

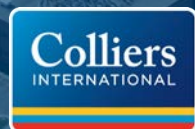


FOR SALE › DEVELOPMENT LAND

# 22+ Acre Site

*River Frontage & Rail Access*  
MILWAUKEE, WI

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## SITE-SPECIFIC ASSETS

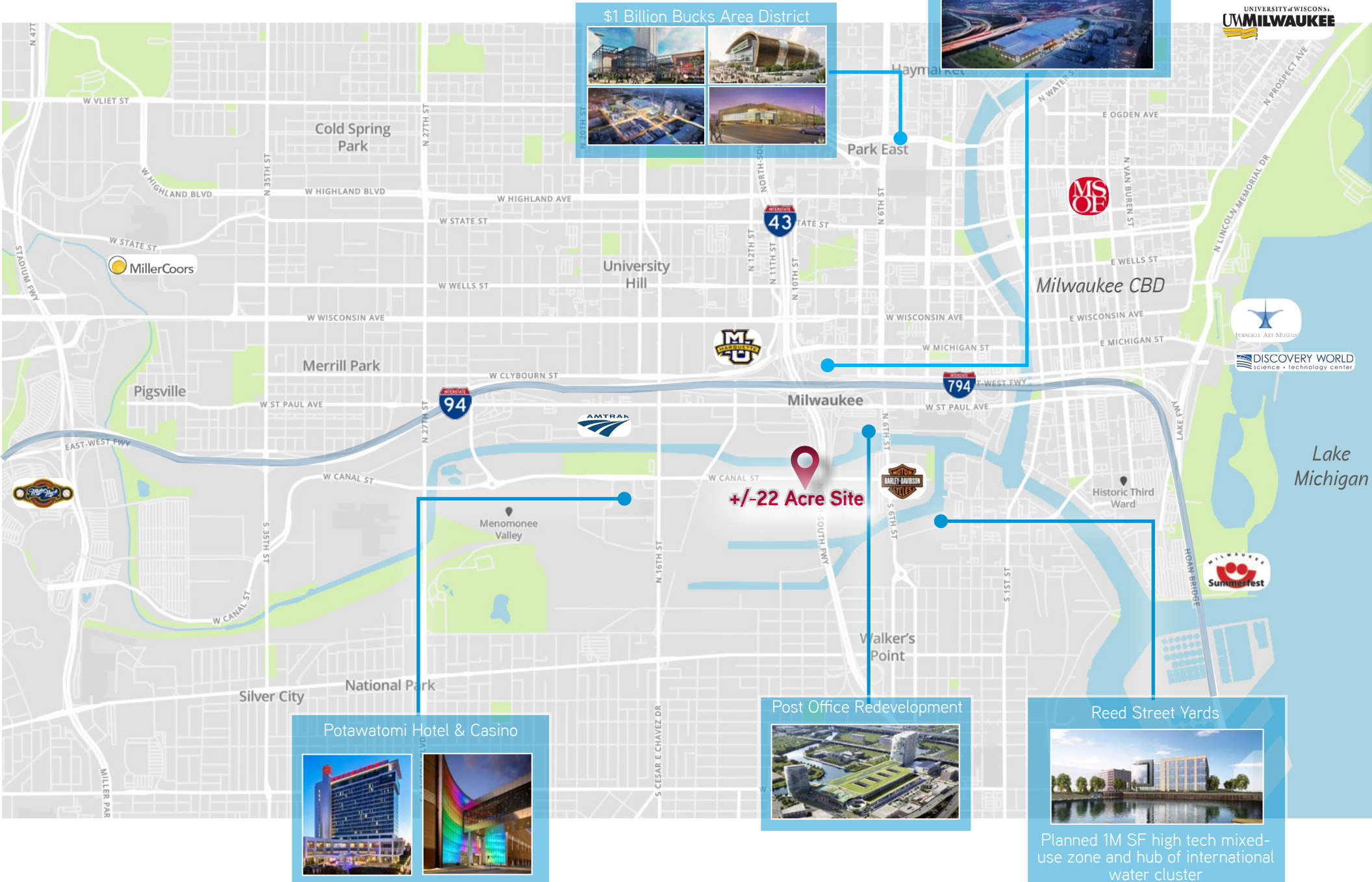
Close Proximity to Major Attractions:  
Harley Davidson Museum, Miller  
Park, Potawatomi Casino, Marquette  
University, Central Business District,  
Intermodal Station

