

**2A. Public Hearing - Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City. Applicant: City of Monticello**

<p><b>Prepared by:</b> Grittmann Consulting, Stephen Grittmann, City Planner and Community Development Director</p>	<p><b>Meeting Date:</b> 12/02/25</p>	<p><b>Council Date (pending Commission action):</b>  TBD</p>
<p><b>Additional Analysis by:</b> City Administrator, City Attorney, Public Works Director/City Engineer, Assistant City Engineer, Community and Economic Development Coordinator, Chief Building Official, Economic Development Manager</p>		

**ALTERNATIVE ACTIONS**

**Decision 1: Consideration of Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, various sections of text necessary to define and regulate data center and technology campus land uses within the City**

1. Motion to adopt Resolution No. PC-2025-41 recommending approval of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City, based on findings in said resolution.
2. Motion to direct staff to prepare Resolution No. 2025-41 recommending denial of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City, based on findings to be made by the Planning Commission and to authorize the Chair of the Commission to execute said resolution.
3. Motion to postpone action on Resolution No. PC-2025-41.

**REFERENCE AND BACKGROUND**

<b>Property:</b>	City of Monticello
<b>Planning Case Number:</b>	2025-24
<b>Request(s):</b>	Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City
<b>Deadline for Decision:</b>	NA
<b>Land Use Designation:</b>	Light Industrial Park
<b>Zoning Designation:</b>	See report
<b>Overlays/Environmental Regulations Applicable:</b>	NA
<b>Current Site Uses:</b>	NA
<b>Surrounding Land Uses:</b>	NA
<b>Project Description:</b>	Consideration of adoption of a new base Zoning District, known as the Data Center Planned Unit Development District (DCPUD) for the purpose of facilitating application and review of data center projects.

**ANALYSIS:**

**Context**

Since the summer of 2024, the City has been evaluating land use regulations for data center development in Monticello, following a series of inquiries for potential data center development in the community.

In reviewing the Monticello 2040 Vision + Plan in response to the inquiries, city staff determined that the 2040 Plan did not clearly identify how data center uses fit within the City’s plans for future growth.

As such, City leaders first needed to determine whether and how to allow data centers as a specific land use within the City's planning documents before decision on a specific project or development can be made.

Land use policy as provided in the Monticello 2040 Vision + Plan and regulation language within city codes must come before any individual project can be considered for development in the community.

Throughout 2025, the City held a series of public meetings and workshops to discuss how these unique land uses may be considered for development in Monticello.

### **Monticello 2040 Vision + Plan | Land Use Planning & Authority**

Land use planning is an authority granted to local governments by the State and is one of the City's primary responsibilities. Specifically, Minnesota Statute 462 governs municipal planning and zoning. Land use regulation is intended to allow local governments to provide for public health, safety, and general welfare.

In Minnesota, the foundation of land use planning is a Comprehensive Plan. The City's adopted Comprehensive Plan is the Monticello 2040 Vision + Plan.

The 2040 Plan is the city's blueprint for growth and is the foundation upon which development and land use decisions are based. It is the official adopted policy regarding the future location, character, and quality of physical development, and the conservation and enjoyment of the natural environment.

The 2040 Plan is used by the City Council, Planning Commission, other boards and Commissions, and City staff to inform and guide policy decisions regarding land use, development and infrastructure improvements within the City. Developers, real estate professionals and property owners also use the Plan as an informative document to understand the City's vision and policies regarding land use and development.

To address the potential for data center land uses, the City first reviewed the policies and land use objectives within the Monticello 2040 Vision + Plan. Following evaluation and a public hearing, the City adopted amendments to the Monticello 2040 Plan in early 2025 identifying the land use designation appropriate to data center uses and outlining land use goals and priorities for data center development.

The findings in support of the amendment supporting data center land uses included the potential to accomplish tax-base stability and diversity, and the potential to create employment including high-wage positions and levels of periodic employment as a component of the City's economic development goals.

As the City has continued to evaluate these uses, the development of data center facilities was also discussed as an opportunity to extend municipal utilities to the city's growth areas and with the potential of reduced taxpayer impact, as the developer would be responsible for providing these utility extensions.

The 2040 Plan amendments recognize that data center development has unique land use characteristics. These include the potential for significant land consumption, high-capacity demand on utilities, and off-site impacts to neighboring land uses. Data center development is also highly variable in scale, corresponding to related variability in benefit and impact.

The City's adopted 2040 Plan amendments addressed these land use concerns by outlining a series of review considerations for any data center land use. These include the following:

1. The City's 2040 Plan recognizes data centers as a singularly unique land use due to size and scope.
2. Data center use locations will not create conflict with other land uses, especially residential land uses, through off-site impacts including unusual amounts of noise, lights, odors, or other similar aspects. Data center users will demonstrate site conditions that meet this condition and are consistent with other light industrial development.
3. Where data center development creates shortages in land supply, utility services, electric generation service to the broader area, or any other impacts on the City of Monticello or its neighboring communities, and which are not specifically mitigated by the data center developer and its associated partners, the City is under no obligation to accommodate the use within any land use district or location, or through any land use process.
4. Data center uses shall demonstrate convincingly that its burden on municipal services, infrastructure, or fiscal condition is completely mitigated by the data center project and its developers, and such mitigation is sustainable by its subsequent owners, users, and other related entities.
5. The data center will not inhibit future growth; it will accommodate and facilitate the extension of efficient and orderly municipal infrastructure to the edge of the development property consistent with the City's plans for growth.
6. Full and clear assurances from both the data center use and the electric utility provider that data center development will not create threats of power loss to the community, nor limit the city's other growth and development interests in the future.

While the comprehensive plan provides broad guidance for land use policy, it is the zoning ordinance and other City codes that are the regulatory tools used to implement the land use policy.

With the adoption of the 2040 Plan amendments, the City then needed to develop a regulatory framework within the zoning ordinance to address the unique development characteristics of data centers.

### **Zoning Ordinance Regulation**

The City's role in developing and administering zoning ordinances is to provide clear regulations in support of the City's policy goals and a process to evaluate information provided by a land use applicant against those policies and ordinances.

To successfully achieve this, the zoning ordinance must require all information needed to adequately address the City's goals and standards. It is specifically the developer/applicant's responsibility to provide information on their specific project and impact as part of any land use application process. The City's ordinance should also provide the process to enforce the adopted ordinance and any approvals granted under it.

The Planning Commission and City Council held workshops over the summer of 2025 to provide guidance for development of a draft data center zoning ordinance. Discussions during the workshop focused on two primary considerations:

1. The ordinance for data center uses would need to provide specific standards and submittal requirements to ensure a thorough understanding of how any scale of data center development would meet the intent of the 2040 Plan considerations, specifically including potential impacts.
2. Data centers are highly individualized developments, each with their own design, construction and systems. Any ordinance developed to regulate the use must set the minimum expectation for all data centers to meet while recognizing that variability exists.

Through discussion, the City considered a variety of regulatory approaches. It was determined that a planned unit development approach would best address the City's goals and complexity of data center development.

A critical rationale for the use of PUD is that it requires a rezoning action. The use of rezoning provides for significant discretion on the part of the City, as it is a legislative action of the City. The use of DCPUD as proposed requires rezoning to the DCPUD District for any data center or data center campus use. Data centers would not be allowed outside of DCPUD zoning.

Unlike the traditional PUD process, the proposed DCPUD approach does not allow the same level of flexibility from identified standards. Typical PUD zoning implies a level of flexibility with a companion level of added enhancement. The flexibility and enhancements are developed in a series of negotiated development goals through the PUD review process. In contrast, the proposed DCPUD ordinance allows data centers as permitted uses, but only under a specific set

of minimum performance standards. As drafted, a variance would be required for any deviation from the minimum performance standards of the DCPUD.

The DCPUD regulations proposed allow the City to use a customized process for review of an application, as opposed to the standard “permitted use” or “conditional use” zoning approach. Data Centers will be permitted uses in the DCPUD, but the standards and process for review will be unique to the use, reflecting the unique challenges and benefits data centers present. The DCPUD further requires development review submittals different from those for a typical planned unit development. The PUD flexibility in the DCPUD district will relate to those internal aspects of a proposed project that do not have substantive external impacts on the surrounding private property or on public facilities.

### **Public Hearing & Public Workshops**

The draft ordinance for a Data Center Planned Unit Development District was prepared and presented for consideration to the Planning Commission in August and September. A public hearing was held on the draft ordinance spanning both meetings.

A considerable amount of public testimony was received during the hearing and in written form in August and September. In September, the Planning Commission closed the public hearing and tabled action on the ordinance to allow for additional research and discussion, with guidance from the Planning Commission and City Council leading to next steps.

The Planning Commission and City Council held four additional workshops in September and October of 2025. The workshops included discussion on how the draft ordinance currently addressed the concerns raised by the public during the hearings, and feedback on how the ordinance could be revised to further support effective regulation of the use in the interest of the community’s goals.

Two public question and answer sessions were also held on September 24, 2025 and November 20, 2025.

The feedback and comments received during the hearings and workshops have resulted in significant revisions to the DCPUD ordinance presented for a new hearing and consideration.

### **DCPUD Ordinance Components | Revised Draft**

The proposed ordinance incorporates the following elements. A description of revisions made to the draft ordinance following the prior public hearings is included in italics.

1. **Purpose.** This statement outlines the intent of the district.

*The statement has been revised in the current draft to strengthen the City's goals for data center development which does not burden the community or limit the achievement of its goals. It specifically states that there is no inherent right to rezoning.*

2. **Definitions Unique to the District.** These definitions are integral to this use and clarify the use or uses allowed. The formal ordinance will include these within the Definitions section of the chapter and within the district for clarity.

*The revised draft ordinance now includes a definition for accessory data centers uses, in recognition that some principal uses (corporate campuses, health care facilities in example) may desire an ancillary data center facility to support their operations. A definition of data mining has been added to limit the potential for development of facilities which do not meet the City's tax base goals.*

3. **Approval Criteria.** These criteria are the foundation upon which the City will evaluate a request for rezoning to DCPUD. Many of these statements reflect, or are refinements of, the goals identified in the Comprehensive Plan. They include expectations for the operational aspects of the use, and the appropriate locations for a DCPUD. Each of the criteria is necessary to make a positive finding for rezoning. Included in this list of criteria is assurance (and reasonable evidence to find) that the data center use will not negatively replace other City land use development opportunity or ability to provide utility extensions to serve other growth.

*These criteria have been revised to further clarify the City's expectations for alignment with City's long-range development goals and for the financial commitment and dedication requirements for necessary infrastructure.*

4. **Permitted Uses.** Provides for data centers and their related activities, both principal and accessory uses. Once rezoned, data centers are a presumed allowable use, including the variety of ancillary elements that come along with various types of projects. While they are "permitted" in the sense that there is no discretion as to their legality in the district, they are also subject to the performance standards of the district. That is, a permitted use incorporates all of the requirements of the district to be considered an allowable land use.

5. **Accessory Uses.** These include those aspects of data center development that are often unique to this use as well as site development improvements and accessory structures as regulated by the general zoning ordinance. These elements of data center development are specified here to ensure and clarify that data center projects include more than just the principal buildings containing computer processing hardware.

*The draft has been revised to include more uses in support of additional tax base, such as office uses, as well as accessory uses in support of sustainability practices on-site. These include allowances for green roofs, EV charging, and solar installations.*

- 6. Prohibited Uses.** Although the Zoning Ordinance generally requires that unlisted uses are presumed to be prohibited, the uses included here clarify the narrow nature of the DCPUD district intent. The prohibited uses have other impacts inconsistent with the intent of the 2040 Plan for data center development and the purpose of the data center ordinance.

*The revised ordinance adds to the list of prohibited uses in the DCPUD to include outdoor storage and limitations on ground-mounted solar systems.*

- 7. District Performance Standards.** These standards set the minimum standards for which all data center must comply. They regulate both the site development and ongoing operational aspects of data center development. If it cannot be demonstrated that the standards can be met in a particular location, it would be a basis for establishing a different land use and, presumably, denying a data center development application. If the DCPUD is approved and operated consistent with these standards, the City, the user, and the neighboring property should have a clear expectation of nature of the use and its impacts. Included in the Performance Standards:

- a. Floor Area Ratio
- b. Building Setback
- c. Building Height
- d. Building Height
- e. Noise Limits
- f. Lighting
- g. Landscaping and Screening
- h. Fencing Design and Placement

*This portion of the draft ordinance has been revised significantly based on the comments received during the public hearings and workshops. Many of the performance standard areas have been reviewed to strengthen the minimum allowances. Additional standards for setbacks, back-up power generation, site landscaping, screening, noise monitoring, and trash enclosures have been added.*

- 8. DCPUD Initiation of Proceedings.** This section refers to the existing zoning ordinance as to those eligible to file a land use application.

*Revised to incorporate the recommended concept stage review process.*

- 9. DCPUD Application.** This section outlines the information and process required to prepare an application for the District. It further coordinates a DCPUD zoning

application with the requirements for platting and the terms and processes of the City's Subdivision Ordinance as may be applicable.

*Revised to incorporate the recommended concept stage review process.*

**10. DCPUD Concept Stage Submittal.**

*The section is new to the revised ordinance. It encourages a potential applicant to meet in a joint workshop with the Planning Commission and City Council to review their proposal. The section includes a list of submittal requirements in the interest of providing an understanding of the proposal and defines the review process for a concept submission.*

**11. DCPUD Rezoning and Development Stage Submittal Requirements.** Provides for the application submittals required. The list of required application materials is designed to provide the information necessary to determine that a DCPUD district should be created for a specific site, and then to evaluate whether a submitted application can prove consistency with the various standards of the district ordinance. For purposes of creating the district and considering a rezoning, the material needs to support a rezoning decision. As a "Development Stage PUD", the material submitted will verify the ability of the applicant to meet the terms of the City's rezoning requirements for DCPUD. As noted above, the data submitted in this section is intended to document consistency with the goals of the Comprehensive Plan, focusing on the external impacts of the use and City's ability to grow the community reasonably and responsibly.

The submittals do not include requirements for detailed building plans or landscaping plans as is common under a general PUD. Rather, the development of a DCPUD is expected to comply with the minimum DCPUD performance standards, which will be verified at site plan review and building permit.

*The revised draft has refined and added to the list of required submittals. Additions to the ordinance require a statement of compliance to any environmental review mitigation plan, ambient-level noise analysis, and statement regarding telecommunication capacity. Refinements include additional detail for the utility and traffic studies, including information on the financial costs and securities. A comprehensive companion fiscal summary is also required to detail the infrastructure costs, phasing and financial guarantees.*

**12. DCPUD Development Stage Permit (and Preliminary Plat) Review.** Provides the required process for review, including the requirement for public hearing. This section specifies the use of a "Site Improvement Plan Agreement", an agreement that governs the terms of the City's approvals and the applicant's ongoing development and use of the property. The draft Site Improvement Plan Agreement is incorporated into this

review to ensure that the Final Stage review (below) is a primarily ministerial review, without the need or expectation to close gaps in the project’s design or elements.

*The revisions to the draft ordinance propose to allow the ordinance for rezoning to be adopted at development stage but defer effective date until final stage approval and compliance with assigned conditions. Clarifications to the site improvement plan agreement are also proposed. A statement on the City’s denial process is now included.*

**13. Final Stage Permit Submittal Requirements.** For Final Stage consideration in the DCPUD, the applicant is asked to provide updated documentation of compliance with the terms of the district and any conditions placed on the City’s approval of Development Stage review. The expectation at this stage is that all final plans, reports, and other documents will be in final form.

*The section has been revised to include a timeline of required submission between the development and final stage applications. The addition of submission of proposed transportation plans has been added.*

**14. DCPUD Final Stage and Final Plat Review.** The process for review and approval is identified in this clause. Final Stage Permit is not expected to be a discretionary level of review. Instead, it is primarily a ministerial check to ensure that the applicant has provided all of the data and proper assurances required by the District and by the Development Stage approvals. At this stage, City Council would, if all conditions have been met, authorize execution of the Site Improvement Plan Agreement and publish the rezoning ordinance.

