

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that enough members of the City Council and Historic Preservation Commission may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville Plan Commission
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, August 4th, 2026, 6:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the July 7th, 2026 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
8. Discussion
 - A. Zoning and Regulation for Data Center Land Uses
 - B. 2025 Wisconsin Act 173 Updates
9. Community Development Report
 - A. Building Permit Activity – June
 - B. Code Enforcement Activity - June
10. Upcoming Meeting: September 1st, 2026 at 6:00pm
11. Adjourn

-Mayor Abbey Barnes, Plan Commission Chair

**City of Evansville Plan Commission
Regular Meeting
Thursday, July 7th, 2026, 6:00 p.m.**

MINUTES

1. Call to Order at 6:00pm.

2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Abbey Barnes	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jason Sergeant, City Administrator
Aldersperson Chuck Boyce	P	Cody Gilbertson
Susan Becker	P	Roger Berg
John Gishnock	P	Dennis and Rebecca Hughes
Mike Scarmon	A	
Ry Thompson	A	

3. Motion to approve the agenda, by Lathrop, second by Becker. Approved unanimously.

4. Motion to waive the reading of the minutes from the June 2nd, 2026 and June 11th, 2026 meetings and approve them as printed by Lathrop, second by Boyce. Approved unanimously.

5. Civility Reminder.

6. Citizen appearances other than agenda items listed. None.

7. Action Items

A. Discussion and Motion to Approve Conditional Use Permit Application CUP-2026-08 for Indoor Sales and Service on parcel 6-27-588A.1 (498 Water Street)

1. Review Staff Report and Applicant Comments

Applicant Cody Gilbertson is present on behalf of Tom's Auto Center. Spranger explains that the site in Evansville will be strictly administrative and the conditions presented tonight are self-imposed by the applicant. McFarland will not approve the dealership use under its zoning code even though the bulk of the actual sales and vehicle storage will be at the McFarland location. The zoning classification is necessary for Department of Revenue approvals. Gilbertson explains that Tom's Auto Center will do the majority of its sales online. The owner, Tom, also lives in the Evansville area and their business utilizes a lot of existing Evansville businesses. If the use expands to show vehicles in Evansville, it will need to find a space where it can display vehicles, which is allowed in the B-3 and B-4 zoning districts.

2. Public Hearing

Mayor Barnes opened the hearing at 6:10pm. There were no comments. Public hearing closed at 6:11pm.

3. Plan Commissioner Questions and Comments

Becker asks for clarification on what buildings the business will occupy on the site.

Gilbertson replies they will only occupy one of the buildings and the rest are rented to other businesses. She asks if only being able to keep one car outdoors will be an issue. Gilbertson replies that up to 13 can be stored indoors.

Gishnock asks about the working relationship Tom's Auto Center has with those neighboring businesses. Gilbertson reports positive interactions.

4. Motion with Conditions

Motion to approve a Conditional Use Permit for Indoor Sales and Service per section 130-403 on parcel 6-27-588A.1 located at 498 Water Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

- 1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.**
- 2) One vehicle may be stored outdoors at any given time, and that one vehicle shall not remain longer than seven (7) days.**
- 3) No vehicle display, marketing activity, or customer-facing sales shall be permitted at this location.**
- 4) This location shall not function as a retail sales or delivery point.**
- 5) No vehicle acquisition, reconditioning, servicing, and final delivery to the customer shall be permitted at this location.**
- 6) The location will serve solely as a compliance and administrative component of the overall business model. Use of the property shall be limited to administrative and compliance-related purposes only.**
- 7) This location shall not advertise any defined hours of operation, as no active business operations will be conducted at this site.**
- 8) Any signs promoting the business shall be permitted by the City.**
- 9) Any substantial changes to the business model shall require a review of the existing conditional use permit.**
- 10) Use cannot create a public nuisance as defined by local and state law.**
- 11) The Conditional Use Permit is recorded with the Rock County Register of Deeds.**

Motion by Lathrop, second by Gishnock. Approved unanimously.

B. Discussion and Motion to Approve Preliminary and Final Land Division Application LD-2026-06 for a 2 lot Certified Survey Map combining parcels 6-27-1200, 6-27-1200.1, 6-27-1160, 6-27-1160.1 (650 County Highway M, 749 Weary Road)

1. Review Staff Report and Applicant Comments

Spranger explains there are four parcels currently on the subject area. Infrastructure and buildings cross parcel boundaries. This CSM will realign the parcel boundaries and eliminate two of the parcels, which should simplify the legal description of the property. Alcivia is in the middle of selling the office building to United Cooperative; this CSM will help with the sale.

2. Public Hearing

Mayor Barnes opened the hearing at 6:17pm. There were no comments. Public hearing closed at 6:18pm

3. Plan Commissioner Questions and Comments

Boyce questions why the property owner would do this and if it would affect the assessed value of the property. Spranger replies that this cleans up property ownership and property lines and will be unlikely to have an affect on assessed values, but that it may be easier to enumerate values with infrastructure and buildings sitting on their own properties instead of having to be split over several.

4. Motion with Conditions

Motion to recommend Common Council approve a preliminary and final certified survey map to reconfigure parcels 6-27-1160, 6-27-1160.1, 6-27-1200, 6-27-1200.1 into two lots, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following condition: that the final Certified Survey Map be recorded with the Rock County Register of Deeds.

Motion by Lathrop, second by Becker. Approved unanimously.

C. Discussion on Preliminary Land Division Application LD-2026-07 for a preliminary subdivision plat on parcel 6-27-559.171 (700 block Badger Drive)**1. Review Staff Report and Applicant Comments**

Spranger updates Plan Commission on ongoing discussion with the developer. Tonight's submission includes a concept of what shared driveways would look like in the cul-de-sac. At Municipal Services, public works staff notes that cul-de-sacs are generally disliked by the plowing crews.

2. Public Hearing

Mayor Barnes opened the hearing at 6:32pm. Dennis Hughes of 715 Badger Drive spoke. His house looks out on this lot. He has spoken with some of his neighbors and shares many of their concerns. Presently, stormwater drains across the backyards of the six lots abutting this proposed development when it should drain directly toward Seventh Street. Hughes believes the berm is the culprit for this poor grading. He hopes that any driveways allowed on Badger Drive are sited to avoid existing driveways. Also mentions that there already exists a large amount of duplexes near this proposed development and shares his concern that this one will result in monotonous architectural design. Many of the written comments brought up this same berm, stating they were promised by the developer that it would be landscaped and would like to see it landscaped in the future. Public hearing closed at 6:38pm.

3. Plan Commissioner Questions and Comments

Lathrop asks about stormwater issues and snow removal in the cul-de-sac, noting that driveways in the bulb will have less yard space to store excess snow. Asks Berg if these units will have basements and if high groundwater is a concern. Berg replies that he does not anticipate an issue with groundwater.

Gishnock expressed his opinion that shared driveways is probably the best solution as it results in less pavement and fewer curb cuts.

Barnes wants to know if different home designs would work and asks if there's interest in single family houses, as some of these lots seem better suited to function as such.

Boyce asks about building setbacks and comments that the proposed configuration seems tight for the area.

Becker echoes concerns about the amount of concrete and excess snow locations.

Barnes expresses concerns about the berm, noting that it was a hot topic among existing

residents. Spranger replies that the City Engineer has not assessed the berm's impact on stormwater and drainage patterns in the area. A resident chimes in and reports that all her neighbors have had water in their basement but she likes the berm and the plan for landscaping it. Another spectator adds that when the lots are sold, the berm could be removed by the new owners and a require to keep it may be futile.

Becker adds that this area is quite dark at night and she would like to see street lighting on both Badger Drive near the multiuse path and along Badger Court.

D. Discussion and Motion to Approve Final Land Division Application LD-2026-05 for a 2 lot final Certified Survey Map on parcel 6-27-386 (432 Longfield Street)

1. Review Staff Report and Applicant Comments

Plan Commission approved the preliminary certified survey map at its June meeting. This is the final certified survey map, which will be recorded at the county and creates the legal lot. There are no changes from June.

2. Plan Commissioner Questions and Comments

None.

3. Motion with Conditions

Motion to recommend Common Council approve a preliminary certified survey map to divide and parcel 6-27-386 into two lots, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:

1. On page 3 of the CSM, change "Approved per Section 110-4(5) of the City of Evansville Municipal Code" to "Approved by the Common Council this day of _____, 2026."

2. Once corrected and signed, record the Certified Survey Map with the Rock County Register of Deeds.

Motion by Gishnock, second by Lathrop. Approved unanimously.

8. Discussion

A. Expanding Accessory Dwelling Units (ADUs) beyond Historic District

Discussion of amending the zoning ordinance to expand ADUs beyond what is currently allowed. At the moment they are zoned to be a tool to preserve carriage houses but the City has not had much interest from that sector. Some members would rather see an update to the Subdivision code as a means to promote more density.

9. Community Development Report

A. Building Permit Activity – May

B. Code Enforcement Activity - May

10. Upcoming Meeting: August 4th, 2026 at 6:00pm

11. Adjourn at 7:20 pm.

Municipal Law Newsletter

VOLUME 31, ISSUE 3 MAY/JUNE 2026

In this issue

- *Municipal Regulation of Data Centers*
- *Public Bidding Refresher: Changes to Public Bidding Threshold and Best Practices Reminders*
- *AI and Attorney-Client Privilege: What Wisconsin Municipalities Need to Know*

Municipal Regulation of Data Centers

There is no denying that data centers have become a hot button topic. With the proliferation of AI in just about everything from phones to appliances and our continued reliance on cloud computing and storage, Wisconsin has become the latest state to see an influx of large-scale data center developments. Perhaps there is no better example of the immense scale of these developments than the \$15 billion, 1.3-gigawatt, 672-acre behemoth in development in Port Washington. The Port Washington data center alone is reported to require the same amount of power as approximately half a million homes and will consume 22,000 gallons of water per day through a closed loop system.

While these developments promise a significant increase in property tax revenue and limited job creation, many Wisconsinites are concerned. Some are concerned by the sheer quantity of resources these data centers will consume, and the potential costs borne by ratepayers to provide them. Others are worried about the potential harmful effects on the environment and nearby properties from impacts to local water supplies and noise pollution. Some have also raised the possibility that these data centers will be abandoned due to an AI bubble or obsolescence, potentially raising utility rates and property taxes, and increasing blight. These concerns range across the political spectrum, a rarity in the polarized world we live in, with a recent Marquette Law School poll showing broad bipartisan opposition.¹

This opposition has led some municipalities to seek ways of stopping these data center developments; others have pulled back after receiving public backlash. There has been consternation over municipalities entering into non-disclosure agreements related to data center development. And in Port Washington, voters approved a referendum during the Spring 2026 election to require voter approval for the creation of future TID districts of more than \$10 million as a response to the \$458 million TID the city already approved for the Port Washington data center. Given this landscape, municipalities should be aware of the options they have to regulate data centers in order to maximize the benefits and minimize the harms.

Zoning

Zoning is likely the strongest tool municipalities have to regulate data centers. Zoning allows municipalities to determine where data center development is appropriate, such as by limiting the districts or zones in which it is a permitted as conditional use. Zoning also allows municipalities to impose conditions and restrictions on data center development or impose uniform requirements specific to data centers, such as height, area, setback, screening,

Read us online at:

BOARDMANCLARK.COM/PUBLICATIONS

Continued on page 2

Municipal Regulation of Data Centers

Continued from page 1

and access requirements. Under the current legal framework in Wisconsin, municipalities can even use zoning to outright prohibit data centers if desired.

Since these large-scale data centers are so new to the state, most of the zoning regulations enacted to date have been temporary moratoriums on large-scale data center development. Such a moratorium gives a municipality time to research and determine how to regulate these data centers, and gives time to see whether the state will enact any regulatory changes to address some of the concerns.² Many of the municipalities that have enacted moratoriums in their zoning codes are taking the time to examine municipal regulations from other states where these large-scale data centers are more prevalent and identifying issues those localities have faced. Such an approach aims to ensure municipalities avoid putting the cart before the horse – development of a large-scale data center before the proper regulations or restrictions are in place to protect public health, safety, and welfare.

Unzoned municipalities are able to enact an interim zoning ordinance under Wis. Stat. § 62.23(7)(da). Such an ordinance allows unzoned municipalities to freeze land use changes for up to two years to give them time to enact a comprehensive zoning ordinance. With careful drafting, such an ordinance could operate similarly to a moratorium. One benefit of such an ordinance is that it can be enacted like a regular ordinance and does not require plan commission review/recommendation or holding a public hearing, so it can be enacted much faster than a typical zoning ordinance. Municipalities may want to consider including exceptions in their interim zoning ordinance to provide a process to allow unobjectionable land use changes.

One important aspect of zoning to remember is that a zoning ordinance does not stop a legal non-conforming use that existed before the zoning ordinance was enacted.³ That means any pre-existing data center would still be allowed to continue, even if a subsequent zoning change prohibits it. Additionally, a developer may obtain a vested interest to complete their development despite a zoning change part way through development prohibiting or restricting it, typically once a building permit has been applied for. Due to this, municipalities will want to consider whether to take a more proactive approach to data center regulation.

As with any zoning regulation, municipalities also should remember to review their comprehensive plans to ensure any proposed zoning change is in strict conformity with the plan. Amending a comprehensive plan takes time,⁴ so municipalities should plan accordingly.

Development Moratorium

Municipalities may be able to place a development moratorium on data centers under Wis. Stat. § 66.1002. This allows for the adoption of up to a 12-month development moratorium that can be extended one time for up to 6 months. As with a zoning moratorium, this would give a municipality time to research and enact regulations on data centers. It also would provide time to adopt or make changes to a comprehensive plan needed to regulate data centers.

While municipalities have express authority to enact a development moratorium,⁵ they may only do so under certain circumstances: (i) if a municipality has enacted a comprehensive plan; (ii) is in the process of preparing its comprehensive plan; or (iii) is in the process of preparing a significant amendment to its comprehensive plan in response to a substantial change in conditions in the municipality. A municipality must also adopt a resolution stating the moratorium is needed either to prevent a shortage in, or the overburdening of, local public facilities, or to address a significant threat to public health or safety that is presented by a proposed or anticipated activity due to a request for rezoning, a plat or certified survey map, or a subdivision plan or other land division. This resolution must be accompanied by a written report from a registered engineer or a public health professional that states the moratoria is justified based on overburdened public facilities and/or a threat to public health and safety.

Licensing

Another tool municipalities can use to regulate data centers is a licensing ordinance. A licensing ordinance can be enacted using a municipality's general police powers to protect the health, safety, welfare and convenience of the public. This is particularly useful for municipalities that are unwilling or unable to use a zoning ordinance, such as towns that are subject to county zoning. A licensing ordinance would allow a municipality to impose some restrictions on data centers, although it would not provide the same latitude as a zoning ordinance.

Municipalities will need to be careful when drafting data center licensing ordinances to avoid them being considered a zoning ordinance. Municipalities are strongly encouraged to follow the framework identified in the *Zwiefelhofer v. Town of Cooks Valley* case which found a non-metallic mining licensing ordinance was not a zoning ordinance, despite impose significant land use regulations on mining throughout the town.

While a licensing ordinance cannot outright prohibit data centers to avoid being a zoning ordinance, it may dissuade some developers from pursuing a data center development. Anecdotally, it appears some developers

Continued on page 3

Municipal Regulation of Data Centers

Continued from page 2

are pursuing data center developments in municipalities with little or no regulation. Unzoned towns near existing or proposed high voltage power lines appear to be particularly desirable. Due to this, a licensing ordinance may be enough to cause many developers to look elsewhere.

Development Agreement

Municipalities can also impose some regulations on data center development via development agreements. A development agreement is a consensual, binding contract between two or more parties, typically between a landowner/land developer and a municipality. Municipalities regularly use development agreements for all manner of developments, including data centers. While a development agreement will not prevent a data center development, it could provide an avenue for municipalities to impose some regulation to minimize the potential harm from a given development. Such agreements are generally more useful in conjunction with other municipal land use and development regulations, such as zoning, subdivision, and licensing ordinances. Development agreements are also critical to any TIF provided for a project.

Conclusion

Considering the recent increase in large-scale data center developments and the likelihood of additional data center developments in the near future, Wisconsin municipalities are strongly encouraged to start considering whether municipal regulation is desired. Given the scale of these developments and the risks of non-conforming use and vested interests arising from reactive regulation, municipalities may want to pursue a proactive regulatory approach before a large-scale data center project comes to fruition. Now would be a good time to review existing zoning ordinances and comprehensive plans to determine how such developments are currently regulated and to identify any deficiencies in such regulation. Municipalities may also want to direct their plan commissions to start having discussions on data centers and explore what kind of regulations may be needed.

— *Eric B. Hagen*

Continued on page 4

Public Bidding Refresher: Changes to Public Bidding Threshold and Best Practices Reminders

Regardless of what the weather is doing, it is safe to forecast that Wisconsin's construction season is well underway. As your community looks to its next public construction project, with the recent changes to Wisconsin's public bidding thresholds, now is a good time for a refresher on the requirements and limitations of Wisconsin's public bidding law.

Public Bidding Law Changes

The Wisconsin Legislature recently enacted 2025 Wisconsin Act 188, which for the first time in over 25 years, updates Wisconsin's competitive bidding thresholds and requirements for certain local government public works projects.

