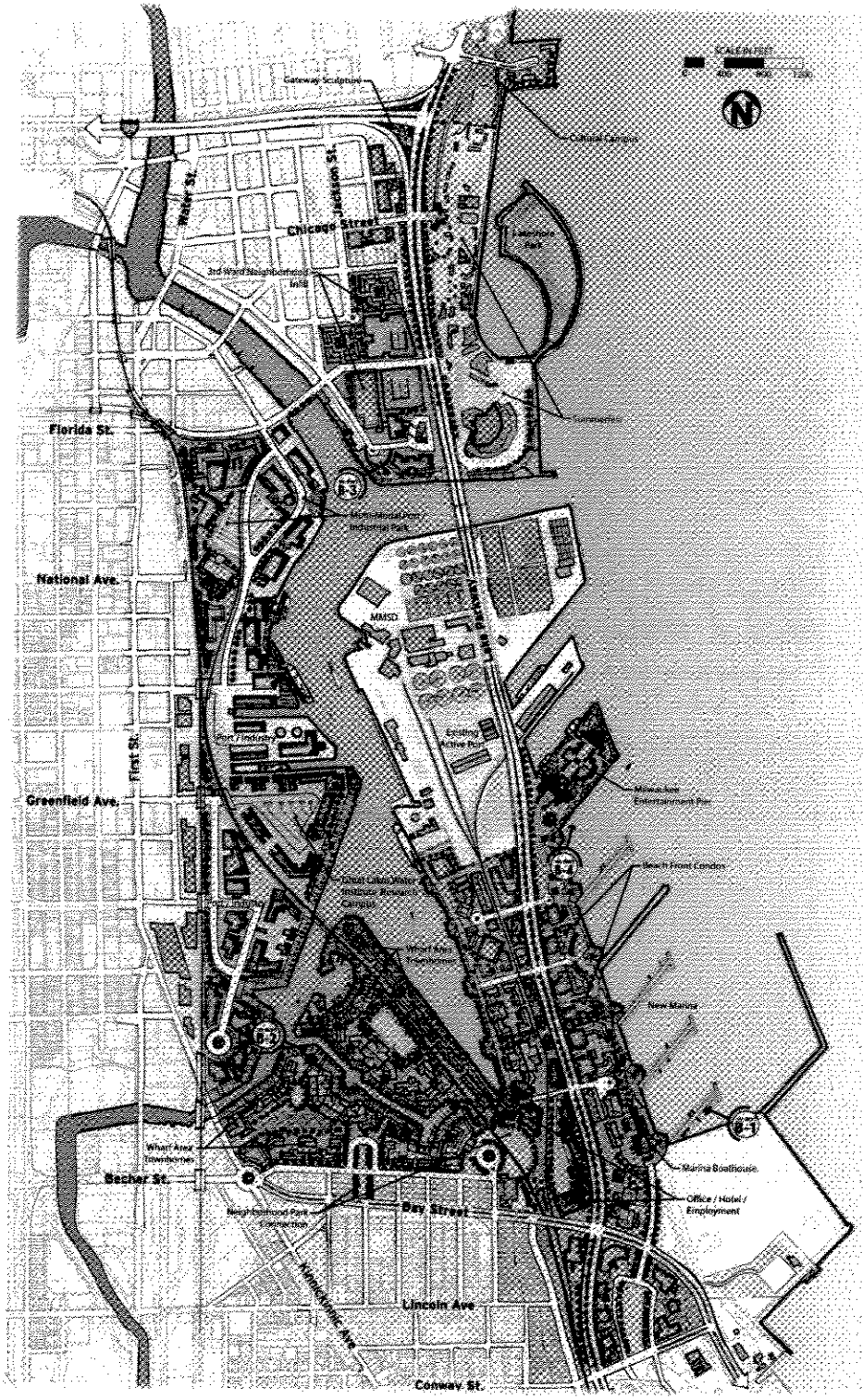
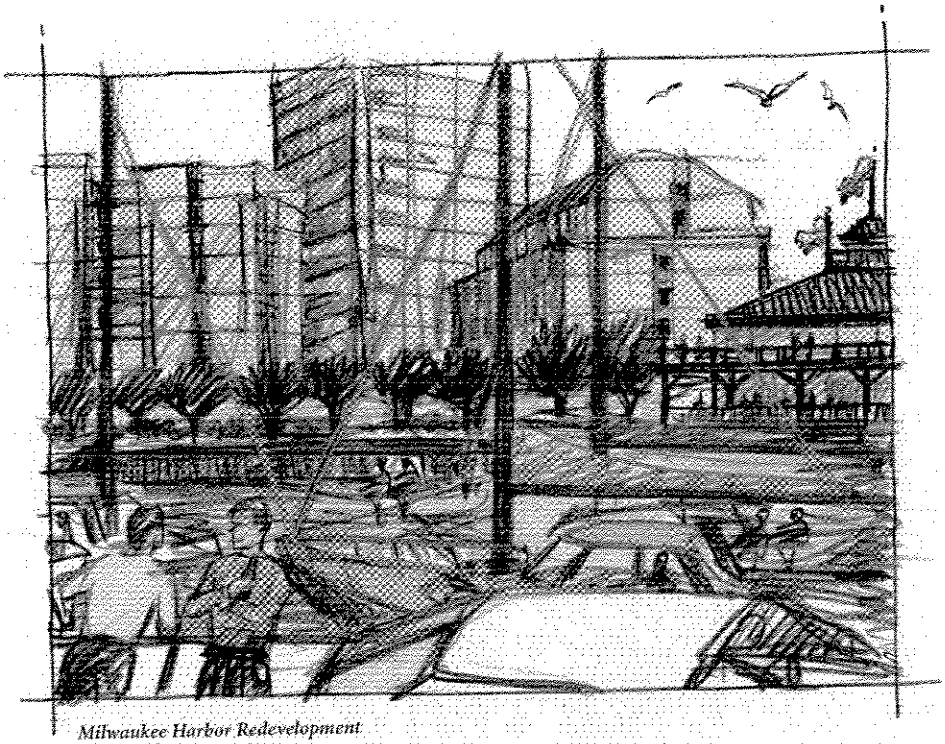
Illustrative Site Plan | ***Concept B: Maximizing Development Opportunity***