*Clarification on the publication of the rezoning ordinance has been made.*

**15. Site Improvement Plan Agreement.** This clause specifies the use and role of this agreement in monitoring development and ongoing compliance.

*The revised draft includes significant modification to support the financial requirements associated with the DCPUD, include timing of submission. The section now requires securities for landscaping and noise compliance, and submission of any agreements if properties or buildings are not owned in common by a single property owner.*

**16. Site Plan review.** Specifies that development of the site is subject to an administrative review to verify compliance with the Site Improvement Plan agreement and the DCPUD code performance standards.

*This section has been revised to include a statement requiring compliance with the approvals. Now includes representation by a single Planning Commission and City Councilmember in the site plan review, which is an administrative process.*

**17. Timeline for performance.** The language of this section is intended to ensure that a project is initiated within a reasonably short timeframe and moves forward diligently to completion. As the City considers dedicating significant resources to these projects, it is incumbent on the data center owner/user to proceed with its project in a timely manner. As noted in the Fiscal Impacts discussion above, the City is relying on property tax benefits from these projects as the underlying rationale for approval. It is thus critical that the projects proceed and are built out in a reasonable period of time.

*The draft ordinance has been revised to recognize a longer timeline for building permit submission may be necessary. Timelines and process for extension requires have been added.*

**18. Amendment to DCPUD.** As projects are built out over phases, it is expected that internal modifications may occur. This section outlines the conditions under which an existing approved project can continue to evolve, and/or when it will require additional review and approval. Again, it is expected that a required amendment will be enforced when the external impacts of a project are substantively modified. Internal development is anticipated to change over time, without need for revisions to the DCPUD zoning or its Site Improvement Plan Agreement.

*Revisions have been made to the draft to clarify that amendments to the PUD would not be allowed to introduce other principal uses. Such proposal would require a revocation applicable to that portion of PUD and separate review process. The amendment proposal may not eliminate, diminish or vary from the standards established in the DCPUD ordinance.*

**19. Revocation.** This clause, a common “ultimate” remedy (although very uncommonly used) for City zoning violations, is included in this ordinance, to ensure that the City retains this authority even though the ordinance and district are unique in nature.

*Revision to clarify process and vote requirement.*

In addition to the sections noted above specific to the DCPUD requirements, the ordinance draft has been revised to include references to the DCPUD District in the existing ordinance use tables.

### **Additional Comments or Alternatives for Consideration**

The draft ordinance is intended to reflect additional research as well as discussion and comments received during the prior public hearing and the public workshops on data center regulation.

As Planning Commission considers the draft ordinance, it may also wish to discuss other feedback received in workshops or in public comments, including, but not limited to:

- Limitations on acreage/size of data center planned unit development
- Limitations on square footage of data center buildings
- Setback requirement thresholds generally and/or scaled based on the size of the site
- Height of building relative to the distance of setback and/or proximity to specific land use types
- Further limitations or regulation of site lighting to “dark sky” requirements
- Increased regulation on the level of noise beyond state requirements and exploration of possible low frequency regulations
- Additional limitation on external generators or specific types of generators
- Restriction on water-based cooling or types of cooling systems
- Additional requirements for native plantings within setbacks or allowance for additional sustainability requirements

The above is not meant to be a comprehensive list of potential considerations. The workshop minutes, minutes of the prior public hearing, and public comments are included for Commission’s reference on other potential considerations.

Performance standards, submittal requirements or other language included within the proposed ordinance may also be recommended for revision as part of the Planning Commission’s recommendation.

**STAFF RECOMMENDED ACTION**

The City adopted amendments to the Monticello 2040 Vision + Plan in early 2025 to allow data center land uses under a series of specific related considerations. Adoption of an ordinance regulating data center uses is recommended based on the current policies adopted in the Monticello 2040 Vision + Plan, and based on the findings identified in the resolution for approval.

If the City determines that additional revisions to the ordinance are recommended, it can direct those revisions as part of the decision for adoption or postpone action to request the revisions be made and brought back for consideration. The Planning Commission can postpone action following closure of the hearing or continue the hearing and postpone action to the next regular meeting.

If the City determines that denial of the ordinance is appropriate at this time, findings of fact for denial should be stated for the preparation of a resolution for denial. In that case, the City would be indicating that the 2040 Plan is not reflective of the City’s current position on the proposed land use. The City should then direct staff to notice for a public hearing for

amendments to the Monticello 2040 Vision + Plan. This would allow a review of amendments to the current policies of the 2040 Plan in relationship to data center uses generally, and/or more specifically to the nature of data center uses desired by the City.

**SUPPORTING DATA**

- A. Resolution PC-2025-41
- B. Ordinance No. 8XX - Draft
- C. City Land Use Process Timeline with Agenda/Minute Links
- D. Citizen Comments – December Public Hearing
- E. Monticello 2040 Vision + Plan - Light Industrial Park, Excerpt
- F. Monticello Strategic Transition Plan, Excerpt
- G. Setback, Height and Floor Area Ratio Examples
- H. DCPUD Development Area Reference Graphics
- I. MPCA Guide to Noise Control
- J. DCPUD Review Process Graphic
- K. Tax Impact Example & Analysis
- L. Excerpt, MN House of Representatives File No. 16
- M. Citizen Comments – August and September Public Hearings
- N. Citizen Petition (Online)
- Z. Conditions of Approval

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC 2025-41**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF MONTICELLO RECOMMENDING APPROVAL OF AN AMENDMENT TO THE  
MONTICELLO CITY CODE, TITLE XV, LAND USAGE, CHAPTER 153: ZONING ORDINANCE,  
SECTIONS 153.012 DEFINITIONS, 153.045 INDUSTRIAL BASE ZONING DISTRICTS, 153.046  
OVERLAY ZONING DISTRICTS, 153.090 USE TABLE, 153.091 USE-SPECIFIC STANDARDS, 153.092  
ACCESSORY USE STANDARDS AND OTHER RELATED SECTIONS OF TEXT NECESSARY TO DEFINE  
AND REGULATE DATA CENTER AND TECHNOLOGY CAMPUS LAND USES WITHIN THE CITY**

**WHEREAS**, the City regulates land use through its Comprehensive Plan (currently the 2040 Monticello Vision + Plan), implemented through its development regulations, including its subdivision and zoning ordinances; and

**WHEREAS**, the current Comprehensive Plan incorporates policy language that envisions a role in the City's land use patterns for data centers and similar technology campuses within the Light Industrial Park land use designation, under a series of expectations and conditions; and

**WHEREAS**, the Zoning Ordinance serves as the primary implementation tool of the City's Comprehensive Plan goals and objectives for land use development; and

**WHEREAS**, the City utilizes a process for considering amendments to the Zoning Ordinance from time to time, as various conditions or needs may warrant such considerations; and

**WHEREAS**, pursuant to the direction of the Comprehensive Plan, the City finds that the best interests of the City's land use goals and objectives, and reasonable flexibility for development planning and timing, would be best served by amending the current Zoning Ordinance to accommodate "data centers" as a unique land use category, within a specific "Data Center Planned Unit Development" zoning district; and

**WHEREAS**, with the applicable amendment, the City would establish and retain land use control over projects of this type, to ensure more effective planning, cost-efficient development, and preservation of other City goals and objectives related to industrial and economic development; and

**WHEREAS**, the Planning Commission has reviewed the amendments modifying the applicable sections of the zoning ordinance and their effect on the City's land use plans and policies; and

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**WHEREAS**, the Planning Commission held a public hearing on August 19, 2025 and September 2, 2025 on the draft ordinance amendments and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission tabled action on the proposed amendment and closed the public hearing on September 2, 2025 to allow for additional research and revision to the proposed ordinance; and

**WHEREAS**, the Planning Commission held a public hearing on December 2, 2025 on the revised proposed ordinance amendments and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the research and the written and oral public comments, as well as the recommendations of the staff report, which are incorporated by reference into the resolution the following Findings of Fact in relation to the recommendation of approval:

1. The City's land use planning documents direct a balanced approach to development, requiring adherence to high standards of use, but also recognizing the needs of the private development market to efficiently plan for and finance that development.
2. The City's land use goals for industrial development as identified in the Monticello 2040 Vision + Plan include an emphasis on high-wage and high-volume employment, as well as tax-base stabilization and diversification.
3. The incorporation of data center development has the potential to accomplish tax-base stability and diversity.
4. The incorporation of data center development, due to its concentration of use has the potential to create employment that includes high-wage positions, and periodically, levels of employment that can be a component of the City's economic development goals, even though total employment may be less than other industrial uses.
5. By retaining the ability to limit such uses in a controlled fashion, and only to suitable locations, the potential allowance of data center development can accommodate both the City's economic development goals and objectives, as well as its interest in quality land planning.
6. The proposed ordinance regulating data center development establishes and retains land use control over projects of this type, providing regulations specific to data center uses, while facilitating more effective planning, cost-efficient development, and preservation of other City goals and objectives related to industrial and economic development.

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7. The proposed ordinance requires that developers and users of data center facilities study, analyze, and account for all relevant public costs, including public infrastructure serving the project, subject to the review of the City, so as to avoid such costs being spread to the general public.
8. The proposed ordinance requires that developers and data center facilities account for the City's long term land use and growth when selecting potential sites so as to ensure that the City's plans are not constrained by large data center location decisions.
9. The proposed ordinance makes it clear that the Monticello 2040 Vision + Plan, through its future land use mapping, land use policies, and economic development objectives, ensures that the City retains the full discretion and ability to approve only those data center projects that clearly its various goals, objectives, and policies.

***NOW, THEREFORE, BE IT RESOLVED***, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission recommends to the City Council that the proposed amendments to the Monticello Zoning Ordinance as provided in Ordinance 8XX to this resolution be approved, based on the findings noted herein.

**ADOPTED** this 2<sup>nd</sup> day of December, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: \_\_\_\_\_

Andrew Tapper, Chair

ATTEST:

\_\_\_\_\_

Angela Schumann, Community Development Director

**ORDINANCE NO.**

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING TITLE XV, CHAPTER 153 OF THE MONTICELLO CITY CODE, KNOWN  
AS THE ZONING ORDINANCE, ESTABLISHING A DATA CENTER PLANNED UNIT DEVELOPMENT**

***THE CITY COUNCIL OF THE CITY OF MONTICELLO HEREBY ORDAINS:***

**Section 1.** Section §153.012, Definitions, is hereby amended to add or amend the following:

***Data center, accessory.*** A use which is incidental and subordinate in both area and extent to a principal use of property and which serves the principal use for the purpose of storage, management, processing, and transmission of digital data, which houses computer or network equipment. Such accessory use shall not include any mechanical equipment not fully shielded by building walls and shall not include any external power generation equipment.

***Data center.*** A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, services, appliances, and other associated components related to digital data storage and operations, together with its accessory and appurtenant facilities, which may also include offices, air handlers, back-up power generators, water cooling systems and water storage facilities, utility substations, and other associated infrastructure necessary to support sustained operations at a data center. The term Data Center shall not include digital data computing facilities which are not the principal use of a property in extent or area but which perform similar functions. The term Data Center shall not include data mining as defined by this ordinance.

***Data center campus.*** A Data Center that occupies more than one building, but is otherwise interconnected by power supply, communication systems, power generation or other operational systems to form a unified Data Center facility. This definition may include, but shall not be limited to, “Technology Campus”, “Cloud Computing Center”, “Information Technology Campus”, and similar phrases and terms. May include data management or storage buildings, offices, and ancillary support buildings and structures including secure and controlled entrances, and perimeter fencing.

***Data center floor area ratio (DCFAR).*** The floor area ratio for a data center facility shall be defined as the ratio obtained by dividing the total gross floor area of the principal and accessory data center building(s) by the total gross land area of the proposed Data Center Planned Unit Development, less the square footage

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of stormwater ponding or public waters (measured from ordinary high water level), wetlands (measured from the delineation line), easements necessary for public improvements, right of way required to be platted for any purpose, and land area for required setbacks and perimeter buffer yards established per this ordinance. All measurements shall be to the nearest 1/10<sup>th</sup> of an acre.

**Data mining.** A temporary or portable structure used primarily for the storage, management, processing, and transmission of digital data which houses computer or network equipment, systems, services, appliances, and other associated components related to digital data storage and operations. Such facilities are less than 5,000 square feet individually or when assembled in multiple temporary or portable structures and are not constructed of customary industrial building materials such as concrete panels, masonry block, brick or other similar materials. These facilities include no permanent employment on-site.

**Section 2.** Section §153.045, Industrial Base Zoning Districts, is hereby amended to add the following:

**(F) Data Center Planned Unit Development (DCPUD) Zoning District**

(1) *Purpose.* The City Council finds that data center uses are highly variable in size, scope, impact, and potential issues, and all such variables may have differential impacts on existing and future land uses, or on the City's land use plans and regulations. The purpose of the Data Center Planned Unit Development (DCPUD) Zoning District is to provide for, and regulate, Data Center development in appropriate locations, specifically within areas that are otherwise designated for Light Industrial Park land use in the Monticello Comprehensive Plan (2040 Vision + Plan), as it may be amended. It is the intent of this ordinance that all costs of development and infrastructure attributable to data center development, if approved, shall be borne by the data center developers, owners, and/or operators, and that approvals, if granted, shall provide for financial guarantees in this regard as a condition of any such approvals. There shall be no inherent right to rezoning to DCPUD, nor to any of the approvals necessary to develop a data center in the City.

(2) *Approval Criteria.* No land shall be zoned as DCPUD unless the planned unit development is found consistent with all of the following factors, or if inconsistent, where the City Council specifically finds that the design of the facility has mitigated any inconsistent factor.

- (a) Land is guided as Light Industrial Park in the City's applicable Comprehensive Plan.

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- (b) Land is zoned I-1 (Light Industrial District) in the City's applicable zoning ordinance if currently annexed to the City of Monticello.
- (c) The DCPUD will be served by City sanitary sewer and water supplies for specified data center demands and is able to demonstrate to the satisfaction of the City that the DCPUD will not create shortages in the capacity of the City's sanitary sewer and water supplies or create an inability to provide adequate utility service in other existing or planned areas of the City, including the Monticello Orderly Annexation Area.
- (d) The DCPUD will provide financial guarantees for the installation of all municipal utilities, transportation, and any other public infrastructure deemed necessary by the City to support the DCPUD and for any infrastructure improvements or mitigation for the expected public infrastructure impact or capacity increase created or required by the DCPUD and will identify a timeline satisfactory to the City for the submission of payments and securities for such infrastructure.
- (e) The DCPUD, if developed in phases, will provide the necessary financial guarantees to avoid the stranding or incomplete extension of municipal infrastructure resources to the furthest extent of the PUD. Except where expressly approved by the City Council, all public rights of way or easements shall be dedicated and/or extended to limits of the property zoned DCPUD to facilitate extension to adjoining property as a part of first-phase of development.
- (f) The DCPUD will be adequately served with electricity supplies for the specified data center demands from the local electric power supplier as required by phase if applicable and demonstrates power supply capacity to existing property owners in the City and planned areas of the City, including the Monticello Orderly Annexation Area.
- (g) The DCPUD will provide adequate vehicular and non-vehicular transportation facilities, such as roadways, pathways, sidewalks or similar, to serve the project and will adequately extend such facilities to serve adjoining future development areas.
- (h) The DCPUD will not displace other land uses the City deems important for the stable, long-term growth of the community, including other industrial lands or lands critical to the achievement of the City's long-range development goals, and the City determines that absorption of land area for data center development is appropriate based on the City's industrial

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and other long-range land use development goals as described in the Monticello 2040 Plan and other adopted City planning documents.

