



Town of Vienna Website Address: [www.viennawi.gov](http://www.viennawi.gov)

August, 2025

## Thank You from QTS

We want to extend a special thanks to everyone who joined us at the recent community event in Vienna. We appreciated the opportunity to talk with you and hear your feedback. We are working on determining a time for our next community event. We will share details as soon as they're available. In the meantime, if you'd like to reach out to us with additional questions or want to learn more about the project, please visit QTS at: <https://qtsdatacenters.com/data-centers/qts-wisconsin> We look forward to seeing you again soon!

## Discover Wisconsin

Centered in the Midwest, Discover Wisconsin is an Emmy Award-winning series that looks into the natural landscapes, destinations, events, culture, and people of Wisconsin. As the Nation's longest-running Tourism Program, it remains dedicated to engaging diverse audiences inviting all people eager to explore and experience the hidden gems of Wisconsin. Vienna Tourism Commission, along with Village of DeForest and Village of Windsor has contracted to do a series in Fall, 2026. If you see filming crews at our community events, that is what is happening.

## Chip Sealing in Town

Bids for this year's chip seal were received in June. Fahrner Asphalt Paving was awarded the project again this year. Roads included in this year's project are Schumacher Rd, from County Hwy V to Easy St. Daley Rd, from County Hwy I to Hickory Ln. Also, residential area of Vienna Drive, including the connected streets of Locust, Aspen, and Beech Ct. This part of the chip seal will use a finer rock to seal and contractor will sweep excess material. If you ride motorcycles, you may want to use caution on corners.

## Annual Windsor Kite Festival

The DeForest Windsor Area Chamber and Village of Windsor are excited to bring the 4th Annual Windsor Kite Festival on Saturday, August 2nd at Windsor Sports Commons, 4174 CTH V, from 10am to 3pm! The Wisconsin Kiteers will have some amazing displays of beautiful giant show kites, precision stunt teams performing mesmerizing aerial ballet with their dual and quad line kites, spectacular and colorful ground displays and activities for kids and adults! There will be candy drops and kid's kite kits to make, along with kites available for purchase. Stop out and bring the family to enjoy the show, support Norskis Soccer Concessions and fly a homemade kite!

## Building Permits

It is that time of year when new construction, remodeling or possibly adding an additional sunroom or family room onto your home begins. Building permit application forms can be located in our town hall vestibule at any time, day or night and also on Town's website. Any structural change to the existing property does require a building permit from the town and depending on where your property is located, either Dane County or Village of DeForest. Our building inspector, Kelly Green, can be reached at 608-697-7771 if you have any questions regarding this matter.

## August Brush Site Hours

The brush site will be open on the following dates and times. Saturday, August 2nd from 9AM to 2PM and Wednesday, August 6th from 4PM to 7PM. It will be open again on Saturday, August 16th from 9AM to 2PM and Wednesday, August 20th from 4PM to 7PM. The key is available at the office during regular business office hours Monday–Friday, 8AM to 4PM. It is in the entrance way with a sign out sheet everyday during the week.

## Real Estate Tax Payments

The second installment of property tax was due Thursday, July 31, 2025 and should have been paid directly to the Dane County Treasurer. If you have missed the July 31st deadline, the full amount of tax will be penalized with interest accrued on the full amount, even if the first installment was paid timely. If you have any questions or concerns, contact Dane County Treasurer at 608-266-4151 to establish a payment plan.

## Town of Vienna Board Minutes July 7, 2025

The regular town board meeting was called to order on Monday, July 7, 2025, at 7:00PM by Chair Jerry Marx. Supervisors Amanda Nickel, Dakota Cable, Gary Endres and Clerk Kathy Clark were present. Also present was resident Nancy Caldwell, Andrew and Caiti Kingland, Jay Long, and Vicki Leatherberry. Supervisor Meinholz was excused.

### **Pledge of Allegiance was recited.**

**Public Comment:** Endres stated neighbors had asked about the shouldering work on Cuba Valley and Ripp Roads by the Digester. When is that going to get done since the roads were just repaired and repaved. Clark will follow up with Public Works for status.

**Approval of Minutes:** Motion by Cable, second by Nickel to approve the minutes for June 23, 2025, Town Board meeting. Motion carried (4-0).

