER PLANT FACING SOUTHWEST