- (i) The DCPUD will provide identified public benefits, including the creation and maintenance of tax base, and will avoid negative impacts such as those identified in this section, over the long term.
  - (j) The DCPUD identifies and demonstrates adequate compliance with the provisions of this section and State law for exterior impacts perceptible from the boundaries of the facility, including but not limited to those for noise and lighting impacts.
  - (k) The DCPUD will demonstrate compliance with all other applicable sections of this chapter.
  - (l) All applicable State Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City's satisfaction.
  - (m) The DCPUD will not conflict with other elements of the City's Comprehensive Plan.
- (3) *Permitted uses.* Uses allowed in the DCPUD are as follows, subject to the procedural and performance standards of this District, and all generally applicable standards of the Monticello Zoning Ordinance:
- (a) Data Center.
  - (b) Data Center Campus.
  - (c) Accessory buildings and uses as expressly provided for by this section.
- (4) *Accessory uses.* The following accessory uses are allowed in the DCPUD:
- (a) Offices.
  - (b) Appurtenances, or support facilities such as outdoor generators, mechanical or electrical equipment including substations and transmission structures, or similar elements.
  - (c) Off-Street Parking, subject to the requirements of the Monticello Zoning Ordinance Section §153.067 per Parking Schedule #2.
  - (d) Signs, Fencing, Off-Street Loading, and Grading, Drainage Erosion Control and Stormwater Management and Erosion Control subject to the provisions of this chapter, except as otherwise prohibited or regulated by this section.
  - (e) Roof-mounted solar-energy systems or green-roof installations.

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- (f) EV charging stations.
  - (g) Any other use that is subordinate to and serving the principal use and customarily incidental to the principal use. Such use must be depicted in DCPUD Development and Final Stage plans and be specifically authorized by the adopted DCPUD ordinance.
- (5) *Prohibited uses.* The following uses are specifically prohibited in the DCPUD:
- (a) The use of cargo containers, railroad cars, semi-trailer containers, and other similar storage containers, or any building that does not meet the building standards of this section.
  - (b) Commercial wind energy systems.
  - (c) Commercial telecommunication towers as defined by this chapter.
  - (d) Ground-mounted solar energy systems.
  - (e) Outdoor storage as defined by the chapter.
  - (f) Data mining as defined by this ordinance.
- (6) *Environmental Review.* If an EAW, EIS or AUAR is applicable for the proposed DCPUD project under State or law, such review must be completed prior to application. Such review may commence after a concept submission as outlined by this section. Individual components of a DCPUD development which may require separate environmental review may be completed after application. Such review is subject to the applicable provisions of this chapter.
- (7) *District performance standards.* Any application for amendment to the zoning map to rezone land to DCPUD under this Section shall be considered incomplete if it does not address each of the performance standards in such a way as to provide the City with sufficient information to properly evaluate each element in this Section. Any deviation from these standards requires approval of a variance, which shall be reviewed in accordance with §153.028.
- (a) Any application for DCPUD shall be accompanied by a proposed Preliminary Plat subject to the application and procedural requirements of Chapter §152: Subdivisions and shall only be developed on land subject to said Plat.
  - (b) The minimum data center floor area ratio (DCFAR) for the DCPUD and any individual phase of the DCPUD shall be .25. At no time shall any individual developed phase of the of the DCPUD be constructed at an FAR of less than 25%.

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(c) The minimum setback for all principal, accessory and appurtenant structures shall be as follows.

		Table X-X			
Structure		Setback from DCPUD Property Line (Setbacks applicable for parcels adjacent but for intervening street easement or ROW)			
		Parcels used for principal agricultural uses only	Parcels used, guided or zoned for residential, civic/institutional or mixed-uses	Delineated wetland, public parkland, or public recreational property	Parcels guided or zoned commercial
Principal building structure(s) when any equipment (including generators) is fully screened by principal building(s) or located within a principal building(s), or is located to the interior of the site's principal structure(s) and ground mounted	100'	200'	200'	100'	100'
Principal building structure(s) when mechanical equipment (including generators) is oriented to any exterior portion of the structure(s) and/or non-ground mounted	200'	300'	300'	200'	200'
Off-Street Parking	100'	150'	150'	50'	50'
Off-Street Loading Facilities	100'	150'	150'	100'	100'

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Fences or Walls	May be placed at any location between the property line and principal structure(s), except such fences or walls may not be located within a drainage and utility easement or designated wetland buffer area, and perimeter buffer landscaping materials must be planted on the exterior of the fence or wall.				
Other Accessory or Appurtenant Structures (exceptions: lighting)	100'	300'	300'	100'	100'

(d) The maximum height for principal and accessory structures shall be 50'.

- i. Appurtenant structures may exceed the height of the principal or accessory structure by a maximum of 15'. Private communication antenna within the DCPUD may exceed this height up to a maximum of 100' as specifically identified and approved in the Final Stage PUD. Substation equipment within the DCPUD are exempt from this height requirement.

(e) Principal building exterior finishes shall consist of materials compatible in grade and quality to the following:

- i. Decorative rock face block.
- ii. Glass.
- iii. Cast in place concrete or pre-cast concrete panels.
- iv. Brick.

(f) Accessory building exterior finishes shall consist of materials compatible in grade and quality to the following:

- i. Decorative rock face block.
- ii. Glass.
- iii. Cast in place concrete or pre-cast concrete panels.
- iv. Brick.

- v. Exterior insulated finish systems.

(g) Noise emanating from the facility, or from any appurtenant or accessory use or element of the facility, shall be in compliance with and regulated by the State of Minnesota pollution control standards and rules. Mitigation strategies are required to be implemented to provide assurance of conformity with these regulations.

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- i. Monitoring equipment must be installed and maintained over the operational life of the DCPUD. Monitoring stations must be placed at each DCPUD boundary property corner and every 1000' along the DCPUD property line when abutting residential property.
  - ii. Monthly inspection of monitoring stations for operational sufficiency and monthly noise monitoring reports meeting State of Minnesota pollution control guidelines for measurement must be provided by a third-party monitoring and inspection service over the operational life of the DCPUD. The service provider shall be subject to the review and consent of the City. The monitoring service shall prepare a monthly report to the City of Monticello on the facility's noise performance. The operational cost of monitoring shall be at the owner(s) expense and a security for such monitoring shall be specified as part of the required site improvement plan agreement.
- (h) Back-up power generators within the DCPUD may only be used for back-up power generation purposes for uses within the DCPUD.
- i. Testing of generators may only occur between the hours of 8 AM and 4 PM, Monday through Friday. A testing schedule must be filed annually with the City.
  - (i) All lighting fixtures and illumination levels must meet the requirements of §153.063. Lighting, except that illumination must be 0.0 footcandles at the property line abutting properties used, zoned or guided for residential, civic or institutional, recreational, or parkland uses. No external light source shall be located closer than 50' from any property line of a parcel used, zoned or guided for residential, parkland or recreational uses.
  - (j) Any outdoor facilities or equipment such as back-up generators, parking and private circulation areas, other mechanical equipment regardless of location, security or chain link fencing, or any other similar outdoor facilities shall be fully screened to 100% opacity when viewed at comparable grade from abutting property used, zoned, or guided for residential or recreational uses, and from the public right of way.
    - i. Landscaping materials used for screening may be counted toward the minimum site landscaping requirements of this chapter.
    - ii. Landscaping utilized for screening must be designed by a qualified landscape architect to meet the opacity requirements within 3 years of planting.

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- iii. Screening may be accomplished through individual or combination use of fencing or walls meeting the materials requirements of this section, landscaping, and/or berming.
  - iv. Landscaping materials and berming used for screening may be located within the required structure setback; fences and walls are subject to the structure setback above.
  - v. Fences or walls used for screening purposes must install the required perimeter buffer landscaping materials on the exterior side of the wall.
  - vi. Chain link fence with slats shall not be used for screening purposes.
- (k) All trash enclosures and storage must be located within a structure and identified on DCPUD plans.
- (l) Rooftop mechanical equipment shall be fully screened when viewed from the adjoining property lines via screening walls or parapets which match the building materials of the building on which they are located.
- (m) Site landscaping shall meet the required minimum site landscaping standards of this chapter, with the additional requirements or exceptions follows:
- i. The DCPUD shall provide for established sodding in all ground cover areas not otherwise used for tree or shrub plantings except as exempted for approved native plantings.
  - ii. The DCPUD shall provide irrigation systems for all landscaped areas except as exempted for approved native plantings.
  - iii. The DCPUD shall not be required to install island delineation landscaping as required by this Chapter.
- (n) A perimeter buffer shall be installed around the entire perimeter of the DCPUD and maintained for the duration of DCPUD facility operation per the requirements of this chapter, subject to the following additional requirements or exceptions:
- i. Installation of such buffer shall be required regardless of any intervening or abutting roadway or public right of way.
  - ii. Such buffer must include a 25% minimum evergreen species requirement, to be spaced throughout the buffer.

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- iii. The required perimeter buffer for the full DCPUD area shall be installed and completed with the first phase of development.
  - iv. The perimeter buffer landscaping material may be located within the applicable structure setback and shall be located at the exterior side of any screening or perimeter buffer wall.
  - v. The perimeter buffer shall not be required where the DCPUD property boundary directly abuts a property used for industrial uses but shall be required when adjacent to or abutting all other property uses, including public right of way or public street easement.
- (o) Fencing or walls shall be constructed of maintenance-free vinyl fencing or brick, stone, masonry or decorative stamped and colored concrete which mimic brick, stone or masonry.
- (p) Chain link fencing may be used for security purposes and shall be black or black coated vinyl and shall not include slats. Linear barbed wire is permitted on the top of such fenceline. In such case, screening to 100% opacity must be placed between the security fence and property line.
- (q) The facility shall provide parking for employees or service personnel at a rate per §153.067, Parking Schedule #2.
- (r) Substations within the DCPUD shall be subject to the following:
- i. Must be located within the DCPUD.
  - ii. Must comply with the accessory setbacks as established herein.
  - iii. Must comply with the lighting standards established herein.
  - iv. Must comply with the perimeter buffer requirements for landscaping materials per §153.060.
  - v. Electrical transmission lines extended to the substation are not subject to §153.065 Underground Utilities.
  - vi. Substation equipment is not subject to the height requirements of this section or this chapter.
  - vii. The number of substations serving a data center or data center campus are limited to those necessary for operating the data center or data center campus exclusively.
- (s) In addition to the standards of this section, all other provisions of the City's ordinance, including zoning and subdivision regulations, shall apply to the facility, unless otherwise exempted. With regard to specific zoning

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district standards, the requirements of the DCPUD zoning district shall apply. Except for regulations of applicable zoning overlay districts, where the terms of this section vary from the zoning and subdivision regulations, the requirements of this section shall apply.

- (8) *DCPUD Initiation of Proceedings.* Requests for DCPUD concept stage, development stage permit, rezoning to DCPUD, and DCPUD final stage permit shall be initiated by application of the property owner or other person having authority to file an application pursuant to § [153.027](#)(B), Authority to File Applications.
- (9) *DCPUD Application.*
- (a) Applications for rezoning to DCPUD shall be subject to this section and shall not be subject to the Specific Review Procedures and Requirements of this chapter for rezoning to Planned Unit Development.
  - (b) Submission of a DCPUD Concept Stage Submittal shall be in accordance with this Section and are not subject to the Specific Review Procedures and Requirements of this Chapter for Planned Unit Development.
  - (c) Applications for DCPUD Development Stage Permit and DCPUD Final Stage Permit shall be in accordance with this section and are not subject to the Specific Review Procedures and Requirements of this chapter for Planned Unit Development. The application for DCPUD Development Stage Permit and DCPUD Final Stage Permit shall not run concurrently.
  - (d) Applications for Preliminary and Final Plat as required by this section shall be submitted in accordance with § 152: Subdivisions.
  - (e) Rezoning to DCPUD does not revoke, rescind or otherwise render as not applicable the requirements of this ordinance for any applicable overlay district effective at the time of annexation and as required by State law.
  - (f) All other requirements or provisions not specifically provided for by this section or otherwise exempted shall be as per City Code.
- (10) *DCPUD Concept Stage Submittal.* Prior to submitting applications for development stage PUD, preliminary plat, and rezoning for the proposed DCPUD, the applicant is encouraged, at its option, to prepare an informal concept and present it to the Planning Commission and City Council at a concurrent workshop, as scheduled by the Community Development Department. The purpose of the concept stage submittal is to:
- (a) Provide preliminary feedback on the concept in collaboration between the applicant, City staff, Planning Commission, and City Council.

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- (b) Provide a forum for public information on the DCPUD prior to a requirement for extensive engineering and other plans.
- (c) Provide a forum to identify potential issues and benefits of the proposal which can be addressed at succeeding stages of PUD design and review.

(11) *DCPUD Concept Stage Submittal Requirements.* Proposals for a DCPUD Concept Stage Submittal shall include at least the information below to be considered complete (except as exempted by the Community Development Department based on a written request submitted by the proposer).

- (a) A listing of contact information including name(s), address(es), email(s) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates.
- (b) A listing of the following site data: Address, current land use guidance, current zoning, parcel size in gross acres and square feet, and current legal description(s).
- (c) A narrative explaining the applicant's proposed objectives for the DCPUD, and public values that the concept submitter believes may be achieved by the project.
- (d) A narrative description of proposed DCPUD use, including anticipated or known accessory or appurtenant uses.
- (e) A narrative description of the public infrastructure requirements of the DCPUD as known.
- (f) Conceptual information on proposed power transmission routing within the city and to the boundary of the DCPUD, if known.
- (g) Calculation of the proposed DCPUD FAR.
- (h) Outline a conceptual development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- (i) A concept PUD proposal illustrating:
  - i. Proposed DCPUD boundary.
  - ii. Layout of proposed lots and proposed uses. Denote outlots planned for public dedication and/or open space (schools, parks, etc.).

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- iii. General location of wetlands and/or watercourses over the property and within 200 feet of the perimeter of the subdivision parcel.
- iv. Location of existing and proposed streets within and immediately adjacent to the subdivision parcel.
- v. Proposed sidewalks and trails.
- vi. Proposed location of any electrical substation(s).
- vii. General location of wooded areas or significant features (environmental, historical, cultural) of the parcel.
- viii. Location of utility systems and connection points that will serve the property including the proposing routing to demonstrate service to the furthest extent or boundary of the DCPUD.
- ix. Location of access points to public right of way.

(12) *DCPUD Concept Stage Submission Review.* Upon receiving a PUD concept plan proposal, the Community Development Department shall:

- (a) Schedule a joint workshop of the Planning Commission and City Council and shall provide notice of the meeting to all property owners within 350 feet of the property boundary of the proposal. During the joint workshop, the Planning Commission and City Council may make comment on the merit, needed changes, and suggested conditions which may assist the proposer in future application for proposed rezoning and PUD development plan.
- (b) The Planning Commission and City Council will also take comment from the public as part of the joint workshop. The comment is explicitly not a public hearing on the concept and the public comments are intended to represent preliminary feedback related to the DCPUD concept information.
- (c) The Council and Planning Commission shall make no formal decision as part of the consideration. The City Council and Planning Commission's comments are explicitly not an approval or decision on the project and are intended to represent preliminary feedback on the DCPUD concept information and its relationship to the comprehensive plan and this DCPUD ordinance.

(13) *DCPUD Development Stage Permit, Preliminary Plat and Rezoning Application Submittal Requirements.* Proposals for a DCPUD Development Stage Permit and Rezoning to DCPUD shall include at least the information below to be

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considered complete (except as exempted by the Community Development Department based on a written request submitted by the proposer). All costs of application and preparation of submission materials, including required studies, are borne by the applicant.

(a) Project narrative, including:

- i. Existing zoning district(s) and comprehensive plan land use designation of subject DCPUD property area and all adjacent lands within 350' of the subject DCPUD property boundary.
  - ii. Statement explaining the applicant's proposed objectives for the DCPUD, and public values that will be achieved by the project including general projections for tax base, building valuation, employment creation or other community benefit.
  - iii. Statement of how the project will meet each of the Approval Criteria and District Performance Standards as required by this section
  - iv. A narrative description of proposed DCPUD uses and operations, including anticipated or known accessory or appurtenant uses, such description shall include any information on transmission line corridors or routes within the city.
  - v. Proposed phasing of full DCPUD site development, including number of phases, development timeline for each phase and for the full DCPUD.
  - vi. Calculation table detailing the gross area calculation of the full DCUD, the area calculation of each exception to the DCFAR, and resulting FAR for each phase of the DCPUD and full DCPUD.
  - vii. Maximum building height for any proposed principal structure on site and maximum height of any additional appurtenant or accessory structure on site.
  - viii. Description of proposed building materials for all principal and accessory buildings meeting the requirements of this ordinance.
- i. Estimated square footage calculation of full usable/buildable area within the DCPUD.
  - ii. Maximum building coverage within the DCPUD site improvement boundary.
  - iii. Estimated building square footage within the DCPUD site improvement boundary by phase.