**Discussion and possible action on Engagement Letter with Consigny Law Firm:** Clark explained that the town attorney, M. Fleming works for the same law firm as some of the landowners involved in a new development proposed. To avoid a conflict of interest going forward, the town attorney suggested working with a different law firm, maybe outside of the area. Consigny Law Firm is in Janesville and was highly recommended to represent the town for a potential new development. The firm has agreed to charge the same hourly rate as the current town attorney. Motion by Nickel, second by Cable to approve the engagement letter with Consigny Law Firm. Motion carried (4-0)

**Discussion and possible action on UD 1&2 CMAR Report Resolutions 2025-3 & 2025-2:** Clark explained that each year, an annual report is filed with DNR to report the maintenance and operating costs for each utility district. This includes reporting on any new equipment, energy costs to operate and funding for each year. A resolution is required to file the final report for each district. Motion by Endres, second by Nickel to approve resolution 2025-3 for UD2 and 2025-2 for UD1. Motion carried (4-0)

**Operator's License:** None

**Town Supervisor Reports:** Supervisor Amanda Nickels' meeting with Cornerstone Community Center is scheduled for Tuesday, July 8<sup>th</sup>. Supervisor Cable meeting with Waunakee EMS is scheduled for Thursday, July 10<sup>th</sup>. Supervisor Meinholz meeting with Dane-Vienna Fire Department is scheduled for Monday, July 28<sup>th</sup>. Supervisor Endres meeting with Waunakee Fire is scheduled for Monday, July 28<sup>th</sup>.

**Town Clerk's Report:** Clark informed the board that the Plan Commission Chair resigned, and Heath was appointed as Chair of the Plan Commission. Matt Shefchik was appointed to the Plan Commission. Also, notice was received by Tri-County that they have a DOT contract for night work and will moving in a temporary concrete plant to the Rock Crop Quarry. Clark stated the Road Improvement Loan is final and funds should be in the bank by next week. Also, reminder that QTS has an event planned for Thursday night, July 10<sup>th</sup>.

**Review and authorize payments of current town and utility bills, wages, and expenses:** Motion by Endres, second by Cable to approve the current town bills as stated in the amount of \$47,265.47; Payroll \$21,156.67; Town Bills \$6,515.70; Utility 1 \$19,572.72 and Utility 2 \$20.38. Motion carried (4-0)

**Adjourn:** Motion by Endres, second by Nickel, to adjourn. Motion carried (4-0). The meeting adjourned at 7:25PM.

**Prepared by:** Kathleen Clark, Town Clerk

**Note:** These draft minutes are subject to approval on July 21, 2025, Town Board Meeting

## Town of Vienna Monday, July 14, 2025 Plan Commission Minutes

The Town of Vienna Plan Commission meeting was called to order on Monday, July 14, 2025, at 7:00PM by Plan Commission Chair, Cate Heath. Commissioners Steve Herbrand, Joe Henry, Matt Shechik, Jim Koch, Town Supervisor Gary Endres,

and Clerk Kathy Clark were present. Also present were Dane County Senior Planner Curt Kodl and Residents, Roberta Bauman, Delaine Breunig, Diana Karls, Marcia Sutter, Larry Karow, Pat & Scott Maier, Nancy Caldwell.

### **Recite the Pledge of Allegiance**

**Public comment:** None

**Resignation of PC Chair and Introduce Matt Shefchik, newly appointed Plan Commission member:** Clark explained that a letter was received by Meinholz, PC Chair to resign from his role. Town Board Chair Marx appointed Cate Heath to step up to Plan Commission Chair for the remainder of her term. Marx also appointed resident Matt Shefchik to serve on the Plan Commission for a term of 3 years.

**Approve the minutes:** Motion by Herbrand, second by Koch to approve the minutes for the May 12, 2025, Plan Commission meeting. Motion carried (5-0).

**Discussion and review only-QTS Request for Comprehensive Plan Amendment filed July 1, 2025:** Clark presented the QTS request to amend the comprehensive Plan to develop a large data center on lands surrounding the ATC Substation. QTS held an open event on Thursday, July 10, 2025, to publicly announce who QTS is, what a Data Center is and what it does. Now that the public is aware of this proposal, it was time to review and consider the proposed request. Clark explained the original Comprehensive Plan that was recommended for approval, by the plan commission, at the May 12, 2025, meeting. However, this has not gone before the town board yet. This is scheduled for review and possible approval at the town board meeting on July 21, 2025. If the town board does approve the plan as presented, there is a 30-day review period for the public to comment or suggest revisions. Heath asked after the 30-day review period, and if the county does adopt the plan, could the town consider the proposed amendment and Clark said yes. Clark recapped the main changes made over the year to the comprehensive plan. Koch asked about other property owners that if involved, could extend the territory.

Clark stated that until a concise map is provided, the territory is officially unknown. Koch asked about the possibility of stray voltage from the development based on the experience with the ATC development. Clark stated the issues with stray voltage have been identified and should not be a part of the development, but this will be addressed within a development agreement. Karls asked about the overall process of rezoning. Heath explained that as the approval process takes place, the next step is an open review and consideration if the development meets the requirements of the town comprehensive plan. All the steps will provide for several public meetings for residents to ask questions and voice concerns. Discussion followed.

