

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 only 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 10th 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, midrange 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 Township 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 24th 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