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- (b) Total maximum impervious surface coverage within the DCPUD.
- (c) Proof of title in a form approved by the City Attorney.
- (d) Legal description of the property for which the DCPUD is requested.
- (e) All information required for Preliminary Plat as provided in § 152.040, including dedication.
- (f) Certificate of survey for the full DCPUD property boundary signed by a registered land surveyor and current within three months of plat application to include legal description, all public utilities including pipe size, material type, depths, location, and detail of private utilities and easements, rights of way, and any other easements of record.
- (g) DCPUD site improvement plan(s), including:
  - i. Citation of the proposed name of the project, contact information for the developer and individual preparing the plan, signature of the surveyor and civil engineer certifying the document, date of plan preparation or revision, and a graphic scale and true north arrow.
  - ii. Minimum setback requirements as required by this section.
  - iii. Layout of proposed lots with future lot and block numbers.
  - iv. Area calculations for each parcel within the DCPUD property boundary.
  - v. Outlots planned for public dedication and/or open space.
  - vi. Easements and rights-of-way within or adjacent to the subject DCPUD property boundary, including detail on ingress and egress from the subject site to abutting or adjacent public right of way.
  - vii. Location of all electrical substations and transmission equipment located within the DCPUD, including area in acreage and applicable setback for substation and general height information.
  - viii. Location, width, and names of existing and proposed streets and rights of way within and immediately adjacent to the subject DCPUD property boundary and all connection points to public right of way.
  - ix. Proposed sidewalks and trail connection points to public rights of way and any planned public sidewalk and pathways.
  - x. Area calculations for gross land area, wetland areas, wetland buffers, right-of-way dedications, conservation areas, and proposed public parks.

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- (h) Graphic depiction of site development phasing plan by acreage over the full DCPUD property, including proposed public utility easement corridors and/or rights of way.
- (i) Delineation and functional assessment of wetlands and/or watercourses over the DCPUD property and within 200 feet of the perimeter of the subdivision parcel dated within the last year.
- (j) Delineation of the ordinary high-water levels of all water bodies.
- (k) Conceptual grading, drainage and erosion control plan prepared by a registered professional engineer providing for stormwater management planning based on the maximum impervious surface area of the site. Contours must extend a minimum of 200 feet beyond the boundary of the parcel(s) in question.
- (l) If an environmental review was required for the DCPUD development proposal, the final approved mitigation plan shall be provided with a detailed narrative on how the proposed DCPUD Development Stage submissions address components of the mitigation plan and timeline for implementation or completion of each mitigation plan requirement, including detail on the financial participation of the applicant.
- (m) Noise study meeting MPCA measurement standards detailing existing ambient noise levels measured at 1000' foot interval points of the DCPUD boundary and current within 6 months of the date of application.
- (n) Traffic study which shall include adjacent local roadways where access is provided and nearest collector roadways, as well as the collector roadways intersections with the nearest arterial roadway, evaluating:
  - i. Average Daily Traffic and Peak Hour traffic volumes for passenger vehicles during normal operations.
  - ii. Average Daily Traffic and Peak Hour traffic volumes and routes for construction traffic during each phase of site development.
  - iii. Project volume, routes and frequency for commercial vehicles supporting routine operations.
  - iv. Proposed location of right of way and pathway connections, including sidewalks and trails, through or along the site perimeter to ensure system connectivity to the furthest extent of the DCPUD boundary.
  - v. Any insufficient street or intersection design pursuant to project construction, projected by phase.

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- vi. Proposed improvements to mitigate insufficient design, including an analysis of the projected cost of any public infrastructure necessary to adequately serve the project as identified above, by phase.
  - vii. Sufficient information regarding the applicant's financial capacity to support the required improvements and system upgrades.
- (o) A study that identifies both City and private utility supply and demand on the relevant system. Such study shall evaluate and quantify demand by proposed phase and timeline for construction and include water, wastewater, and stormwater system information, and shall demonstrate to the satisfaction of the City that the proposed facility can both (1) be adequately served by the existing or planned capacity of the utility, and (2) will not impede access or limit service capacity to those utilities by other future users in the City's planning and service territory; (3) is designed to provide adequate service to the furthest extent of the DCPUD, and (4) that the applicant has provided sufficient information regarding the financial capacity and ability to secure performance to support the required improvements or system upgrades. Such study shall include:
- i. Provide a specific utility phasing plan which demonstrates alignment with the proposed development phasing and timing.
  - ii. Provide preliminary plans for extension of all public facilities, including utilities, roadways, pedestrian facilities, and other such public infrastructure to the furthest extent of the DCPUD boundary as determined by the City Engineer and approved by City Council.
  - iii. Include an analysis of impacts to surrounding private utility systems and required mitigation.
  - iv. Identify deficiencies in the public system pursuant to the project and provide a mitigation plan for identified deficiencies.
  - v. Updates or additional system plans or studies for public utilities reflecting the impact of increased demands and infrastructure required by the DCPUD; to be prepared to the specification of the City Engineer.
  - vi. Include an analysis of the projected cost of any public infrastructure necessary to adequately serve the project as identified above by phase, and to ensure that the infrastructure required by this section is adequately accounted for.

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- vii. Sufficient information regarding the applicant's financial capacity to support the required system studies, public improvements and system upgrades.
  - viii. For capacity and demand greater than that anticipated for light industrial uses, a companion review study to verify above shall be provided.
  - ix. The applicant may request that the City complete such utility studies, at the applicant's cost.
  - (p) Landscaping and perimeter buffer plan illustrating:
    - i. Location and proposed elements (walls, berming, landscaping) for site screening as required by this section.
    - ii. Location and proposed elements (walls, landscaping) for perimeter buffer as required by this chapter.
  - (q) Listing of all required federal and state permitting and current status of permitting.
  - (r) A fiscal summary statement for purposes of preparing the Site Improvement Plan Agreement, including:
    - i. An analysis of the projected cost of any public infrastructure necessary to adequately serve the project as identified above by phase.
    - ii. Statement identifying the applicant's proposed contribution to provide such public service demand.
  - (s) Statement, study, or permit provided by the electric utility provider which demonstrates adequate capacity for the DCPUD, provides a summary of the proposed routing plan and required electrical infrastructure improvements, and which details any expected impact to local or regional power supply.
  - (t) Statement of telecommunication provider(s) information detailing sufficient system improvements as to avoid any local service interruption during normal operations.
  - (u) Any other information as directed by the Community Development Department required to evaluate the specific DCPUD proposal.
- (14) *DCPUD Development Stage Permit and DCPUD Rezoning Review.*

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- (a) The application for rezoning to DCPUD shall be reviewed in accordance with § [153.028](#)(B), Zoning Ordinance Text and Zoning Map Amendments.
- (b) The application for Preliminary Plat shall be reviewed in accordance with City Code 152.026, Preliminary Plat Procedure.
- (c) As part of the review process for the DCPUD applications, the Community Development Department shall generate an analysis of the proposal against the Approval Criteria of this section to formulate a recommendation regarding the rezoning to the Planning Commission and City Council.
- (d) As part of the review process for the DCPUD Development Stage Permit, a Site Improvement Plan Agreement (SIPA) shall be prepared by the City following the complete application submittal, which details and controls the terms and conditions of the approval given by the Council, including but not limited to the development phasing, required public improvements, minimum performance standards, and the fiscal requirements, guarantees, and securities necessary for the construction of all required public improvements. Such draft agreement shall be included for the City Council's review of the Development Stage Permit. The SIPA shall include a requirement that until the time of approval of a final stage permit and the applicant has met each of the conditions of approval required by the City Council, in addition to other requirements including publication, the rezoning ordinance for DCPUD will not be effective and no development may occur within the DCPUD.
- (e) The Planning Commission shall hold a public hearing on the DCPUD applications and consider the applications' consistency with the intent and purpose of the DCPUD and comprehensive plan goals. The hearing for rezoning and Preliminary Plat may run concurrently with the hearing for the DCPUD Development Stage permit. The Planning Commission shall make recommendations to the City Council on the merit, needed changes, and suggested conditions of the proposed rezoning, Preliminary Plat and DCPUD development plan. The Community Development Department may forward an application to the City Council without a recommendation from the Planning Commission only if it is deemed necessary to ensure compliance with state mandated deadlines for application review.
- (f) Development Stage DCPUD approval shall occur by adoption of a rezoning ordinance for the subject property specifying the uses,

## ORDINANCE NO.

standards, and other requirements of said DCPUD zoning district. Such ordinance shall include an effective date clause which delays the effective date of the ordinance until the time of approval of a final stage permit, approval of the Site Improvement Plan Agreement, and the applicant has met each of the conditions of approval required by the City Council, in addition to other requirements including publication. No permits for development within the PUD may be issued until the ordinance takes effect. If the final stage DCPUD is not approved by the City Council, or the applicant fails to meet the conditions as described, the ordinance shall not take effect, will not be published, and the subject property shall retain its previous zoning designation.

- (g) The City Council may hold a public hearing on the request for DCPUD on the request for DCPUD Development Stage Permit, preliminary plat, and DC PUD rezoning if they deem such necessary.
- (h) After consideration of the Planning Commission recommendation and/or hearing, if applicable, the City Council may approve the Development Stage DCPUD permit or any part thereof in such form as it deems advisable. The City Council's decision will include the required conditions of the proposed rezoning, preliminary plat and DCPUD development stage permit. Approval of the amendment to rezone to DCPUD shall require the approval of the majority of all the members of the City Council, except as may be exempted by state statute.
- (i) After consideration of the Planning Commission recommendation and/or hearing, if applicable, the City Council may, in its sole discretion, deny the Development Stage DCPUD permit, the DCPUD Preliminary and/or Final Plat, or any part thereof. Such denial shall be based on findings of fact that specify the conditions where the application fails to meet the required terms of the DCPUD zoning process, standards, or other requirements therein. The City shall be under no obligation to approve any DCPUD rezoning, plat, or permit, and no DCPUD applicant shall have any expectation or right of approval of any such rezoning, plat, or permit.

(15) *Final Stage Permit Application and Final Plat Submittal Requirements.* An application for final stage permit and final plat that conforms with the approved development stage permit and preliminary plat and associated PUD rezoning ordinance shall be submitted no later than 60 days following the date of the development stage permit approval for review. One extension to this timeline may be granted by the City Council for such submittal for a maximum of an additional six months, and the applicant shall request waivers for any statutory

## ORDINANCE NO.

time limits as necessary. The applicant shall submit such extension request no later than 14 days prior to the deadline for the application submission. Applications which fail to meet this deadline shall be deemed void and shall require review and re-application according to the development stage process of this chapter.

Proposals for a DCPUD Final Stage Submittal shall include at least the information below to be considered complete (except as exempted by the Community Development Department based on a written request submitted by the proposer).

- (a) All revised DCPUD Development Stage Application submittal requirements as identified above shall be updated and resubmitted with the Final Stage DCPUD Permit application to incorporate all changes required by the DCPUD Development Stage permit approval and Preliminary Plat.
- (b) Transportation and utility extension and connection plans meeting the requirements of the City Engineer.
- (c) All information required for Final Plat as provided in § 152.041.
- (d) Up-to-date title evidence dated within the last 3 months for the subject property in a form acceptable to the City shall be provided as part of the application for the DCPUD Final Plat.
- (e) The developer shall provide warranty deeds for property being dedicated to the city for all parks, outlots, etc., free from all liens and encumbrances except as otherwise waived by the City Council.
- (f) Developer shall provide all easement dedication documents for easements not shown on the Final Plat including those for public and private utilities, trails, ingress/egress, etc., together with all necessary consents to the easement by existing encumbrancers of the property.
- (g) Private covenant documents or easements necessary to implement and maintain the DCPUD as approved by the city.
- (h) The applicant shall execute the final Site Improvement Plan Agreement which references all terms and conditions of the DCPUD, including but not limited to site improvement plans and performance standards, required phasing, required public improvements, completion dates for improvements and related fiscal requirements, guarantees and securities, the required letters of credit, all required development fees

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and securities, escrows, and warranties, and their timing of submission and any other information deemed necessary by the city;

(16) *PUD Final Stage and Final Plat review.*

- (a) The application for Final Plat shall be reviewed in accordance with City Code §152.027, Final Plat Procedure.
- (b) The application for PUD Final Stage DCPUD Permit and Final Plat shall be considered by the City Council at a public meeting, following a review and report by the Community Development Department. Approval of the PUD Final Stage and Final Plat shall be by majority vote of all members of the City Council, except where State law may specifically require a super majority.
- (c) The City shall, upon approval of the DCPUD Final Stage permit and satisfaction of all conditions of DCPUD approval, publish the DCPUD ordinance. Such ordinance shall create a zoning district that is specific to the property for which the PUD was applied and shall be designated in such a way as to be able to mark the official zoning map to identify the DCPUD ordinance. The DCPUD ordinance shall also designate that such property is thereby rezoned to the DCPUD district as adopted. Such ordinance shall include an effective date clause which may delay the effective date of the ordinance until such time as the applicant has met each of the conditions of approval required by the City Council, in addition to other requirements including publication. No approvals are valid, and no permits may be issued, until the ordinance takes effect. If the final stage DCPUD is not approved by the City Council, or the applicant fails to meet the conditions as described, the ordinance shall not take effect, and the subject property shall retain its previous zoning designation.

(17) *Site Improvement Plan Agreement.*

- (a) An approved DCPUD shall be governed by the approved Site Improvement Agreement and shall be binding on all successors, heirs, and assigns.
- (b) The agreement shall include, at a minimum, reference to the approved DCPUD site improvement plans and performance standards, adopted ordinance, required public improvements and completion dates for improvements and related fiscal requirements, guarantees and securities, the required letters of credit, all required development fees and

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payments and/or securities, escrows, and warranties, and their timing of submission, and any other information deemed necessary by the city.

- (c) The agreement shall identify the financial requirements for the installation of all municipal utilities, transportation, and any other infrastructure deemed by the City as necessary to support the DCPUD and to mitigate the expected infrastructure impact or capacity increase created or required by the DCPUD, and a timeline satisfactory to the City for the submission of payments and securities for such infrastructure.
  - (d) The agreement shall require on-going compliance with approved landscaping and screening plans for the full extent and operation of the effective DCPUD.
  - (e) The agreement shall provide for securities necessary to review and verify compliance with the noise requirements of this section.
  - (f) The agreement shall stipulate any extension authorized by the City Council for timeline of recording of the final plat or timeline for the final platting of outlots within the plat.
  - (g) The agreement shall require that the recording of the final plat, rezoning proceedings, SIPA, and any applicable deeds, common area maintenance agreements, or other City agreements specific to the subject DCPUD occur prior to any development, including grading, within the DCPUD boundary.
  - (h) For any DCPUD which includes subdivision of parcels which have no direct frontage on a public street, the site improvement agreement shall require common maintenance and easement agreement.
- (18) *Site Plan review.* Following approval of the DCPUD, development within the DCPUD shall be subject to the Site Plan review process of this chapter. Site plans shall be consistent with the approved DCPUD ordinance and all other applicable provisions of this chapter. A liaison from the Planning Commission and City Council shall participate in the Site Plan review process.
- (19) *Timeline for performance.*
- (a) Upon DCPUD approval, the applicant is required to record the Final Plat within 365 days of the Council's approval of Final Stage and Final Plat. One extension from this requirement may be granted by the Council upon request for extension by a person having authority to file an application. An extension shall be requested in writing and filed with the city at least 14 days before the voidance of the approved Final Plat and

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Final Stage PUD. The request for extension shall specify the desired timeline of extension and shall state facts showing a good faith attempt was made to meet the final plat submission requirement. Such request shall be presented to the City Council for a decision. The City Council may deny or modify the extension timeline at its sole discretion and there shall be no inherent right to extension.

