

A Community Resolution

Whereas . . . THE COMMON COUNCIL OF THE CITY OF MENOMONIE, WI HAS ESTABLISHED AN I-4 DATA CENTER INDUSTRIAL ZONE; AND HAS SOUGHT THE INPUT OF THE PUBLIC IN SHAPING THE REGULATORY FRAMEWORK OF THAT ZONE; AND

Whereas . . . GOVERNMENT MUST REFLECT THE CONSENT OF THE PEOPLE IT SERVES; AND

Whereas . . . WHEN A COMMUNITY SPEAKS, THE PEOPLE'S VOICE AMPLIFIES SOLUTIONS; AND

Whereas . . . THE COMPREHENSIVE PLAN OF THE CITY OF MENOMONIE CITES "SMALL TOWN CHARM" AND "INTERGOVERNMENTAL COOPERATION" WITH THE NEIGHBORING TOWNS OF RED CEDAR AND MENOMONIE AS FUNDAMENTAL TO ITS NATURE; AND

Whereas . . . HYPERSCALE DATA CENTER DEVELOPMENT WOULD HARMFULLY AND PERMANENTLY ALTER THAT FUNDAMENTAL NATURE;

Therefore Be It Resolved . . . THAT ON THIS 15TH DAY OF FEBRUARY, 2026 AN ASSEMBLY OF STEADFAST AND DELIBERATIVE CITIZENS OF THE CITY OF MENOMONIE AND ITS NEIGHBORING TOWNSHIPS, HEREBY CALLS UPON THE COMMON COUNCIL TO ADOPT THE PROVISIONS HEREIN TO BOTH FORTIFY THE I-4 DATA CENTER INDUSTRIAL ZONE, AND FURTHER MEASURES TO PROTECT THE COMMUNITY FROM THE DELETERIOUS EFFECTS OF HIGH IMPACT DEVELOPMENT, IN ORDER TO PRESERVE THE NATURE OF THE COMMUNITY THEY NOW CALL HOME.

Furthermore Whereas . . . THERE REMAIN BROADER CONCERNS REGARDING TRANSPARENCY AND PUBLIC ENGAGEMENT,

Be It Also Resolved . . . THE CITY ENACT MEASURES, THROUGH BOTH TRANSPARENCY ORDINANCES AND CITIZEN ENGAGEMENT RESOLUTIONS—TO ENSURE THE PUBLIC'S VOICE REMAINS CENTRAL TO ALL INTENTS AND ACTIONS OF THE GOVERNING COMMON COUNCIL, THE MAYOR AND ALL OFFICERS OF THE CITY.

Core Zoning Protections...

