

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.

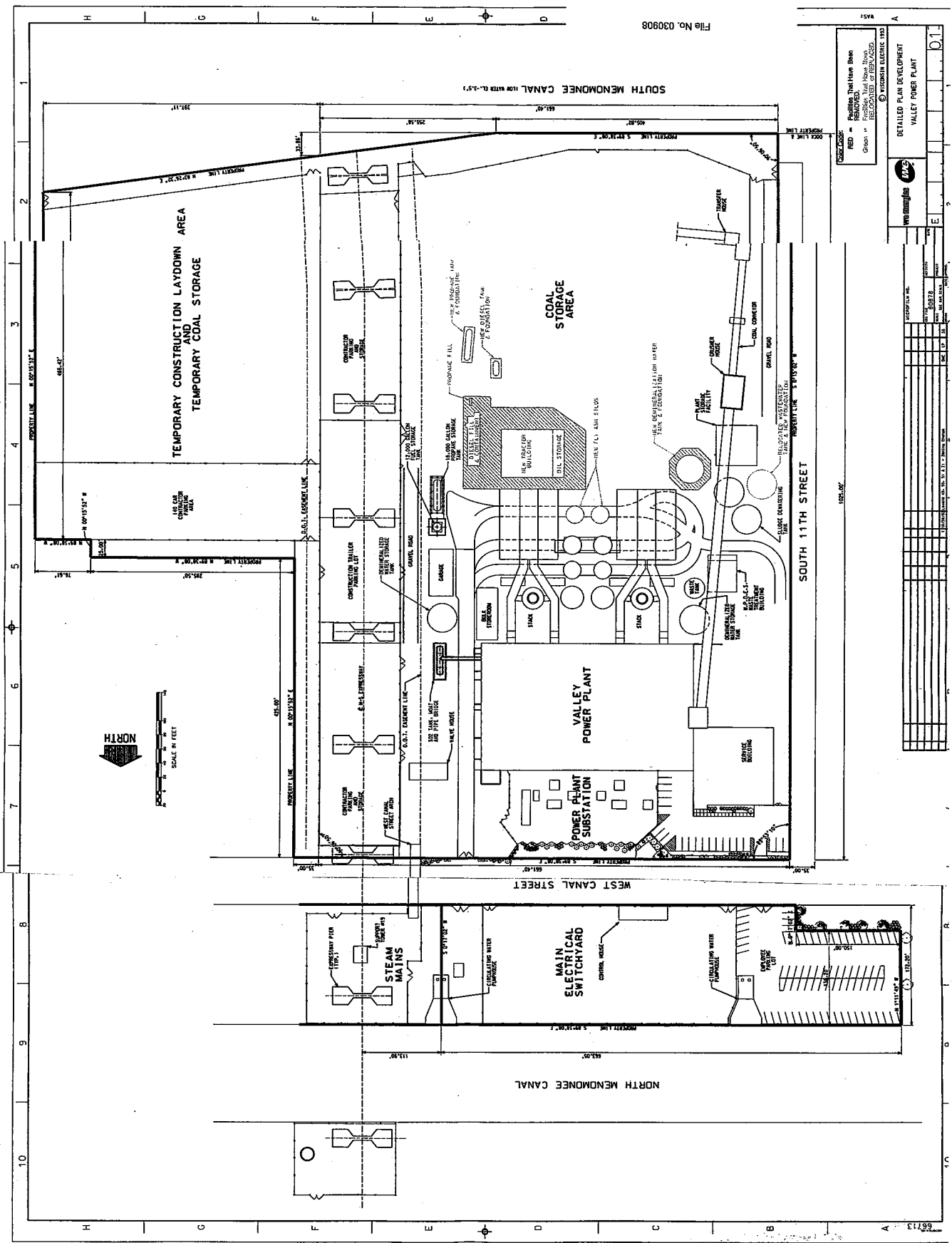
Separate vehicular access to each of the parcels will be available from West Canal Street and We Energies or any successor thereto shall have the right to access either parcel from the other parcel as it is determined reasonable and necessary or convenient.

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.
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.



FILE NO. 030908

LEGEND:
 RED = EXISTING
 GREEN = PROPOSED
 BLUE = CONSTRUCTION

DETAILED PLAN DEVELOPMENT
 VALLEY POWER PLANT
 © WISCONSIN ELECTRIC CO.

NO.	DESCRIPTION	DATE	BY	CHK'D BY
1	PRELIMINARY PLAN	10/27/58	J. J. HARRIS	J. J. HARRIS
2	REVISION	11/10/58	J. J. HARRIS	J. J. HARRIS
3	REVISION	11/10/58	J. J. HARRIS	J. J. HARRIS
4	REVISION	11/10/58	J. J. HARRIS	J. J. HARRIS
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50	REVISION	11/10/58	J. J. HARRIS	J. J. HARRIS