- (b) A building permit for a principal structure within the first phase of development on site shall be filed within 1 year of the filing of the Final Plat. One extension from this requirement may be granted by the Council upon request for extension by a person having authority to file an application. An extension shall be requested in writing and filed with the city at least 14 days before the date of one year date, based on the date of recording of the final plat with the Wright County recorder. The request for extension shall specify the desired timeline of extension and shall state facts showing a good faith attempt was made to meet the building permit submission requirement. Such request shall be presented to the Council for a decision. The City Council may deny or modify the extension timeline at its sole discretion and there shall be no inherent right to extension. The City Council may act after the 1-year period to revoke the DCPUD, revoke the governing Final Stage PUD approval, revoke the SIPA, and rezone the land to any other zoning district, following a public hearing to be held by the City Council.
- (c) If there is a lapse of more than 3 years between completion of any individual phase and proceeding to any subsequent and successive phase of development as approved by the SIPA, notwithstanding on-going construction within an active phase of development as approved by the SIPA. One extension from this requirement for each phase may be granted by the Council upon request for extension by a person having authority to file an application. An extension shall be requested in writing and filed with the city at least 14 days before the date of one year date, based on the date of recording of the final plat with the Wright County recorder. The request for extension shall specify the desired timeline of extension and shall state facts showing a good faith attempt was made to meet the building permit submission requirement. Such request shall be presented to the Council for a decision. The City Council may deny or modify the extension timeline at its sole discretion and there shall be no inherent right to extension. The City Council may act after the 3 year period to revoke the DCPUD, revoke the governing Final Stage PUD

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approval, revoke the SIPA, and rezone the land to any other zoning district, following a public hearing to be held by the City Council.

(20) *Amendment to DCPUD.* Approved PUDs may be amended upon request by those who have authority to submit an application per this section. At such time, the applicant shall make an application to the city for a DCPUD amendment which shall follow the same process as defined in this section for Development and Final Stage Permit, which applications shall not run concurrently. Such amendment shall not:

1. Introduce any other principal use inconsistent with this section. In such case, the application shall request revocation of the DCPUD for that portion of the land proposed for the amended principal use(s) and shall be subject to the application requirements of this chapter, as applicable.
2. Eliminate, diminish, or vary from the minimum performance standards of this section.
3. Eliminate, diminish, or vary from the standards established by the DCPUD ordinance.
4. Amend any Final Stage site improvement plan element required by the approved DCPUD.
5. Exceed any maximum or minimum established in the DCPUD Final Stage narrative.
6. Create non-compliance with any condition attached to the approval of the DCPUD Final Stage plan.
7. Create non-compliance with any term or condition of the approved Site Plan Improvement Agreement.

(21) *Revocation.* If at any time the facility is in violation of the conditions of approval, including terms of the Site Improvement Plan Agreement, the City Council may revoke the DCPUD, revoke the governing Final Stage PUD approval, revoke the SIPA, and rezone the land to any other zoning district, following a public hearing to be held by the City Council.

**Section 3.** Section §153.090, Use Table – Base Zoning Districts, Industrial Uses, is hereby amended as follows:

- (1) Insert Data center/Data center campus.
- (2) Data center/Data center campus shall be Permitted in DCPUD only and shall be prohibited in all other zoning districts.

**ORDINANCE NO.**

(3) Additional Requirements: §153.045.

**Section 4.** Section §153.092, Accessory Use Standards, Table 5-4, is hereby amended as follows:

- (1) Insert Data center, accessory.
- (2) Data center, accessory shall be Conditionally permitted in I-1 and I-2 districts only.
- (3) Additional Requirements: May be allowed within approved Planned Unit Development Districts by amendment to PUD.

**Section 5.** The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Monticello City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

**Section 7.** This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at Monticello City Hall for examination upon request.

***ADOPTED BY*** the Monticello City Council this \_\_\_th day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Lloyd Hilgart, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Schreiber, City Clerk

AYES:

NAYS:

# Data Center Timeline Review: City Land Use Process Events & Actions



The timeline below illustrates the research, review, and decisions by city council, boards, and commissions related to the general introduction of data center land uses within the city.

Event & Details	Materials
<b>July 22, 2024: City Council Special Meeting</b> Topic: Data Center Discussion	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>September 23, 2024: Special Joint City Council &amp; Planning Commission &amp; Economic Development Authority Workshop</b> Topic: Data Center Discussion & Research	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>February 4, 2025: Planning Commission Regular Meeting</b> Public Hearing: Item 2A. Comprehensive Plan Amendment for Technology Industry Land Uses	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>February 24, 2025: City Council Regular Meeting</b> Item 4A. Comprehensive Plan Amendment for Technology Industry Land Uses	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>June 2, 2025: City Council Special Meeting</b> Topic: Discussion on Data Centers	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>July 1, 2025: Planning Commission Workshop</b> Topic: Draft Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>July 21, 2025: Special City Council &amp; Planning Commission Joint Workshop</b> Topic: Draft Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>August 19, 2025: Planning Commission Special Meeting</b> Public Hearing: Item 2. Draft Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>September 2, 2025: Planning Commission Regular Meeting</b> Continued Public Hearing: Item 2A. Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>September 24, 2025: Special City Council &amp; Planning Commission Joint Workshop</b> Topic: Draft Data Center Zoning Ordinance; Public Question & Answer Following the Workshop	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>October 7, 2025: Special City Council &amp; Planning Commission Joint Workshop</b> Topic: Draft Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>November 3, 2025: Special City Council &amp; Planning Commission Joint Workshop</b> Topic: Draft Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• Minutes not yet available</li> </ul>
<b>November 10, 2025: Special City Council &amp; Planning Commission Joint Workshop</b> Topic: Draft Data Center Zoning Ordinance	<ul style="list-style-type: none"> <li>• <a href="#">Agenda</a></li> <li>• <a href="#">Minutes (PDF)</a></li> </ul>
<b>November 20, 2025: Data Center Ordinance Public Q&amp;A</b>	N/A
<b>December 2, 2025: Planning Commission Regular Meeting</b> Public Hearing: Data Center Zoning Ordinance	

**From:** [Shannon Bye](#)  
**To:** [Angela Schumann](#)  
**Subject:** curious  
**Date:** Wednesday, October 15, 2025 9:52:24 AM

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in the planning process is the council considering hyperscale, edge, cloud provider etc., criteria individually under the current considerations? Obsolescence by site varies greatly, some are @ just 5 yr windows from construction plans

**From:** [Development Services](#)  
**To:** [Angela Schumann](#)  
**Subject:** FW: Oct 7th workshop  
**Date:** Monday, November 3, 2025 11:15:32 AM

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Comment in the Development Services inbox.

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**From:** lisa Keenan [REDACTED]  
**Sent:** Sunday, November 2, 2025 11:34 AM  
**To:** Development Services <Community.Development@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>  
**Subject:** Oct 7th workshop

Hello,

I attended the Oct 7 joint workshop and was just reviewing the meeting minutes. I am glad there is talk of a larger set back for residential than what was originally included, I believe 300-350' is still too small. As one of the commission members mentioned at an earlier meeting, we who live by this development property didn't choose this, the possibility of a data center there didn't exist when we bought our home. Why not 500' or more from residential?

The noise pollution from a data center is very concerning. I see the MPCA regulation are based on one hour monitoring period and the noise level cannot exceed the limit for more than 6 minutes out of every hour. Good to hear talk of a lower limit than what the MPCA lists. Not only is the continuous noise a concern but in speaking with people who work at data centers most have stated there are security gates that beep when opening and closing. The noise from the gate would most likely not be breaking the rules as it would not be more than 6 minutes an hour. However, imagine living next to it and hearing the beeping in the middle of the night, night after night. That would be quite disruptive to residents' sleep when it's beeping in the middle of the night as workers come and go. This would tie in with the question of if the parking lot should be allowed outside of the setback area? Definitely not, parking and the gate should be behind the set back area. Perhaps there are gates that don't beep, however I believe they all beep as a warning system that it's moving.

I don't see anything in the ordinance regarding when generators could be tested, how long and time of day? Is that something that should be in the ordinance?

Last I would like to address water. While the quantity of water data centers use varies greatly, they are generally huge consumers. In addition to that I am concerned for all of us who have wells near the proposed site. I have read multiple articles and watched videos where residents' wells were affected by the construction of the data center. Either from the amount of earth moved or specific processes used during construction. I feel the ordinance should specify they cannot drill wells, nor can they "de-water" the property. While I realize the DNR has multiple regulations in place, I don't see how it could hurt to have additional stipulations. Will there be any type of financial safeguard put in place for those of us who have wells? Realistically, no giant tech company is going to take responsibility for our wells being tainted should that happen, they will find someone to state it has nothing to do with them. Obviously the average citizen doesn't have the means to fight them and make them take responsibility. Please see the attached videos.

[I Live Next To Amazon's Largest Data Center. They're Stealing Our Water](#)

[I Live 400 Yards From Mark Zuckerberg's Massive Data Center](#)

One for your reading pleasure. Food for thought on the financial side of data centers. <https://futurism.com/future-society/ai-data-centers-finances>

Thank you for your time,  
Lisa Keenan

**From:** [lisa Keenan](#)  
**To:** [Angela Schumann](#); [Development Services](#); [Lloyd Hilgart](#); [Charlotte Gabler](#); [Tracy Hinz](#); [Lee Martie](#); [Kip Christianson](#)  
**Subject:** Fwd: Watch "Science of data center noise | VERIFY" on YouTube  
**Date:** Thursday, November 6, 2025 9:31:40 AM

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Hello,

Could you please share this email with the planning commission (I couldn't find the individual email addresses on the city website) and any other decision makers I inadvertently missed? Below are links to two videos, one from Business Insider which is long but contains a lot of good information. The secrecy and the fact the tech companies can just claim "trade secret" and then not disclose information is concerning.

The other video talks about how the noise from data centers is different from other noise such as traffic or an airport. Even at a lower decibel it can have negative health effects. Something to keep in mind as you set decibel limits. One might venture to say data centers simply do not belong on property next to a residential area, even with set backs and noise limits.

[https://youtu.be/t-8TDOFqkQA?si=N\\_6bYzyhghUEM7bf](https://youtu.be/t-8TDOFqkQA?si=N_6bYzyhghUEM7bf)

<https://youtu.be/JfIFFqbZ1X8?si=16MyvTRLT9Zt5DfH>

Thank you for your time,  
Lisa Keenan

Dear Ms. Schumann,

As a property owner in Becker,  
I write this letter to urge your  
support of data center development  
in our community.

I believe this would bring high-paying  
jobs and substantial increases to the  
local tax base. This would be helpful  
for our local school funding and other services.

A data center would be a long-term  
economically stable development with minimal  
burden to our local residents.

Thank you for your leadership.

Best,

Maxx S.

**From:** [Lisa Keenan](#)  
**To:** [Lloyd Hilgart](#); [Charlotte Gabler](#); [Tracy Hinz](#); [Lee Martie](#); [Kip Christianson](#); [Development Services](#)  
**Subject:** Meeting request  
**Date:** Friday, November 14, 2025 10:55:31 AM

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Hello Mr. Mayor, Planning Commission Members and City Council,

I am requesting a meeting or meetings with you all to discuss the proposed data centers and the ordinance. A retired tech industry expert, Prescott Balch, has been in contact with me. You can check out his profile on LinkedIn to see his credentials. He resides in WI but is willing to participate in a discussion or discussions via phone. I am happy to meet with you all at once, in small groups or one on one and Prescott would join us via phone.

I firmly believe we can't do this without external help. Data Centers are new to all of us and the tech industry is ever changing. We have all spent months researching, however this definitely still falls under the category of "you don't know what you don't know". It's too big and unrecoverable if it turns out to be a mistake. A tech expert can help us all to fully understand the risks and rewards and then you all make an informed decision.

I am available to meet any time after 4pm during the week and have availability on the weekends if that works better. Please reach out to me and let me know if you are willing to meet. If you are willing please also provide your availability.

I look forward to hearing from you.

Thank you for your time,

Lisa Keenan  


# NOTICE TO THE CITY OF MONTICELLO

To the Monticello City Council and City Administration:

We, the residents of the City of Monticello, submit this notice to formally express that we are human beings, community members, taxpayers, and stakeholders who deserve to be heard, respected, and taken seriously in all matters that impact our city and our quality of life.

We hereby state that the community has raised clear objections to the proposed data center project. The continued advancement of this project against the will of a significant portion of Monticello's citizens demonstrates a failure to acknowledge legitimate concerns regarding environmental impact, energy use, safety, infrastructure strain, and the long-term character of our community.

If the City continues to disregard the voices and concerns of its citizens:

1. Monticello risks substantial revenue loss as residents may choose to relocate, which will reduce the city's tax base and diminish community stability.
2. Failure to take corrective action and to engage transparently and respectfully with residents will result in appropriate escalation.

Accordingly, if the City of Monticello does not take meaningful action — specifically, by reassessing and abandoning the current data center project — I will be suing to ensure that the rights and interests of Monticello residents are protected.

This notice is issued in good faith and in the interest of preserving the health, safety, and long-term wellbeing of our community.

Respectfully,  
Theodore Roberts



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City Representative Signature

**From:** [Ted](#)  
**To:** [Kip Christianson](#); [Tracy Hinz](#); [Lee Martie](#); [Charlotte Gabler](#); [Angela Schumann](#)  
**Subject:** Question about non-disclosure agreements  
**Date:** Wednesday, September 3, 2025 12:03:34 PM

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Hello all,

My name is Theodore Keith, I live in Monticello township. I have concerns about the data center and the rezoning that is in discussion currently.

I think I remember in the recent meetings on it that y'all mentioned you signed non-disclosure agreements with a company that is interested in that land to build a data center.

Is this correct that one or all of you signed non-disclosure agreements?

Thank you for your time,

Theodore Keith.

**From:** [Charlotte Gabler](#)  
**To:** [Harlan Hamson](#); [Rachel Leonard](#); [Angela Schumann](#)  
**Subject:** Re: Data Center  
**Date:** Tuesday, November 18, 2025 12:20:26 PM

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Good Afternoon-

Thank you for your email. I have included City Administrator Rachel Leonard and Community Develop Director Angela Schumann.

I appreciate the feedback. No formal applications have been submitted at this time. Yes, interested parties have expressed interest out in the Otter Creek Industrial Park (near Bertram) as well as the 500 +/- acres south of town. At last check those property owners have agreements with the potential developer of Frattalone (but have not closed the deals). Those parcels are also still in the township/the orderly annexation area which requires a process that takes time too if wanting to become in the city limits. We are also in the process of an AUAR which reviews environmental items, we're reviewing infrasture, as well as Xcel has to review (which can take up to 18 months) with the developer if their system can take a large user like a data center.

At the last workshop, the draft ordinance was reviewed <https://www.monticellomn.gov/AgendaCenter/ViewFile/Item/1420?fileID=24121> and once adjusted again, will be going to the Planning Commission Dec 2nd for Public Hearing. If you have questions there is an open house again on Thursday Nov 20th 3:30-6pm.

No NDA's have been signed as that would violate the MN statute relating to public data. Public utility rates are set by the Public Utilities Commission at the state level. Xcel submits their request to them and they are the determiners whether or not Xcels request is approved.

I do hope this helps answer a few questions. A lot of information is needed before anything could move forward and we are doing our diligence.

Thank you,  
Charlotte

On Nov 18, 2025, at 12:08 PM, Harlan Hamson [REDACTED] wrote:

**Please keep the Data**

**Center out of Monticello.**

**From:** [Charlotte Gabler](#)  
**To:** [Mike Beck](#)  
**Cc:** [Angela Schumann](#); [Rachel Leonard](#)  
**Subject:** Re: Data Centers  
**Date:** Friday, November 21, 2025 11:07:51 AM  
**Attachments:** [stpp-data-centers-2025.pdf](#)

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Good Morning-

Thank your the email. I have included on this message City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the information and will be reading through.

Thank you,  
Charlotte

On Nov 21, 2025, at 10:59 AM, Mike Beck [REDACTED] wrote:

Mayor Hilgart and members of the Monticello City Council,

With due respect we urge you to not even consider any data center in or even near the City of Monticello. The impact of any gain in tax revenue will not be even close to negative impact to the Monticello and its residents.