The major change is that cities, villages, municipally-owned utilities, towns, and counties saw their public bidding thresholds double for general construction projects. These governmental entities must now provide a class 1 notice before contracting for any project between \$10,000 and \$50,000, and must publicly bid and award to the lowest responsible bidder any project that exceeds \$50,000.

A major exception is that the Act preserves the prior notice limit of \$5,000 and bidding limit of \$25,000 for newly defined "public highway construction" (cities and villages) and "public highway contract" (towns). Public highway construction is defined as "a public construction project involving the construction, improvement, repair, or maintenance of a highway." Wis. Stat. § 62.15(1)(b)1.b. Public highway contract is defined as "a contract for the construction, execution, repair, remodeling, or improvement of a highway." Wis. Stat. § 60.47(1)(as).

Towns and counties also saw the addition of an exception for "construction by a private person of an improvement that is donated" to the local government after the completion of construction, similar to what was already available to cities and villages. Wis. Stat. §§ 60.47(5)(c) & 59.52(29)(c)2.

Unfortunately, there was no commensurate change for sanitary district or lake district public bidding thresholds, with those remaining at \$25,000 and \$2,500 respectively.

The new limits became effective on April 5, 2026.

Other Requirements Remain

While the thresholds were updated, other aspects of Wisconsin's public bid law remain unchanged. When a project is required to be publicly bid, the project must be let to the lowest responsive and responsible bidder after advertising for and receiving sealed competitive bids.

Continued on page 4

Public Bidding Refresher

Continued from page 3

A bidder is responsive if the bidder provides all information required by the bid packet, a bid bond, and a performance and payment bond. There is no statutory authority to allow correction of bids, meaning an error identified in a bid pre-opening requires that the bid be returned but prohibits the bidder from bidding again on the project unless it is relet. A bid discovered post-opening grants the municipality discretion to allow withdrawal of the bid.

The determination of the lowest responsible bidder remains the responsibility of the local governmental body. A municipality may determine responsibility through either the statutory pre-qualification process prior to bidding under Wis. Stat. § 66.0901(2) or at the time of bid opening and award. While a municipality has relatively wide discretion related to finding a bidder irresponsible, the municipality should have evidence and not just opinion to support any such conclusion.

The new law also makes no change to existing bonding requirements and thresholds. Municipalities must still ensure that bidders and awardees provide bid bonds and payment and performance bonds, when required by law. See Wis. Stat. §§ 62.15(3) and Wis. Stat. § 779.14.

There are many nuances to and additional requirements of Wisconsin's public bidding laws, so it is best to check with your municipal attorney prior to bidding or contracting for public construction projects.

Best Practices: Or How to Avoid Being Stuck with a Bad Contract

Simply put—involve your municipal attorney early. There is a lot that goes into construction projects before they are bid: capital improvement plans are created, projects are budgeted, funding is applied for, architects or engineers are hired, and plans, specifications, and “standard” construction contracts are prepared. If an attorney is not involved early in the project, there are points where it becomes too late for an attorney to have meaningful input or impact.

For example, most standard AIA or EJCDC construction contracts assign responsibilities to the architect or engineer, but the architect or engineer is not a party to those contracts and, unless specified elsewhere, are not bound by their terms. Any duties to be taken on by the architect or engineer must be agreed to in the municipality's agreement with the architect or engineer. While contracts with design professionals can be readily amended if mutually agreeable, the same solution does not exist for contracts with the contractor.

When a contractor bids on a project, the contractor is

entitled to rely upon the plans, specifications, and contract terms in preparing their bid. This also ensures that a municipality is comparing apples to apples when the bids come in. A municipality is prohibited from negotiating with a contractor after receipt of bids. This means that to have any meaningful input as to the material terms of the construction contract, the municipal attorney must be consulted with prior to bid advertisement, if not earlier.

Involving a municipal attorney early is also important where more unique contracts are contemplated, such as indefinite quantity contracts for unknown work throughout the course of a construction season. While Wisconsin's public construction laws are relatively rigid, a municipal attorney can help make sure that your community remains in compliance with all applicable laws while helping to protect your community's interests.

If you have questions about public construction contracts, please feel free to contact a member of Boardman Clark's [Municipal Law Practice Group](#).

— *Jared W. Smith*

Municipal Regulation of Data Centers

Continued from page 3

- 1 A substantial majority (69%) of adults say the costs of data centers outweigh their benefits, while 30% say the benefits are greater. This represents an increase in skepticism about data centers since January, when 62% saw costs as greater than benefits and 37% said benefits are greater. This opposition is bipartisan, with 62% of Republicans, 76% of Democrats, and 73% of independents saying the costs are greater than the benefits. This opinion increased across each partisan group. In January, 53% of Republicans, 70% of Democrats, and 65% of independents saw costs greater than benefits.” <https://law.marquette.edu/poll/2026/04/22/new-marquette-law-school-national-survey-finds-high-approval-of-iran-cease-fire-low-support-for-the-war-and-few-who-think-u-s-goals-have-been-achieved/>
- 2 There were multiple data center bills proposed during the most recent legislative session, but none have passed so far. See 2025 Assembly Bills 722 and 840, and 2025 Senate Bills 729 and 843.
- 3 See Wis. Stat. sec. 62.23(7)(ab), (h), (hb), and (hc).
- 4 Pursuant to Wis. Stat. sec. 66.1001(4), amendment to a comprehensive plan requires the plan commission to review and approve a resolution, and for the City Council, Village Board, or Town Board to hold a public hearing (preceded by publication of a notice of hearing at least 30 days prior) before enacting an ordinance to adopt the amendment.
- 5 Note, Counties do not have express authority under § 66.1002 to enact a development moratorium.

AI and Attorney-Client Privilege: What Wisconsin Municipalities Need to Know

Municipalities are introducing artificial intelligence (AI) tools in their everyday operations—from drafting reports and correspondence to processing citizen inquiries to optimizing waste collection or public transit routes. While AI tools offer efficiency gains, they can also introduce significant and underappreciated legal risks. Chief among these risks is the potential loss of attorney-client privilege and work product protection. For Wisconsin municipalities, transparency obligations intersect with litigation exposure. Therefore, improper or careless AI use may transform confidential legal strategy into discoverable—or even public—records. Understanding these risks is critical to preserving attorney-client privilege and institutional stability.

Attorney-client privilege protects confidential communications between a client and an attorney made for the purpose of obtaining legal advice from disclosure. As such, the privilege exists where communications are (1) between a client and a lawyer or their representatives, (2) intended to be confidential, and (3) made to secure legal advice.

Generative AI tools complicate these protective frameworks because users' interactions with them may fall outside the traditional scope of privilege. A recent federal case, *United States v. Heppner*¹, illustrates the risk. There, a criminal defendant used Anthropic's Claude to generate documents analyzing his legal exposure and defense strategy. The court held that the attorney-client privilege did not protect those documents. Applying the first element of attorney-client privilege, the court explained that the AI tool was not a lawyer, so the communications were not between the defendant and his attorney. Likewise, because the AI tool's privacy policy explicitly stated that it collects, stores, and trains its model on user inputs and outputs, there was no reasonable expectation of confidentiality. Finally, the court emphasized that the AI platform itself disclaimed any ability to provide legal advice.

The *Heppner* case underscores that sharing information with an AI tool may be treated as a voluntary disclosure to a third party, which in turn can waive privilege altogether. Courts commonly hold that privilege is lost when confidential information is shared with those outside the attorney-client relationship. Because AI tools—particularly consumer-grade ones like ChatGPT or Gemini—are generally not bound by duties of confidentiality and may store, process, or disclose user inputs, legal strategy, factual summaries, or internal communications submitted to them may become discoverable in litigation.

Inadvertently surrendering privilege can be devastating in litigation. Municipalities routinely face claims involving disputes with public employees, civil rights allegations, land use decisions, and contract disputes. If internal legal analyses or litigation strategies are disclosed through AI use, opposing parties may gain direct access to the municipality's thought process and legal positioning. In practical terms, this can weaken defenses, undermine settlement leverage, and increase exposure to liability.

More specific to Wisconsin municipalities, AI-generated content may itself be subject to disclosure under Wisconsin's Public Records Law. Wisconsin defines "record" broadly to include "[a]ny material on which written, drawn, printed, spoken, visual or electromagnetic information is recorded or preserved, regardless of physical form or characteristics, which has been created or is being kept by a [] [governmental] authority."² Because public officials' prompts, outputs, and related communications with AI tools are "created" and may be stored or retrieved, they could be subject to disclosure upon request unless a specific exemption applies. The Public Records Law presumes openness and requires authorities to justify withholding records through statutory exceptions or a balancing test. If privilege has already been waived due to improper AI use, municipalities may have little basis to withhold records created with or by AI from public disclosure.

Generative AI presents both opportunity and risk for municipalities. While AI does not need to be avoided altogether, its use must be deliberate and controlled. *Heppner* demonstrates that courts have started applying traditional privilege principles to these new technologies. As such, municipal officials and counsel should treat public AI tools as third parties for privilege purposes and avoid inputting confidential or legally sensitive information absent appropriate safeguards. Municipalities that fail to adapt may see their most sensitive legal communications transform into trial evidence—or worse, press releases.

— *Emmerson A. Mirus*

¹ No. 1:25-cr-00503-JSR, 2026 WL 436479 (S.D.N.Y. Feb. 17, 2026)

² Wis. Stat. § 19.32(2)



BoardmanClark

1 S PINCKNEY ST SUITE 410 PO BOX 927
MADISON WI 53701-0927

PRST STD
US POSTAGE
PAID
MADISON WI
PERMIT NO 511

ADDRESS SERVICE REQUESTED

Certified ABA-EPA Law Office
Climate Challenge Partner

Municipal Law Newsletter

The Municipal Law Newsletter is published by Boardman & Clark LLP, Fourth Floor, One South Pinckney Street, Madison, Wisconsin 53701-0927, 608-257-9521. The Newsletter is distributed to our clients and to municipal members of our clients, the Municipal Electric Utilities of Wisconsin and the Municipal Environmental Group—Water Division.

If you have a particular topic you would like to see covered, or if you have a question on any article in this newsletter, feel free to contact any of the attorneys listed below who are contributing to this newsletter.

Please feel free to pass this Newsletter to others in your municipality or make copies for internal use. If you would like to be added to or removed from our mailing list, or to report an incorrect address or address change, please contact Charlene Beals at 608-283-1723 or by e-mail at cbeals@boardmanclark.com.

Nicholas D. Bratsos	608-283-1737	nbratsos@boardmanclark.com
Heather L. Curnutt	608-286-7237	hcurnutt@boardmanclark.com
Anita T. Gallucci	608-283-1770	agallucci@boardmanclark.com
Brian P. Goodman	608-283-1722	bgoodman@boardmanclark.com
Eric B. Hagen	608-286-7255	ehagen@boardmanclark.com
Richard A. Heinemann	608-283-1706	rheinemann@boardmanclark.com
Paul A. Johnson	608-286-7210	pjohnson@boardmanclark.com
Lawrie J. Kobza	608-283-1788	lkobza@boardmanclark.com
Storm B. Larson	608-286-7207	slarson@boardmanclark.com
Julia K. Potter	608-283-1720	jpotter@boardmanclark.com
Jared W. Smith	608-286-7171	jsmith@boardmanclark.com

This newsletter is published and distributed for informational purposes only. It does not offer legal advice with respect to particular situations, and does not purport to be a complete treatment of the legal issues surrounding any topic. Because your situation may differ from those described in this Newsletter, you should not rely solely on this information in making legal decisions.



PAPER CONTAINS 100% RECYCLED POST-CONSUMER FIBER
AND IS MANUFACTURED IN WISCONSIN.

© Copyright 2026, Boardman & Clark LLP



Local Guidelines for Data Center Development

By the ULI Americas Data Center Product Council



© 2024 by the Urban Land Institute

2001 L Street, NW | Suite 200 | Washington, DC 20036-4948

All rights reserved. Reproduction or use of the whole or any part of the contents of this publication without written permission of the copyright holder is prohibited.

Recommended bibliographic listing:

Urban Land Institute. "Local Guidelines for Data Center Development." Washington, D.C.: Urban Land Institute, 2024.



About the Urban Land Institute

The Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute's mission of shaping the future of the built environment for transformative impact in communities worldwide. ULI's interdisciplinary membership represents all aspects of the industry, including developers, property owners, investors, architects, urban planners, public officials, real estate brokers, appraisers, attorneys, engineers, financiers, and academics. Established in 1936, the Institute has a presence in the Americas, Europe, and Asia Pacific regions, with members in 84 countries.

More information is available at uli.org. Follow ULI on [X](#) (formerly known as Twitter), [Facebook](#), [LinkedIn](#), and [Instagram](#).

Important notice and disclaimer

The content of this publication is provided for personal educational purposes only by the Urban Land Institute (ULI) in furtherance of its tax-exempt mission, but it should not be relied upon as business or legal advice. The content is provided on an "AS IS" basis without any warranties, express or implied. Additionally, the listing of contacts at the end of this publication is for informational purposes only and does not constitute or imply any endorsement of any company or individual by ULI.





Project Team

Lead author

Hannah Miet,
President, Hannah Miet Consulting LLC

Urban Land Institute

ULI Americas Data Center Product Council



Contents

1	Introduction: data centers 101	6
	Essential infrastructure	6
	Purpose and function	6
	Types of data centers	7
	Differences from industrial warehouses	8
	Let's tour a hyperscale data center campus	9
	The importance of clustering	10
2	What happens when data centers come to your region: opportunities, challenges, and mitigations	11
	Opportunities	11
	Challenges and mitigations	14
3	Long-term planning for data centers	18
	Location considerations	18
	Frequent missteps	19
	Clear rules benefit all parties	19
4	Regulating data centers	20
	Planning-related options	20
5	Model zoning ordinance guidelines	21
	Zoning categories	21
	Use standards for commercial areas	21
	Use standards for industrial areas adjacent to residential	22
	Parking requirements for all data centers	22
6	Appendix, contacts, and additional resources	23
	Appendix: case studies	23
	Contacts	25
7	Glossary	26

1

Introduction: data centers 101

This paper seeks to demystify data centers and their purpose while offering a balanced model zoning ordinance for data center development that authorities having jurisdiction (AHJs) can adapt straight from the page. It also aims to provide a roadmap to data center development for local officials, planners, and other municipal decision-makers.

Data centers are still a relatively new land use, and they are often misunderstood or miscategorized. To be ready when data centers are proposed in your jurisdiction or to attract them, first it is important to understand their purpose in our society and how they function, as well as to have strategies to mitigate common challenges.

Essential infrastructure

In the morning, most of us brush our teeth or take a shower. We may not know where the water comes from or where it goes. We may not know that it is treated at a plant and arrives at our homes, where wastewater departs, is received in a facility, and is released into surface water systems.

These days, we often check our email or social media first thing in the morning, even before we shower or brush our teeth. The internet—like water, sewer, and power systems—has become part of our essential everyday infrastructure.

Water and sewage systems are typically financed and delivered by local cities or counties. Power is funded and delivered by a mix of public and private entities. Data centers, however, which form the backbone of the internet, are financed, developed, and operated primarily by privately held businesses. Unlike what occurs with other critical infrastructure systems, the development of data centers requires navigating a complex landscape of private property laws, environmental impact assessments, and local zoning regulations. Local officials, in other words, play a key role in ensuring access to the internet economy.

Purpose and function

A **data center** is a building that houses the infrastructure that supports the world's computing functions. This building is filled with servers that process and store the data commonly referred to as “the cloud.”

Processing and storage

Whenever you swipe your credit card, join a Zoom meeting, or

send an email, your virtual activity connects to a real place in the physical world: a data center.

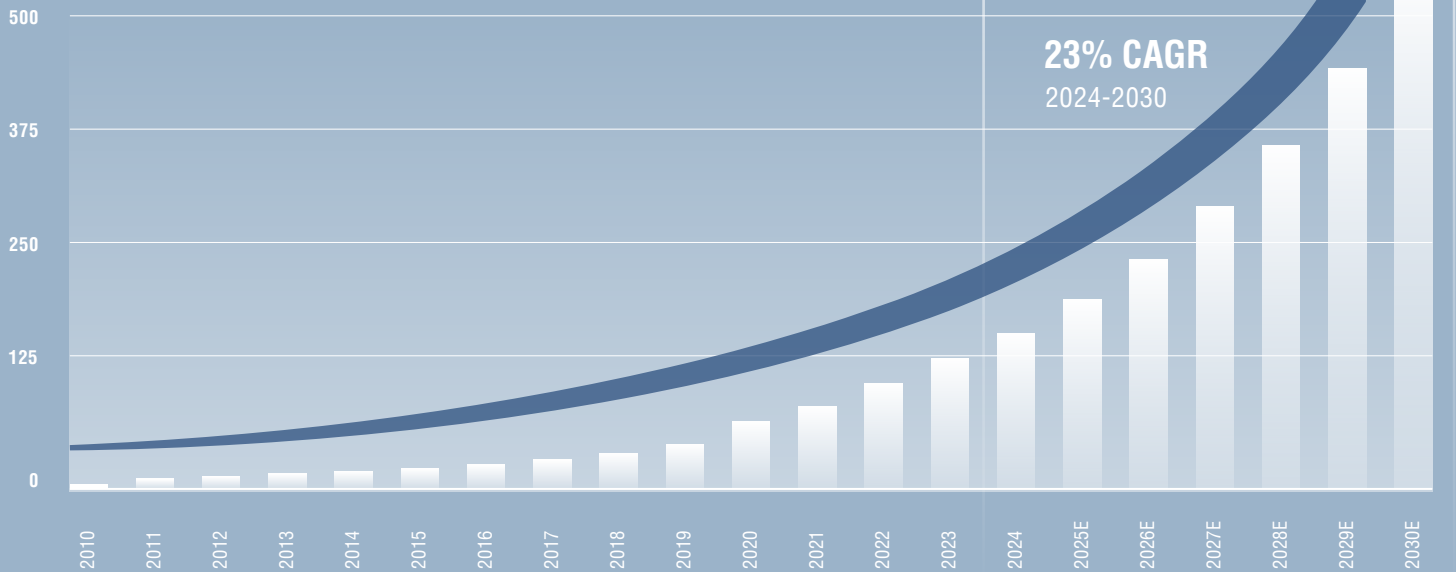
What gets processed in a data center? A better question: what does not? Data centers house our national security systems, including military communications. They enable online commerce, financial services, health care, and other essential services. Each app on your phone—even offline apps that

sync—and every activity on the internet requires a data center.