1. ESTABLISH **MAXIMUM BUILDING AND CAMPUS SIZE LIMITS** SO DEVELOPMENT REMAINS PROPORTIONATE TO OUR COMMUNITY.
2. ESTABLISH **WATER USE LIMITS** TO PROTECT LONG-TERM MUNICIPAL AND GROUNDWATER CAPACITY.
3. **PROHIBIT THE USE OF PRIVATE WELLS** AND **REQUIRE** ALL WATER FOR COOLING TO COME FROM **MUNICIPAL SUPPLY**.
4. PROHIBIT **WATER COOLING SYSTEMS** THAT DEPEND ON SIGNIFICANT EVAPORATIVE LOSS.
5. ESTABLISH A **TIERED ZONING STRUCTURE** THAT LIMITS LARGE-SCALE DATA CENTER DEVELOPMENT TO LEVELS PROPORTIONATE TO COMMUNITY CAPACITY.
6. ESTABLISH **POWER DEMAND LIMITS** TO ENSURE ELECTRICAL USE REMAINS WITHIN COMMUNITY INFRASTRUCTURE CAPACITY.
7. REQUIRE MEANINGFUL **SETBACKS FROM HOMES, SCHOOLS, AND HOSPITALS** TO PROTECT NEARBY RESIDENTS.
8. REQUIRE EXPANDED **SETBACKS FOR GENERATORS AND HEAVY EQUIPMENT** TO REDUCE NOISE AND OPERATIONAL IMPACTS.
9. REQUIRE EXPANDED **SETBACKS FOR LIVESTOCK AND OTHER DOMESTIC ANIMAL OPERATIONS** TO REDUCE IMPACT ON ANIMAL HEALTH AND PRODUCTIVITY.
10. REQUIRE **ZERO INDUSTRIAL WASTEWATER DISCHARGE** TO PROTECT PUBLIC WATER SYSTEMS AND REMOVAL OF WASTEWATER BY LICENSED HAULERS.
11. REQUIRE A **SITE RESTORATION BOND** TO GUARANTEE FULL CLEANUP AND DECOMMISSIONING UPON END OF OPERATIONS OR ABANDONMENT.
12. REQUIRE ONGOING **ANNUAL COMPLIANCE CERTIFICATION** AS A CONDITION OF CONTINUED OPERATION.
13. ESTABLISH A CLEAR **GRADUATED ENFORCEMENT PROCESS** INCLUDING FINES, SUSPENSION, AND REVOCATION FOR VIOLATIONS OF REQUIRED PERFORMANCE STANDARDS.
14. REQUIRE **VERIFICATION OF ELECTRICAL GRID CAPACITY** BEFORE APPROVAL.
15. ESTABLISH **LIMITS ON IMPERVIOUS SURFACE COVERAGE** TO PROTECT LAND USE BALANCE AND WATERSHED HEALTH.
16. REQUIRE A **PRE-CONSTRUCTION ROAD INSPECTION AND A ROAD PROTECTION BOND** TO COVER CONSTRUCTION AND OPERATIONAL DAMAGE TO MUNICIPAL STREETS.
17. REQUIRE A **CONSTRUCTION TRAFFIC IMPACT STUDY** INCLUDING SCHOOL ROUTE ANALYSIS, FUNDED BY THE APPLICANT AND CONTRACTED BY THE MUNICIPALITY.
18. REQUIRE COMPLIANCE WITH **DARK SKY LIGHTING STANDARDS** TO PROTECT NIGHTTIME CONDITIONS AND REDUCE LIGHT POLLUTION.

19. REQUIRE **DOUBLE CONTAINMENT FOR WASTEWATER STORAGE TANKS** TO PREVENT ACCIDENTAL RELEASE.
20. REQUIRE ALL STORMWATER SYSTEMS TO MEET OR EXCEED **STATE DNR STORMWATER STANDARDS**.
21. ESTABLISH SEPARATE AND ENFORCEABLE **CONSTRUCTION AND OPERATIONAL NOISE AND VIBRATION LIMITS** TO PROTECT NEARBY RESIDENTS AND LIVESTOCK.
22. **REQUIRE SOUND ATTENUATION MEASURES** INCLUDING ACOUSTIC BARRIERS, BERMS AND VEGETATIVE ZONES WHERE NECESSARY TO MEET NOISE LIMITS.
23. LIMIT **CONSTRUCTION DAYS /HOURS OF OPERATION** TO MONDAY TO FRIDAY FROM 7AM-7PM, AND SATURDAY 8AM-5PM. CONSTRUCTION PROHIBITED ON SUNDAYS.
24. REQUIRE ONGOING **MONITORING OF AIR QUALITY, STORMWATER, GROUNDWATER, INDUSTRIAL WASTEWATER, MUNICIPAL WATER WITHDRAWAL, OPERATIONAL NOISE, VIBRATION MONITORING AND FUEL STORAGE** FOR LARGE-SCALE FACILITIES.
25. RESTRICT **GENERATOR TESTING AND USE** TO DEFINED EMERGENCY AND LIMITED OPERATIONAL CIRCUMSTANCES.
26. REQUIRE **ABOVE-GROUND DOUBLE CONTAINMENT STORAGE** FOR ON-SITE FUEL SYSTEMS.

Infrastructure and Fiscal Protections...