Look at the University of Michigan study from July of this year. It is attached. Even if you do not wish to read the entire document, read page three.

Individuals and corporations are shopping to find gullible cities to offer them tax incentives that do not return the promised economic benefits do not deliver on their promises.

Any data center will lower the quality of life for the residents of Monticello.

Respectfully,

Rebecca and Michael Beck

780 Acorn Circle

Monticello, Minnesota 55362



# WHAT HAPPENS WHEN DATA CENTERS COME TO TOWN?

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## Introduction

The rapid growth of data centers, with their enormous energy and water demands, necessitates targeted policy interventions to mitigate environmental impacts and protect local communities. To address these issues, states with existing data center tax breaks should adopt sustainable growth policies for data centers, mandating energy audits, strict performance standards, and renewable energy integration, while also requiring transparency in energy usage reporting. “Renewable energy additionality” clauses should ensure data centers contribute to new renewable capacity rather than relying on existing resources. If these measures prove insufficient, states should consider repealing tax breaks to slow unsustainable data center growth. States without tax breaks should avoid such incentives altogether while simultaneously implementing mandatory reporting requirements to hold data centers accountable for their environmental impact. Broader measures should include protecting local tax revenues for schools, regulating utility rate hikes to prevent cost-shifting to consumers, and aligning data center energy demands with state climate goals to avoid prolonging reliance on fossil fuels.

## Key Findings

**Increased Utility Rates:** Data centers increase local electric utility rates by driving up overall energy demand, which can strain grid capacity and force utilities to invest in costly infrastructure upgrades. These costs are passed on to residents through higher rates. Data centers have also secured long-term power agreements, which reduce the available supply and push prices up for other consumers.

**High Resource Consumption:** A single data center can consume up to 2 megawatt hours of power—equivalent to the power used by 2,000 homes—and millions of gallons of water annually for cooling, straining local resources and infrastructure.

**Ineffective Tax Incentives:** Tax breaks for data centers do not deliver the promised economic benefits, such as high-paying jobs, and they reduce local tax revenues, while shifting financial burdens onto communities and schools.

**Climate and Energy Challenges:** Data centers' massive energy demands are prolonging the operation of fossil fuel plants and undermining state renewable energy goals, as seen in states like Michigan, Virginia, and Nebraska.

**Resource Efficiency Trade-Off:** While advanced cooling methods like liquid immersion and direct-to-chip cooling offer energy efficiency improvements, current technologies force a trade-off between energy and water efficiency, limiting sustainable solutions.

**Policy Solutions:** To mitigate data centers' environmental impacts and align their growth with sustainability goals, policymakers should adopt model laws like the German Energy Efficiency Act, add requirements for new renewable energy, and enforce transparency through mandatory reporting.

## Background: Data Centers and the Environment

### What is a data center?

A data center is a specialized facility designed to house and manage an organization's IT infrastructure, including servers, storage systems, networking equipment, and other hardware essential for processing, storing, and distributing vast amounts of data. These facilities serve as the backbone of modern digital services, enabling everything from cloud computing and online transactions to streaming platforms and artificial intelligence (AI) applications. Data center designs incorporate advanced cooling systems, backup power, and in-house cybersecurity measures to ensure efficiency, reliability, and security. As data centers continue to grow in scale and complexity, their energy use and environmental footprint are also expanding.

### Why are data centers growing so rapidly?

Data centers are growing rapidly due to the exponential increase in data generation and consumption occurring across industries. The proliferation of cloud computing, internet of things (IoT) devices, artificial intelligence, and big data analytics has created an insatiable demand for storage, processing power, and connectivity. AI has largely driven increases in data center electricity demands as advanced machine learning models require massive computational power for training and inference. One estimate suggests that a prompt on ChatGPT requires 10 times more energy than a traditional Google search.<sup>1</sup> Businesses and consumers rely on seamless and instantaneous access to online services, streaming platforms, and real-time applications, necessitating server infrastructure to support these needs. Additionally, the shift to remote work and hybrid models during the COVID-19

pandemic further accelerated the reliance on cloud-based solutions, pushing data center expansion.



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### Why do data centers consume water for cooling?

For higher-density data centers, liquid cooling is required to maintain performance requirements. Data centers generate heat primarily due to the electrical energy consumed by servers, storage systems, and networking equipment. When electricity powers these components, a significant portion is converted into heat due to resistance in circuits, semiconductor switching losses, and other inefficiencies. High-performance computing tasks, such as AI training, cloud computing, and large-scale data processing, further intensify heat generation because they demand continuous, heavy workloads.

If this heat is not removed, rising temperatures lead to hardware malfunctions, reduced efficiency, and even permanent damage. Water cooling is often used because it absorbs heat more effectively than air thanks to water's high specific heat capacity (ability to store thermal energy) and thermal conductivity (ability to transfer heat). Twenty-two percent of data

center facilities use water-based cooling systems to absorb and dissipate heat more efficiently than air alone.<sup>2</sup> Systems like chilled water loops, liquid immersion cooling, or evaporative cooling circulate water to capture and carry away heat and maintain safe operating temperatures while improving energy efficiency compared to air-based methods.

## How much water and electricity do data centers use?

Data centers are rapidly growing consumers of electricity and water, driven by their energy-intensive operations and cooling requirements. On average, a single data center can consume up to 2 megawatt hours (MWh) of electricity, which is roughly the equivalent power consumption of a small town. Data centers consumed more than 4% of U.S.



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electricity in 2023, with estimates suggesting that this consumption could rise to 12% by 2028.<sup>3</sup> This massive electricity demand is matched by equally staggering water consumption, as cooling these power-hungry facilities requires vast amounts of water—some individual data centers use hundreds of millions of gallons annually, dwarfing the usage of entire communities the data centers are within. Most facilities use over 10 million gallons (38 million liters) of water per year.<sup>4</sup> Google’s Council Bluffs data

center in Iowa uses around 980 million gallons (3709 million liters) of water per year, which is equivalent to the annual water usage of over 4 million homes.<sup>5</sup>

## How does data center cooling work?

Data center cooling relies on six main technologies to manage heat dissipation and maintain optimal performance.

1. Water-cooled systems are water-intensive but energy-efficient.<sup>6</sup> Chilled water cooling systems use a refrigeration cycle to cool air via chilled coils.
2. Air-cooled systems rely on fans and compressors, consuming more electricity but less water, while Direct Expansion (DX) cooling uses refrigerant to absorb heat directly from the air, making it suitable for smaller data centers.
3. Computer Room Air Handlers (CRAHs) circulate chilled water and air in separate loops, offering efficient temperature and humidity control for larger spaces.
4. Emerging technologies like liquid immersion cooling and direct-to-chip liquid cooling use dielectric fluids to cool components directly, enabling higher power densities and energy savings but requiring specialized equipment.

While these cooling technologies each offer distinct trade-offs between water and energy use, the fundamental challenge remains. Data centers must prioritize either water efficiency or energy efficiency, as existing systems cannot yet optimize both simultaneously. Data center cooling can be optimized for either energy efficiency or water efficiency, but with current cooling technology, achieving both is not possible.



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## The impossibility of an environmentally friendly data center

Data centers cannot fully operate on renewable energy alone. Renewable energy sources like solar and wind are inconsistent and cannot meet the uptime (time during which a machine, especially a computer, is in operation) requirements of data centers. Tier 1 data centers require 99.671% uptime while Tier 4s demand 99.995%. These factors make it impossible for data centers to depend solely on renewables without compromising reliability.

As demand for cloud computing and AI-driven technologies accelerates, data centers are being constructed at a rapid pace, often in areas where existing power infrastructure is insufficient to meet their enormous energy needs. **To ease concerns about environmental impact, data center operators frequently pledge that their facilities will eventually run on clean energy, including next-generation nuclear sources such as small modular reactors (SMRs). However, these SMRs remain largely theoretical, with no commercially viable models yet in operation.<sup>7</sup>** In the interim, companies claim they will rely on fossil fuels as a temporary “bridge” until greener solutions become available. Yet in practice, this transition is often delayed or abandoned

altogether, resulting in the direct commissioning of new fossil fuel power plants to keep these facilities online.

This gap between promise and reality underscores the fundamental contradiction in labeling data centers as “environmentally friendly.” Battery storage is essential for balancing the intermittent nature of renewable energy generation, but batteries rapidly degrade and are reliant on rare minerals like lithium, nickel, cobalt, manganese, lead, and copper. These minerals are already in short supply due to high demand from the electric vehicle industry. Data centers will also always have an environmental footprint through material resource consumption, water usage, and electricity demands. This makes it unfeasible for them to be completely environmentally friendly.

## The Effects on Local Communities

### Data centers do not bring in high-paying tech jobs

Data centers do not bring high-paying tech jobs to local communities because they operate as infrastructure projects rather than traditional job-creating businesses. Although the construction of data centers can create many jobs, those are short-lived. Once data centers are built, they require relatively few employees since the facilities primarily house computers and servers.<sup>8</sup> The jobs that data centers do create locally are typically low-wage, term-limited, non-technical positions such as security, maintenance, and janitorial work. These roles are often filled by contractors rather than full-time employees, meaning they lack union protections, benefits, and job security. As a result, these positions tend to be short-term and do not contribute to sustained economic growth or long-term career opportunities for local residents.

**Subsidies intended to encourage job creation result in corporate benefits without local hiring.** For example, tax breaks for data centers in Washington State were intended to create jobs in rural areas but primarily benefited large corporations like Microsoft.<sup>9</sup> Since the inception of the incentives, more than \$300 million in tax revenue has been forgone—money that would otherwise have supported public services such as education, emergency services, and infrastructure. In exchange, the data centers have created few jobs and have required limited staffing for operations. In Quincy, a small town that hosts several large data centers, the local fire department is so underfunded that it struggles to retain personnel and replace outdated equipment—even as Microsoft and other tech giants operate multimillion-dollar facilities nearby. In some cases, the cost to taxpayers for each

job created can exceed \$1 million. Furthermore, the state has little oversight or enforcement mechanisms to ensure that the tech companies deliver on promised benefits. Despite initial legislative goals to boost local employment and economic vitality, the reality is that taxpayers are heavily subsidizing wealthy corporations with minimal transparency or accountability regarding the actual economic impact.



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### Data center tax breaks only benefit corporations

Data center companies locate sites based on electricity prices, land availability, and climate conditions. Although tax breaks are often justified as a way for communities to attract data centers, these policies do not affect data center location decisions. As an executive responsible for Microsoft's North American data centers stated in 2024, "I can't think of a site selection or placement decision that was decided on a set of tax incentives."<sup>10</sup>

A new data center in Genesee County, Alabama, could reduce revenues to schools and the local government by \$1.7 million each year.<sup>11</sup> Developers are seeking a

minimum \$167 million in tax breaks for the creation of 200 jobs, or \$838,000 per job. These figures far exceed reasonable benchmarks for economic development incentives, making it unlikely that taxpayers will ever see a return on investment. These subsidies would come on top of approximately \$100 million in state funding already spent on preparing the STAMP (Science and Technology Advanced Manufacturing Park) site, making the per-job cost difficult to justify. The high subsidies for STAMP would serve only to boost corporate profits rather than provide meaningful economic benefits to the local community.

### Reduced tax revenue for independent school districts

In the case of Switch’s data center in Michigan, the company sought exemptions from property taxes that funded school districts. This move directly reduced the revenue streams for Caledonia Community Schools and Kent Intermediate School District, resulting in a prolonged legal dispute.<sup>12</sup>

In Michigan, tax breaks for data centers exempt them from paying personal property taxes, including on machinery and computers, some of the most valuable assets in their operations.<sup>13</sup> While they may still pay real property taxes on land and buildings, the overall tax contribution to schools is significantly diminished. This loss of revenue means less funding for educational programs, teacher salaries, and facility improvements, directly impacting the quality of education for students. These tax incentives have shifted the financial burden onto residents and other businesses, who must make up for the lost revenue through higher taxes and reduced public services. Michigan lawmakers initially considered legislation that would have required school districts to reimburse

the company for taxes already paid, further straining school finances.



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### Higher energy rates for consumers

When data centers are built, they raise utility rates for nearby communities. As demand surges, utility companies often pass the costs of infrastructure upgrades and increased energy procurement onto residents and small businesses through higher rates.<sup>14</sup>

Many communities, especially in rural or suburban areas, do not realize the connection until their monthly bills spike. Companies and legislatures also withhold information about the electricity and water use of data centers, preventing consumers from realizing that increased utility costs are often associated with the arrival of energy-intensive facilities. By keeping usage data confidential or vaguely reported, corporations and policymakers avoid public scrutiny, even as these facilities strain local resources. Without clear disclosures, residents remain unaware of how much water is diverted for cooling systems or how much electricity is consumed—information that could help communities

push for fairer cost distribution or sustainable practices.

This lack of accountability allows data center operators to expand rapidly while shifting the financial and environmental burdens onto utility customers. As a result, many residents must pay higher bills without understanding the cause, leaving them unable to advocate for better regulations or compensation.<sup>15</sup> The financial strain caused by data centers most severely impacts lower-income households, whose utility bills represent a disproportionate share of their income, exacerbating economic inequality in the region.



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While communities face higher bills, data centers frequently negotiate lower rates through bulk Power Purchasing Agreements (PPAs) with investor-owned utility companies.<sup>16</sup> These agreements allow data centers to operate at reduced costs despite their massive energy consumption, further shifting the financial burden onto local households and businesses. In August 2024, Meta signed two long-term PPAs with German power producer RWE for a combined 374 megawatt production in Illinois and Louisiana.<sup>17</sup> Despite solar PPA prices holding steady, energy prices for residential consumers have increased by 20.7% in Clark County, Illinois,

and 39.0% in Laffite, Louisiana.<sup>18</sup> Data centers and utility companies frequently collaborate to lobby state regulators for rate increases, exacerbating the disparity. In Michigan, DTE and Switch have spent over \$2 million lobbying the state house, senate, and Public Service Commission to raise electric rates; residential electricity rates have increased by 25% since the construction of the Switch data center in 2017 and are now 17% higher than the national average.<sup>19</sup> This figure has yet to include the additional \$217.4 million rate hike approved by the Michigan Public Service Commission this year.<sup>20</sup> This dynamic leaves communities bearing the brunt of higher utility prices without reaping the economic benefits promised by data center development.

## Data Centers Keep Fossil Fuel Plants Open

The rapidly growing energy demands of data centers have forced states to delay the retirement of coal and gas plants and even consider building new fossil fuel facilities.

### Michigan

Data centers undermine Michigan’s climate plan by increasing electricity demand to a level that justifies keeping fossil fuel plants online. The state’s climate law includes an “offramp” provision, allowing fossil fuel generation to continue if renewable energy capacity is insufficient.<sup>21</sup> As artificial intelligence and cloud computing drive higher energy consumption, utilities like Consumers Energy have warned that meeting renewable portfolio standards may become more challenging. Similar data centers have derailed climate goals in other states.<sup>22</sup>



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### Virginia

Data centers have prolonged the use of coal and led to new natural gas proposals in Virginia.<sup>23</sup> PJM Interconnection announced that Virginia’s coal power plants will continue

operating to meet electricity requirements of data centers while waiting for renewable energy infrastructure to catch up. This situation is especially acute in Virginia, which hosts about half of all U.S. data centers and faces projected power demand increases of 85% over the next 15 years.<sup>24</sup> While renewable energy projects, like the Sumitomo Corp’s 1.5 gigawatt solar and battery initiative are being developed, the immediate power requirements are so substantial that coal plants in West Virginia and Maryland are being kept operational well beyond their planned retirement dates.<sup>25</sup> PJM Interconnection has proposed a \$5.9 billion project to build new transmission lines that would deliver electricity across multiple states to Virginia.<sup>26</sup> The transmission network would transport power from several West Virginia coal plants that are scheduled to shut down.