**Adjourn:** Motion by Herbrand, second by Henry to adjourn. Motion carried (5-0) Meeting was adjourned at 7:45pm.

**Prepared by:** Kathleen Clark, Clerk

**Note:** These draft minutes are subject to approval at the next Plan Commission Meeting.

## Town of Vienna Board Minutes July 21, 2025

The regular town board meeting was called to order on Monday, July 21, 2025, at 7:00PM by Chair Jerry Marx. Supervisors Amanda Nickel, Dakota Cable, Sherri Meinholz, Gary Endres and Clerk Kathy Clark were present. Also, present Dane County Planner Curt Kodl along with 25 residents that signed in to attend the meeting. A list of attendees will accompany the minutes.

### **Pledge of Allegiance was recited.**

**Public Comment:** Shawn Haney requested that the town contact the Town Attorney for an opinion on whether Supervisor Meinholz should remain on the board during this whole process. Meinholz announced she had a statement to read. Meinholz stated as a town board member who family has land in this potential project that I will abstain vote related to this project to avoid any conflict of interest. Also, Meinholz will not participate in any discussion related to the potential project. Clark informed the attendees if they would like to speak regarding the data center, now is the only opportunity. The following residents also requested to speak.

**Resident, Larry Karow-** Stated his concern is the how big this development is for the town of Vienna. If this company wants to be here, it should provide water so the town can become a Village. Endres explained the town does not meet the requirements to become a Village or develop our own water utility based on Public Service Commission (PSC) Water Regulations.

**Resident, Eric Brown-**Explained he works in a Data Center and understands the technology and environment. Brown does not have opinions either way about the project but stated the QTS Event to introduce the company and what a data center does was disappointing. Brown suggested speaking with other areas that have data centers and finding out what if it fails. **Town of Dane, Nancy Roth-**Prepared a short statement to read. Roth noted this project will not affect Vienna but will have impact on neighboring areas. Also, why build in a rural area with prime farmland when this can be built anywhere else. She noted whether it is really money over food production. Roth also expressed discontent with the QTS Event and information she received when asking questions. Roth had a list of questions the board should ask such as how big the buildings will be, what percent of increase in power, how much limestone will be needed and where is rock being sourced, local or not to build. Clark reminded everyone that many of these questions and considerations will be addressed once the information is officially provided to the town board for review. Also, there will be many more meetings and public hearings regarding a project this large. The board and residents will have time to ask the questions. The July 10<sup>th</sup> was a QTS Event held was solely their agenda. The town only provided the space for the convenience of our residents. QTS planned, set up and paid for everything. **Resident, Jenny Sweat-** Based on some research, Sweat found that these centers are built in three tiers, small, mid-range and large. The largest data center located in the US is in Oregon with 11 buildings. The proposed data center in Vienna plans to have 15 buildings, 3.7 million square foot development with their own power delivered system. This is completely against the comprehensive plan that the town remains agricultural, the plan that the town has been built on. Blackstone is a large enterprise and offers many ideas that do not fit in Vienna. Is that what the town really wants. Sweat asked the board to consider the big picture, good and bad, the short term and long term affects and not changing the comprehensive plan to accommodate a commercial project this size. Marx stated the information and facts provided will be considered.

**Approval of Minutes:** Motion by Endres, second by Nickel to approve the minutes for July 7, 2025, Town Board meeting. Motion carried (5-0).

**Discussion and possible action on Comprehensive Plan recommended by Plan Commission for Approval:** Clark explained that the Comprehensive plan update has been in progress over a year plus and on May 12, 2025, the PC recommended approval of the final draft. Kodl started with a draft letter that would be sent out if the board were to approve it tonight. This would start the 30 public period of review the final draft for comment. Endres asked if there would another 30 days after the comment period. Kodl stated that state statute requires notice be sent to bordering Municipalities and other surrounding communities with a land use map and a brief summary of the town plan proposed for review and feedback, if interested. Kodl provided a summary of the major changes made to the plan. Some noted changes include Density & Agricultural Tenure Limit reduced from 20 years to 10. Reiteration of 75 acres of Deed Restriction for non-farm residential. Separation of Existing farm buildings still doesn't count as a split nor require 75 acres of DR. Accessory Dwelling Units (ADU) count as a split. Under Recreation a new ATV Map with Town Policy. Under Economic Development the Business development no longer focus on the interstate area or ETZ area. Reviews are not tied specifically Urbans Service areas but included a focus to develop around Patton Road and County Hwy V because roads are bonded and other commercial uses such as ATC Substation, E80 already include commercial use. Development proposals will be considered on a Case-by-Case basis with no geographic limits. Utilities added Solar Policies and a Solar Development Agreement. The final draft amendment of the Comprehensive Plan included new language regarding commercial development. Where possible, look to create a cooperative utility district in the