When you use your smartphone, that tiny device does not process your requests. Instead, your phone asks questions that get answered in data centers—usually in a fraction of a second.¹

Data centers' primary function is processing and accessing data, but they also store data, safeguarding sensitive information so it's inaccessible to hackers. When you save a file to the cloud, you are not storing it in the sky. A data center stores it, more efficiently and securely than a filing cabinet ever could.

Global data created annually in zettabytes



Source: JLL Research, IDC

The demand for more data center capacity

Our economy and communities were able to continue functioning during the Covid-19 pandemic—when schools, workplaces, and social gatherings shifted to the internet—thanks in large part to the support provided by data centers. This change also moved us further into an economy that exists, largely, online.

The rise of remote work and advancements in artificial intelligence (AI) that require high-density computing increased the demand for processing and data storage, thus requiring

more data center capacity. As a result, this property category has grown significantly.

If society and the economy continue the shift to the internet, we would seem to face a need for more data centers. Where these new data centers will be developed is a matter of great importance that requires several variables to come together. To discuss these variables, we first must discuss what a data center is.

Types of data centers

Corporate or enterprise data centers, which store and process a single organization's data, rose in prominence in the mid-1990s as the dot-com boom drove demand for fast internet connectivity and 24/7 operations. These data centers often store

the data of financial institutions—think American Express or Wells Fargo—that typically own and operate such facilities themselves, rather than leasing them from a provider.

¹ "One: You Use Data Centers," Where the Internet Lives, Google, podcast audio, <https://podcasts.apple.com/us/podcast/one-you-use-data-centers/id1541394865?i=1000501909698>.

At **colocation data centers**, which include **retail data centers**, third-party operators lease data center space—a certain number of server cabinets, for example, or kilowatts (kW) to multiple companies.

Wholesale data centers are a type of colocation data center where a third-party developer rents large portions of the space and energy capacity to one company—often, all of it.

Telecom data centers, owned by telecommunications companies such as Verizon, are where traffic from cell towers “switches” to the internet. These facilities tend to be smaller than the other data center types and require less energy.

Hyperscale data centers are built for a single customer: one of the large tech companies that provide many of the services we use every day—Google (Google Cloud), Amazon (AWS), Microsoft, and Meta. These companies sometimes own their own centers, and sometimes they lease them from a third-party developer. These centers are built based on the data demands of the hyperscaler.

The name *hyperscaler* emphasizes the ability to scale resources up or down quickly and efficiently to meet demand. These companies have a massive number of users and generate vast amounts of data, which together demand substantial processing power and storage capacity, especially as user bases grow unpredictably.

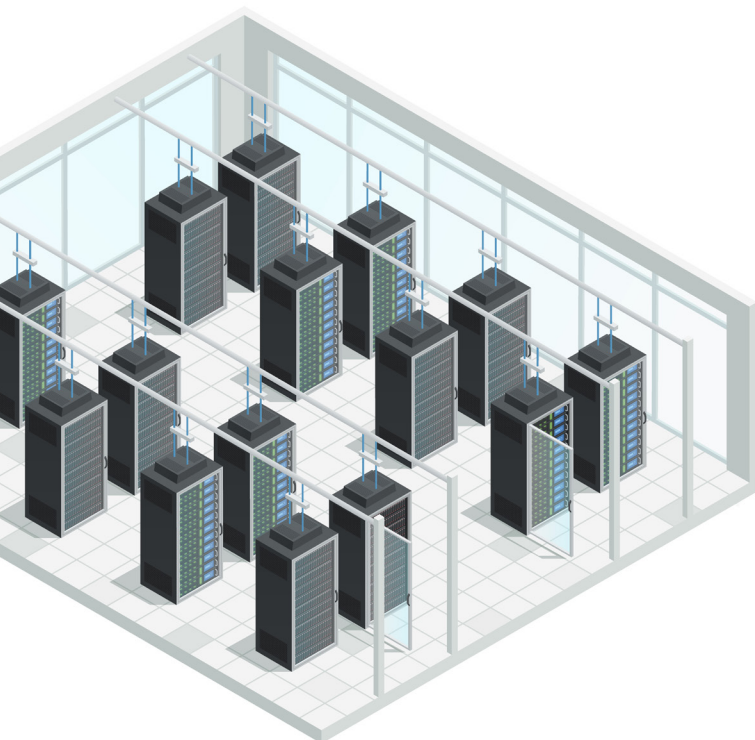
Differences from industrial warehouses

Data centers differ from other forms of commercial real estate. They constitute a relatively new category and, until recently, they were concentrated in select geographic areas. As a result, the buildings housing our essential internet infrastructure are widely misunderstood.

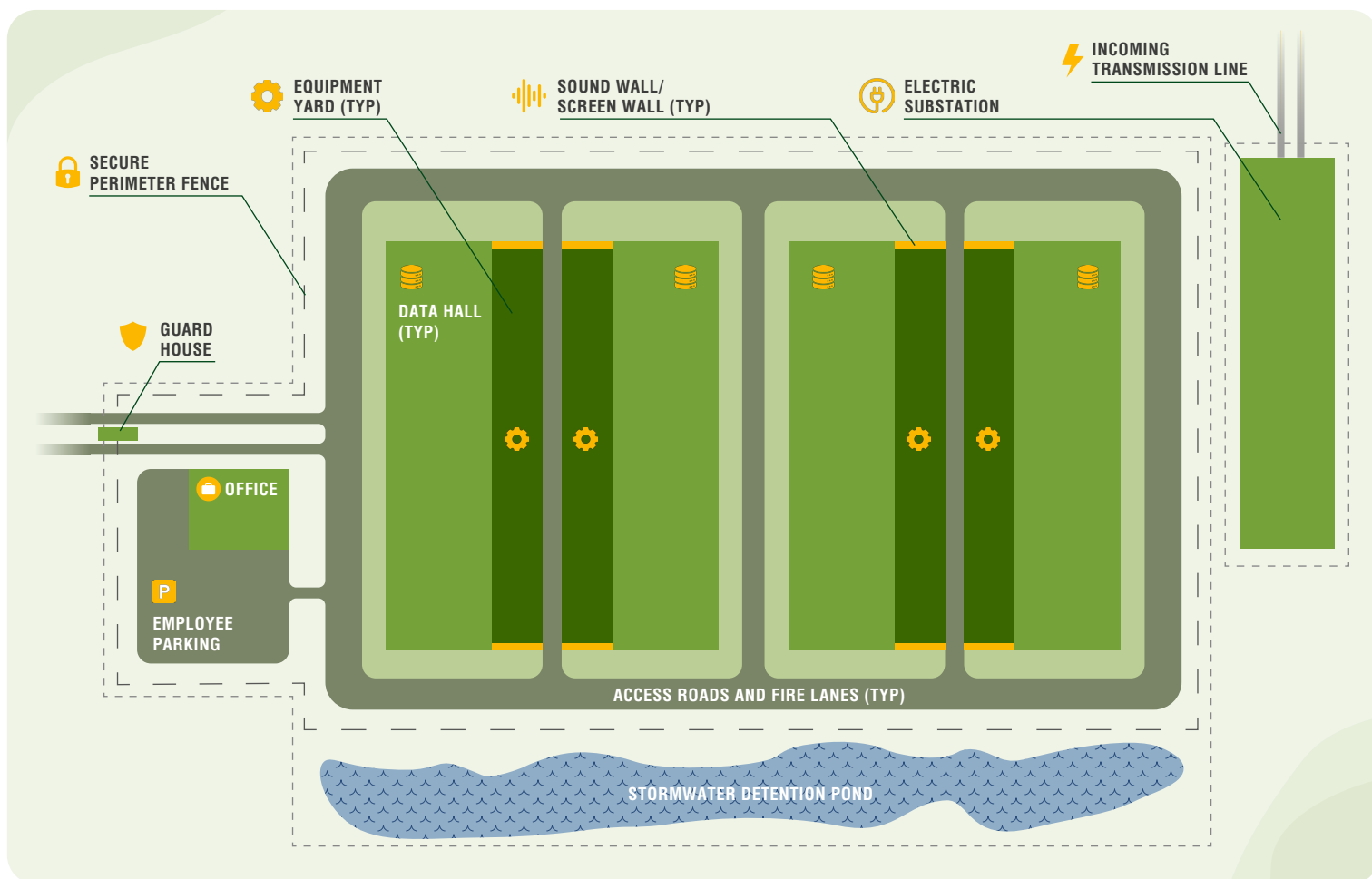
Typically, data centers are not explicitly mentioned in zoning codes. Instead, they fall under the umbrella of general industrial zoning uses. But because they store data, they are not typical warehouses. Their classification, as such, causes planning challenges, which we will detail further in a [later section](#).

Here's how data centers differ from industrial warehouses or factories:

- Data centers are more compatible with other uses nearby because, unlike factories or warehouses, they are odorless and lack truck traffic.
- They are often taller than traditional single-story warehouses. Data centers can be single-story or multistory. Single-story data centers start at around 30 feet (9.1 meters) and multi-story data centers go up from there.
- They require fewer employees once construction is complete, so long-term impacts on traffic, schools, and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.
- Some data centers need multiple layers of redundancy, which we'll discuss [in a moment](#).
- Data centers require more security measures than industrial buildings, including 24/7/365 surveillance and controlled-access points.



Let's tour a hyperscale data center campus



Most of the data centers developed today are hyperscale data centers—typically within campuses. We tour one below.

Approaching the campus

As you approach a hyperscale data center campus, you are likely to encounter a fence or gate—often with a gatehouse—beyond which you may be able to see equipment yards and cooling equipment in the distance.

Security

Data center campuses have extensive security measures and strict protocols for employees and visitors. Infrared surveillance cameras and tall, anti-climb security fences that detect movement surround the property. A guard at the gatehouse checks guests' credentials outside. If you make it past this point—few people do—you will find another security checkpoint at the entrance to the data center building itself, where additional security personnel check badges.

Equipment yards

Before heading inside, let's first follow the winding campus driveway and stop at the mechanical and electrical equipment yards.

Electrical yards

In the electrical yards, you'll hear the low hum of static if you stand directly under the transmission lines. A nearby **utility substation transformer** receives this power and converts it down to the lower voltage needed for use inside. The medium-voltage power feeds into **switchgear** in the electrical yard—or another type of power distribution equipment that similarly dispenses electrical power throughout the data center.

Alongside the switchgear, you will see multiple generators that provide emergency power in case of an electrical utility outage. If they look like they aren't running, it's because they are usually turned off. Except during emergency outages, they are turned on only for monthly maintenance tests for a mere 30 minutes² and are quiet while running due to sound-attenuated enclosures.

2 GeneratorSource, "Data Center Generator Maintenance," GeneratorSource, January 2024, <https://www.generatorsource.com/blog/January-2024/Data-Center-Generator-Maintenance.aspx>.

Redundancy

Like hospitals, data centers require a high level of redundancy to ensure they never go down, and the generators are part of this preparedness. Redundancy is often also created through multiple power feeds. The servers have backup capacity, too. For instance, your inbox is stored on several servers so that if one fails, your emails remain accessible.

Mechanical yards

The mechanical yards operate similarly but typically focus on cooling rather than on power redundancy. On the ground, you'll find chillers that cool the data center. At some data centers, they are on the roof.

Heat is a byproduct of computer processing. The servers within data centers must remain cool to function correctly. There are multiple ways of to achieve this cooling, but for the purposes of this paper, we focus on three main categories: air-cooled chillers, water-cooled chillers, and evaporative cooling.

A highly efficient **air-cooled chiller system** is sealed in a closed loop and uses little to no water—less than the amount used in three single-family homes.

Both water-cooled and evaporative systems use more water and consume less electricity than air-cooled chiller systems. In an open-loop **water-cooled chiller system**, cooling towers evaporate water for cooling purposes. **Evaporative cooling** is primarily achieved by large air-handling units that move air

across a wet medium to evaporate water, which removes heat and cools the air in the data hall.

Data center structure

Let's now make our way through the security checkpoint and into the data center building itself. Inside, we find the **data hall**, where the servers sit in rows of tall racks along a series of aisles fed by **electrical distribution equipment**. Data halls are the *pièce de résistance* of any data center. Such a structure is typically designed from the data hall outward, with all supporting infrastructure responding directly to its needs.

If you examine the racks from the floor upward, you see bundles of colorful fiber optic cables (inside of which are thin strands of glass) connecting servers to switches and routers. These cables enable high-speed data transfer. Without them, we would be unable to access the web or many of the apps we use daily. The cables are organized in lanes that converge at massive **switches**.

Inside the data center building, you also find electrical rooms that house other critical power supply infrastructure. Battery-powered **uninterruptible power supply (UPS) systems** sit in large cabinets against the wall. In the event of a utility outage, these systems feed power to **power distribution units (PDUs)** inside the data hall. UPS systems are the first-used backup power source and often prevent use of the generators outside.

The importance of clustering

The internet is a network of interconnected networks, and so are data centers. **Clustering** refers to the practice of linking the servers at multiple data centers with high-speed, low-latency connections so they work together as a unified system. This interconnected group is called a cluster, and each server in the cluster is called a **node**.

Importantly, clustering requires physical proximity: locating multiple data centers close to one another geographically so that optical signals in fiber cables don't lose strength. That's why a huge portion of global internet traffic passes through major hubs such as northern Virginia's "Data Center Alley."

Clustering also requires interconnection—linking these data centers through high-speed, low-latency connections.

Reduced latency

One primary reason for data center clustering is to reduce **latency**, the time it takes for information to travel from its source to its destination. When data centers are geographically distant from each other, latency increases, which leads to slower application performance for end users, including the dreaded "spinning wheel of death." When data centers are

located near each other, data can travel shorter distances, and this information exchange runs faster. Due to quicker response times, the user experience improves.

Improved reliability

Clustering enhances redundancy. If one data center server goes offline, others in the cluster can take over, ensuring continuous service availability. Without clusters, one server failure could cause an outage with international implications. In the [appendix](#), we explore this concept further through a case study.

Load balancing

Clustered data centers allow for more efficient **load balancing**, the process of distributing network traffic across multiple servers at interconnected data centers. This practice prevents any single server or center from becoming overwhelmed.

Shared infrastructure

Data centers require conduits for power and, in some cases, water. When data centers cluster, they benefit from shared power and cooling infrastructure while also reducing the need for long-distance fiber optic connections.

2

What happens when data centers come to your region: opportunities, challenges, and mitigations

Data centers can provide significant economic benefits and other opportunities. Data center projects also introduce unique planning challenges, however. To be prepared, and to seize opportunities when appropriate, AHJs must understand these challenges and how to mitigate them.

Opportunities

Support essential national infrastructure

Data centers contribute to national infrastructure and economic growth. Also, they enable the digital economy by underpinning businesses of all sizes in virtually every industry.

According to the United States Department of Energy³, “At a national level, data centers are critical to supporting America’s economic growth by powering businesses and enabling continued leadership in innovation, including for AI applications.”

HERE’S HOW DATA CENTERS SUPPORT NATIONAL SECURITY AND ECONOMIC GROWTH:



They protect the privacy of all of the data within U.S. borders against cyber threats by powering security measures such as encryption, firewalls, and access controls.



Data centers also support the development and deployment of emerging tech. Data centers are the backbone of AI infrastructure, which requires rapid data processing, storage, and analysis at scale.



They host critical infrastructure for our emergency services, providing the necessary computing power and data storage to support communication networks, emergency response coordination, and real-time data analysis during crises.



On a macroscale, maintaining advanced data center infrastructure allows the U.S. to compete with such countries as China in the race for AI dominance, thus fostering economic growth and strengthening national security through technological leadership.



Our health care system depends on data centers. They enable a range of services, from telehealth visits to managing digital health records, and they even assist in providing data-analysis-informed diagnoses for patients.



On a microscale, data centers also improve businesses’ operational efficiency by democratizing access to supercomputer processing and secure cloud storage so that small businesses can compete more easily with larger corporations.