### Nebraska

The 644-MW North Omaha Station coal plant, originally scheduled to close in 2023, will now remain active until at least 2026 due to increased power needs from nearby data centers.<sup>27</sup> Meta’s facility alone consumes nearly as much power as the entire North Omaha station produces, while Google’s data center in Papillon is an even larger power consumer. The problem is compounded by local resistance to renewable energy projects and regulatory hurdles slowing the transition to natural gas. Meanwhile, state officials have actively courted these tech companies with special electricity rates.

### Utah

Lawmakers in Utah have cited the power demands of data centers as justification for extending the life of the Intermountain Power Project coal plant.<sup>28</sup> This trend is part of a broader strategy where tech companies are

repurposing coal sites to power data centers, attracted by their existing infrastructure including power lines, water access, and workforce availability.

## Georgia

Georgia Power, facing power shortages by 2025 due to increasing data center development, has arranged to purchase 750 MW of electricity from Mississippi Power's Plant Daniel, which was originally scheduled to retire its coal units in 2027.<sup>29</sup> This arrangement will extend the life of inefficient 50-year-old coal-burning facilities for an additional 5–10 years.

## Washington

Since the state's hydropower capacity is reaching its limits, counties are increasingly forced to rely on energy from the open market, where utilities buy electricity from a mix of carbon-emitting energy sources to meet the growing demand. In Grant County, Washington, data centers now account for nearly 40% of the county's total electricity demand, equivalent to the power used by 190,000 households.<sup>30</sup> To meet this demand, utilities have been forced to rely on "unspecified" power sources, which include fossil fuels like natural gas, purchased from the open market. This shift has reduced the share of renewable energy in the state's power mix, despite Washington's ambitious clean energy goals. The finite capacity of hydropower, combined with the rapid growth of data centers, has created a situation where utilities must either risk blackouts or continue to depend on fossil fuels to meet energy needs.

## Indiana

Indiana's House Bill 1007 will keep coal and gas plants running while subsidizing small nuclear reactors to guarantee the power supply for AI data centers.<sup>31</sup> The bill creates financial incentives for SMR (Small Modular Reactors) development through tax credits funded by energy generation cost savings brought about by keeping fossil fuel plants online. Additional provisions will keep fossil fuel plants open for even longer, even when they are

economically or environmentally unviable, by requiring regulatory reviews before any major retirements. If regulators determine that retiring a plant would threaten grid reliability, utilities will be barred from shutting it down and allowed to pass the full cost of continued operation onto consumers through rate hikes. At the same time, the bill encourages utilities to fast-track new generation projects to meet surging demand from data centers. These investments will further drive up electricity prices as the costs of construction, subsidies, and guaranteed returns for utilities are recovered from ratepayers. By prioritizing uninterrupted power for large corporate consumers over a managed transition to cleaner energy, the bill locks Indiana into higher electric rates and prolonged dependence on fossil fuels, leaving households and small businesses to bear the financial burden.

## Michigan recently passed a data center tax exemption bill; what is in it?

Public Act 207 of 2024 grants tax exemptions for data center equipment purchases for brownfield sites (sites that are previously developed properties that are abandoned, underutilized, or contaminated due to past industrial or commercial activities) until 2050 or 2065.<sup>32</sup> These exemptions apply to both the construction and operational phases of data centers. To qualify, facilities must meet certain criteria, including capital investment of at least \$250 million and creating at least 30 jobs that pay 150% of the region's median wage.



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The tax breaks will reduce state revenue, raise utility prices for local communities, and create minimal employment benefits for a niche industry with limited job creation potential. AI data centers typically have lifespans of around 15–20 years.<sup>33</sup> A tax exemption for qualifying data centers until 2050 is expected to completely exempt these facilities from all construction and operating taxes throughout their life cycle.

The increased demand for resources by data centers strains local grids, which leads utilities to invest in infrastructure upgrades while passing the costs to

consumers through higher rates. Some data centers negotiate special rates or exemptions, creating a situation where other customers, including households, bear the cost of maintaining the grid's stability.

In Grand Rapids, a data center is already contributing to higher utility prices for residents. Since the construction of the Switch data center in 2015, the city has announced its 10th consecutive year of water supply rate increases for households, averaging an increase of 3.438% annually, a 49% greater increase than the statewide average during the same period.<sup>34</sup> Meanwhile, Switch has secured a 22-site, 200-megawatt, tax-exempt utility deal with Consumers Energy with plans to expand further starting January 2025.<sup>35</sup> The construction of the data center has enabled DigitalBridge, the parent company of Switch, to exploit the favorable regulatory environment while shifting the costs to residential consumers.

## Policy Recommendations For States With Existing Tax Breaks

There are currently no state or federal laws that directly restrict or deter the construction of data centers. Over a dozen states have implemented tax break laws specifically designed to incentivize their development. The rapid expansion of data centers has also placed a strain on local utility and grid infrastructure. In all states with data center tax breaks, households who share utility and grid infrastructures with data centers have been pushed toward relying more on non-renewable energy sources and have experienced higher electricity rates.<sup>36</sup>

States with existing tax breaks for data centers should consider adopting elements from the model laws described below. The strongest of these laws is the German Energy Efficiency Act.



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### California SB 57: Data center tariffs

California's Ratepayer and Technological Innovation Protection Act would impose specific requirements on data centers to align with California's climate and grid reliability goals. By July 1, 2026, data centers would need to operate under a special tariff system designed to ensure they do not shift costs to other ratepayers. Data centers would also be required to enter into 12-

year binding contracts to cover transmission and distribution costs, with provisions for exit fees and insurance bonds to mitigate financial risks if they cease operations or underutilize energy. They would need to prepay for necessary grid infrastructure upgrades in exchange for expedited interconnection, with potential reimbursement over time. By January 1, 2030, 100% of electricity delivered to data centers would need to come from zero-carbon resources, without increasing emissions elsewhere in the western grid. The bill would define data centers as large-scale energy consumers which house servers and related equipment for data processing, storage, and distribution.<sup>37</sup>

### California SB 222: Data center energy usage reporting and modeling

California's SB 222 would mandate that data centers estimate and report the total energy used for developing "covered models" (AI models requiring significant computing power) to developers upon contract termination or request. Developers would be required to publish this energy usage data on their websites before commercial use or third-party availability. The bill would also require data center operators to annually report energy consumption and performance data to the California Energy Commission, including metrics on total energy use, efficiency, renewable energy usage, and energy used for AI development. The commission would set energy efficiency standards for data centers, prioritizing cost-effectiveness, technological feasibility, and alignment with California's greenhouse gas reduction targets, while requiring new or significantly altered data centers to incorporate load-management and demand response capabilities.<sup>38</sup>

## Virginia SB1234: Prohibiting data center costs from being passed on to customers

Virginia’s SB1234 would establish a provision to regulate how costs associated with the construction or extension of electric distribution infrastructure for data centers are handled. The bill stipulates that no costs related to building or expanding such infrastructure can be allocated to or recovered from any other utility customer. This includes expenses for land acquisition tied to the infrastructure. This means that the financial responsibility for these costs must fall entirely on the data center or the entity benefiting from the infrastructure and cannot be passed on to other customers through their utility rates or charges. The provision aims to ensure that other customers are not burdened with the costs of infrastructure projects that primarily serve data centers.<sup>39</sup>

## Virginia HB2578: Retail sales and use tax for data centers

HB 2578 would expand eligibility requirements for their existing sales and use tax exemption by mandating that data centers purchase a certain percentage of their annual electric load from clean energy resources and demonstrate sufficient investment in energy efficiency measures that provide system-wide benefits. It would also require that backup generators meet specific emissions standards. It would require the Commission on Electric Utility Regulation to examine the cost and feasibility of data centers using non-diesel-fired, onsite backup and primary generation and report their findings to the General Assembly. The Department of Energy would be tasked with identifying opportunities for the beneficial use of data center waste heat, creating an interactive map of data centers and potential heat users, developing a strategic plan to accelerate heat reuse, designating an employee to lead these efforts,

and convening a stakeholder group to prepare a report for the General Assembly.<sup>40</sup>



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## The German Energy Efficiency Act

The German Energy Efficiency Act (Energieeffizienzgesetz, or EEffG) establishes a sustainable growth model for data centers. It mandates energy audits, performance standards, renewable energy use, and public reporting to drive sustainability and efficiency while supporting national energy transition goals. One major requirement is that large data centers must conduct regular energy audits to identify opportunities for reducing energy consumption and improving efficiency. The Act also mandates that data centers meet specific energy performance standards, encouraging the adoption of advanced cooling technologies, server virtualization, and other energy-saving measures. Operators of data centers are incentivized to use renewable energy sources, either through on-site generation or procurement from certified green energy providers. The Act further promotes transparency by requiring data centers to publicly report their energy usage and efficiency metrics. These provisions ensure that data centers contribute to Germany’s broader energy transition

goals by minimizing their environmental impact while maintaining operational efficiency.<sup>41</sup>

### **Recommendation: Adopt the German Energy Efficiency Act model**

States with existing data center tax breaks should adopt the German Energy Act model to most effectively deter the rapid expansion of data center construction. The act prioritizes the integration of renewable energy sources and imposes strict efficiency standards on data centers, ensuring that their growth does not disproportionately burden the grid or increase reliance on non-renewable energy. U.S. states that adopt similar provisions would require data centers benefiting from tax incentives to meet high energy efficiency benchmarks, invest in on-site renewable energy systems, and contribute to grid modernization efforts. This would not only mitigate the negative impacts on ratepayers but also ensure that data center growth aligns with broader climate and sustainability goals through renewable energy portfolio requirements.

### **One Step Further: Require new renewable energy production**

To prevent the increased use of fossil fuels resulting from data center construction and operation, a policy should be implemented requiring data centers to produce or procure 100% of their energy from renewable sources. This mandate would ensure that data centers do not contribute to rising demand for non-renewable energy. To address the risk of data centers' monopolizing renewable energy supplies and shifting consumers onto fossil fuel-based grids, the policy should include a "renewable energy additionality" clause. This clause would require data centers to generate new renewable energy capacity (e.g., by building on-site solar farms or funding new wind projects) rather than relying on existing renewable infrastructure. This approach ensures that

data centers expand the overall supply of renewable energy rather than competing with consumers for limited resources. The policy should also include provisions for grid modernization and energy storage investments to stabilize renewable energy availability and prevent price spikes that could disproportionately affect consumers. By prioritizing both renewable energy procurement and expansion, this policy would support data center growth while safeguarding consumer access to clean energy.

### **If all else fails, repeal**

If all other measures to manage the environmental and infrastructural impacts of data center growth prove ineffective, states retain the option to repeal tax breaks for future data center construction. Although repealing tax breaks would not encourage data center operators to prioritize sustainability, it would eliminate a policy that benefits companies at the expense of communities.

## Policy Recommendation For States Without Data Center Tax Breaks

### Do not enact data center tax breaks

For states that have not passed data center tax breaks, the most simple policy recommendation is to avoid implementing such incentives in the first place. Legislators should refrain from passing laws that grant tax breaks to data centers, as these incentives often fail to deliver promised economic benefits and impose significant costs on state and local budgets. Despite claims of job creation, data centers typically generate few permanent positions relative to the scale of public subsidy they receive. The high energy consumption and environmental impact of data centers can strain local infrastructure and undermine climate goals. Redirecting public resources toward initiatives with more substantial and equitable economic returns, such as education, workforce development, or renewable energy, offers a more responsible and effective use of taxpayer dollars.

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**From:** [Ben Gaisford](#)  
**To:** [Charlotte Gabler](#)  
**Cc:** [Angela Schumann](#); [Rachel Leonard](#)  
**Subject:** Re: NO data center  
**Date:** Friday, November 14, 2025 11:24:43 AM

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Thank you for your response, Charlotte. I've always liked you and I'm sorry to lump you in. You always have so much important and relevant information and context.

That said, I still feel like a public vote is more appropriate to determine if this is right for our area. Unincorporated or not, it still affects residents of the city proper. Even the environmental review is stepping over the line in my view.

I hope the city takes this into consideration.

Thanks,  
Ben

On Fri, Nov 14, 2025 at 11:04 AM Charlotte Gabler <[Charlotte.Gabler@monticellomn.gov](mailto:Charlotte.Gabler@monticellomn.gov)> wrote:

Good Morning Ben-

Thank you for the email. I have included City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the feedback. No formal applications have been submitted at this time. Yes, interested parties have expressed interest out in the Otter Creek Industrial Park (near Bertram) as well as the 500 +/- acres south of town. At last check those property owners have agreements with the potential developer of Frattalone (but have not closed the deals). Those parcels are also still in the township/the orderly annexation area which requires a process that takes time too if wanting to become in the city limits. We are also in the process of an AUAR which reviews environmental items, we're reviewing infrasture, as well as Xcel has to review (which can take up to 18 months) with the developer if their system can take a large user like a data center.

At the last workshop, the draft ordinance was reviewed <https://www.monticellomn.gov/AgendaCenter/ViewFile/Item/1420?fileID=24121> and once adjusted again, will be going to the Planning Commission Dec 2nd for Public Hearing. If you have questions there is an open house again on Thursday Nov 20th 3:30-6pm.

No NDA's have been signed as that would violate the MN statute relating to public data. Public utility rates are set by the Public Utilities Commission at the state level. Xcel submits their request to them and they are the determiners whether or not Xcel's request is approved.

I do hope this helps answer a few questions. A lot of information is needed before anything could move forward and we are doing our diligence.

Thank you,

Charlotte

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**From:** Ben Gaisford [REDACTED]  
**Sent:** Thursday, November 13, 2025 7:42 PM  
**To:** Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>  
**Subject:** NO data center

You people need to stop acting unilaterally to push this data center. Nobody wants it. It's been made clear and you are not listening to us. It should be up to us. If you really think we need it, hold a public vote and stop acting like the city council is the only opinion that matters. I don't want to hear any crap about how it's all just procedural or just for zoning. You know damn well it won't stop there because none of you are stopping it.

**STOP THE DATA CENTER!**

Data center will bring in no benefit and hardly any jobs to this area and will only take away from our resources. They're going to take our electricity, our water, our peace, and leave us with huge ugly eyesore buildings. I don't give a crap about some tax revenue you claim it brings. That doesn't do anything for us.

**STOP IGNORING THE CITIZENS!**

It's obvious you don't care about what us citizens want. You want to help yourselves. What are you getting out of this that the rest of us aren't? Kickbacks? Is that it? I remember the city abusing their authority and hiring

contractors because they were related to somebody. You probably thought that was buried but I remember. I remember the piss poor work they did because they didn't care. Because they knew they didn't have to do good work to get a contract with this city. I have no reason to believe you aren't still doing that. Prove me wrong by holding a PUBLIC VOTE! Unless of course you're scared of missing out on whatever they're sliding into your pockets.

**STOP FAVORING CORPORATIONS OVER WHAT REGULAR PEOPLE WANT!**

**From:** [Derrick Zychowski](#)  
**To:** [Angela Schumann](#)  
**Subject:** Re: Public Comment - Data Center Consideration  
**Date:** Wednesday, September 3, 2025 12:07:54 PM  
**Attachments:** [image001.png](#)

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Yep I will be there. I appreciate all the time and effort the staff has put into this. I've never attended a meeting before, we have always trusted the elected officials and city staff to do what's best for the residents of Monticello. This one just seems to important to not get involved. It could have long lasting impact on the residents and really the only benefit I've heard is the tax revenue but no one has really tied that back to the benefit to the residents or quantified the number other than to say tax base. Will that be talked about at the workshop? Are we able to attend that? I think that's what people want to hear Angela is how does this benefit the residents. I've been to both hearings and I yet to hear anyone talk about any benefits. I admit I don't totally understand the process but at some point people want to know how it would benefit the community. I again I appreciate the time and effort all involved all put into this we want to trust you are doing what's best for Monticello.

On Wed, Sep 3, 2025, 8:54 AM Angela Schumann <[Angela.Schumann@monticellomn.gov](mailto:Angela.Schumann@monticellomn.gov)> wrote:

No worries at all. We greatly appreciate all of the feedback we've received.

If you were able to watch or attend the meeting, you will note that action was tabled on the ordinance. We will be holding a joint workshop with the Planning Commission and City Council to walk through the ordinance in detail, including how the ordinance addresses comments and/or could be further revised to address comments and questions.