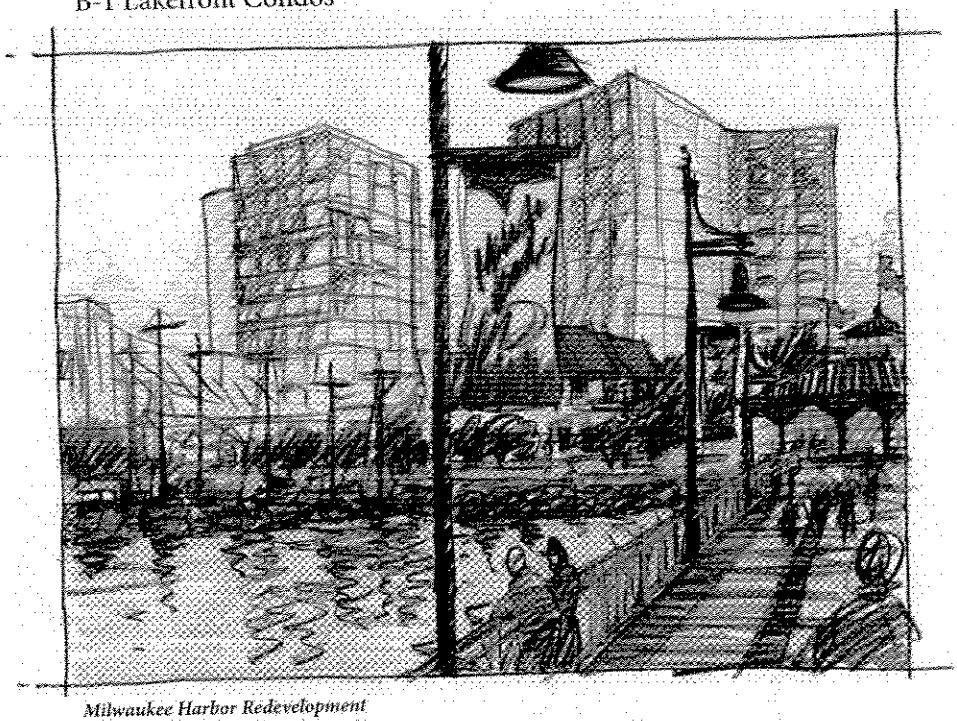


Supporting Sketches | ***Concept B: Maximizing Development Opportunity***



Milwaukee Harbor Redevelopment

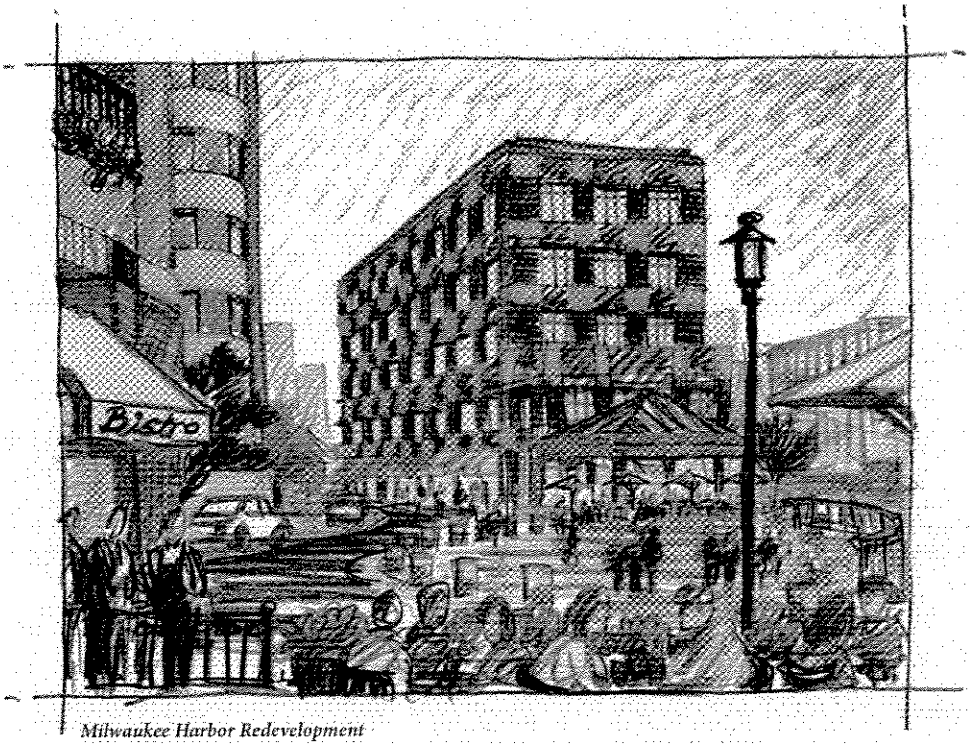
B-1 Lakefront Condos



Milwaukee Harbor Redevelopment

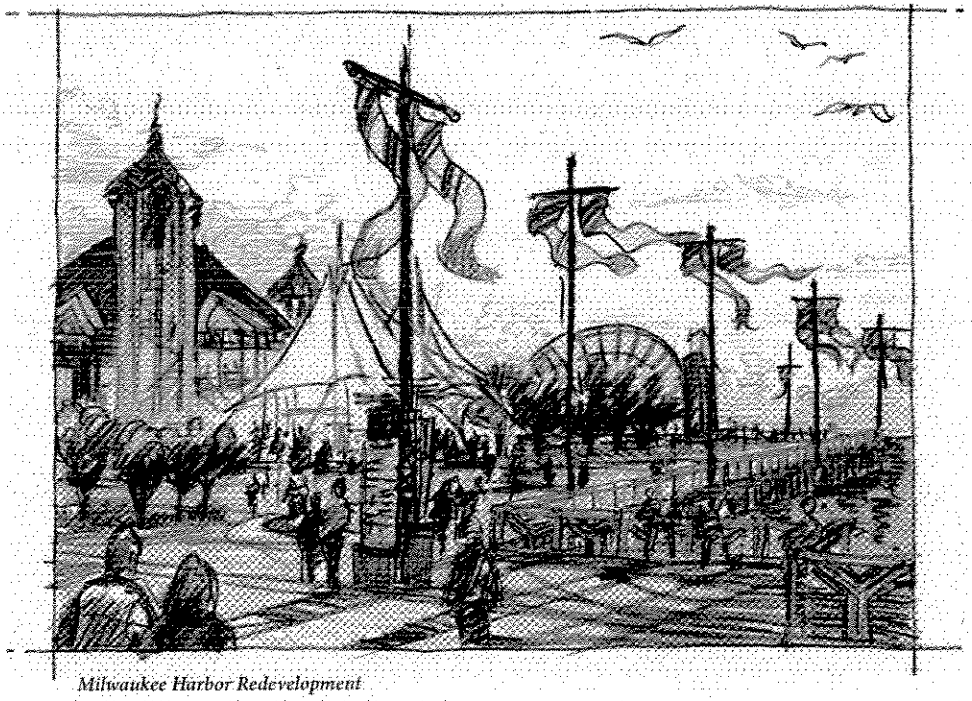
B-2 Wharf Area Townhouses

Supporting Sketches | ***Concept B: Maximizing Development Opportunity***



Milwaukee Harbor Redevelopment

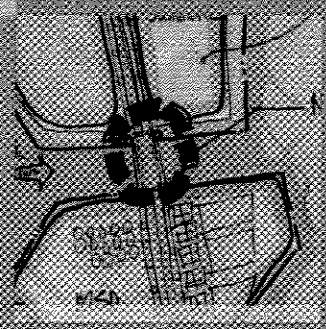
B-3 Mixed Use Development



Milwaukee Harbor Redevelopment

B-4 Milwaukee Entertainment Pier

Bridge Feasibility and Illustrative Design



BRIDGE to harbor

design sketchbook

HNTB

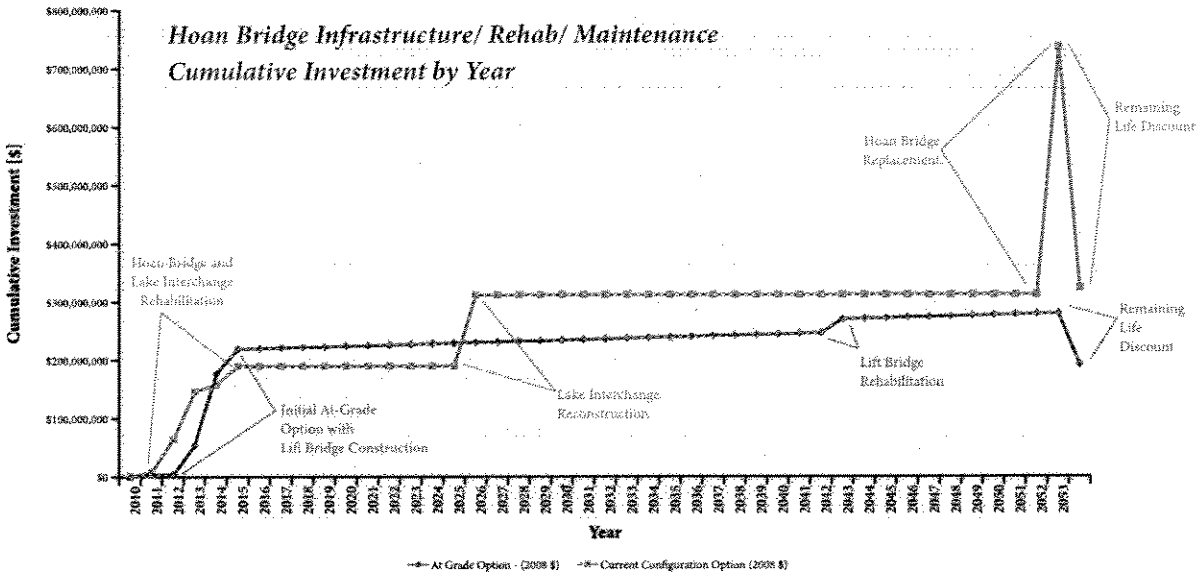
Bridge Life-Cycle Cost Assessment

The preliminary bridge feasibility analysis explored two options: reconstructing the Hoan Bridge in its current configuration; and an at-grade roadway option with a new lower profile bridge such as a lift bridge. The at-grade option has higher up-front costs, but potentially lower long-term costs in comparison to the option that reconstructs the bridge in its current configuration.