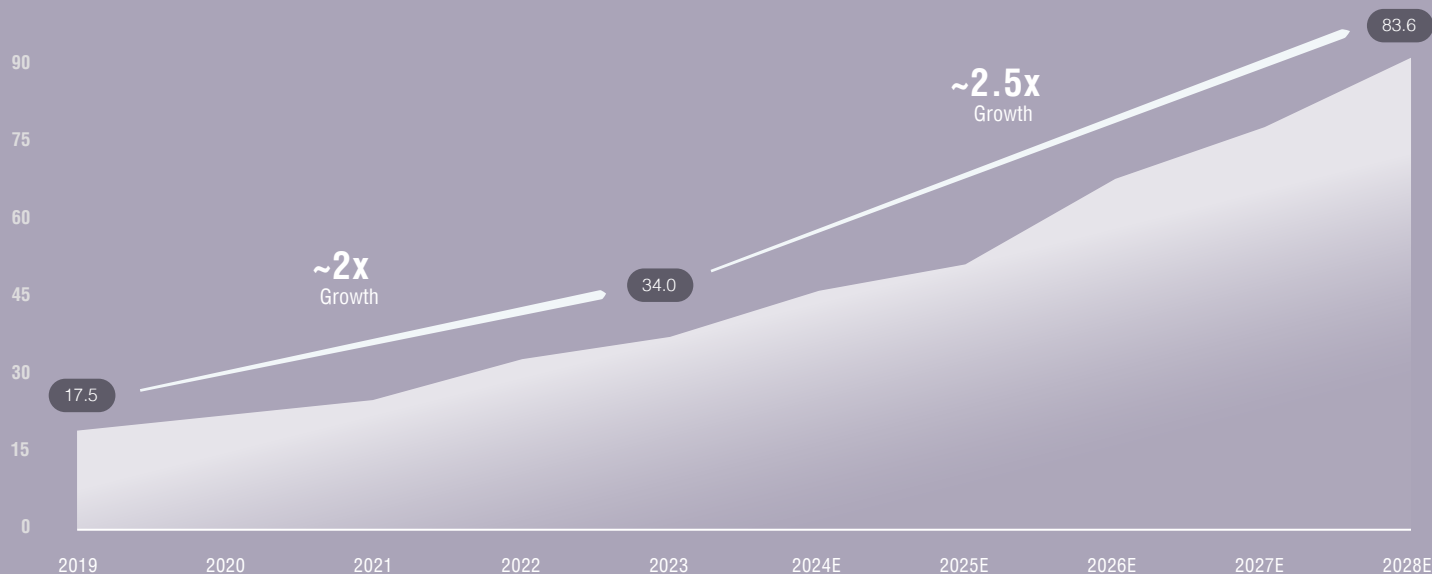


Banks and the rest of our financial ecosystem rely on data centers for their daily operations.

³ U.S. Department of Energy, “Clean Energy Resources to Meet Data Center Electricity Demand,” <https://www.energy.gov/policy/articles/clean-energy-resources-meet-data-center-electricity-demand>.

Increase much-needed processing and storage capacity

Growing global data center demand in gigawatts



Source: CBRE, DC Bytes

Our needs for data center capacity have grown—and continue to grow at a fast clip as we create more data.

If we don't build data centers that support this increasing data density, it could hamper the economy, business operations, and our daily lives.

On a microlevel, a lack of data center capacity or redundancy makes files and apps load slowly. On a macrolevel, if we don't build enough data centers to meet our growing storage and processing needs, there will be outages with international consequences, like the October 2021 Meta outage. We include a case study on this incident and its profound impacts in [the appendix](#).

Jobs

When data centers are in operation, they require fewer employees to operate than most other commercial properties, leaving minimal impacts on traffic in surrounding areas. A typical data center operates with fewer employees than other commercial or industrial facilities. Unlike industrial facilities, there is no fleet of trucks going in and out, which further minimizes traffic congestion.

More workers are present while the data center campus is under construction, though. Data center construction projects happen in phases, especially on larger campus developments, and these

phases can extend over several years. This phased approach often leads to misunderstandings regarding the permanency of the increased traffic. Clear communication about the nature and duration of construction phases can help manage expectations and reduce misunderstandings.

This phasing approach has a plus side, however. Data centers create local construction jobs for tradespeople who otherwise travel from job to job—with less fossil fuel consumption thanks to reduced commuting. Jobs related to data center construction typically provide these workers, sometimes called journey-people, with more stability and longer timelines, offering a higher quality of life. This outcome, in turn, can prevent or alleviate labor shortages and reduce renovation and building expenses in the area, benefiting homeowners and businesses.

Although the operational workforce of data centers is relatively small, people employed in these roles are well-compensated, often earning six-figure salaries without the need for significant training or a college degree. During both the construction and operational phases, data center jobs boost to the local economy because workers spend at retail stores, nearby restaurants, hotels, and suppliers.

Data centers also indirectly create many jobs across the broader economy. According to PricewaterhouseCoopers International Limited⁴ (PwC), each direct job in the U.S. data center industry

4 PwC, "Economic Impact Study of the US Data Center Industry," January 2021; "Data Centers and Ancillary Job Creation," TechIndustryReview, March 2022.

generates, on average, six ancillary jobs throughout the national economy. As a result, the total annual impact of the data center industry on national employment—combining direct, indirect, and induced effects from both construction and operations—grew from 2.9 million jobs in 2017 to 3.5 million jobs in 2021, representing a 20 percent increase.

Furthermore, the PwC study does not include jobs created by the cloud access and processing power that data centers enable. Data centers also facilitate zero-commute remote work across the country, further reducing fossil fuel consumption and contributing to a more sustainable economic model.

Tax revenue

Data centers provide municipalities with substantial economic and fiscal benefits through various forms of tax revenue (if unabated) that far exceed ones associated with other property types.

Hyperscale data centers are capital-intensive developments that can cost billions to construct—and are filled with high-value equipment and infrastructure. Taxes levied against them can be a windfall for AHJs.

A case in point: the data center tax base in Loudoun County, the central hub of North Virginia's Data Center Alley, increased from \$15.996 billion in 2023 to \$25.627 billion in 2024, constituting 58.5 percent of the municipality's total tax revenue.⁵

Data center owners pay two primary forms of property taxes. The first is real property tax, which applies to the land campuses are built on and the permanent structures that sit upon it, such as buildings. The second is personal property tax, which is levied on movable assets such as the servers and equipment inside data centers.

These revenues become significant boons to surrounding municipalities. In Loudoun, personal property tax revenue from computer equipment purchases for data centers surged by 170 percent in 2023, accounting for two and a half times the tax revenue.

The presence of data centers can also lower the overall tax burden for residents. In Loudoun, the general property tax rate

is set at \$0.87 per \$100 of assessed value; it would be \$1.33 (an additional 52 percent) but for the influx of data center developments, according to the county's executive director of economic development.⁶ Revenue from data centers accounts for \$0.47 of the tax rate, thereby alleviating the burden on other taxpayers.

Data center revenue can be channeled into net-zero programs and those related to health care, education, and other critical public services.

Data center revenue can be channeled into net zero programs and ones related to health care, education, and other critical public services. Revenue from data centers in Quincy, Washington, for example, has been used to fund local schools, public safety, and infrastructure improvements.⁷

By 2026, Loudoun County projects it will receive roughly \$1.4 billion in tax revenue from the personal property tax it levies on computer equipment alone.⁸ This amount constitutes nearly half of Loudoun County's entire fiscal 2021 budget of \$3 billion.

Community incentive packages

Data center operators also provide significant benefits through incentive packages negotiated with municipalities that can include funding for schools or public infrastructure projects. In multiple cases, hyperscalers have funded renewable energy plants and created workforce development programs in areas where they operate.

As part of AWS' \$10 billion data center campus investment in Mississippi, the company developed STEM-focused workforce training and career awareness programs for K-12 school systems and funded the state's first utility-scale wind farm.⁹ You can learn more about the community benefits the hyperscaler provided in [the appendix](#).

5 Emily Leayman, "Loudoun's Data Center Tax Base Jumps, Residential Increases Continue," Patch, February 8, 2024, <https://patch.com/virginia/ashburn/loudouns-data-center-tax-base-jumps-residential-increases-continue>.

6 Hanna Pampaloni, "Rizer: Land Value Increases Bring Benefits and Challenges," Loudoun Now, June 28, 2024, https://www.loudounnow.com/business/rizer-land-value-increases-bring-benefits-and-challenges/article_5b417aa8-3592-11ef-b587-f7ca7fd349c0.html.

7 Nick Parker, "Quincy Data Centers: The Data Center Conversation" (Presentation, Port of Quincy), <https://wedaonline.org/wp-content/uploads/2020/10/Port-of-Quincy-Presentation.pdf>.

8 "Loudoun Data Center Revenue Growth," Washington Business Journal, October 19, 2020, <https://www.bizjournals.com/washington/news/2020/10/19/loudoun-data-center-revenue-growth.html>.

9 Amazon Staff, "AWS plans to invest \$10 billion in Mississippi, the largest capital investment in the state's history," About Amazon, January 25, 2024, <https://www.aboutamazon.com/news/aws/aws-10-billion-investment-mississippi>.

The region that includes Fredericksburg, Virginia—an emerging exurban hyperscale campus market located southeast of Loudoun County—is a case study in how AHJs can attract landslide economic and fiscal benefits while mitigating potential concerns well in advance.

In March 2024 Virginia's governor, Glenn Youngkin, alongside other state and local elected officials, announced that AWS was making a \$35 billion dollar investment in data centers in

Spotsylvania, Caroline, Stafford, and Louisa counties, creating approximately 2,000 new jobs. Also announced was AWS' contribution of \$400,000 in community funds to those localities.

We explore how AHJs in the region did the work to prepare for and attract that investment in [the appendix](#), which also covers similar measures in [Elk Grove Village](#), Illinois, a unique suburban community northwest of downtown Chicago that modified its zoning code to attract data center development.

Challenges and mitigations

Sustainability

The sustainability of data centers is a significant concern for both AHJs, as well as for data center operators and developers, who ensure that their centers are designed and engineered to minimize emissions and other community impacts.

Grid impact

Let's address the misconception that data centers draw from the grid power that other customers, such as residential consumers and retail operators, could use. This concern is common among constituents when a data center is proposed in a municipality.

The grid is heavily regulated. Under existing federal regulations (and in Texas, the only state that regulates its own power grid), demand from a new customer cannot affect the reliability or availability of an existing customer.

Rather than taking power from the grid, new large-load customers such as data center operators face the challenge of finding readily available power that the utility can deliver—especially because many seek clean power sources.

According to the U.S. Department of Energy (DOE), as quoted in a recent article,¹⁰ data centers can actually catalyze the grid's clean energy transition: “Near-term data center driven electricity demand growth is an opportunity to accelerate the build-out of clean energy solutions, improve demand flexibility, and modernize the grid while maintaining affordability.”

Here's why: in many municipalities, energy providers are obligated to meet the power demands of various users. When a significant portion of demand comes from data center operators, many of which have strong commitments to using renewable energy, that activity accelerates the greening of the grid. These companies, driven by their climate goals, place considerable pressure on utility providers to adopt cleaner energy solutions.

“Near-term data center driven electricity demand growth is an opportunity to accelerate the build-out of clean energy solutions, improve demand flexibility, and modernize the grid while maintaining affordability.”

U.S. Department of Energy

Unlike AHJs, which cannot create the demand to push forward such changes themselves, data center operators wield considerable influence by creating substantial demand for renewable energy.

This dynamic forces utilities to accelerate and help finance their transition to greener energy sources, thereby modernizing the grid to meet contemporary environmental standards. Public officials have a critical role to play in this scenario. By ensuring the existence of clear and easy-to-follow guidelines for data center development within their jurisdictions, AHJs can become integral to the solution, thus fostering a cleaner energy infrastructure.

Conversely, discouraging data center development could inadvertently push these operations into regions with less stringent grid standards and undermine broader sustainability efforts. Thus, the collaboration between data center operators and local governments is pivotal in driving the clean energy transition and ensuring grid modernization.

10 U.S. Department of Energy, “Clean Energy Resources.”

Grid sustainability

Data center companies—third-party developers, operators, and hyperscalers among them—typically have far stricter carbon reduction commitments than do municipalities themselves.

- The top five hyperscalers have a combined renewable energy portfolio totaling more than 45 gigawatts (GW) worldwide, the equivalent of roughly 118,215 Tesla Model 3 motors¹¹ running on full power—and that figure doesn't include on-site generation.¹² Roughly 57 percent of global corporate wind and solar capacity tracked by S&P Global Commodity Insights is tied to these five companies alone.
- Amazon first committed to powering all of its operations, including AWS data centers, with 100 percent renewable energy by 2025. As of 2023, Amazon reported achieving this goal early, with 100 percent of its electricity consumption matched with renewable energy sources. The company also set a goal to reach net-zero emissions by 2040.¹³
- Microsoft committed to designing and operating data centers that are carbon negative, water positive, and zero waste before 2030, procuring 100 percent renewable energy on a global scale by 2025, and significantly expanding and decarbonizing local electricity grids.¹⁴
- Apple has committed to becoming carbon-neutral across its entire supply chain and product life cycle by 2030. This effort includes using nearly 10 GW of existing renewable energy and investing in new renewable generation.¹⁵
- Google, meanwhile, announced its goal in September 2020 to operate carbon-free, on clean local electricity, 24 hours a day, 7 days a week, 365 days a year by 2030. From 2010 to 2023, the company signed more than 115 agreements totaling in excess of 14 GW of clean energy generation capacity.¹⁶

- Meta committed to net zero emissions for its supply chain and to becoming water positive by 2030. The company plans to power all of its data centers with renewable energy by 2025.¹⁷

The methods through which hyperscalers and data center developers are working toward these goals include:

On-site generation: Some data centers have solar panels or other renewable energy sources installed directly on their premises. Wind and solar require a lot of land, however, and on-site land is usually scarce. As such, these projects typically provide only a small portion of data centers' total energy needs.

Power purchase agreements (PPAs): In a PPA, data center companies (the buyers) sign long-term contracts with renewable energy providers (the sellers) to purchase electricity from specific wind or solar farms. PPAs often support the development of new renewable energy, thus contributing to overall grid decarbonization and improving the grid mix for local residents and businesses.

Renewable energy certificates (RECs): Companies purchase RECs to offset their energy consumption, which supports the economics of clean energy development. RECs are not necessarily tied to the specific municipalities where data centers are located, though.

Investment in renewable projects: Hyperscalers often invest directly in the development of new renewable energy projects.

Diesel generators

The role of diesel generators at data centers is often misunderstood. As we [discussed elsewhere](#), these generators are present only as a backup power source.

Also worth noting is that diesel generators are subject to a comprehensive regulatory framework. The Environmental Protection Agency (EPA) sets federal standards implemented and enforced at the state level for generators, and states may

-
- 11 U.S. Department of Energy, "How Much Power is 1 Gigawatt?" Office of Energy Efficiency & Renewable Energy, <https://www.energy.gov/eere/articles/how-much-power-1-gigawatt>.
- 12 S&P Global Market Intelligence, "Datacenter Companies Continue Renewable Buying Spree, Surpassing 40 GW in US," S&P Global, <https://www.spglobal.com/market-intelligence/en/news-insights/research/datacenter-companies-continue-renewable-buying-spree-surpassing-40-gw-in-us>.
- 13 Amazon, "Climate Solutions," Amazon Sustainability, <https://sustainability.aboutamazon.com/climate-solutions>.
- 14 Microsoft, "Microsoft's Datacenter Community Pledge: To Build and Operate Digital Infrastructure That Addresses Societal Challenges and Creates Benefits for Communities," Microsoft Blog, accessed September 15, 2024, <https://blogs.microsoft.com/blog/2024/06/02/microsofts-datacenter-community-pledge-to-build-and-operate-digital-infrastructure-that-addresses-societal-challenges-and-creates-benefits-for-communities/>.
- 15 Apple Inc., "Apple's Climate Roadmap," Apple Newsroom, <https://www.apple.com/newsroom/2021/07/apples-climate-roadmap/>.
- 16 Google, "Build a Carbon-Free Future for Everyone," Google Sustainability, accessed September 15, 2024, <https://sustainability.google/projects/carbon-free-24x7/>.
- 17 Meta, "The Next Stage of our Climate Commitment: Net-Zero Supply Chain Emissions by 2030," Facebook Newsroom, <https://about.fb.com/news/2021/10/the-next-stage-of-our-climate-commitment-net-zero-supply-chain-emissions-by-2030/>.

have additional requirements.¹⁸ Once permitted, each diesel generator's operation is bound by strict regulations. Operators typically may run generators for only a limited number of hours per year for routine maintenance and inspection purposes.

Although it varies by facility, generators at data centers are typically used far less than these rules dictate. Generators' brief monthly operation to ensure proper functioning is comparable to running a pump system that's been inactive for an extended period—regular checks prevent potential issues that accompany prolonged inactivity, such as seized components or degraded lubricants.

Greener alternatives to diesel are in various stages of development, but none has been proved at scale yet.

Water sustainability

Cooling accounts for almost 40 percent of the total energy consumed by data centers, McKinsey and Company estimates.¹⁹ Several factors determine the type of cooling that is most sustainable yet still suitable for the job.

Air cooling can be more efficient at lower load percentages and smaller equipment capacities. It can also be sustainable at any scale when the data center is located in an area with a high percentage of renewable sources in the energy grid, including ones generated on site.

When cooling processes require water, nonpotable water sources can be used so as not to reduce the local drinking water supply. Nonpotable water is treated—either at a local plant or, in some cases, on site—to remove contaminants, solids, and impurities. Then recycled water is then distributed in plum-colored pipes, which accounts for the nickname the **purple pipe system**. To pursue it, companies often consider access to recycled wastewater an important factor in the early stages of site selection.