- Highway Accessibilty & Prominent  
Visibility
- Adjacent to Steam Power Plant
- Significant Water Supply Capacity
- Rail Access
- Surrounding Workforce
- Site Controlled by We Energies

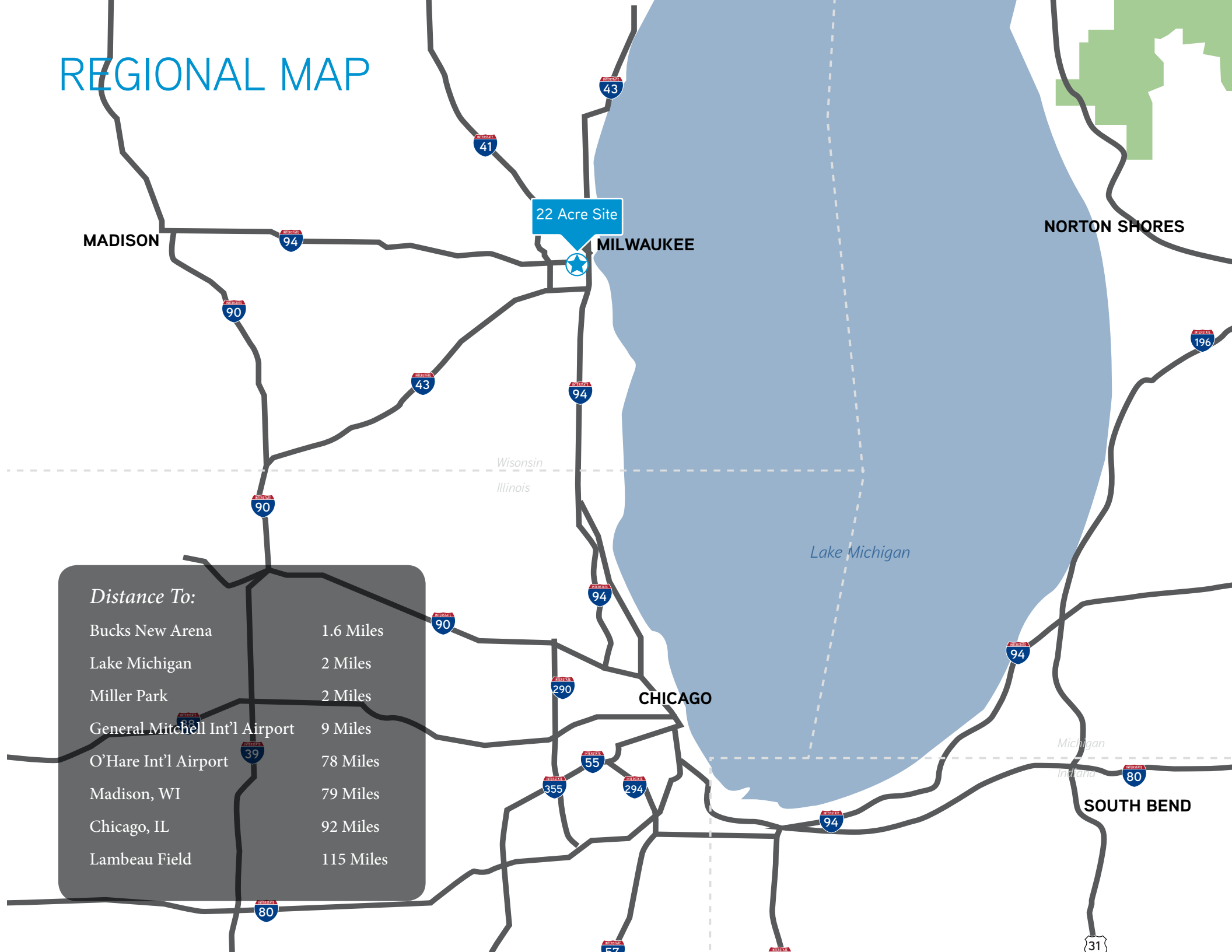




# NEARBY AMENITIES



# REGIONAL MAP



# RENDERINGS

West Elevation



South Elevation



Southeast Elevation



North Elevation



Renderings Courtesy of Zimmerman Architectural Studios, Inc.