After construction is complete, it is expected that the at-grade option will have $1 million in annual maintenance costs due to the lift bridge maintenance. However, this option eliminates the need for a full reconstruction of the Lake Interchange which costs $135 million as part of the current configuration option. When the two options are compared, the at-grade option will have a savings of $80 million in the year 2025.

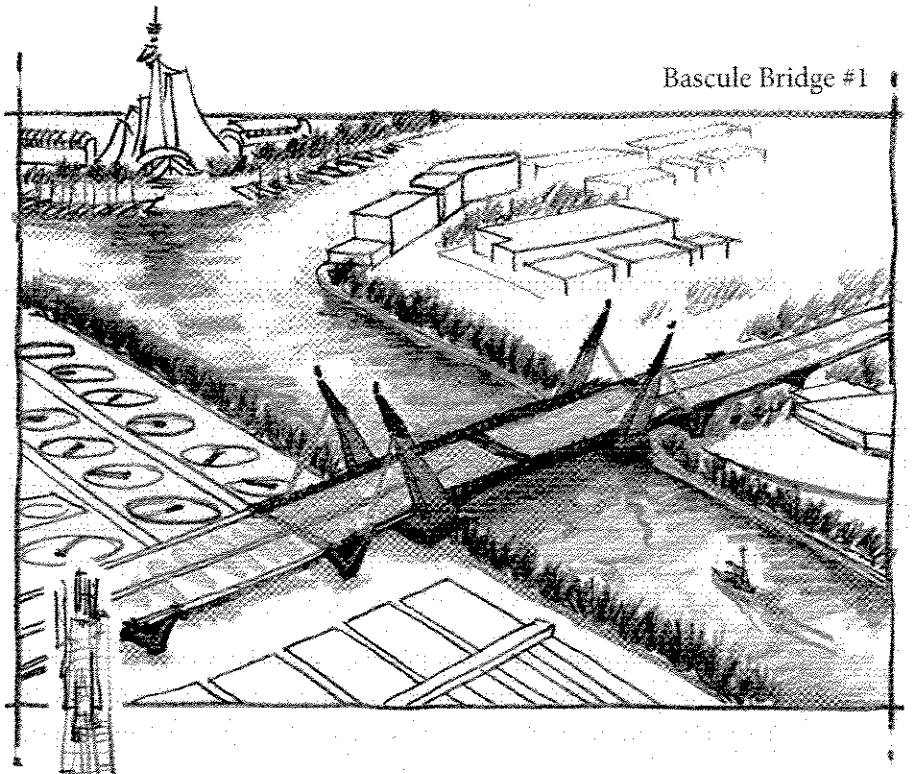
The current configuration option is expected to have very little maintenance costs after the 2025 reconstruction of the Lake Interchange. Due to the maintenance costs of the lift bridge, the differences in the life cycle costs will narrow over the long term. The at-grade option will need full rehabilitation in 2042 at a cost of $23 million, bringing the cost of the two options even closer.