Hyperscalers have even helped AHJs finance such projects, though that's not always viable, which makes proximity to existing treatment facilities a key consideration. In 2012, Google funded the construction of the Sweetwater Creek Sidestream Plant in Douglas County, Georgia, which we explore further in [the appendix](#).

Electrical utility transmission and distribution

When developers vet a site for a data center, they consider whether there are adequate transmission lines. At the local level, there can be pushback against the building of new transmission lines, inside and outside a data center context. Local pushback against transmission lines increased by 57 percent from 2022 to 2023, according to Columbia Law School research.²⁰

This challenge exists not just for data centers but also for the clean energy transition. One truism says that the transition can't happen without transmission. Here's why: as more sectors such as transportation go electric, overall power demand is likely to increase, requiring greater transmission capacity. Grids in the U.S. are not connected, which is a problem because such clean energy sources as solar and wind are often located far from urban centers, where electricity is most needed. Connecting grids across the country requires a plethora of new transmission lines.

"By the 2030s, we need to build so many new lines that they would reach to the moon if they were strung together," says Bill Gates, cofounder of Microsoft, in a video on his YouTube channel. "And by 2050, we'll need to more than double the size of the grid, while replacing most of the existing wires."

Most transmission lines, built between the 1950s and the 1970s, are now outdated.²¹

How did we get here? For a long time, electricity generation was centralized, and there was no need for a connected grid. Large coal-powered plants and nuclear power plants produced massive amounts of electricity in specific locations. This electricity was then distributed widely to homes, businesses, and industries throughout a large area. Power flowed primarily in one direction: from centralized plants to distributed end users.

As we transition to clean grid sources, however, we need a less centralized, more distributed system. Unlike fossil fuel plants, renewable energy sources are often geographically dispersed, variable in output, and located far from major consumption centers. They require a shift to an interconnected grid with diverse, distributed sources, one that's more resilient to outages and increasingly frequent extreme weather events caused by climate change. This shift requires more cross-regional transmission or inter-regional transmission. It requires . . . transmission lines.

18 U.S. Environmental Protection Agency, "Regulations for Emissions from Heavy Equipment with Compression-Ignition Engines," <https://www.epa.gov/regulations-emissions-vehicles-and-engines/regulations-emissions-heavy-equipment-compression>.

19 Srini Bangalore et al., "Investing in the Rising Data Center Economy," McKinsey & Company, January 17, 2023, <https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/investing-in-the-rising-data-center-economy>.

20 "Opposition to Renewable Energy Facilities in the United States," Sabin Center for Climate Change Law, Columbia Law School, May 2023, https://scholarship.law.columbia.edu/sabin_climate_change/200/.

21 Bill Gates, "The Surprising Key to a Clean Energy Future," Gates Notes, January 24, 2023, <https://www.gatesnotes.com/Transmission>.

Often, constituents don't understand that transmission lines are an essential part of our sustainable future, even without data center demand. Properly communicating this message to a community isn't easy, but it's essential. Siting data centers near transmission infrastructure is most efficient, as doing so allows for use of the existing infrastructure and the associated rights of way for new infrastructure, if needed.

Sound

Another common community concern is sound. Most mitigations related to it are already baked into the development process. Data center designers, architects, and engineers tend to design data center campuses to mitigate impacts from sound upon nearby neighbors, including strategic placement of generators away from other uses. Developers typically employ on-site acoustic monitors as part of regulatory entitlements to ensure sound levels remain within acceptable limits.

Let's discuss where sounds occur at data center campuses. Remember the low hum in the equipment yards? It comes from cooling equipment. Screens and sound attenuators make it barely audible.

Generators make mechanical sounds, albeit only when they are turned on for testing or emergencies. Sound impacts can also be easily mitigated by housing generators in sound-attenuated enclosures with proper exhaust systems.

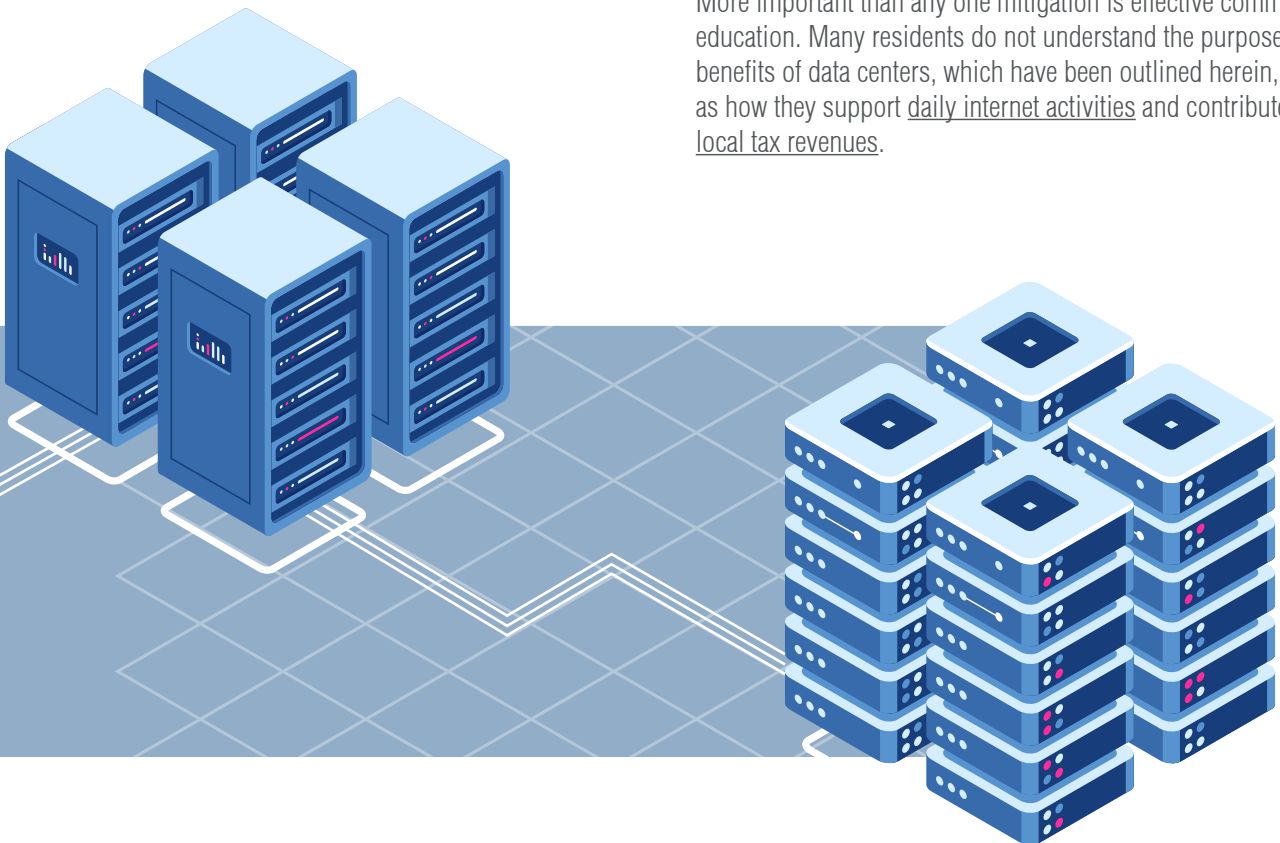
Aesthetics

Community members often raise concerns about whether data center campuses will look as if they fit into the community. This issue can be mitigated by:

- Creating buffer zones near residential and retail areas
- Employing glass façades in key areas to make data centers more closely resemble office buildings than industrial complexes
- Applying other exterior design techniques that use materials and colors to blend buildings into their surroundings, if required and appropriate to the context

Although these mitigations are effective, it's important not to codify excessively specific or restrictive design standards into zoning codes, as doing so can discourage data center development. Exceedingly stringent height restrictions, for example, could hinder the functional design of these facilities. Balancing aesthetic considerations with operational needs of data centers is key.

More important than any one mitigation is effective community education. Many residents do not understand the purpose and benefits of data centers, which have been outlined herein, such as how they support daily internet activities and contribute to local tax revenues.



3

Long-term planning for data centers



Location considerations

Because of their unique operational and physical requirements, several crucial factors must be considered when deciding what sites suit data centers:

● Power Data centers are power-intensive. Reliable and robust access to power is non-negotiable, making proximity to high-capacity substations essential.	● Roads Whereas operational traffic is minimal, the initial construction phase generates more traffic. Thus, easy access to highways and major roads is vital for logistics and transportation.	● Land Hyperscale campuses require ample land area to accommodate both the facility and its accompanying infrastructure.
● Discharge infrastructure If there is runoff from water-based cooling, a site will need adequate infrastructure for wastewater discharge, such as a connection to a municipal sewer system, an on-site water treatment facility, or proper drainage.	● Wet utilities Some data centers require access to municipal water supply greater than what typical industrial developments need. The climate goals of most hyperscalers and developers are driving demand for recycled, rather than potable, water.	

Frequent missteps

Common pitfalls in planning for data centers include:

● Height restrictions:

Failing to allow sufficient building height can impede the efficient design of cooling systems, which rely heavily on vertical space for optimal airflow. The minimum height for a single-story data center could be as much as 30 feet (9.1 m). In denser jurisdictions with higher land basis, multistory data centers are common and typically require at least 66 feet (20.1 m) of height, in addition to considerations for rooftop equipment. Minimum heights are generally measured ground level to the roof line. Ancillary height structures, such as parapets, equipment platforms, screens, and stairwells can add another 15–20 feet (4.6–6.1 m) of height in some cases.

● Zoning challenges:

The lack of a uniform land-use category for data centers presents challenges for localities in siting these facilities appropriately. Data centers typically fall between office and industrial/warehouse uses, which often makes the applicant request variances that appear to be special considerations rather than basic requirements. This outset can lead to high-stakes decision-making by exception that undermines the existing zoning codes.

● Building code challenges:

Typical building code requirements around occupancy and plumbing fixtures may need to be modified for data center uses.

● Parking and plumbing standards:

Regulations developed for office or warehouse uses often impose excessive parking and plumbing fixture counts on data centers, which necessitate variances and complicate the planning process.

● Substation zoning:

Substations often fall under different categories than does the data center itself, creating further zoning inconsistencies and the need for additional, sometimes separate, approvals for one campus.

● Construction confusion:

Data center campuses are often built over time, as we [discussed above](#), which can cause planning confusion. The sightlines of a campus may change over time, so it's important to consider both the full campus and each individual building in the planning process.

● Fire Department considerations:

Fire departments that are not yet experienced with data centers might not know that the on-site batteries and generators are for backup purposes only, so education is essential. Yet even though those backups aren't frequently used, data centers are built with robust fire detection and suppression systems. Modern batteries for UPS applications include multiple safety features, including battery management systems that monitor voltage, temperature, and current. Fuel tanks for backup generators are typically stored in separate, fire-rated enclosures, and secondary containment systems are used to prevent fuel spills and leaks.

Clear rules benefit all parties

Clear rules in zoning codes and land use plans, as well as in the entitlement and permitting processes, benefit all stakeholders involved in data center development, including the surrounding community.

Clarity simplifies the planning process, reduces the amount of planning that is done by exception, and lets communities gain maximum financial benefits from data center developments.

In the next few sections, we discuss planning options for AHJs seeking to be prepared to regulate thoughtful data center development, to attract it, or both. We also provide a [model zoning ordinance](#) that municipalities can adopt, designed to address common concerns while avoiding excessively restrictive measures that could hinder data center development.

4

Regulating data centers

Planning-related options

AHJs that want to bring data centers to their region can start by identifying strategic locations. Municipalities should perform comprehensive analyses to determine suitable areas, based on power availability, infrastructure, and environmental impact.

Ideally, more than one area should be designated for potential development—as with the process for industrial parks—to provide flexibility and attract varied investments.

● Option 1: Create an overlay district

One option for guiding the development of data centers is to incorporate an overlay district. An overlay district is mapped to certain areas of the jurisdiction's zoning map without necessarily changing the underlying zoning district and what is allowed therein.

A historic overlay district is a common application of this tool. It typically provides for certain additional standards—an expansion of the uses that might be permitted in that district, a limitation of them, or some mix of the two.

A data center overlay district can allow for the development of data centers and prescribe that such development meet certain standards or requirements. An overlay district clearly indicates where and under what circumstances data centers are permitted and provides additional direction to any data center developer seeking to develop in that jurisdiction.

● Option 2: Create a planned innovation, research, and technology (PIRT) district

PIRTs—and their regional equivalents, which include innovation zones, technology corridors, and research and technology parks—offer municipalities a flexible approach to land use that goes beyond traditional industrial or commercial zoning.

This designation allows for a mix of uses and can adapt to the specific requirements of data centers without necessitating a rezoning. Data centers in a PIRT district can integrate seamlessly with adjacent research facilities or tech hubs, fostering synergistic growth and innovation. Examples of successful PIRT districts include Palo Alto's Stanford Research Park.²²

When data centers are sited clearly as being a by-right use, data center developers are more likely to consider the location for investment because they have the required certainty that the land they acquire won't struggle or be delayed in the approvals process. In the appendix, we explore how Elk Grove Village did so successfully.

● Option 3: Note preferred data center locations in the comprehensive plan and invite owner- or hyperscaler-initiated rezoning applications

AHJs can identify preferred locations for data center development in their comprehensive plans and invite rezoning applications in those areas.

Municipalities and data center companies can agree on development conditions—sometimes called proffers, development agreements, or conditional zoning—which are voluntary commitments made by developers in return for allowed zoning. They outline specific conditions or promises agreed upon to mitigate the impact of proposed developments or to otherwise benefit the municipality's residents.

Development conditions may include infrastructure improvements, restrictions on use, environmental protections, community benefits, and other strictures. They are flexible enough to apply to various zoning categories, including PIRTs.

● Option 4: Implement a specific data center zoning district defined by ordinance

Creating a data center-specific zoning district is a solution that's more detailed and restrictive than the previous three. We recommend it as a best practice in many jurisdictions because it establishes clear guidance on where data centers are permitted by right and eliminates the possibility that high-stakes decisions are made by exception. The ordinance should define data centers and outline general standards for building them, such as building size thresholds, height limits, and floor area ratio (FAR) requirements.

The zoning ordinance should include specific use standards for data centers, such as parking, setbacks, buffering, plumbing fixture counts, equipment screening requirements, and operational sound limits. The next chapter consists of a model ordinance that AHJs can adopt.

22 "About Stanford Research Park," Stanford Research Park, <https://stanfordresearchpark.com/about/>.

5

Model zoning ordinance guidelines

AHJs that want balanced and transparent zoning standards that mitigate unwanted impacts while encouraging the many potential benefits of data center development can take this zoning ordinance off the page and adapt it.

No two jurisdictions are the same. Each needs to layer in its own considerations.

Our intention, however, is to offer a strong foundation upon which AHJs can build zoning districts for data centers defined by ordinance. Note that the language provided below is to be included in the zoning ordinance and there may be other provisions that govern development, such as in the building code as it pertains to plumbing fixtures, that may need to be adjusted.

For example:

- Rural counties can consider additional guidelines and requirements when a data center is adjacent to certain agricultural uses or other sensitive uses.
- Urban municipalities can consider additional guidelines and requirements when a data center is adjacent to transit hubs or to prioritize pedestrian activity.

Zoning categories

Broadly, zoning districts in which data centers have specific considerations fall into four categories:

Residential: Because data centers are ultimately an industrial use, we believe that data centers are not appropriate in residential districts.

Industrial: Given the nature of data centers, they should be permitted in all industrial categories, from light industrial to heavier industrial. In such areas, data centers should be permitted as any other industrial use would be allowed, including following the same height, setback and landscaping requirements.

Rural/agricultural: In rural areas, data centers should be permitted to the extent that industrial uses would be permitted in such areas, provided that the same conditions are applied that would be applied to permissible industrial uses on such land. If another industrial use would require a certain setback, landscaping treatment or other mitigation on rural or agricultural land, our recommendation is that the same conditions be applied for a data center on such land.

Commercial: Data centers in commercial areas can be appropriate, provided they comply with certain use standards as set forth below. For the purpose of this section, commercial districts are defined as ones that permit a diversity of nonresidential uses, such as office and retail.

Use standards for commercial areas

Data centers shall be permitted by right in commercial districts if the following criteria are met:

1. To provide screening and reduce noise levels, all equipment for cooling, ventilation, or otherwise operating the facility—including generators or other power supply equipment—must be fully enclosed, except when determined by the [zoning administrator] not to be mechanically feasible. If the zoning administrator determines that full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened from adjacent nonindustrial properties or public streets by a wall or similar barrier. This standard does not apply to solar panels.
2. A data center building must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
3. The primary façades of data centers must include either:
 - a. A change in the primary facade surface for every approximately 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material; or

- b. A minimum of thirty percent (30%) of the primary facade shall be comprised of windows, doors, or similar fenestration design features such as faux windows that are generally distributed horizontally and vertically across the façade.
 - c. These standards do not apply to accessory uses.
 - d. For the purposes of this requirement, a primary facade shall be deemed to be a facade that fronts on a public street.
- 4. Buildings may be constructed up to one hundred (100) feet (30.5 meters) in height or taller with special exception approval and subject to FAA limitations.
 - 5. FAR shall not exceed [1.5 times the maximum FAR of the commercial district] without approval of a special exception. With approval of a special exception, the FAR may be increased to [2.5 times the maximum FAR of the commercial district].