## PROPERTY HIGHLIGHTS

- › Site resides in the 1,200 acre Menomonee Valley; the largest land site currently available.
- › Based upon steam, electric and gas usage, We Energies is offering:
  - Credits to offset connection fees
  - Tiered utility rate structure based on overall consumption

## SALE PRICE

Negotiable

*(Based on Energy Usage and Consumption)*



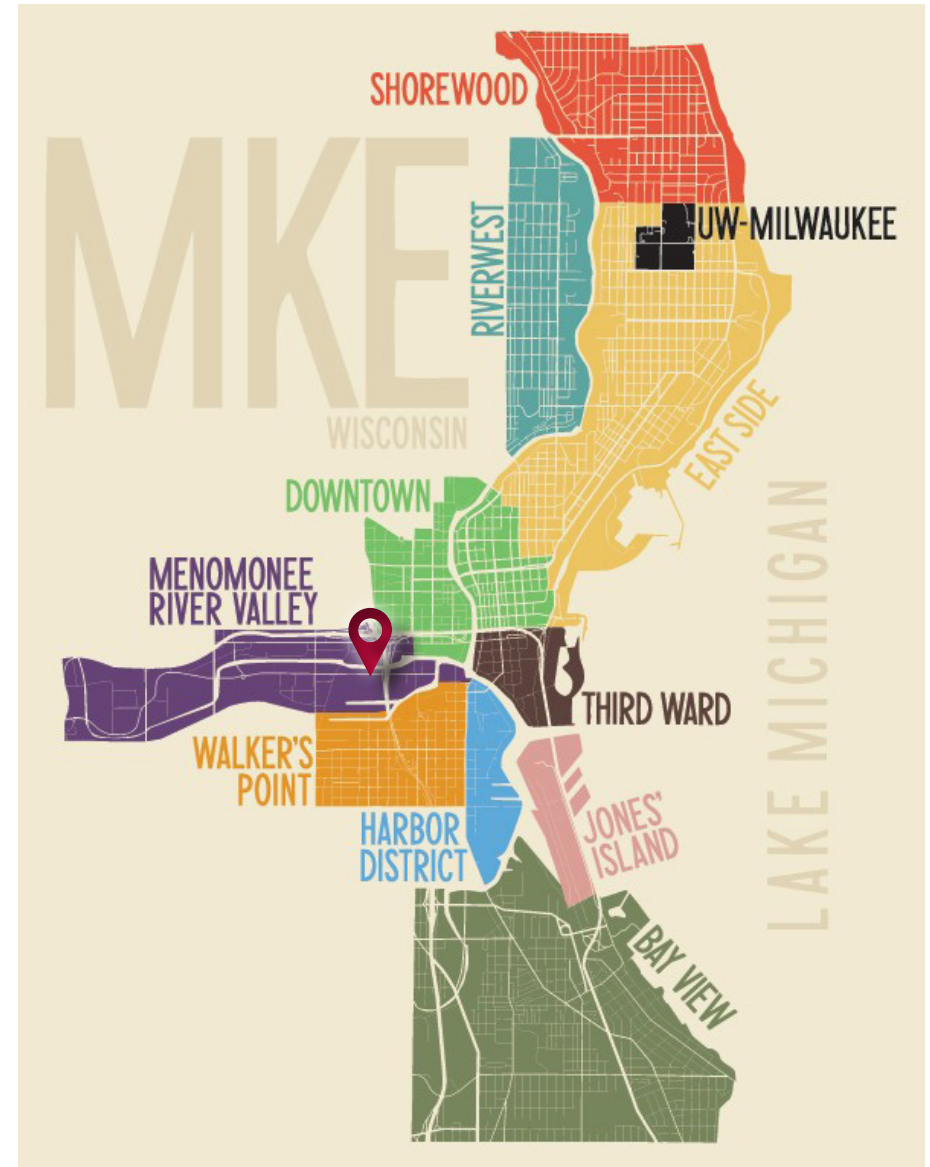
# MENOMONEE VALLEY

Spanning roughly 1,200 acres from Miller Park on the west to the Harley-Davidson Museum and the confluence of the Milwaukee and Menomonee Rivers to the east, the Menomonee Valley cuts an imposing and unmistakable four mile long and half-mile wide swath through the heart of the city of Milwaukee. For comparison, the Valley is similar in size and shape to New York City's Central Park. Located along the southern edge of I-94, the Valley can be described as both a dividing line and the bridge between Milwaukee's north and south sides. Its physical characteristics are unique. The most prominent feature, as its name implies, is the elevation difference between the Valley floor and the top of its bluffs to the north and south providing clear views into the Valley and excellent visibility for the businesses and activities located there.