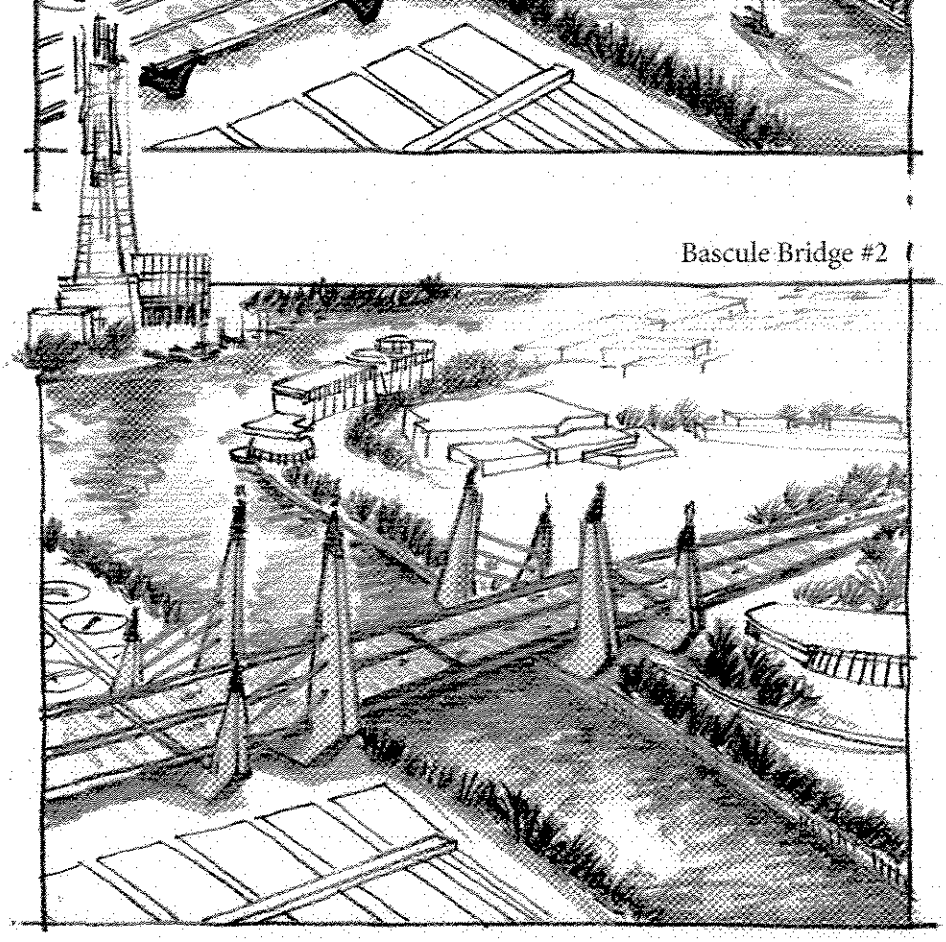
At the termination of the life-cycle cost analysis in 2053, the current configuration option replacement costs are estimated at $425 million, but there is remaining value for each option after 2053. The at-grade option has 37 years remaining in its design life at 2053. The new Hoan Bridge replacement in 2053 will have 74 years remaining, which is represented by the dip in costs at the end of the graph.



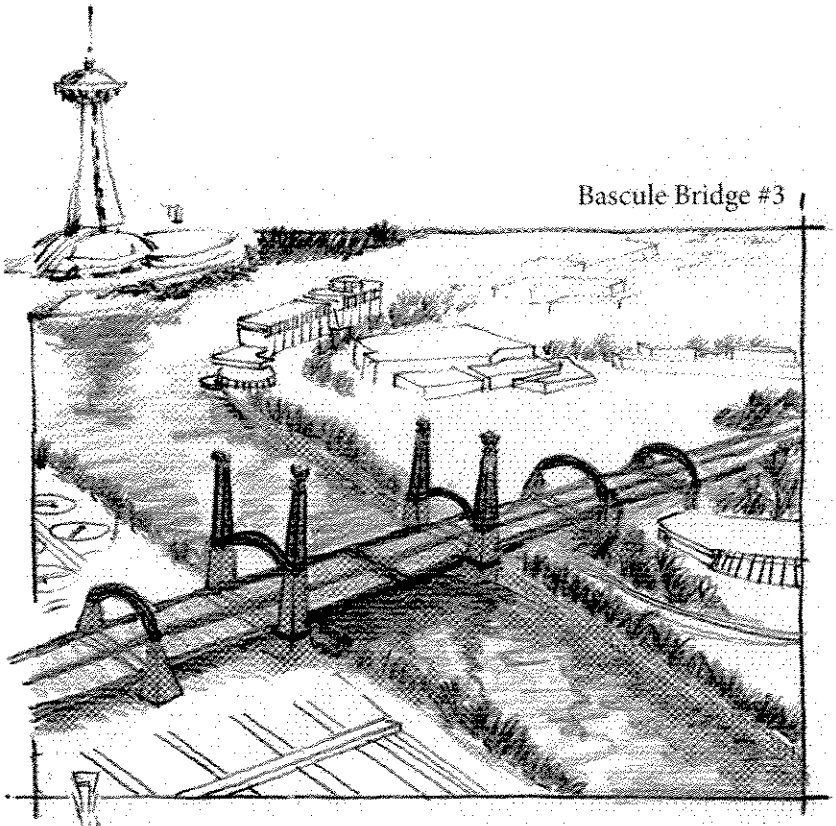
**The at-grade option does not account for hazardous materials, real estate acquisitions, compensable utility relocations, or the potential for poor soil conditions. The costs associated with these variables are unknown, and need further investigation before quantifying a dollar amount.*