Use standards for industrial areas adjacent to residential

Although data centers are appropriate in all industrial zoning categories, special attention may be afforded when industrial land is adjacent to residential. In such cases, the following language could be included in the locality's zoning ordinance:

- 1. Where industrial is adjacent to residential or any other sound-sensitive use, any data center building or ancillary equipment should (1) be located at least 200 feet (61 m) from the residential or noise-sensitive use or (2) meet the other standards set out for data centers in the commercial districts set out in [section 1](#).
 - a. A lesser distance that does not conform to the standards in paragraph 1, above, may be allowed with special exception approval.

Parking requirements for all data centers

As referenced elsewhere in this document, the parking requirements for data centers are far less than would be required for another industrial or commercial use of a similar size. Overbuilding parking for a given data center site or campus can be unnecessarily costly but more importantly creates excess impervious surface and avoidable environmental consequences. Accordingly, we recommend that the parking requirements for data centers be established either by:

- 1. Applying the parking requirements for office that exist in the ordinance, but only to the portion of the data center building that is actually utilized for office space; or
- 2. Requesting a staffing plan from the data center developer and allowing such data to inform the minimum number of needed parking spaces.



6

Appendix, contacts, and additional resources

Appendix: case studies

Google's Gmail and the need for redundancy

According to Google's podcast *Where the Internet Lives*,²³ Gmail launched in 2004 while offering a staggering 1 gigabyte of storage—more than 250 times the capacity of other email services at the time.

Gmail revolutionized user expectations and increased the need for data center capacity. It made every individual's account data exist on multiple interconnected servers at Google's hyperscale data centers, ensuring that users always have access to their personal information, even in the event of individual server failures, and allowing users to search and organize emails in a new way.

The Meta outage and the quest for data center capacity

The October 2021 Meta outage affected Facebook, Instagram, WhatsApp, Messenger, Oculus, and other services, making them inaccessible to billions of users for six to seven hours. This disruption, caused by an ill-timed and erroneous maintenance command, led to a cascade of failures that severed Meta's data centers from the internet. The primary cause was a lack of redundancy in the backbone network, which left no failover capacity for critical services.²⁴

The economic impact was significant, with individuals and businesses that relied on these services facing major interruptions—amplified by the fact that many users sign in to other apps and services through their Facebook logins. As Mike Isaac and Sheera Frenkel wrote, in the *New York Times*, this mix of factors led “to unexpected domino effects such as people not being able to log into shopping websites or sign into their smart TVs, thermostats, and other Internet-connected devices.”²⁵ Meta's stock value dropped by billions of dollars during and after the outage.²⁶

Google's financing of a water treatment plant

In 2012, Google funded the Sweetwater Creek Sidestream Plant in Douglas County, Georgia. This move made its nearby data center the first in the state to use recycled water for cooling. Google partnered with the Douglasville-Douglas County Water and Sewer Authority on an initiative to conserve the Chattahoochee River's potable water supply, especially during droughts and summertime.

AWS' community incentives package in Mississippi

As part of AWS' \$10 billion data center campus investment in Mississippi—the single largest capital investment in that state's history—the company funded Mississippi's first utility-scale wind farm, located in Tunica County, and developed STEM-focused workforce training and career awareness programs for K-12 school systems.

The hyperscaler committed to supporting local educational institutions—community colleges, technical schools, universities, and workforce development organizations—by developing training programs for high-demand career pathways in data center construction and operations, as well as the broadband expansion sector. AWS also provided a free cloud computing curriculum to local institutions and learners.

Fredericksburg, VA's windfall

Located southeast of Loudoun County, Fredericksburg, Virginia, is an emerging exurban hyperscale campus market. Alongside its regional partners, it represents a case study in attracting data center development—and landmark economic and fiscal benefits—while also mitigating potential concerns well in advance.

In March 2024, Virginia's governor, Glenn Youngkin, alongside other state and local elected officials, announced that AWS was making a \$35 billion investment in data centers in Spotsylvania, Caroline, Stafford, and Louisa counties, thereby creating approximately 2,000 new jobs. It was also announced

23 Fischer Barry, “Two: Inside the Walls,” *Where the Internet Lives*, December 9, 2020, podcast, 40:54, <https://www.google.com/about/datacenters/podcast/>.

24 Kerry Sheridan, “Facebook Outage: Social Media Giant Blames Network Problem for Global Disruption,” *BBC News*, October 4, 2021, <https://www.bbc.com/news/technology-58793174>.

25 Mike Isaac and Sheera Frenkel, “Gone in Minutes, Out for Hours: Outage Shakes Facebook,” *New York Times*, October 4, 2021, <https://www.nytimes.com/2021/10/04/technology/facebook-down.html>.

26 Greg Roumeliotis, “Facebook Services, Including Instagram and WhatsApp, Suffer Worldwide Outage,” *Reuters*, October 5, 2021, <https://www.reuters.com/technology/facebook-instagram-whatsapp-suffer-outage-2021-10-04/>.

that AWS would be contributing \$400,000 in community funds within those four localities, which, together with bordering Fredericksburg, constitute an economic region: the Fredericksburg Area Association of Realtors service area.

What Youngkin called the largest single economic development investment in the history of the state didn't happen by accident. The Fredericksburg Regional Alliance (FRA) at the University of Mary Washington and other regional groups had together been paving the way for data center development since 2016, when they also focused on ensuring the facilities would be built away from residential areas or well-buffered if close to them.

"The reality is [that] this region is one of the [fastest-growing] areas in the Commonwealth. With growth comes the need for infrastructure and services that the area can [afford only] by attracting new revenue sources or raising taxes on local businesses and residents," stated Curry Roberts, president of the FRA, in a local op-ed. "To get ahead of this [need], leaders in our region have worked for over a decade to attract data centers and the tremendous local tax revenue they bring."

According to Roberts, the regional coalition began its quest by evaluating 50 sites to determine whether—based on zoning, transmission lines, and water access—they were compatible with data center use. The coalition eventually narrowed its list down to 15 locations across five localities, with each site exceeding 100 acres. This groundwork set the stage for an ambitious economic development plan aimed at attracting major industry players such as AWS.

Roberts emphasized the importance of getting information in front of the public proactively, rather than waiting for opposition to arise. Stafford County, for example, held several community meetings to educate people about data centers before any specific projects were proposed.

Stafford and Spotsylvania counties set the stage for evaporative cooling by engineering recycled wastewater systems for that purpose in data centers. These systems are now used by data centers, which pay for the service, thus creating additional revenue for the localities.

When AWS approached regional leaders in 2018 about a data center project, the FRA was able to act quickly. It coordinated with localities to harmonize tax rates and depreciation schedules on a parcel that straddled several jurisdictions, ensuring a straightforward fiscal environment for AWS.

Although the project stalled during the pandemic, by 2023 AWS had acquired and entitled approximately 2,500 acres (1,012 ha), paving the way for the development of 18 million to 19 million square feet (1.7 million–1.8 million sq m) of data center space.

Tax benefits from the investment are immense. According to Roberts, for every dollar of service demanded by a data center, the operator is paying \$13 in taxes.

Elk Grove Village's innovation district

Elk Grove Village, Illinois, a suburban community northwest of downtown Chicago, is located at a major fiber intersection. It intentionally attracted data center development through a combination of zoning code modifications, the promotion of strategic location advantages, and proactive communication with the development community.

Since its formation, the village has had unique zoning. The eastern half of the community, adjacent to O'Hare International Airport, is home to the largest contiguous industrial park in the United States and is zoned as such. The western half of the village is primarily residential and zoned to protect housing.

Matthew Roan, the village manager of Elk Grove Village, said the municipality updated its zoning code to spur redevelopment within its office park by creating a new "innovation and technology" zoning district that specifically permitted data centers as an approved use, thus inviting data center operators to fill unused space.

Additional modifications to the zoning code allow data centers to have greater building heights and front-yard fencing or screening that wouldn't normally be permitted for industrial uses. Other changes reduce parking requirements. All of these changes allow data center builders to get their projects off the ground more quickly, amid the certainty that the structures can be built and won't struggle in the approvals process—an uncertain phase that makes land acquisition too risky for some parties.

This proactive approach has attracted data center developers and hyperscalers, including Meta and Microsoft. Roan, who has served in various roles in village government since 2000, said it brought significant economic benefits to the region, including long-term development and permit fee revenues, financial assistance for local school districts and other taxing bodies, high-quality site aesthetics, and temporary construction jobs. The increased tax and fee revenue from data centers allowed the village to reinvest in infrastructure improvements and redevelopment projects, he said.

This strategic positioning of Elk Grove Village as a data center hub exemplifies how proactive municipal policies can drive growth and innovation—as well as stable economic returns. Once data centers make their large capital investments, Roan said, they tend to stay in the community long term, unlike more transient industrial users.

Contacts

Economic development contacts

Andrew Larsen,

Managing Director,
Henrico EDA

andrew@henrico.com

Brad Tietz,

Vice President,
Chicagoland Chamber of Commerce

btietz@chicagolandchamber.org

Curry Roberts,

President,
Fredericksburg Regional Alliance
at the University of Mary Washington

540.361.7373
croberts@fredregion.com

Jackie Russell,

Economic Development Specialist,
New Albany

jrussell@newalbanyohio.org

Matt Roan,

Village Manager,
Elk Grove Village

847.357.4004
mroan@elkgrove.org

Land use and law contacts

Colleen Gillis,

Esq.,
Curata Partners PLLC
(Chantilly, Virginia)

colleen@curatapartners.com
703.202.3130

Tamsen Plume,

Partner,
Holland & Knight LLP
(San Francisco, California)

tamsen.plume@hklaw.com
415.743.6941

7

Glossary

air-cooled chiller system: A cooling system sealed in a closed loop that typically consumes very little water—less than the amount used in three single-family homes.

clustering: The practice of data centers locating near one another, connecting their servers to work as a unified system, or both.

colocation data centers: Multi-tenant data centers where third-party operators (developers) lease data center space—a certain number of server cabinets, for example, or kilowatts (kW) to a host of other companies.

corporate data centers: Also called enterprise data centers, these facilities store and process a single organization's data. These data centers often store the data of financial institutions—think American Express or Wells Fargo—that typically own and operate such facilities themselves, rather than leasing them from a provider.

data center: A building or campus that houses the infrastructure that supports the world's computing functions.

data hall: The rooms in data centers where data is processed and stored.

evaporative cooling: A cooling system that uses large fans to move air across a wet medium to evaporate water, which removes the heat from the data center and cools the air.

hyperscale data centers: Large data center buildings or campuses that process and store the data of companies that often need to scale up or scale down their infrastructure quickly.

hyperscaler: A company that occupies and operates a large data center building or campus. These companies—which include AWS, Microsoft, Google and Meta, often need to “scale up” their infrastructure quickly.

latency: The time it takes for information to travel from its source to its destination.

load balancing: The process of distributing network traffic across multiple servers at interconnected data centers.

node: An individual server in a cluster of servers.

phasing: A process for data center campus construction that occurs in stages.

power distribution units (PDUs): Devices that distribute energy to servers, network devices, and other equipment within a rack.

power purchase agreements (PPAs): An agreement between a data center company (the buyer) and a renewable energy provider (the seller) to purchase electricity from specific wind or solar farms.

purple pipe system: A recycled water setup whereby water is treated to remove contaminants, solids, and impurities and then distributed via plum-colored pipes.

renewable energy certificate (REC): A tradable commodity wherein each REC equates to the generation of 1 MWh of power from a qualified renewable resource, usually wind or solar power generation facilities.

switch: A device used to connect network devices and route data through interconnected networks.

switchgear: Power distribution equipment that controls, protects, and distributes electrical power throughout the data center.

telecom data centers: Where traffic from cell towers “switches” to go out to the internet. Typically owned by such telecommunications companies as Verizon, these centers tend to be smaller facilities than the other data center types and require less than 10 kW.

uninterruptible power supply (UPS) systems: Electrical equipment used in data centers to provide battery backup power in the event of a power outage.

utility substation transformer: A large electrical device in the electrical yards of a data center campus that steps down high-transmission voltages from the utility grid to lower, more manageable medium-voltage levels suitable for distribution throughout the data center.

water-cooled chiller system: An open-loop pipe system in which water removes heat from the refrigerant.

wholesale data center: A type of data center where a third-party developer rents a large portion of the space, the energy capacity, or both to one company—often, all of it.

Wisconsin Legislative Council

ACT MEMO



Prepared by: Abby Gorzlancyk, Staff Attorney

April 13, 2026

2025 Wisconsin Act 173 [2025 Assembly Bill 453]

Changes to Comprehensive Plans, Requests to Change Zoning Classifications, and Tax Incremental Districts

Generally, 2025 Wisconsin Act 173 makes changes to comprehensive plans, requests to change zoning classifications, and certain aspects of tax incremental districts (TIDs).

Comprehensive Plans

Under current law, unless an exception applies, ordinances enacted or amended by a political subdivision that affect land use must be consistent with the political subdivision's comprehensive plan, and the comprehensive plan must have all the required planning elements.

Act 173 requires the land use element of the comprehensive plan of a city or village to identify, in five-year increments spanning 20 years, the areas in which residential land use is projected and to specify the minimum and maximum net density of residences that will be authorized. If a city or village enacts or amends certain zoning and local subdivision ordinances, those ordinances must be consistent with its comprehensive plan including incorporating residential net density standards into the ordinances. An ordinance is consistent with the comprehensive plan for a city or village if the ordinance permits a land use that is expressly identified for the land in the land use map of the comprehensive plan. The act specifies that these changes do not apply to a town or county.

Under the act, if a person submits to a city or village an application for a residential housing development permit or a request to change an existing zoning classification, and the comprehensive plan does not include net density requirements for areas in which residential land use is projected, the city or village must amend its comprehensive plan to include net density within 180 days. The application must certify that the land subject to the application is not located in a farmland preservation zoning district, an agricultural enterprise area, and is not subject to a farmland preservation agreement. For an amendment to add net density requirements in response to a request to change a zoning classification, a city or village does not need to follow otherwise required comprehensive planning procedures.

Request to Change a Zoning Classification

Act 173 requires a city or village to approve a request to change a zoning classification of land that is required in order to proceed with a residential housing development within 90 days, if the following are satisfied:

- The proposed change is for an area identified on the political subdivision's comprehensive plan as projected for residential land use.
- The proposed change is for an area that is adjacent or close in proximity to existing development.

- Either the proposed net density range of the residences in the housing development falls within the net density range specified in the comprehensive plan, or the political subdivision has not added net density to the comprehensive plan by the 180-day deadline described in the section above.¹
- Current housing supply in the political subdivision does not meet existing or forecasted housing demand within the next five years, as provided in the comprehensive plan.
- Certification that the proposed change is for an area that is not located with a farmland preservation zoning district or agricultural enterprise area and is not subject to a farmland preservation agreement.

The act creates an extension to the 90-day deadline if requested by the requestor of the zoning classification change. It also specifies that this request cannot be made to a town or county, nor does it apply to the extraterritorial zoning jurisdiction of a city or village.

The requestor may specify its preferences regarding the zoning classification, building setback requirements, lot width or frontage requirements, lot size requirements, and building size or bulk requirements. If the specified zoning classification allows the net density of residences proposed in the residential housing development, the land must be reclassified into that classification.

The act allows the denial of a request to change a zoning classification if the city or village demonstrates that the denial is necessary to prevent a shortage in or overburdening of public facilities, or to address a significant threat to the public health or safety. A city or village may also deny a request to change a zoning classification or a permit for a residential housing development for one year if it issues a request for proposals for a qualifying residential development with a specific net density range that aligns with the comprehensive plan,² and no person responds to the request, with certain specified exceptions. The act also specifies that these provisions do apply to a town or county.

Lastly, if a person is aggrieved by a political subdivision's failure to approve a request to change a zoning classification, either by the 90-day deadline or the extended time frame when requested, the requestor may seek relief through an action for mandamus and may recover court costs including reasonable attorney fees.

TIDs

The act defines newly platted residential development, for purposes of mixed-use TIDs, to mean residential development on a parcel that has not previously been the site of permanent structures other than agricultural structures. It also increases the housing extension currently available for certain TIDs at the end of their lifespan, from one to two years.

Effective date: January 1, 2028.

For a full history of the bill, visit the Legislature's [bill history page](#).

AG:jal

¹ If the 180-day update deadline is triggered by the request, then the 90-day timeline for the city or village to approve a request to change a zoning classification may begin only after the 180-day deadline.

² A qualifying residential development is defined as a residential development that is reasonably expected to receive sewerage and sanitary water services from a public utility and that is not reasonably believed to be environmentally contaminated.

