

March 5, 2025: Alliant Energy data center executive to village about annexation

March 14, 2025: Village planner to village staff about zoning for a data center

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Mark Roffers RE: Ind...g Uses 3/14/2...0:24 PM

allona@deforestwi.gov (1)

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From: Mark Roffers <Mark@mdroffers.com>
Sent: Friday, March 14, 2025 2:02:17 PM
To: Alexander Allon <allona@deforestwi.gov>
Cc: Craig Matthews <cmat@vierbicher.com>
Subject: Industrial Zoning Uses

Alex—

I agree that “data centers” are not a specifically listed land use in DeForest’s zoning ordinance. DeForest is not alone in this.

Definitions of “data centers” in the literature include “networked computer systems used for data storage and processing, along with supporting equipment, such as batteries, back-up power generators, and cooling devices” (from attached report) and “a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data” (Oxford dictionary).

Existing land use classifications that are already listed in TABLE 15.12A: INDUSTRIAL DISTRICT USES in DeForest’s code within which “data centers” may fit include:

- “Business services such as: commercial art and photography, [computer and data processing](#),

photofinishing and equipment rental and leasing.” Permitted use in M-2; not permitted in M-



March 17, 2025: Village planner to data center developer representatives – Madison data centers lawyer Nathan Wautier and Chicago civil engineer Joseph Mayer – on strategy to achieve annexation and other village approvals without disclosing details of the project

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From Subject Date Attach

Craig Mathews Re: De...t recap 3/24/2...:09PM 1

allona@deforestwi.gov (1)

On Mon, Mar 17, 2025 at 12:05 PM Alexander Allon <allona@deforestwi.gov> wrote:

Joe and Nathan,

Thank you for the conversation last week. I apologize in advance for the length of this email, but there is a lot of ground to cover. I've included Mark Roffers, our consulting Planner, and Craig Matthews, our consulting Engineer, on this email to make the connection. Craig is working on compiling information regarding utilities west of the interstate to provide you for reference.

At our meeting last week, we discussed the possibility of running certain local approvals ahead of annexation. While this approach does seem feasible from a legal perspective, the practicality of that is in question. We wouldn't be able to provide the Planning and Zoning Commission or Village Board with any certainty of the acceptability of the project's Site Plan, Conditional Use Permit, etc. before a CARPC review of stormwater issues related to the Urban Service Area amendment. Additionally, trying to present the Comprehensive Plan Amendment and Rezoning to the Commission and Village Board without being able to disclose any details of the project or operations will be difficult.

We can certainly try this approach if needed. Our preference, however, would be to run approvals after annexation. Below is a proposed sequence of approvals that we feel still presents an aggressive timeline, while mitigating challenges that an annexation-first approach would incur.

1. Annexation to the Village submitted to Department of Administration (DOA)

a. Department review period is 20 days from receipt of the annexation petition, the

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