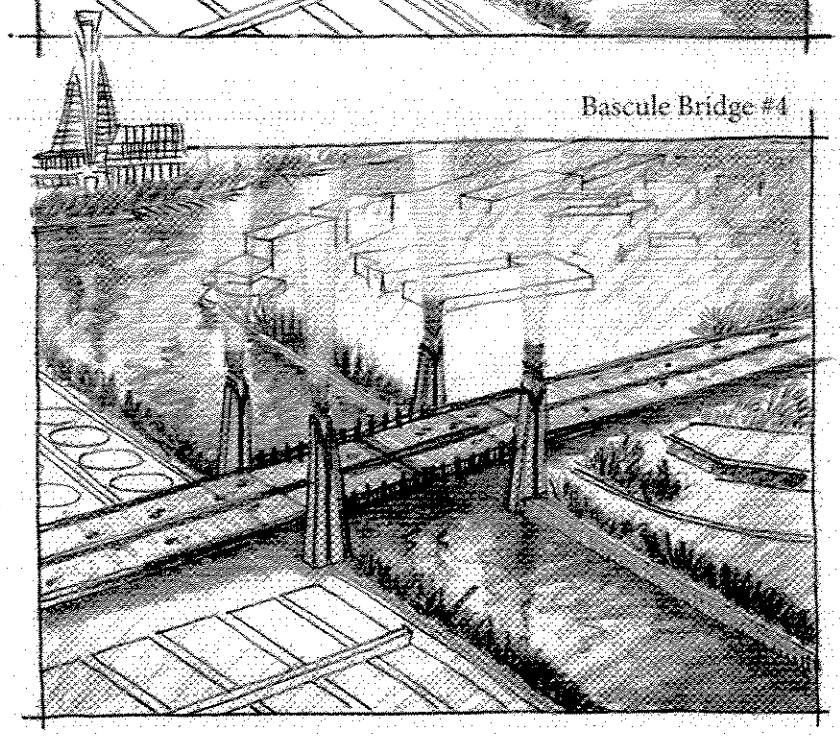
New Bridge Concepts



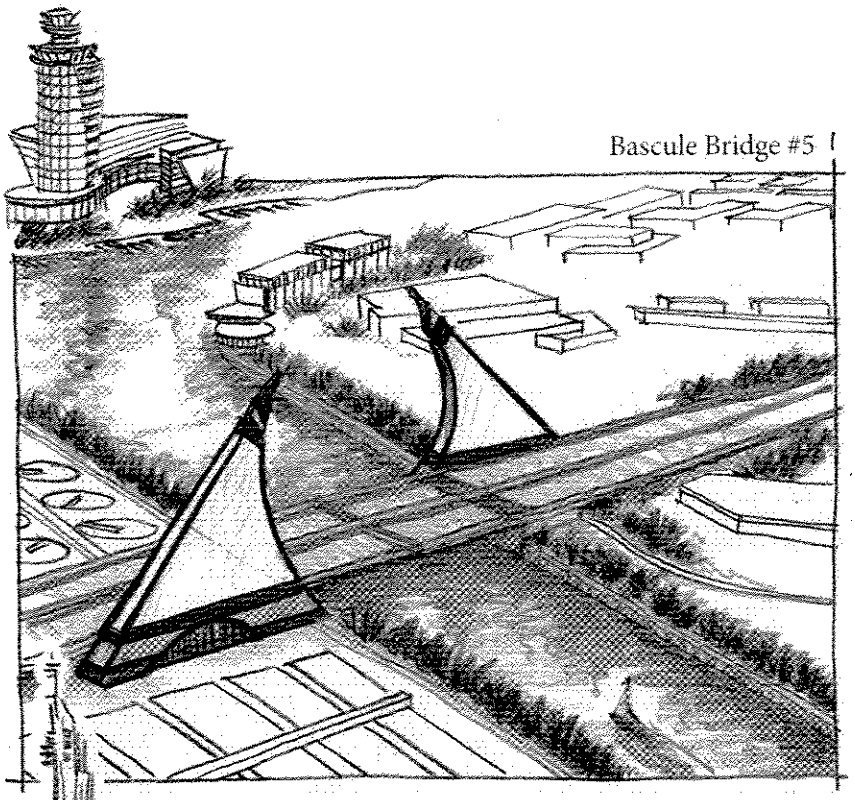


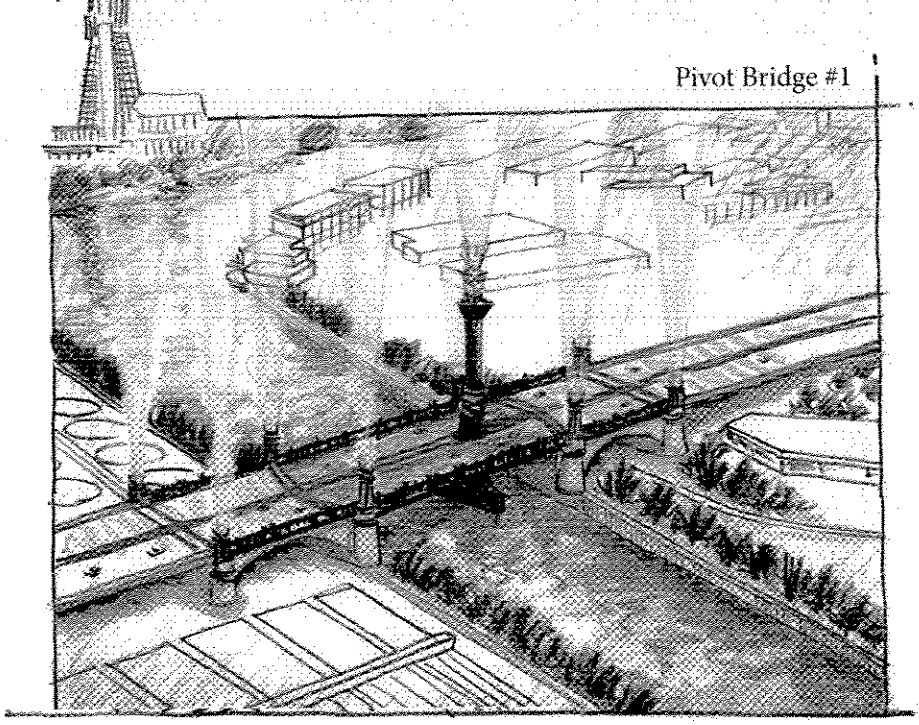
New Bridge Concepts



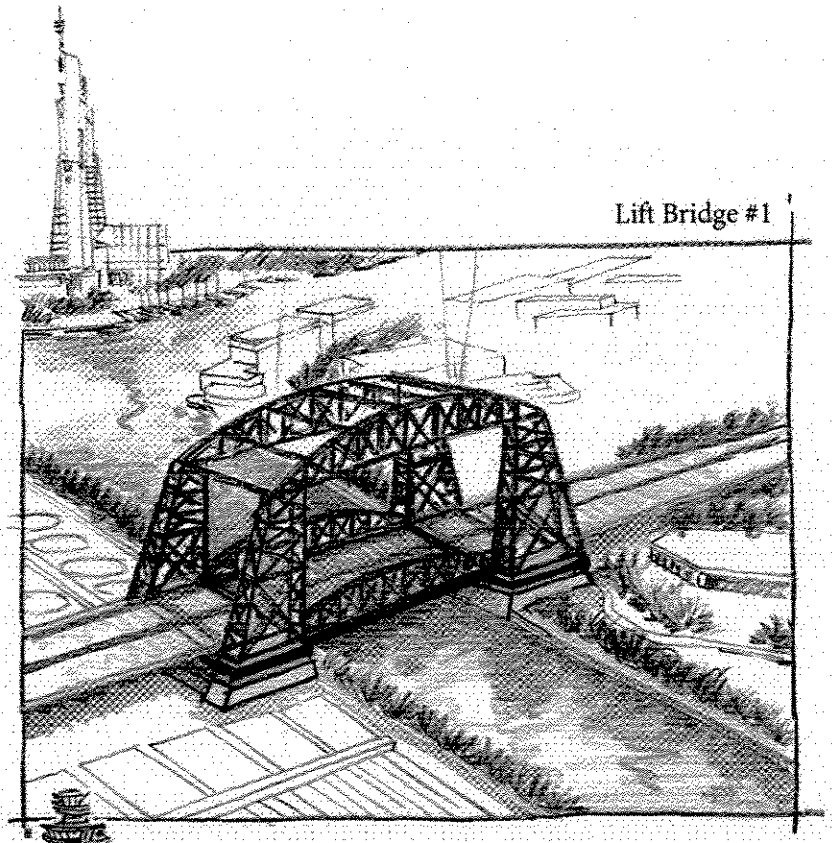


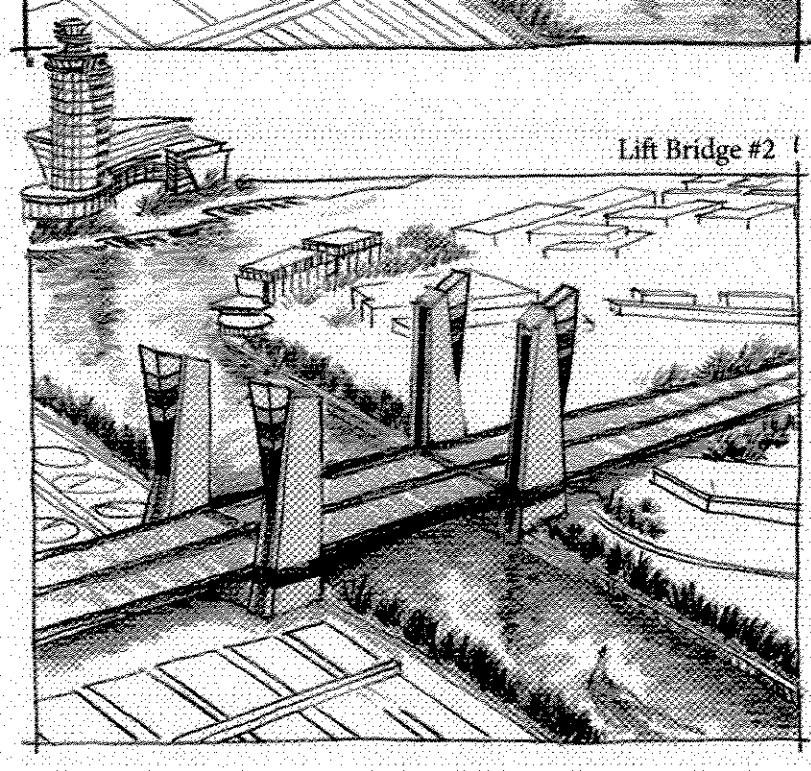
New Bridge Concepts



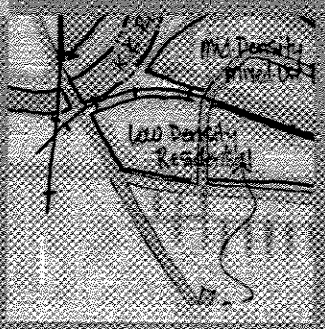


New Bridge Concepts





Land Value and Ownership

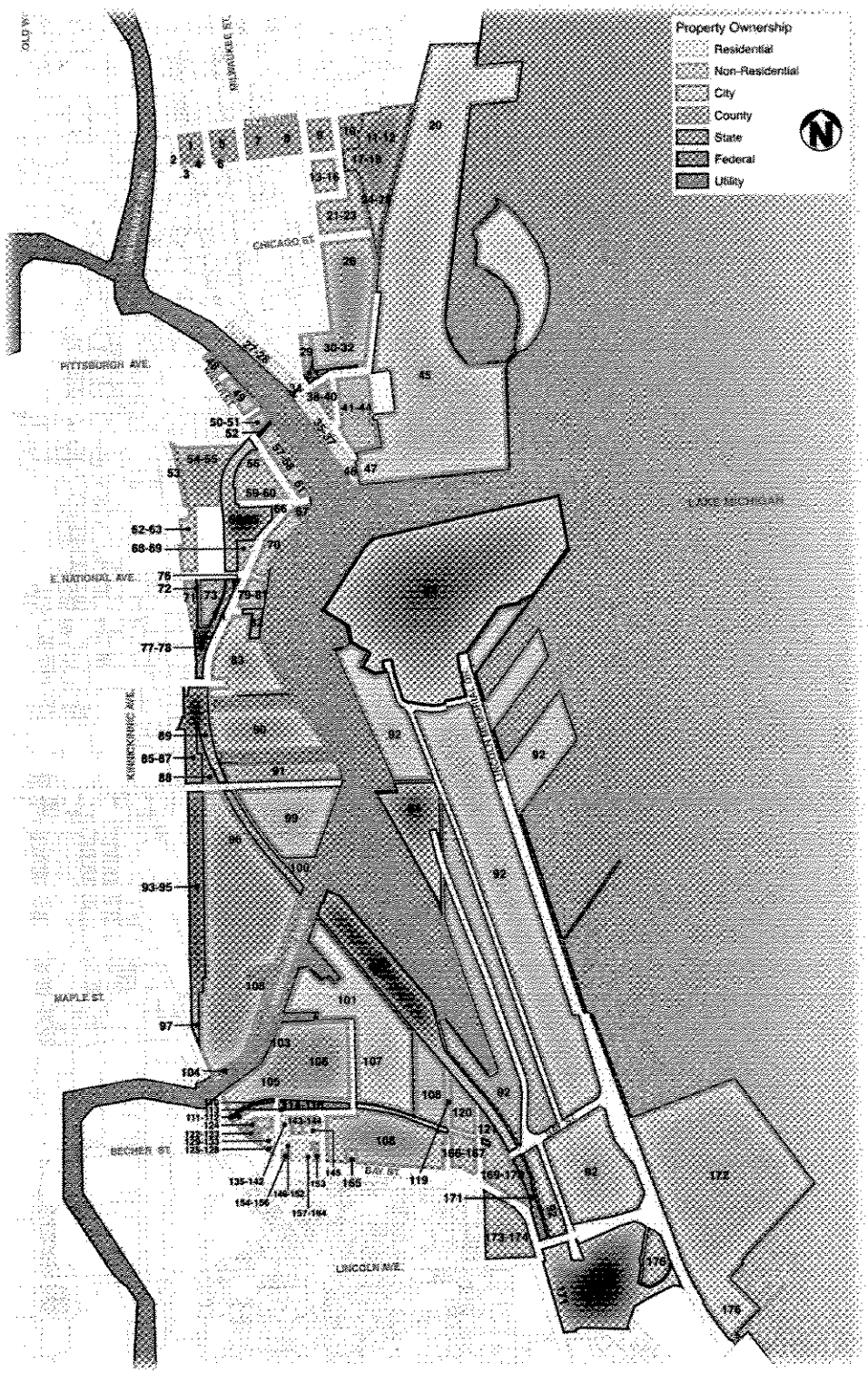


BRIDGE to harbor

design sketchbook

HNTB

Property Ownership



Property Ownership

ID	ADDRESS	OWNER NAME	LOT AREA
1	445 N BROADWAY	MILWAUKEE COUNTY X-WAY	87,519
2	408 N WATER ST	HISTORIC THIRD WARD ASSN INC	7,440
3	400 N WATER ST	CITY OF MILW REDEV AUTH	4,556
4	401 N BROADWAY	HISTORIC THIRD WARD ASSN INC	10,146
5	319 E CLYBOURN ST	MILWAUKEE COUNTY	91,362
6	400 N BROADWAY	400 NORTH BROADWAY LLC	7,200
7	400 E ST PAUL AV	MILWAUKEE COUNTY	113,448
8	418 N JACKSON ST	MILWAUKEE COUNTY	96,307
9	426 N JACKSON ST	MILWAUKEE COUNTY	91,763
10	420 N VAN BUREN ST	MILWAUKEE COUNTY	74,437
11	727 E CLYBOURN ST	STATE OF WIS DEPT OF	89,300
12	815 E CLYBOURN ST	STATE OF WISCONSIN	139,290
13	625 E ST PAUL AV	BLOUNT ASSOC PARTNERSHIP	15,240
14	324 N JACKSON ST	THE SALVATION ARMY	26,370
15	830 E BUFFALO ST	JOHNSON CONTROLS, INC	38,994
16	302 N JACKSON ST	PLANNED PARENTHOOD OF WI INC	11,753
17	328 N VAN BUREN ST	STATE OF WIS DEPT OF	7,793
18	300 N VAN BUREN ST	STATE OF WIS DEPT OF	89,308
19	320 N VAN BUREN ST	STATE OF WISCONSIN	113,303
20	550 N HARBOR DR	CITY OF MILWAUKEE	2,047,949
21	232 N JACKSON ST	W W GRAINGER INC	62,273