1. ADOPT A "**DEVELOPER-FUNDED INFRASTRUCTURE POLICY**" ENSURING PROJECT-RELATED UPGRADES ARE NOT BORNE BY TAXPAYERS.
2. ESTABLISH A **POLICY THAT TAX INCREMENT FINANCING SHALL NOT BE PROVIDED** FOR DATA CENTER DEVELOPMENT WITHOUT "EXCEPTIONAL PUBLIC BENEFIT" FINDINGS
3. REQUIRE A MUNICIPALITY-CONTRACTED **FISCAL IMPACT ANALYSIS** FOR HIGH-IMPACT DEVELOPMENT PROPOSALS.
4. REQUIRE **WRITTEN CERTIFICATION** THAT NO RATEPAYER-FUNDED ELECTRICAL GRID UPGRADES ARE REQUIRED FOR THE PROJECT.

Administrative and Review Structure...

1. ESTABLISH A STRUCTURED **HIGH-IMPACT DEVELOPMENT REVIEW PROCESS** FOR PROJECTS EXCEEDING DEFINED THRESHOLDS.
2. **REQUIRE INDEPENDENT PRE-CONSTRUCTION STUDIES** INCLUDING ENVIRONMENTAL IMPACT, HYDROGEOLOGICAL ASSESSMENT, TRAFFIC AND CONSTRUCTION IMPACT, NOISE MODELING, AND FISCAL ANALYSIS – CONTRACTED BY THE CITY, FUNDED BY APPLICANT.
3. REQUIRE A FORMAL **REZONING REVIEW PROCESS** THAT IS SEPARATE FROM ANNEXATION PROCEEDINGS AND REQUIRES A SEPARATE SUBSEQUENT PUBLIC HEARING.
4. AUTHORIZE A DEFINED **ADMINISTRATIVE STUDY PERIOD & PROCEDURE**, TO EVALUATE INFRASTRUCTURE AND FISCAL READINESS.
5. ADOPT CLEAR, ENHANCED **APPLICATION COMPLETENESS STANDARDS** TO ENSURE FULL AND TRANSPARENT SUBMISSIONS AND **DISCLOSURE OF ALL PROJECT DETAILS**.

Transparency and Community Protection...

1. REQUIRE PUBLIC **COMPLIANCE REPORTING AND TRANSPARENCY MEASURES** FOR ONGOING OPERATIONS OF ANY DATA CENTERS.
2. ESTABLISH AN **INDEPENDENT COMPLIANCE TESTING PROGRAM** FUNDED BY THE APPLICANT TO ENSURE COMPLIANCE AND RELATED ENFORCEMENT PERTAINING TO RESOURCE MANAGEMENT, ENVIRONMENTAL IMPACTS, AND NUISANCE MITIGATION MEASURES.
3. REQUIRE **BENEFICIAL OWNERSHIP DISCLOSURE** AS PART OF A COMPLETE APPLICATION.
4. REQUIRE **PRIVATE AND PUBLIC WELL PROTECTION AND BASELINE TESTING** FOR SURROUNDING PROPERTIES.
5. **REQUIRE COMMUNITY BENEFIT AGREEMENTS** FOR LARGE-SCALE PROJECTS, ADMINISTERED THROUGH AN **INTERGOVERNMENTAL AGREEMENT** WITH AFFECTED TOWNSHIPS, FUNDING MEASURES INCLUDING **HOME VALUE PROTECTION**, AGRICULTURAL LOSS MITIGATION, EMERGENCY SERVICES, AND COMMUNITY INFRASTRUCTURE.
6. **REQUIRE MINIMUM EMPLOYMENT COMMITMENTS** PROPORTIONATE TO FACILITY SIZE AS A COMPONENT OF COMMUNITY BENEFIT AGREEMENTS FOR ANY HIGH IMPACT DEVELOPMENT.
7. **REFORM CITY PROCEDURAL RULES** TO STRENGTHEN PUBLIC VOICE, INCLUDING EXPANDED PUBLIC COMMENT AND A CLEAR PUBLIC MECHANISM FOR AGENDA ITEM INCLUSION.