

SITE CONTROL REPORT

Port Milwaukee

DATE

June 1, 2026

RESPONSIBLE STAFF

Benji Timm, Director

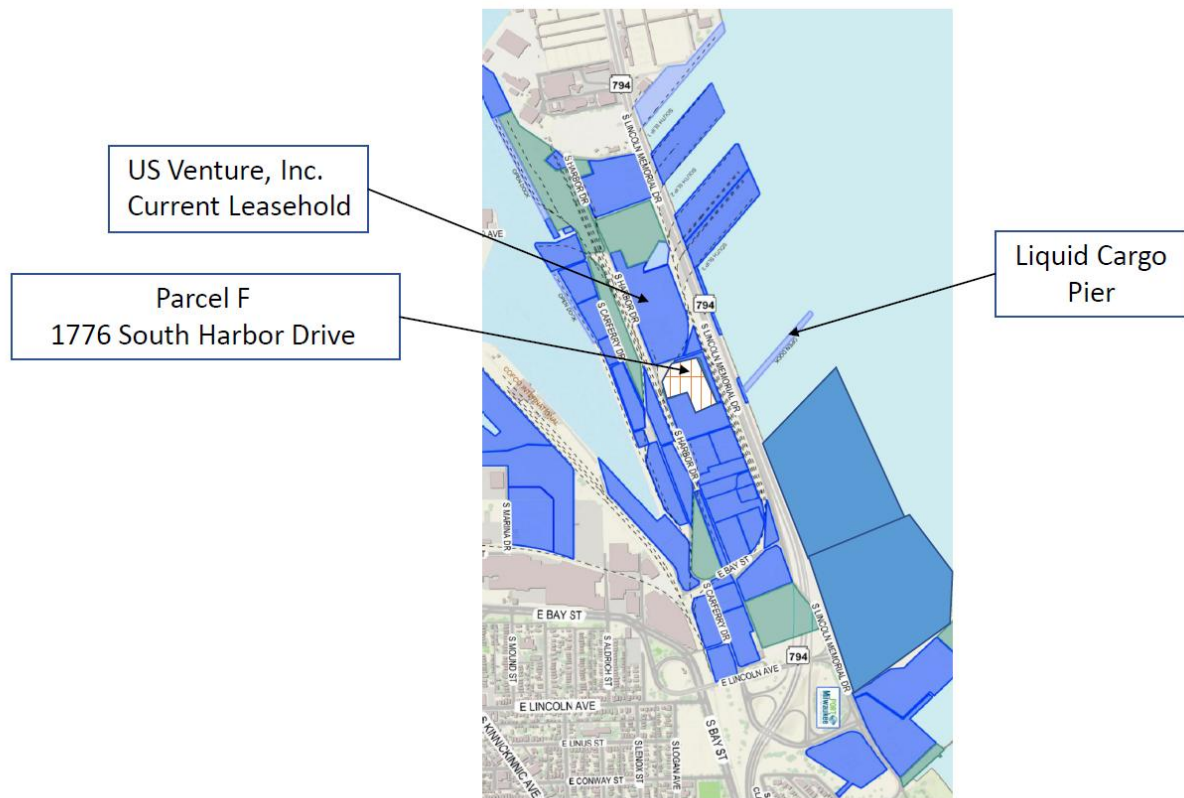
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CITY PARCEL ADDRESSES AND DESCRIPTION

1776 South Harbor Drive – Parcel F (Tax Key No. 463-3999-720): This is an irregularly-shaped 3.5-acre, vacant parcel.

Zoning: The parcel is zoned IH or Industrial Heavy.



Lessee: U.S. Venture, Inc. is a Wisconsin-based company that has been a tenant at Port Milwaukee since 2014 and they currently lease parcels totaling 13.12-acres immediately north and east of Parcel F. Their facility consists of bulk liquid storage and infrastructure to move light petroleum products, biodiesel and ethanol to trucks, rail, and barge.

For 75 years, U.S. Venture has been an innovative leader in distributing transportation fuel, lubricants, tires, and parts, and using data-driven insights to manage energy and information in the global movement of goods. With 35 owned and operated terminals and nearly 200 third-party terminal relationships, U.S. Energy, a U.S. Venture company, is a dependable national

distributor of refined products focusing on safety and reliability. U.S. Venture's terminals have multimodal (truck, rail, and barges) capabilities and blending operations for ethanol and other biofuel supply.

Port Milwaukee's unique access to the Great Lakes and St. Lawrence Seaway, combined with direct access to two Class I railroads, the Union Pacific and the Canadian Pacific Kansas City rail lines, makes it the ideal origination point for refined products to reach most markets across the U.S. and Canada.

Potential Investment: US Venture is exploring opportunities to invest in new equipment, storage capacity, and personnel. Increased use of their Milwaukee facility would result in a long-term lease and an increase in wharfage fees, which could directly contribute \$100,000-\$500,000 to the City of Milwaukee annually. They would also create additional new jobs. Given US Venture's existing operations adjacent to Parcel F, integrated development of the parcels would also result in meaningful operational efficiencies.

Port Milwaukee's existing barge loading system, rated at approximately 8,000 barrels per hour, supports rapid and efficient fuel transfer, minimizing vessel dwell time and reducing operational costs. This is one of the fastest loading facilities on the Great Lakes and US Venture wants to utilize this asset to serve markets in Illinois, Wisconsin, Michigan's upper peninsula, and Canada. Each barge movement consolidates the equivalent of approximately 500 truckloads, providing substantial economies of scale and significantly improving per-unit transportation efficiency.

In addition to petroleum products, US Venture transports and manages a significant amount of ethanol. This is a sustainable fuel that supports Wisconsin farmers.

US Venture's prior lease for this location included a right of first refusal with respect to Parcel F; however, that right was not carried forward into the current lease. In light of U.S. Venture's long-standing tenancy and adjacent operations, granting an Exclusive Right to Negotiate for Parcel F is appropriate and provides U.S. Venture a reasonable opportunity to evaluate and advance potential investment in the site.

Terms & Conditions of Exclusive Right to Negotiate: The Exclusive Right to Negotiate letter shall be in effect for two (2) years from the date the Common Council resolution is certified. During the exclusivity period, the parties will negotiate in good faith toward a lease, and the City will agree not to solicit, entertain, or engage in discussions or negotiations with any third party regarding the sale, lease, or development of Parcel F. US Venture will provide \$5,000/year to retain the exclusive right to negotiate.

After the negotiation period, Port Milwaukee will specify the terms of the lease, a lease rate, and development details in the Land Disposition Report, Due Diligence Checklist, development agreement(s), and other necessary documents that will require approval from the Board of Harbor Commissioners, the Common Council's Public Works Committee, and the full Common Council.