22	633 E BUFFALO ST	ANTHONY N GAGLIANO	59,282
23	300 N VAN BUREN ST	THE KATHLEEN D'ACQUISTO	113,169
24	208 N JACKSON ST	STATE OF WIS DEPT OF	8,099
25	200 N JACKSON ST	STATE OF WIS DEPT OF	98,342
26	625 E CHICAGO ST	ITALIAN COMMUNITY CENTER INC	346,389
27	106 N BROADWAY	MANDEL RIVERFRONT HOLDINGS I	51,867
28	401 E ERIE ST	GPI INTERIM INC	32,898
29	120 N JEFFERSON ST	CORCORAN PLACE LLC	52,580
30	621 E CORCORAN AV	JOSEPH T GLORIOSO &	24,364
31	132 N JACKSON ST	ITALIAN COMMUNITY CENTER INC	329,124
32	640 E POLK ST	ITALIAN COMMUNITY CENTER	20,389
33	114 N JEFFERSON ST	CHICAGO & NORTH WESTERN	40,974
34	501 E ERIE ST	CHICAGO & NORTH WESTERN	3,959
35	503 E ERIE ST	GREGORY MARTIN	3,750
36	509 E ERIE ST	R & B INVESTMENTS LLC	5,175
37	541 E ERIE ST	FRONTAGE LLC	86,946
38	318 E ERIE ST	ALAN H OTT	6,658
39	538 E ERIE ST	HANSEN STORAGE CO	18,110
40	560 E ERIE ST	SANDRA J FOGDEN	6,860
41	607 E POLK ST	GARLAND BROTHERS	185,740
42	639 E POLK ST	MILWAUKEE WORLD FESTIVAL INC	22,064
43	110 N MARSHALL ST	MILWAUKEE WOULD FESTIVAL INC	32,787
44	105 N MARSHALL ST	BARBARA B GLASS &	40,280
45	200 N HARBOR DR	CITY OF MILWAUKEE	2,931,072
46	641 E ERIE ST	FRONTAGE LLC	21,714
47	642 E ERIE ST	CITY OF MILWAUKEE	72,929
48	236 S WATER ST	RIVER RENAISSANCE LLC	31,700
49	318 S WATER ST	KURTH MALTING CORP	78,713
50	338 S WATER ST	PLANT TWO CORPORATION	20,255
51	350 S WATER ST	FRANK WILSON	14,608
52	404 S WATER ST	C & NW TRANSPORTATION CO	10,655
53	207 E FLORIDA ST	REDEVELOPMENT AUTHORITY	35,868
54	303 E FLORIDA ST	FRED USINGER INC	254,129
55	343 E FLORIDA ST	JRB IV LLC	56,801