The primary routes across the Valley are the four north-south viaducts and the elevated I-94 freeway. These viaducts act as seams running across the Valley. The area west of the 27th Street viaduct is characterized by three main uses: Miller Park, home of Major League Baseball's Milwaukee Brewers; the 10-year old Menomonee Valley Industrial Center (MVIC), made up of a new generation of light industrial manufacturers set within an innovative storm water park; and the Rexnord Corporation (formerly the Falk Corporation), maker of industrial precision parts and gears and the largest and also one of the last legacy firms remaining in the Valley from its industrial peak in the last century.

The Valley Center, between the 27th Street viaduct and east to the I-94 overpass, is comprised of three major land uses: industrial facilities such as the Cargill meat packing plant, the City of Milwaukee Department of Public Works fleet and electrical shops, the WE Energies Menomonee Valley Power Plant, smaller office and professional businesses, the Potawatomi Hotel & Casino, and the Marquette University Valley Fields.

The third main segment of the Valley lies east of I-94 and is essentially a peninsula by means of the Menomonee River to the north and the Menomonee Canal to the south and east. This east end is bisected by the 6th Street viaduct and is comprised of two large industrial facilities and is capped off on the eastern end with the Harley-Davidson Museum.



Source: Menomonee Valley Partners, Inc.

# RECENT DEVELOPMENTS IN THE MENOMONEE VALLEY



1 Badger Railing



2 Taylor Dynamometer



3 Rishi Tea



4 Hank Aaron State Trail



5 Potawatomi Casino/Hotel



6 Palermo's Pizza



18 Charter Wire



17 Derse



16 Ingeteam



15 Stormwater Park



14 Urban Ecology Center



13 Ahern



12 City Lights



11 Three Bridges Park



10 The Sigma Group



For additional project information visit [Milwaukee.gov/MenomoneeValley](http://Milwaukee.gov/MenomoneeValley)