January – June 2026
Building Permits

Municipality No.: 53-022		City of Evansville					
GEC Job No.: I53-222		2026 Building Permit Applications					
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	GEC Fee	Fee
01/02/2026	26-0001-53-222	124 Hancock Ln	Justin Roettger	\$1,100.00	Electric	\$155.00	\$179.00
01/21/2026	26-0002-53-222	123 Highland St	Tyler Chadderdon	\$800.00	Bathroom Remodel	\$410.00	\$473.00
01/22/2026	26-0003-53-222	640 Fair St	Evansville Schools	\$526,000.00	Replace 40 Heat Pumps	\$150.00	\$180.00
01/23/2026	26-0004-53-222	434 Chestnut St	Mark Simonson	\$56,400.00	Basement Finish	\$535.00	\$620.50
01/26/2026	26-0005-53-222	232 N Fifth St	Brian Elmer	\$16,000.00	Basement Finish	\$615.10	\$712.45
					Total Month Permit Fees January	\$1,865.10	\$2,164.95
02/06/2026	26-0006-53-222	688 W Main St	Maria Herro	\$34,092.00	Rooftop PV Solar Array	\$340.00	\$391.00
02/20/2026	26-0007-53-222	248 Noahs Arc Ct	Mark Brusberg	\$60,000.00	Addition	\$790.00	\$910.00
02/20/2026	26-0008-53-222	326 Garfield Ave	Grant Hambrick	\$40,000.00	New Garage With Sunroom	\$380.00	\$438.00
					Total Month Permit Fees February	\$1,510.00	\$1,739.00
03/03/2026	26-0009-53-222	512 S 6th St	Larry Endres	\$22,823.90	Resurface Deck	\$175.00	\$201.00
03/16/2026	26-0010-53-222	24 S Second St	Al Hunt	\$1,500.00	Electric	\$155.00	\$179.00
03/17/2026	26-0011-53-222	344 Garfield Ave	Abner Reyes	\$14,985.00	Basement Bath Addition	\$460.00	\$531.00
03/18/2026	26-0012-53-222	16 E Main St	Farnsworth Enterprises I	\$0.00	2nd Floor Apartment Remodel	\$750.00	\$900.00
03/24/2026	26-0013-53-222	87 Braeburn Way	Heather Ihlenfeldt	\$9,500.00	Basement Bathroom	\$460.00	\$531.00
03/25/2026	26-0014-53-222	50 N Union Rd	Scott Mallon	\$0.00	Raze Commercial Building	\$150.00	\$180.00
03/31/2026	26-0015-53-222	230 Garfield Ave	Jacob Rusch	\$6,000.00	Egress Window	\$150.00	\$173.00
03/31/2026	26-0016-53-222	461 Badger Dr	Debra Haeft	\$4,500.00	Egress Window	\$150.00	\$173.00
					Total Month Permit Fees March	\$2,450.00	\$2,868.00
04/02/2026	26-0017-53-222	344 Garfield Ave	Abner Reyes	\$6,085.00	Basement Egress Window	\$150.00	\$173.00
04/10/2026	26-0018-53-222	50 N Union St	Thomas Kundert	\$22,000.00	Temp Electric	\$155.00	\$179.00

January – June 2026
Building Permits

Municipality No.: 53-022		City of Evansville					
GEC Job No.: I53-222		2026 Building Permit Applications					
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	GEC Fee	Fee
04/14/2026	26-0019-53-222	50 N Union Rd	Scott Mallon	\$1,750,000.00	Commercial Early Start	\$400.00	\$480.00
04/17/2026	26-0020-53-222	232 Lincoln St	Jon Mullen	\$13,000.00	Bathroom Remodel	\$460.00	\$531.00
04/28/2026	26-0021-53-222	576 S Sixth St	Michael Heelein	\$13,000.00	16x20 Accessory Building	\$238.00	\$264.00
04/30/2026	26-0022-53-222	725 Porter Road	Sue White	\$2,736,250.00	Commercial Early Start	\$725.00	\$870.00
					Total Month Permit Fees April	\$2,128.00	\$2,497.00
05/01/2026	26-0023-53-222	129 N Madison St	Roger Berg	\$40,000.00	Commercial Addition	\$500.00	\$595.00
05/05/2026	26-0024-53-222	27 S. Wyler Dr	Bill Wassing	\$7,500.00	Install 2 Skylights	\$150.00	\$173.00
05/12/2026	26-0025-53-222	230 Garfield Ave	Jacob Rusch	\$10,000.00	Basement Remodel	\$460.00	\$531.00
05/14/2026	26-0026-53-222	63 N Water St	Kyleah Carruthers	\$2,300.00	Electric	\$155.00	\$179.00
05/18/2026	26-0027-53-222	51 N Fifth St	Steve Burhans	\$11,900.00	Tub to Shower	\$355.00	\$410.00
05/19/2026	26-0028-53-222	142 S 8th Street	Eldon Homes	\$300,000.00	New Single Family	\$1,359.60	\$1,575.20
05/20/2026	26-0029-53-222	120 Sherman Ave	Kyloh Conrad	\$4,200.00	12x20 Deck & Gazebo	\$175.00	\$201.00
05/27/2026	26-0030-53-222	30 Railroad St	Joel Tomlinson	\$0.00	Interior Remodel	\$515.00	\$594.00
					Total Month Permit Fees May	\$3,669.60	\$4,258.20
06/04/2026	26-0031-53-222	50 N Union Road	Ron/Scott Mallon	\$1,500,000.00	New Bank Construction	\$1,832.28	\$2,216.40
06/04/2026	26-0032-53-222	705 Orchard View Dr	George Lamptey	\$6,000.00	Basement Remodel	\$565.00	\$652.00
06/17/2026	26-0033-53-222	39 Mill St	Anne Kolasch	\$28,000.00	Rebuild Front Porch/Add to Deck	\$239.60	\$279.20
06/25/2026	26-0034-53-222	424 Longfield St	Benjamin Myers	\$2,701.22	Electric	\$155.00	\$179.00
06/30/2026	26-0035-53-222	221 S Second St	Katie Kramar	\$30,000.00	26x50 Accessory Building	\$271.00	\$489.00
					Total Month Permit Fees June	\$3,062.88	\$3,815.60

January – June 2026
Building Permits

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
1/8/2026	20260001	426 W Church St	CHRISTIAN CHAVEZ	\$ 13,000.00	Siding	\$ 50.00
1/21/2026	20260002	309 S Second St	SCOTT LUTZKE	\$ 27,000.00	Replace Siding	\$ 50.00
2/10/2026	20260003	651 Porter Rd	CHRISTOPHER C BROWN	\$ 4,543.00	Replace Siding	\$ 50.00
2/26/2026	20260005	656 Campion Court	JASON GROSAM	\$ 3,400.00	Chain link fence and pigeon coop	\$ 50.00
2/26/2026	20260004	614 E Countryside Dr	RYAN BELZ	\$ 5,667.00	Door/Window Replacement	\$ 50.00
3/2/2026	20260006	440 W Liberty St	CHRISTOPHER S PLOESSL	\$ 16,900.00	Siding	\$ 50.00
3/6/2026	20260007	52 Gunther Dr	GEOFFREY SCHOONOVER	\$ 4,000.00	Backyard Fence	\$ 50.00
3/9/2026	20260009	112 Campion Dr	KAREN LYNN GUERTEN	\$ 3,850.00	Reroof, Siding, and Gutters	\$ 50.00
3/10/2026	20260010	437 Higgins Dr	WILLIAM D CASEY	\$ 3,000.00	112 sqft Shed	\$ 50.00
3/11/2026	20260011	134 Maple St	LOREN L PFAFF	\$ 3,856.00	Water Heater Replacement	\$ 50.00
3/17/2026	20260016	126 Garfield Ave	REBECCA M LADICK	\$ 40,000.00	Reroof, gutters, replace siding in kind	\$ 50.00
3/17/2026	20260015	341 W Main	BRIAN WHEATON	\$ 13,000.00	Reroof	\$ 50.00
3/17/2026	20260014	134 W Church	LOGAN CARR	\$ 24,000.00	Reroof, reside vinyl in king	\$ 50.00
3/17/2026	20260013	424 Cherry St	WILLIAM ELLIOTT	\$ 8,300.00	Reroof and Siding	\$ 50.00
3/17/2026	20260012	21 W Liberty	NICHOLAS A SCHMIDT	\$ 20,548.00	Reroof	\$ 50.00
3/20/2026	20260017	550 Spencer Dr	KALIN STENHAUG	\$ 5,384.00	Siding and Door Replacement	\$ 50.00
3/24/2026	20260019	709 Orchard View Dr	CRAIG SEVERSON	\$ 25,000.00	Replace Siding	\$ 50.00
3/24/2026	20260018	104 Garfield Ave	ALLISON R BECKER	\$ 31,000.00	Replace Siding	\$ 50.00

January – June 2026
Building Permits

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
3/25/2026	20260021	103 Maple St	TODD H YLVISAKER	\$ 20,000.00	Reroof	\$ 50.00
3/25/2026	20260020	427 Longfield St	KELLY M KOEHLER-MASON	\$ 3,327.00	Front Bay Window Replacement	\$ 50.00
3/27/2026	20260023	134 Joshua Dr	LEROY & RANDENA SOLDNER REVOCABLE LIVING TRUST	\$ 7,759.00	Replace 4 Windows in Existing Openings	\$ 50.00
3/27/2026	20260022	685 Badger Dr	HANNAH ELIZABETH KILSKILA ORMSON	\$ 4,000.00	Fence	\$ 50.00
3/31/2026	20260025	85 Deanna Dr	CODY J CARLSON	\$ 1,000.00	Water Heater Replacement	\$ 50.00
3/31/2026	20260024	460 Cherry St	RICKY W BROOKINS	\$ 12,420.00	Backyard Fence	\$ 50.00
4/1/2026	20260026	15 N Madison	LJG PROPERTIES LLC	\$ 3,000.00	Replace wood fence with wood	\$ 50.00
4/2/2026	20260027	671 Porter Road	CASEY ROBB	\$ 5,500.00	12x10 backyard shed	\$ 50.00
4/3/2026	20260028	677 Garfield Ave	RANDY E STHOKAL	\$ 20,000.00	Reroof and Siding	\$ 50.00
4/6/2026	20260031	237 S Madison St	KATHLEEN D EDWARDS	\$ 3,500.00	Water heater	\$ 50.00
4/6/2026	20260030	515 E Main St	SOLLBERGER ENTERPRISES LLC	\$ 1,526.00	Siding Replacement	\$ 50.00
4/6/2026	20260029	511 E Main St	SOLLBERGER ENTERPRISES	\$ 18,915.26	Siding Replacement	\$ 50.00
4/9/2026	20260032	144 W Liberty Street	JASON A GROVER	\$ 75,000.00	Reroof	\$ 50.00
4/10/2026	20260033	114 W Main	SUSAN T FISHER	\$ 20,000.00	Reroof	\$ 50.00
4/14/2026	20260034	570 Stonewood Ct	DAVID LEE PERKINS	\$ 500.00	Fence	\$ 50.00
4/20/2026	20260036	716 Orchard View Dr	WILLIAM J & PAMELA L BECKES LIVING TRUST	\$ 20,000.00	Door/Window Replacement	\$ 50.00
4/20/2026	20260035	605 E Countryside Dr	RENE MORENO MUNOZ	\$ 6,000.00	Reroof	\$ 50.00

January – June 2026
Building Permits

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
4/22/2026	20260037	443 S First	CHARLES & ERIKA STUART REVOCABLE LIVING TRUST	\$ 43,000.00	Reroof	\$ 50.00
5/7/2026	20260038	420 Evans Dr	BRUCE J STORLIE	\$ 20,000.00	Reroof and Siding	\$ 50.00
5/15/2026	20260039	50 N Water	SAMUEL G KELLAR	\$ 5,000.00	Fence	
5/19/2026	20260040	487 W Main	KENNETH R SCHUCK	\$ 3,500.00	Expand backyard fence	\$ 50.00
5/21/2026	20260041	60 Campion	WARREN L LEVERENTZ JR	\$ 4,000.00	10x8 shed	\$ 50.00
5/26/2026	20260042	138 Deanna Drive	KARI L SARBACKER	\$ 5,000.00	10x12 Shed	\$ 50.00
6/11/2026	20260045	227 Campion Drive	OLIVIA M WERTH	\$ 7,882.00	Fence	\$ 50.00
6/11/2026	20260044	676 Porter Road	LOGAN J O BRIEN	\$ 6,500.00	10x20 Shed	\$ 50.00
6/11/2026	20260043	70 Debbie Drive	DOUGLAS R SOETAERT	\$ 6,495.00	10x15 shed, window replacement, repaving parts of driveway	\$ 50.00
6/23/2026	20260047	110 E Countryside	THOMAS KUSSLER	\$ 2,800.00	Replace 2 windows in existing openings	\$ 50.00
6/23/2026	20260046	441 Almeron St	PAMELA J ASCENCIO	\$ 20,000.00	Reroof, Siding, Fence	\$ 50.00
6/24/2026	20260048	48 Grove St	CHRISTINA M CARLSON	\$ 35,630.00	Re-siding	\$ 50.00
6/25/2026	20260049	487 W Main	PAGE L COMSTOCK	\$ 5,500.00	HVAC Replacement	\$ 50.00
6/26/2026	20260050	221 S Second	KATIE A KRAMAR	\$ 10,000.00	Fence, Driveway, Patio	\$ 50.00
6/27/2026	20260056	537 Abey Drive	LINDSAY M RINGELSTETTER	\$ 2,500.00	Shed	\$ 50.00
6/27/2026	20260055	51 Wyler Drive	JOSHUA MITCHELL	\$ 1,000.00	Fence	\$ 50.00
6/27/2026	20260054	140 Eager court	NICHOLAS ACIERNO	\$ 5,000.00	Backyard Shed	\$ 50.00
6/27/2026	20260053	626 Westfield	RYAN ALAN KUMMER	\$ 5,000.00	Driveway Expansion	\$ 50.00

January – June 2026
Building Permits

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
6/27/2026	20260052	588 Vision Drive	DANNY HAILE	\$ 19,566.00	Window Replacement	\$ 50.00
6/27/2026	20260051	627 Campion Court	BENJAMIN FELDER & STEPHANIE REVOC LIV TR	\$ 3,250.00	Water heater replacement	\$ 50.00

CITY OF EVANSVILLE
CODE ENFORCEMENT MONTHLY REPORT
June 2026

ADMIN

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
--------	----------------------	--------------------	------------------	------------------------	--------------------------	----------------------	----------------	------------------	------------------------------

PROPERTY MAINTENANCE - STATUS OF ORDERS

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
--------	----------------------	--------------------	------------------	------------------------	--------------------------	----------------------	----------------	------------------	------------------------------

Pending	509 Porter Rd	3/26/2026	4/2/2026	5/2/2026	Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>	222 019046	PAUL E CARGILL JEANNE H CARGILL 509 PORTER RD EVANSVILLE, WI 53536-2201
		6/4/2026	6/11/2026	6/2/2026 7/11/2026 8/1/2026	4/30/26 Extension granted. Not complied. Final letter sent. 7/1/26 Extension granted.	<u>Y</u> <u>Y</u>	<u>Y</u>		

Pending	427 W Church St	3/26/2026		3/31/2026	Doortag left for discarded items.	<u>Y</u>	<u>Y</u>	6-27-294.18	JAIME A GLESSNER 427 W CHURCH ST EVANSVILLE, WI 53536-1267
		4/3/2026	4/7/2026	5/7/2026	Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>		
		5/15/2026	5/26/2026	6/28/2026	Complied for old UD. New initial letter sent to remove all discarded window frames and all other unsightly materials in the area, or properly store them away from public view.	<u>Y</u>			
		7/2/2026	7/7/2026	8/10/2026	Complied for old UD. New initial letter sent to clean up and remove all discarded items, including but not limited to metal racks, appliances and other miscellaneous items in the area, or properly store them away from public view.				

		3/26/2026		3/31/2026	Doortag left for discarded items & parking in grass	<u>Y</u>	<u>Y</u>	6-27-0951	DUANE R BABLER 412 W CHURCH ST EVANSVILLE, WI 53536-1213
		4/3/2026			Complied for parking in grass	<u>Y</u>	<u>Y</u>		

Closed	412 W Church St	4/3/2026	4/7/2026	5/7/2026	Not complied for unsightly debris. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. 4/21/26 Extension granted Complied. Previous UD's are gone.	<u>Y</u>	<u>Y</u>		
		6/4/2026		6/1/2026		<u>Y</u>	<u>Y</u>		

Pending	42 N Fourth St	4/3/2026	5/13/2026	4/8/2026	Doortag left for junked vehicle & vehicle parked on grass	<u>Y</u>	<u>Y</u>	6-27-0942	MATT MARTINSON 42 N 4TH ST EVANSVILLE, WI 53536-1002
				4/30/2026	4/6/26 Extension granted.	<u>Y</u>	<u>Y</u>		
		4/30/2026		6/13/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>			
		6/18/2026		7/27/2026	Not complied. FN sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>			

Pending	328 S Second St	4/15/2026	4/30/2026	4/20/2026	Doortag left junked vehicle			6-27-0422	AUSTIN J JOHNSON 328 S 2ND ST EVANSVILLE, WI 53536-1342
		4/24/2026		5/30/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	Y	Y		
		6/4/2026		7/11/2026	Not complied. Final letter sent.	<u>Y</u>			

Pending	401 S Second St	4/3/2026	4/14/2026	4/8/2026	Doortag left for discarded items	<u>Y</u>	<u>Y</u>	6-27-0435	LORI K BARNARD 401 S 2ND ST EVANSVILLE, WI 53536-1343
		4/10/26		5/14/2026	Order sent to clean up and remove all discarded items, indoor furniture, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y	Y		
		5/15/2026		6/23/2026	Complied for old UD. New initial letter sent to: - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	Y	Y		
					iWorQ Note: Spoke with property owner. Tires have been removed. Chrome garbage can is for dog waste; advised on leaving it out of site. Advised on a tidier appearance; they are working on building a fence.				