56	435 S WATER ST	435 PARTNERS LLC	113,256
57	412 S WATER ST	HANSEN STORAGE COMPANY	121,402
58	500 S WATER ST	HANSEN STORAGE COMPANY	5,230
59	409 E BRUCE ST	NATL WAREHOUSE CORP	32,900
60	531 S WATER ST	NATIONAL WAREHOUSE CORP INC	41,364
61	548 S WATER ST	ELEMENTS LTP LP	37,381
62	228 E NATIONAL AV	MILWAUKEE COACH & CARRIAGE	41,692
63	300 E NATIONAL AV	MWM LLC	260,469
64	413 S WATER ST	CHICAGO & NORTH WESTERN	182,162
65	639 S WATER ST	WISCONSIN ELECTRIC POWER CO	114,506
66	623 S WATER ST	NATIONAL WAREHOUSE CORP	7,740
67	600 S WATER ST	MILWAUKEE COUNTY	21,409
68	707 S WATER ST	MIKE A & KAREN L IANNELLI	37,829
69	354 E NATIONAL AV	RICHARD WARICHAK	3,347
70	700 S WATER ST	MOTORYACHT ENTERPRISES	168,577
71	700 S WATER ST	MOTORYACHT ENTERPRISES	168,577
72	227 E NATIONAL AV	ROY WMS INC	51,401
73	233 E NATIONAL AV	CHICAGO & NORTH WESTERN	10,953
74	317 E NATIONAL AV	REDEVELOPMENT AUTHORITY	105,466
75	341 E NATIONAL AV	CHICAGO & NORTH WESTERN	98,755
76	347 E NATIONAL AV	C & NW RY CO	1,039
77	347 E NATIONAL AV	CITY OF MILWAUKEE	5,318
78	906 S BARCLAY ST	CHICAGO & NORTH WESTERN	18,448
79	221 E MINERAL ST	C & NW RY CO	19,032
80	748 S WATER ST	PJ MANAGEMENT LLC	32,610
81	808 S WATER ST	PAUL MUELLER	28,930
82	830 S WATER ST	ROBERT BORUTA	13,993
83	910 S WATER ST	UNITED STATES OF AMERICA % J	37,392
84	900 S WATER ST	KELLER COMPRESSING COMPANY	450,280
85	700 E JONES ST	MILWAUKEE METROPOLITAN	3,713,900
86	224 E GREENFIELD AV	C & NW RY CO ROW	97,555
87	230 E GREENFIELD AV	SOO LINE RAILROAD COMPANY	78,900
88	247 E WASHINGTON ST	C & NW RY CO	28,642