northeast corner of the Town to provide services to landowners (See map) proposed ED 1.02.1 Focus Commercial and Economic development along the Patton Road Corridor North and South of Hwy V where existing commercial and utility properties exist. (See map and see also 1.07 reuse of inactive Quarries) All commercial projects should have a development agreement with the Town of Vienna. This agreement should include (but is not limited to) the following: Site location, road bonding, noise abatement, screening, community impacts and power and water need. Last All commercial operations must conform to all regulations of the Town of Vienna Ordinances and Erosion Control & Stormwater Management; Shoreland and Wetland Regulations; Zoning; Any state statutes as applicable. Marx asked if changes are made to the plan in the 30-day period, does it have to go back to the Plan Commission and Kodl said no, it is not required to. If the town adopts this final draft and then makes changes, after 30-days the town can adopt the plan with changes made. Endres state County Hwy V was the targeted commercial area because of the reclaimed quarries and such. Clark explained that Patton Road was only considered due to ATC substation. Marx also stated Patton was chosen due to it being bonded for heavier trucks already. Discussion followed. Motion by Endres, second by Nickel to approve the final draft Comprehensive Plan and move forward for the 30 days period of comment. Motion carried (5-0)

**Discussion and possible action on Vienna-QTS Professional Services Fee Agreement:** The town attorney is working with QTS legal representative regarding a professional fee reimbursement agreement for expenses related to research by town engineers and legal concerns with the process and development agreement. Motion by Cable, second by Nickel to approve the QTS Service agreement as presented by the town attorney. Motion carried (5-0)

**Discussion and possible action on Sewer Improvement along County Hwy V to Lift Station on River Road:** Clark explained the repair completed last night showed more work along the sewer line. Different repair options are in discussion and once a plan is developed, a Utility 1 Meeting will be held. Endres asked if the new sewer line can be constructed to eliminate the lift station and go to a gravity. Motion Meinholz, second by Cable to approve moving forward on the construction plan for UD 1 sewer. Motion carried (5-0)

**Discussion and possible action on HR Employee Manual recommended by HR Committee for Approval:** Clark explained that the HR Committee, made up of Meinholz, Cable and resident Caldwell, held meetings with the employees over the last few months to discuss changes made to the Employee Manual. After meeting with each employee and addressing questions, the final version of the manual was completed and recommended for approval by the HR Committee. Motion by Endres, second by Nickel to approve the new Employee Manual. Motion carried (5-0)

**Operator's License:** None

**Town Supervisor Reports:** Supervisor Amanda Nickels' meeting with Cornerstone Community Center was held Tuesday, July 8th. Supervisor Cable meeting with Waunakee EMS was held Thursday, July 10th but Cable was unable to attend. Supervisor Meinholz meeting with Dane-Vienna Fire Department is scheduled for July 28th. Supervisor Endres meeting with Waunakee Fire is scheduled for Monday, July 28th.

**Town Clerk's Report:** Clark informed the board that the office will be closed Thursday, July 24<sup>th</sup> all day for Dane County training being held in Waunakee.

**Review and authorize payments of current town and utility bills, wages, and expenses:** Motion by Cable, second by Meinholz to approve the current town bills as stated in the amount of \$312,546.88; Payroll \$7,648.15; Town Bills \$228,234.63; Utility 1 \$67,465.69 and Utility 2 \$9,198.41. Motion carried (5-0)

**Adjourn:** Motion by Endres, second by Meinholz, to adjourn. Motion carried (5-0). The meeting adjourned at 8:00PM.

**Prepared by:** Kathleen Clark, Town Clerk

**Note:** These draft minutes are subject to approval on August 4, 2025, Town Board Meeting

## **Vienna Town Board Meeting Agenda Monday, August 4, 2025**

The Vienna Town Board will meet on Monday, August 4, 2025 at 7:00PM at the Town Hall, located at 7161 County Highway I, DeForest, WI. The agenda for this meeting includes the following items:

- Call the Town Board meeting to order

- Recite the Pledge of Allegiance

- Public comment

- Approve or amend the minutes of the July 21, 2025 Town Board meeting

- Discussion and possible action on HeyDay Development and Waunakee Annexation

- Discussion and possible action on Cornerstone Community Center Update

- Operator's License

- Town Supervisor Reports

- Town Clerk's Report

  - Chip Sealing scheduled for August-Schumacher and Vienna Drive

- Review and authorize payments of current town and utility bills, wages, and expenses

- Adjourn