		7/2/2026	7/7/2026	8/10/2026	Not fully complied. FN sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.				
Closed	534 E Countryside Dr	4/10/2026		4/15/2026	Doortag left for junked vehicle and parking on grass	<u>Y</u>	<u>Y</u>	6-27-316.57	KAY A HATLEN 534 E COUNTRYSIDE DR EVANSVILLE, WI 53536-1154
		4/15/2026	4/17/2026	5/17/2026	Order sent to remove or relocate all vehicles to an appropriate, improved surface, and permitted parking location.	<u>Y</u>	<u>Y</u>		
		6/4/2026		6/1/2026	5/15/26 Extension granted Complied		Y		
Closed	534 E Countryside Dr	4/10/2026		4/15/2026	Doortag left for junked vehicle and parking on grass	<u>Y</u>	<u>Y</u>	6-27-316.57	KAY A HATLEN 534 E COUNTRYSIDE DR EVANSVILLE, WI 53536-1154
		4/15/2026	4/17/2026	5/17/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	<u>Y</u>	<u>Y</u>		
		6/4/2026	6/9/2026	7/9/2026	5/15/26 Extension granted Not fully complied. FN sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. 6/22/26 Complied	<u>Y</u>			
Pending	105 N Second St	4/10/2026	4/14/2026	5/14/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y	Y	6-27-0454	JAMES P MODAFF 105 N 2ND ST EVANSVILLE, WI 53536-1149
		5/15/2026	5/26/2026	7/5/2026	Not complied. FN sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view. JVs have been removed. UDs are still present.	<u>Y</u>			
		6/4/2026							
Closed	105 N Second St	5/15/2026	5/26/2026	6/1/2026	Order sent to mow overgrown weeds and vegetation.	Y		6-27-0454	JAMES P MODAFF 105 N 2ND ST EVANSVILLE, WI 53536-1149
		6/4/2026			Complied				

Pending	31 N Fourth St	4/15/2026		4/20/2026	Doortag left for discarded items			6-27-0919	URBAN SANCTUARIES LLC 419 S 1ST ST EVANSVILLE, WI 53536-1309
		4/30/2026	5/6/2026	6/6/2026	Order sent to clean up and remove the discarded mattresses, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>		
		6/10/2026	6/16/2026	7/16/2026	Not complied. FN sent to clean up and remove the discarded mattresses, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>			
Pending	321 W Liberty St	4/15/2026		4/20/2026	Doortag left for discarded items			6-27-0229	CHAD E HOLPIN 321 W LIBERTY ST EVANSVILLE, WI 53536-1223
		4/30/2026	5/6/2026	6/6/2026	Order sent to clean up and remove discarded items, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>		
		7/2/2026	7/7/2026	8/10/2026	Not fully complied. FN sent to clean up and remove discarded items, and all other unsightly debris in the area or properly store items away from public view.				
Pending	321 W Liberty St	4/15/2026	4/21/2026	7/21/2026	Order sent to: - Repair or replace all damaged and missing siding, soffit and fascia. - Repair or replace all broken doors and windows. - Repair or replace all deteriorating roofing materials. - Repair or replace any sagging or damaged gutters. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior parts of all structures are in good condition, structurally sound, and weather-tight.	<u>Y</u>	<u>Y</u>	6-27-0229	CHAD E HOLPIN 321 W LIBERTY ST EVANSVILLE, WI 53536-1223
Pending	135 W Liberty St	5/15/2026	5/26/2026	8/28/2026	Order sent to: - Paint all exterior surfaces of the house and shed with exposed wood, chipped, or missing paint. - Repair any damage to the porch or replace the temporary plastic coverings with proper exterior materials. - Repair and keep the shed door closed to prevent vermin access.	<u>Y</u>		6-27-242.1	DONALD E FALDET BRENDA FALDET 135 W LIBERTY ST EVANSVILLE, WI 53536-1315

Closed	469 W Main St	5/8/2026		5/13/2026	Doortag left for junked vehicle and unsightly debris			6-27-397.2	ANDREW BOETTCHER KRISTIN BOETTCHER 469 W MAIN ST EVANSVILLE, WI 53536-1024
		5/15/2026	5/26/2026	6/27/2026	iWorQ: 5/15/26 They are out of the country until 5/20 and will follow up about violation then. Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. Check 1st week of July Complied	<u>Y</u>			
Pending	424 Higgins Dr	5/15/2026		5/20/2026	Doortag left for junked vehicle			6-27-496.69	COLLEEN STILSON JOSEPH M STILSON 424 HIGGINS DR EVANSVILLE, WI 53536-1263
		5/21/2026	5/28/2026	6/28/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. 7/2/26 Vehicle was being towed. CNW.	<u>Y</u>			
Pending	424 Higgins Dr	5/21/2026	5/28/2026	8/28/2026	Order sent to: - Repair or replace all missing doors and siding. - Ensure that the house and garage are structurally sound and in good condition.	<u>Y</u>		6-27-496.69	COLLEEN STILSON JOSEPH M STILSON 424 HIGGINS DR EVANSVILLE, WI 53536-1263
Pending	20 S Madison St	5/15/2026	5/21/2026	8/24/2026	Order sent to: - Repair or replace all damaged siding to eliminate rotting wood and deterioration. - Repair or replace all broken or missing soffits, fascia, and gutters. - Repair or replace all damaged or unfinished roof areas. - Paint all exterior surfaces of the property with exposed wood, chipped paint, or missing paint.- - Complete all unfinished exterior repairs to ensure the structure is weather-tight and in good condition.	<u>Y</u>		6-27-614.1, 6-27-614.2	LORI L LEEDER 20 S MADISON ST EVANSVILLE, WI 53536-1318

Pending	46/48 N Second St	5/28/2026 6/4/2026	6/11/2026	6/2/2026 7/11/2026	Doortag left for junked vehicle Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	<u>Y</u>		6-27-0447	SHANNON N WINGER-OMVIG 46 N 2ND ST EVANSVILLE, WI 53536-1148
Pending	14 N Madison St	5/21/2026	5/26/2026	8/24/2026	Order sent to: - Repair the building facade and ensure that all parts of the building are in good condition and free from deterioration. - Paint areas of the building that have chipped, or missing paint	<u>Y</u>	<u>Y</u>	6-27-14	SHERI BIDDICK 694 W MAIN ST EVANSVILLE, WI 53536-1090
Pending	476 Lincoln Ct	5/21/2026	6/1/2026	7/1/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	<u>Y</u>		6-27-441.7C	JAMES M SCHUH JANICE M SCHUH476 LINCOLN CT EVANSVILLE, WI 53536-1291
Closed	337 Garfield Ave	5/21/2026 5/28/2026 6/4/2026		5/26/2026 6/8/2026	Doortag left for weeds 6/1/26 Sent to be mowed. Get compliance photos Complied		<u>Y</u> Y		
Pending	143 W Church St	5/21/2026	5/27/2026	8/24/2026	Order sent to: - Repair or replace the broken chimney. - Repair or replace the roof, soffit, and fascia to be free from holes and deterioration. - Paint areas of the house with exposed wood, chipped, or missing paint. - Ensure that all parts of the house are structurally sound and in good condition.	<u>Y</u>		6-27-0167	JENNIE M JONES 374 SOUTH ST POYNETTE, WI 53955-9635

Pending	227 Garfield Ave	5/21/2026	5/26/2026	8/24/2026	Order sent to repair or replace all broken windows on property.	<u>Y</u>		6-27-0960	THOMAS J ARNESON VICKIE A ARNESON 227 GARFIELD AVE EVANSVILLE, WI 53536-1009
Closed	576 Garfield Ave	5/21/2026 7/2/2026	6/1/2026	6/30/2026	Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view Complied	<u>Y</u>		6-27-559.18	JOHN A RASMUSSEN VICKY L RASMUSSEN 576 GARFIELD AVE EVANSVILLE, WI 53536-1052
Closed	423 S Second St	5/21/2026 6/4/2026 6/18/2026	6/1/2026	6/6/2026 6/9/2026	Order sent to mow overgrown weeds and vegetation. Doortag left for weeds. Complied	<u>Y</u>		6-27-0438	ANDREW PAMU 423 S 2ND ST EVANSVILLE, WI 53536-1343
Pending	423 S Second St	5/21/2026	6/1/2026	9/1/2026	Order sent to raze or repair all buildings on the property to make them safe and habitable.	<u>Y</u>		6-27-0438	ANDREW PAMU 423 S 2ND ST EVANSVILLE, WI 53536-1343
Pending	412 W Church St	6/10/2026	6/16/2026	7/16/2026	Order sent to clean up and remove all discarded items, including but not limited to the fence panels, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>		6-27-0951	DUANE R BABLER 412 W CHURCH ST EVANSVILLE, WI 53536-1213
Pending	30 School St	6/10/2026 6/18/2026		6/15/2026	Doortag left for weeds. Not complied. Ready for abatement. 6/22/26 Scheduled for abatement	<u>Y</u>			
Pending	30 School St	6/10/2026 6/18/2026	6/23/2026	6/15/2026 7/27/2026	Doortag left for UD. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u> <u>Y</u>			

Pending	30 School St	6/10/2026	6/16/2026	9/16/2026	Order sent to: - Repair or replace the deteriorated roof. - Repair or replace all damaged soffits, fascia, and gutters. - Repair or replace any broken windows. - Paint all exterior surfaces of the property with exposed wood, chipped, or faded paint. - Ensure all exterior components are in good condition, structurally sound, and weather-tight.	<u>Y</u>		6-27-524.1	FRANCISCO RESENDEZ CIRCE BELCHER 30 SCHOOL ST EVANSVILLE, WI 53536-1328
Closed	306 S First St	6/10/2026 6/18/2026		6/15/2026	Doortag left for weeds. Complied				
Closed	312 S First St	6/10/2026 6/18/2026		6/15/2026	Doortag left for weeds. Complied				
Pending	131 Highland St	6/10/2026 6/18/2026	6/24/2026	6/15/2026 7/27/2026	Doortag left for UD, JV, vehicle parked on lawn Not fully complied. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u> <u>Y</u>		6-27-0409	TRUDY L CLOUD KENNETH J DIENBERG JR 131 HIGHLAND ST EVANSVILLE, WI 53536-1311
Pending	144 W Liberty St	6/10/2026 6/18/2026	6/23/2026	6/15/2026 7/27/2026	Doortag left for JV Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	 <u>Y</u>		6-27-0184	JASON A GROVER BEATRIZ O HERNANDEZ 144 W LIBERTY ST EVANSVILLE, WI 53536-1354
Pending	144 W Liberty St	6/10/2026 6/18/2026	6/23/2026	6/15/2026 7/27/2026	Doortag left for trailer parked on lawn Order sent to remove or relocate the trailer to an appropriate, improved surface, and permitted parking location.	 <u>Y</u>		6-27-0184	JASON A GROVER BEATRIZ O HERNANDEZ 144 W LIBERTY ST EVANSVILLE, WI 53536-1354

Closed	580 W Main St	6/10/2026 6/18/2026		6/15/2026	Doortag left for weeds Complied				
Pending	12 N Wyler Dr	6/10/2026 6/26/2026	 7/1/2026	6/15/2026 8/3/2026	Doortag left for UD, JV, trailer parked on lawn Note: They are selling it and it (trailer) and did not have plates on it when Makayla was there. They put the plates back on and relocated the trailer. 6/15/26 Complied Not complied. Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.			6-27-293.1076	MARCUS ROCKIETT SARA VAN NATTA 12 N WYLER DR EVANSVILLE, WI 53536-1082
Closed	469 Garfield Ave	6/10/2026 6/18/2026		6/15/2026	Doortag left for vehicle and trailer parked on lawn Complied				
Pending	19 W Church St	6/18/2026 6/18/2026	 6/25/2026	6/25/2026 9/28/2026	Doortag left for repairs: porch, window trims, windows, etc. Note: This is a rental property we will need to prepare and send a letter to the owners. Order sent to: - Repair or replace all damaged parts of the enclosed porch, including broken or boarded windows, damaged soffits, trim, and siding. - Paint all exterior surfaces with exposed wood, chipped, or missing paint. - Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition	 <u>Y</u>		6-27-163.1	FORWARD INVESTMENT PROPERTIES LLC PO BOX 649 EVANSVILLE, WI 53536-6070
Pending	137 W Church St	6/18/2026		6/25/2026	Doortag left for repairs: chimney, etc.			6-27-0169	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614

		6/18/2026	6/25/2026	9/28/2026	Order sent to: - Repair or replace the chimney to be structurally sound and in good condition. - Repair or replace all damaged parts of the porch. Ensure they are complete, free from deterioration, and uniformly painted.	<u>Y</u>			
Pending	137 W Church St	6/18/2026		6/25/2026	Doortag left for JV	<u>Y</u>		6-27-0169	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614
		7/2/2026	7/7/2026	8/10/2026	Not complied. Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.				
Pending	137 W Church St	7/2/2026		7/7/2026	Doortag left for weeds.				

Pending	23 Mill St	6/18/2026		6/25/2026	Doortag left for repairs: siding, soffit, fascia, etc.			6-27-2020	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614
		6/18/2026	6/25/2026	9/28/2026	Order sent to: -Repair or replace all damaged and missing siding, soffits, and fascia on the property. -Repair or replace the fence to be structurally sound and in good condition.	<u>Y</u>			

Pending	664 E Countryside Dr	6/18/2026		6/23/2026	Doortag left for ovegrown weeds	<u>Y</u>		6-27-316.329	LULLA S STEVENS 664 E COUNTRYSIDE DR EVANSVILLE, WI 53536-2107
		7/2/2026	7/6/2026	7/13/2026	Not fully complied. Order sent to mow overgrown weeds and vegetation.				

Pending	30 Garfield Ave	6/18/2026		6/25/2026	Doortag left for UD	<u>Y</u>		6-27-0515	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521- 9614
		7/2/2026	7/7/2026	8/10/2026	Not complied. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.				
Pending	30 Garfield Ave	6/18/2026		6/25/2026	Doortag left for repairs: paint, siding, exterior, broken window			6-27-0515	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521- 9614
		6/18/2026	6/26/2026	9/28/2026	Order sent to: - Repair or replace all damaged and missing siding on the property. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition.	<u>Y</u>			
Pending	26 Garfield Ave	6/18/2026		6/25/2026	Doortag left for repairs: paint, siding, etc.			6-27-0516	CYNTHIA A HOVORKA 5541 N EAGLE RD EVANSVILLE, WI 53536- 8757
		6/18/2026	6/26/2026	9/28/2026	Order sent to: - Repair or replace all damaged and missing siding on the house and garage. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition.	<u>Y</u>			
Pending	200 Maple St	6/26/2026			Doortag left for repairs: paint, siding, etc.			6-27-0635	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521- 9614

		6/26/2026	7/1/2026	9/30/2026	Order sent to paint all exterior surfaces of the property with exposed wood, chipped or faded paint.				
--	--	-----------	----------	-----------	--	--	--	--	--

Pending	609 Windsor Ln	6/26/2026	7/1/2026	8/3/2026	Order sent to remove or relocate the vehicle to an appropriate, improved surface, and permitted parking location.			6-27-316.371	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614
Pending	609 Windsor Ln	6/26/2026	7/1/2026	8/3/2026	Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view.			6-27-316.371	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614
Pending	609 Windsor Ln	6/26/2026	7/1/2026	9/1/2026	Order sent to repair or replace the garage door to eliminate rotting wood, mold and mildew.			6-27-316.371	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614

Pending	521 Greenview Dr	6/26/2026	7/1/2026	7/6/2026	Order sent to mow overgrown weeds and vegetation in your backyard.	<u>Y</u>		6-27-316.67	LORELYN J LEISURE 521 GREENVIEW DR EVANSVILLE, WI 53536-1189
---------	------------------	-----------	----------	----------	--	----------	--	-------------	--

Pending	613/615/617 Windsor Ln	6/26/2026	7/1/2026	8/3/2026	Order sent to clean up and remove all discarded items, including lumber, wire materials and any other unsightly debris in the area, or properly store items away from public view.			6-27-316.370	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614
---------	------------------------	-----------	----------	----------	--	--	--	--------------	--

Pending	613/615/617 Windsor Ln	6/26/2026	7/1/2026	9/30/2026	Order sent to: - Repair or replace all damaged and missing siding, skirting, and trim to eliminate deterioration, mold and mildew. - Repair or replace all broken and missing fascia. - Paint all exterior surfaces of the buildings with exposed wood, chipped or missing paint.			6-27-316.370	NOAH & REBECCA HURLEY REVOCABLE LIVING TRUST 17202 W HOLT RD BROOKLYN, WI 53521-9614
---------	------------------------	-----------	----------	-----------	---	--	--	--------------	--

Pending	660 Windsor Ln	6/26/2026		7/20/2026	Doortag left for trailer parking on the grass and discarded items/unregistered vehicles 6/29/26 Extension granted 7/2/26 The trailer is moved to gravel. They put a cover over the chassis and they are currently putting it back together, painting it.				
---------	----------------	-----------	--	-----------	--	--	--	--	--

CITATIONS

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Citation	213 S Second St	4/3/2026		4/8/2026	Doortag left for junked vehicle & unsightly debris	<u>Y</u>	<u>Y</u>	6-27-0240	CHRISTINE A FELTON 213 S 2ND ST EVANSVILLE, WI 53536-1339
		4//10/26	4/14/2026	5/14/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y	Y		
		5/15/2026	5/22/2026	6/30/2026	Complied for JV but not for UD. FN sent to: - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y			
		7/2/2026	7/7/2026		Not complied. Citation ready.				