ID	ADDRESS	OWNER NAME	LOT AREA
89	302 E GREENFIELD AV	GOLDEN MARINA CAUSEWAY LLC	34,280
90	310 E GREENFIELD AV	C & NW RY CO	105,553
91	301 E WASHINGTON ST	CONSTRUCTION RESOURCES	537,966
92	600 E GREENFIELD AV	BOARD OF REGENTS-UNIV OF WI	277,891
93	1225 S CARFERRY DR	CITY OF MILWAUKEE	6,746,253
94	225 E GREENFIELD AV	C & NW RY CO ROW	140,776
95	225 E GREENFIELD AV	SOO LINE RAILROAD COMPANY	16,379
96	301 E GREENFIELD AV	SOO LINE RAILROAD COMPANY	252,822
97	311 E GREENFIELD AV	GOLDEN MARINA CAUSEWAY LLC	2,002,018
98	1994 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	9,176
99	401 E GREENFIELD AV	CHICAGO & NORTH WESTERN	285,062
100	401 E GREENFIELD AV	CITY OF MILWAUKEE	590,695
101	401 E GREENFIELD AV	DAVID KADINGER	53,013
102	632 E BAY ST	CITY OF MILWAUKEE	940,323
103	960 E BAY ST	CHICAGO & ILLINOIS RIVER	440,820
104	1955 S HILBERT ST	MJR PROPERTIES LLC	64,896
105	1964 S KINNICKINNIC AV	CITY OF MILWAUKEE	2,332
106	2008 S KINNICKINNIC AV	MANITOWOC PORTLAND CEM	178,550
107	1982 S HILBERT ST	GERALD R JONAS, TRUSTEE OF	596,075
108	1980 S MARINA DR	CITY OF MILW	272,638
109	427 E STEWART ST	INDUSTRIAL GROUP INC	935,233
110	1944 S ALDRICH ST	CHICAGO & NORTH WESTERN	211,734
111	2010 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	13,528
112	2010 S KINNICKINNIC AV	JOHN M LEMLEY	12,903
113	344 E STEWART ST	MEDUSA PORTLAND CEMENT CO	20,767
114	352 E STEWART ST	MICHAEL W BISHOP	2,730
115	354 E STEWART ST	SOO LINE RAILROAD COMPANY	25,527
116	1940 S HILBERT ST	SOO LINE RAILROAD COMPANY	22,248
117	518 E BAY ST	SOO LINE RAILROAD COMPANY	53,559
118	422 E STEWART ST	SOO LINE RAILROAD COMPANY	12,150
119			0
120	2021 S LENOX ST	ALUMINUM CASTING &	137,214
121	2024 S LENOX ST	DOS COLOR & SUPPLY CO INC	56,052
122	2012 S KINNICKINNIC AV	CATHERINE A ROHDE	4,640
123	315 E STEWART ST	CATHERINE A ROHDE	5,000
124	319 E STEWART ST	DANIEL T HANDLE	3,888
125	329 E STEWART ST	DONALD & CHARLOTTE CRYSDALE	11,151
126	339 E STEWART ST	DONALD & CHARLOTTE CRYSDALE	17,947
127	2020 S KINNICKINNIC AV	EDWARD C HERBERT JR &	2,430
128	300 E BAY ST	CATHERINE A ROHDE	26,575
129	2021 S HILBERT ST	GLORIA J TOMINSEK &	4,305
130	2027 S HILBERT ST	FREDRICK L SEBION & HELEN HW	3,936
131	2031 S HILBERT ST	GERALD M KUHNKE	3,936
132	2035 S HILBERT ST	ALVIN J ENDRIES	3,890
133	2039 S HILBERT ST	KENNETH F PALME	4,305
134	362 E BAY ST	BLACK RAINBOW PRODUCTIONS	9,940
135	2000 S HILBERT ST	DONNA MCMASTER	3,150
136	2004 S HILBERT ST	JEROME J ENDRIES, ALVIN J	3,150
137	2008 S HILBERT ST	BRIAN HENDERSON	3,150
138	2012 S HILBERT ST	ALVIN J ENDRIES	3,150
140	2016 S HILBERT ST	KEVIN C SMITH	3,150
141	2020 S HILBERT ST	CARRIE L GILBERTSON	3,150
142	2024 S HILBERT ST	SCOTT WYSOCKI	3,150
143	385 E STEWART ST	INDUSTRIAL GROUP INC	44,257
144	2013 S ALLIS ST	BERLAND & HEFFERNAN INC	3,616
145	350 E BECHER ST	TIMOTHY J OLSON	15,380
146	353 E BECHER ST	DENNIS & PATRICIA RUSSELL	3,675
147	357 E BECHER ST	JOSEPH W JASINSKI	3,675
148	361 E BECHER ST	JEFFREY A RAASCH	6,825
149	371 E BECHER ST	ANTHONY S CASE	3,150
150	375 E BECHER ST	JAMES J MAYNOR	3,150
151	379 E BECHER ST	BEATRICE O KENRNECHT	6,300
152	385 E BECHER ST	ANITA M MASON	3,150
153	354 E BAY ST	JAMES I SOKOLOWSKI	18,086
154	338 E BAY ST	MARK PASCHAL	3,201
155	342 E BAY ST	MARK PASCHAL	3,310
156	346 E BAY ST	BELEN ALVAREZ	3,395
157	350 E BAY ST	BELEN S ALVAREZ	3,011
158	354 E BAY ST	BERLAND & HEFFERNAN INC	3,077
159	360 E BAY ST	CANDACE L PRIEM	3,161
160	364 E BAY ST	JEFFREY A RAASCH	3,237
161	368 E BAY ST	RAFAEL GONSALEZ	3,312
162	372 E BAY ST	KLAFKE, JAMES E & KAREN M	3,425
163	374 E BAY ST	HACKNEY, GRACE M	3,481
164	380 E BAY ST	PAUL PARKINSON	3,525
165	432 E BAY ST	KATHLEEN SKWAREK	8,432
166	2039 S LENOX ST	ALUMINUM CASTING &	74,923
167	622 E BAY ST	WROUGHT WASHER MFG INC	38,028
168	2044 S LENOX ST	SOO LINE RAILROAD COMPANY	3,520
169	2074 S LENOX ST	WROUGHT WASHER MFG INC	52,490
170	2100 S BAY ST	WROUGHT WASHER MFG INC	138,859
171	2100 S BAY ST	C & M RAILWAY CO	179,930
172	2401 S LINCOLN MEMORIAL DR	CITY OF MILWAUKEE	2,209,247
173	910 E LINCOLN AV	CITY OF MILWAUKEE	105,411
174	2127 S BAY ST	CITY OF MILWAUKEE	187,367
175	1319 E SEELEY ST	UNION PACIFIC RAILROAD CO	1,108,577
176			0