7 Harley-Davidson Museum



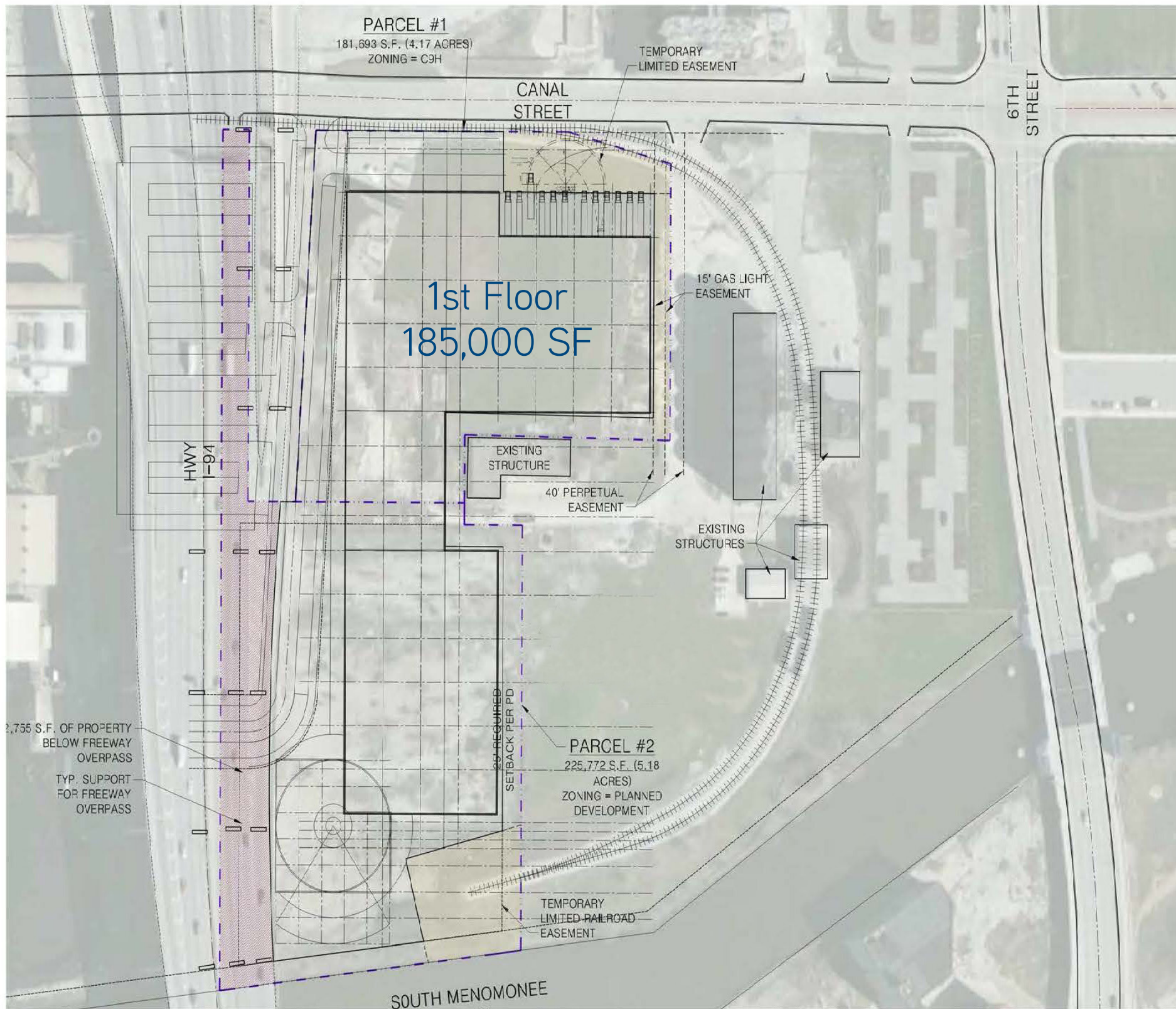
8 Proven Direct/Prolitec



9 Caleffi Hydronic



# CONCEPTUAL SITE PLAN



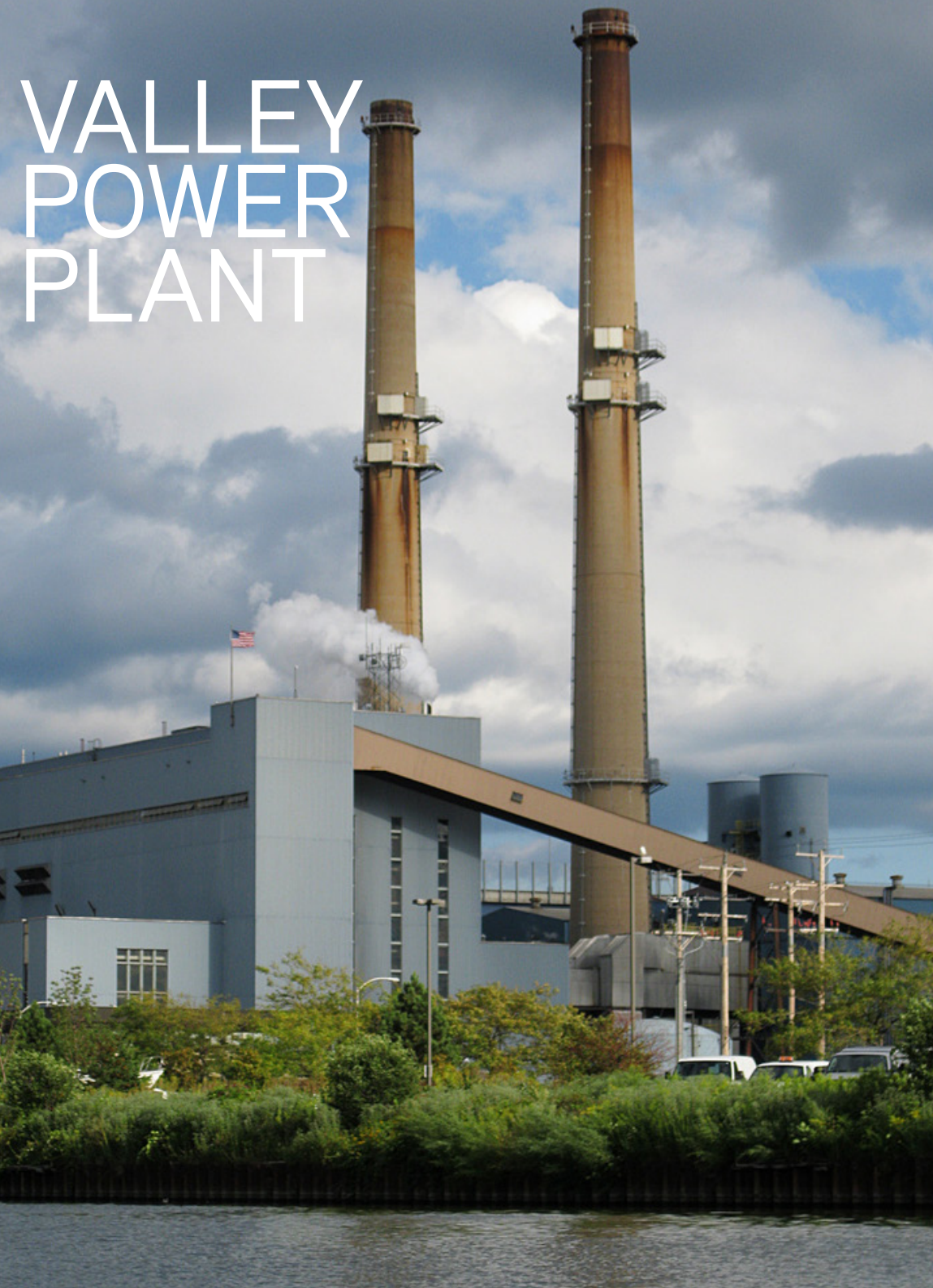


# CONCEPTUAL SITE PLAN





# VALLEY POWER PLANT



## Location

This plant occupies nearly 30 acres of which over 22 acres is available for development. The site is adjacent to downtown Milwaukee between the south Menomonee Canal and the Menomonee River.

## Type of Plant

Cogeneration facility using natural gas to provide intermediate-load for the electric system while supplying all of the steam to the downtown Milwaukee heating system.

## Generating Units

2 Steam (two boilers per unit)  
1 Emergency Diesel Generator

## Generating Capacity

136 Megawatts per Unit  
Total Net Generating Capacity  
272 Megawatts

## Steam-Heating Capacity

1.25 Million Pounds of Steam/Hour

## Steam Customers

Approximately 450 industrial, commercial, university, hotel, hospital and office customers.

## Fuel

Natural Gas

## Boilers

Two per Turbine Generator  
Height: 14 Stories  
Furnace Temperature: 2,300 Degrees Fahrenheit  
Steam Temperature: 900 Degrees Fahrenheit

## Cooling System

110,800 gallons of river water are used every minute to convert the exhaust steam from the turbine back into water for reuse. This water is returned to the river.

## Control Room

All major functions in the plant are controlled by operators with computer support to continuously monitor and report on pressures, temperatures, flow rates, etc. In addition, the computer aids in start-up, shutdown, load adjustments and information for future reference





# STEAM

## ADVANTAGES

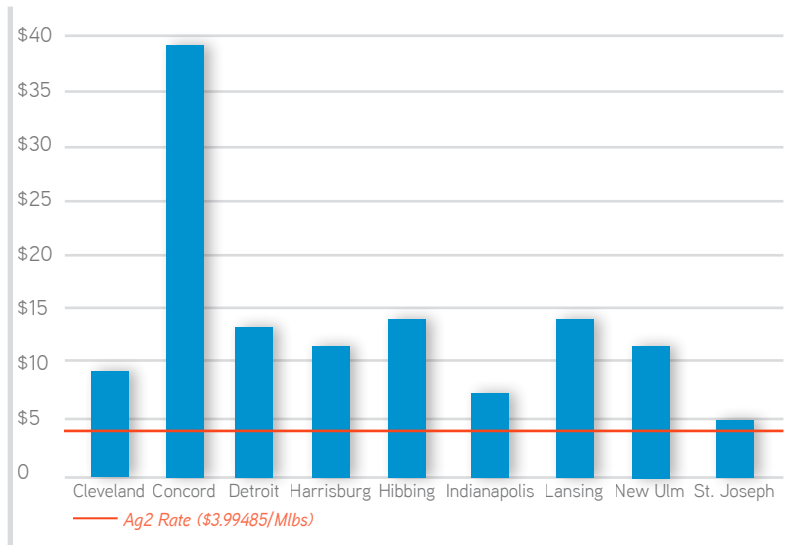
- › Ease of Operation and Maintenance
- › Enhanced Environmental Protection
- › Decreased Life-Cycle Costs
- › Competitive Pricing
- › Greater Return on Investment
- › Higher Efficiency
- › High-Level Reliability

## CURRENT STEAM CUSTOMERS



## AG2 RATE

(as compared to other municipalities)

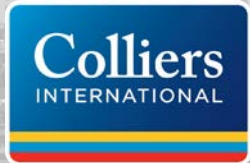




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