Notice of the meeting will be posted here: [Public Hearings / Meeting Notices | Monticello, MN](#)

Don't hesitate to call or email with any questions.

## **Angela Schumann**

*Community Development Director*

### **Development Services**

763-271-3224

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Derrick Zychowski [REDACTED]  
**Sent:** Tuesday, September 2, 2025 9:15 PM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Subject:** Re: Public Comment - Data Center Consideration

I see my comment was posted tonight just wanted to pass along my apologies again to you and your staff for the typo.

On Wed, Aug 20, 2025, 10:46 AM Derrick Zychowski [REDACTED] wrote:

Apologies the last line should read benefit the residents of Monticello.

On Wed, Aug 20, 2025, 12:26 AM Derrick Zychowski [REDACTED] wrote:

Thank your for your response. You are welcome to use my comments in the document. I know the meeting tonight was to establish guidelines in the event that someone was interested in building a data center in Monticello. It sounded like we had someone inquire about building one on the proposed site. I attended the majority of the meeting but had to leave before it was over for a prior commitment. What are the next steps in the process? I know there is another meeting 9/2. Who makes the final decision on weather we have the right zoning rules? When is that decision made? The only benefit I heard about the potential data center was it would increase the tax base. Isn't there other ways to increase the tax base without putting the residents of Monticello at risk? It didn't sound like many residents that attended the meeting had any interest in a data center at the proposed site. Do you have any thoughts on how it would be [REDACTED] the residents of Monticello?

On Tue, Aug 19, 2025, 4:47 PM Angela Schumann  
<[Angela.Schumann@monticellomn.gov](mailto:Angela.Schumann@monticellomn.gov)> wrote:

Thank you for emailing your comments related to the consideration of data center development in the community.

Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft

ordinance for the August 19<sup>th</sup>, 2025 item can be found [here](#).

An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85<sup>th</sup> Street NE. More information can be found at [Environmental Reviews | Monticello, MN](#). Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.

## Angela Schumann

*Community Development Director*

### Development Services

763-271-3224

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**From:** [Charlotte Gabler](#)  
**To:** [Joe Kraft](#)  
**Cc:** [Rachel Leonard](#); [Angela Schumann](#)  
**Subject:** Re: Request for the City to Oppose Data Center Development in Monticello  
**Date:** Monday, November 24, 2025 9:19:47 AM

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Good Morning Joe-

Thank you for the email. I have included City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the feedback relating to data centers. The City definitely has a lot to review to make sure we understand how decisions relating to this particular type user would affect the community. I appreciate the reminder on smart growth as well.

Thank you!

Charlotte

Thank you and have a productive day!

Charlotte Gabler


Monticello City Council Member

Term Expires Dec 31st, 2026

Pronouns: she, her, hers

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**From:** Joe Kraft   
**Sent:** Monday, November 24, 2025 8:37 AM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Request for the City to Oppose Data Center Development in Monticello

Council Member Gabler,

I'm writing today because I strongly believe a data center would place an unsustainable burden on Monticello's resources while offering very little benefit to our residents. Modern data centers are among the highest-consumption industrial buildings in the country. The average large data center uses between 80–130 megawatts of electricity, which is as much power as 60,000–100,000 homes. Even smaller facilities commonly draw 10–30 megawatts, still equal to thousands of households. For water, a single data center can consume 3–5 million gallons per day during peak cooling periods. To put that into perspective, that's the same daily water use as an entire small city. Many communities nationwide have already reported

groundwater stress and rising utility costs directly linked to data-center cooling demands.

Despite this enormous strain on power and water infrastructure, data centers create very few long-term local jobs—usually 30–50 full-time employees once construction is complete. At the same time, cities are often left to fund costly upgrades for substations, transmission lines, water capacity, road access, and emergency services. Many data-center operators also seek tax breaks, meaning Monticello could give up significant revenue while taking on long-term utility and infrastructural risk. Other cities have seen increases in noise pollution from constant industrial fan systems, spikes in carbon emissions from backup-generator testing, and a negative impact on nearby residential property values.

Monticello has always prioritized smart growth and development that strengthens our community. A data center would tie up massive amounts of electricity and water that could otherwise support homes, local businesses, and future growth—while giving very little back. I respectfully ask the council to oppose any data-center proposals and instead focus on projects that provide true economic value, protect our environment, and preserve the quality of life that makes Monticello such a great place to live.

Thank you for your time

Joe

## WHY WOULD YOU WANT A DATA CENTER IN MONTI?

When it causes, pollution, drains the area of water and electricity, makes constant noise, creates trash when machines breakdown, and God only knows what else.

I grew up in this town, it was beautiful! But now its nothings but apartments, traffic, noise, and businesses we don't really want.

If this Data Center goes through, I will move. I cannot be a part of a town that would allow this.

Kathy Tapiz

[REDACTED]  
Monticello, MN 55362

A handwritten signature in black ink that reads "Kathy Tapiz". The signature is written in a cursive style, with the first name "Kathy" and the last name "Tapiz" clearly legible.

## LIGHT INDUSTRIAL PARK (LIP)

The Light Industrial designation accommodates a variety of light industrial uses. Uses are characterized by a higher level of amenities not required in the General Industrial designation. Characteristics such as noise, vibration and odor do not occur or do not generate significant impacts. Hazardous materials handling and storage may also occur but must be stored indoors or screened from the public right-of-way. Activities such as the handling of hazardous materials and outdoor storage are limited. This land use designation does not include the principal retail commercial uses found in the Employment Campus and a more limited range of commercial activities. Transportation impacts which occur are in direct support of the manufacturing or production use. The Light Industrial land use is distinguished from General Industrial land use by reduced potential for noise, visibility, truck activity, storage, and other land use impacts.

The Light Industrial Designation accommodates uses such as processing, assembly, production, and fabrication manufacturing which uses moderate amounts of partially processed materials, warehousing and distribution, research and development, medical laboratories, machine shops, computer technology, and industrial engineering facilities. Office uses also occur within these areas. This designation also accommodates limited local-serving commercial uses which may generate storage or noise impacts.

“Computer technology” includes active technology uses dominated by office and research-oriented businesses.

The Light Industrial Designation accommodates Data Center (or similar “Technology Campus”) development for passive computer storage and processing only when specific elements are demonstrated. Consideration of these uses in the LIP areas shall be subject to the following review requirements, among others as determined on a case-by-case basis:

- a. The City’s 2040 Plan recognizes data centers as a singularly unique land use due to size and scope.
- b. Data center use locations will not create conflict with other land uses, especially residential land uses, through off-site impacts including unusual amounts of noise, lights, odors, or other similar aspects. Data center users will demonstrate site conditions that meet this condition and are consistent with other light industrial development.
- c. Where data center development creates shortages in land supply, utility services, electric generation service to the broader area, or any other impacts on the City of Monticello or its neighboring communities, and which are not specifically mitigated by the data center developer and its associated partners, the City is under no obligation to accommodate the use within any land use district or location, or through any land use process.
- d. Data center uses shall demonstrate convincingly that its burden on municipal services, infrastructure, or fiscal condition is completely mitigated by the data center project and its developers, and such mitigation is sustainable by its subsequent owners, users, and other related entities.
- e. The data center will not inhibit future growth; it will accommodate and facilitate the extension of efficient and orderly municipal infrastructure to the edge of the development property consistent with the City’s plans for growth.
- f. Full and clear assurances from both the data center use and the electric utility provider that data center development will not create threats of power loss to the community, nor limit the city’s other growth and development interests in the future.

Data Center development is considered against each of these factors, and other site- or use-specific factors that may be relevant at the time of any such proposal. The City reserves the discretion to determine that any location or project has the potential to imperil the City’s infrastructure, related regional infrastructure, the City’s future land use goals, the City’s various economic development goals and objectives, the City’s financial and fiscal obligations and projections, or any other reasonable area of City authority. No area guided LIP (or any other land use category) shall have an inherent right to Data Center development under this amendment.

# LIGHT INDUSTRIAL PARK (LIP) CONTINUED

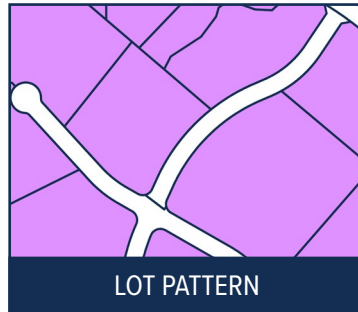
**Industrial**

- Warehousing and Distribution
- Light Manufacturing
- Assembly
- Production & Fabrication
- Research and Development
- Medical Laboratories
- Computer Technology

**Commercial**

- Minor Auto-Repair
- Self Storage

LAND USE MIX



➔ **2018 Correlating Zoning District**

**IBC**  
Industrial Business Campus

**I-1**  
Light Industrial District

ZONING INFORMATION

- **Floor Area Ratio (FAR):** 0.50 to 0.75
- **Height:** Up to 4 stories
- **Lot Area:** N/A

DEVELOPMENT FORM

**Primary Mode**  
Vehicular with access to collectors and arterials

**Secondary Mode**  
Shared bike/ pedestrian facilities

MOBILITY





CITY OF



# Monticello

**STRATEGIC TRANSITION PLAN  
SUMMARY**

## Guiding Change

Cities like Monticello are in a perpetual state of growth and transition reflective of changes occurring amidst its people, businesses, visitors, and surroundings. Monticello is anticipating transition in its future precipitated by changes in the operation of the Monticello Nuclear Generating Plant (MNGP).

Xcel Energy, a major electric utility provider in the Midwest, operates the Monticello Nuclear Generating Plant along the shores of the Mississippi River in Monticello. MNGP has been operational in Monticello since 1971.

Xcel Energy has submitted its required Integrated Resource Plan seeking re-licensure of the Monticello facility through 2040.

While Xcel Energy seeks re-licensure of the MNGP facility, the city is preparing for a future beyond licensure. Xcel MNGP carries a significant role within the community, particularly as a major area employer and local property tax generator.

Without a plan, the potential closure of the plant could present significant impacts for an unprepared community. Presently, Xcel MNGP is both the city's largest employer and contributes approximately half of the city's total annual tax base. This has been decreasing in both percentage and amount since 2016, due to a change in the formula for property valuation. However, the city will still need to consider increasing its tax capacity in other sectors to offset continued valuation decline, disinvestment, or eventual closure at the plant. The City's goal is to plan for these circumstances with a steady and focused transition effort made over time.






To date, the City of Monticello has taken a proactive approach to assessing and diversifying its tax base. In addition to direct actions related to industrial and commercial development, this has included broader strategies that contribute holistically to the wellbeing of a community. As illustrated by the graphic above, this spans efforts around community development, collaborative partnerships, and policy and planning work, as well as more traditional focus on business and workforce development. Furthermore, this approach includes a focus on livability factors that contribute to making Monticello a great place to live, play, work, do business, and invest.

As Xcel continues to evaluate the lifespan and use of its Monticello facility, city leadership is setting the foundation for anticipated change. Over the last three years, the city has commissioned a series of studies and planning efforts to evaluate the economic impacts of Xcel MNGP closure. Many of these include feasible strategies to transition the city away from an energy-based economy, best practices for economic tax diversification, and developing an understanding of anticipated costs of such changes.

This Strategic Transition Plan Summary (STPS) is the cumulative summary of these efforts and represents a comprehensive strategy toward the future resiliency of Monticello. By embracing and planning for change, Monticello is capturing the opportunity to proactively guide its own economic future and establish conditions for a strategic, beneficial transition.



 <b>HOP</b>	<p>Strategy 1.7.2 - Review and amend the commercial, industrial and residential development regulations and standards in the zoning code as necessary to reflect the intent and implement the goals and policies of the Comprehensive Plan.</p>	<p>Policy and Regulatory Updates</p>
 <b>HOP</b>	<p>Strategy 1.9.2 - Engage Monticello Township in a discussion regarding the Orderly Annexation Agreement, which expires in 2025.</p>	<p>Collaborative and Interjurisdictional Efforts</p>
 <b>SKIP</b>	<p>Strategy 1.10.1 - Consider the outcomes of regional planning initiatives and participate in processes resulting from the efforts of the Central Mississippi River Regional Planning Partnership.</p>	<p>Collaborative and Interjurisdictional Efforts</p>
 <b>HOP</b>	<p>Strategy 2.1.1 - Adopt zoning regulations that allow for a wider diversity of housing types, identify character-defining features, and encourage a center of focus for each neighborhood.</p>	<p>Policy and Regulatory Updates</p>
 <b>HOP</b>	<p>Strategy 2.7.1 - Amend the Zoning Map to be consistent with the Future Land Use Map and identify areas where mixed-density residential uses are appropriate.</p>	<p>Policy and Regulatory Updates</p>
 <b>HOP</b>	<p>Strategy 3.1.1 - Amend zoning to allow small, neighborhood-serving shopping centers and commercial uses in the Mixed Neighborhood (MN) land use designation.</p>	<p>Policy and Regulatory Updates</p>

 <b>SKIP</b>	<p>Policy 3.3 - Connectivity to and from Centers Strengthen the connections between the City’s commercial centers and the neighborhoods, parks and schools around them through physical improvements, safe trail connections, and coordinated land use and transportation planning.</p>	<p>Public Infrastructure and System Upgrades</p>
 <b>HOP</b>	<p>Strategy 3.5.1 - Identify specific underperforming or undervalued properties and locations to foster reinvestment and work with the property owners to achieve positive results through parcel assembly, parking lot consolidation, connections, and site enhancements.</p>	<p>Policy and Regulatory Updates</p>
 <b>SKIP</b>	<p>Policy 4.1 - Utilize the Downtown Small Area Plan as the primary planning document that guides development and improvement in the Downtown. The components of the Downtown Plan shall be acknowledged and referenced in terms of development and improvement priorities. These include the Downtown Goals, Frameworks and Implementation Actions which will continue to remain high priority for the City until achieved. These are listed below for reference.</p>	<p>Targeted Locations / Site-Specific Priority Projects</p>
 <b>HOP</b>	<p>Strategy 5.1.1 - Retain and plan for the development of land zoned for Employment Campus and Light Industrial Park that is sufficient to meet long-term needs for light industrial uses, manufacturing, production, and assembly, and other uses which support continued diversity in tax base and create living-wage employment.</p>	<p>Policy and Regulatory Updates</p>
 <b>HOP</b>	<p>Strategy 5.1.4 - Develop a plan for servicing Employment Campus land areas with roads and utilities in recognition of their potential for tax base and employment generation.</p>	<p>Targeted Locations / Site-Specific Priority Projects</p>

## 2. Industrial Feasibility Analysis (2020)

### Link to Transition Readiness

This analysis assesses the suitability of industrial sites for large format industrial. It can also be a resource for more general evaluation of industrial development opportunities. This supports transition readiness by ensuring the City is better prepared to respond to a large industrial development that could yield both significant benefits and impacts to the community, beyond the typical incremental growth patterns.

### Document Summary

The Industrial Feasibility Analysis evaluates several sites for a new industrial park, targeted by a prospective large scale industrial user development. The study includes additional insight on broader industrial growth and potential throughout the city. This effort intends to provide a more in-depth study of the cost of utility infrastructure and transportation needs for the sites identified as potential future industrial development areas. The city identified six potential sites for the proposed new industrial park in conjunction with the potential large format project.




### Analysis Results

All three of the identified sites were determined as feasible to support the proposed manufacturing facility. The sites allow for various layouts of the proposed facility. The site designs in the study can be adjusted to allow for the new facility and reduce investment for the required infrastructure within the project site. As it is the largest of the three identified sites, Site 3 South of 85th Street offers the longest absorption horizon as demonstrated in the table below. However, property owner interest in land sale will play a large role in availability for growth.




**Figure 6.** Site 3: South 85th Street

## INDUSTRIAL LAND ABSORPTION AND DEMAND STUDY

 <p><b>SKIP</b></p>	<p>The City should further evaluate the ability to site large-format users within long-range priority industrial sites.</p>	<p>Targeted Locations / Site-Specific Priority Projects</p>
 <p><b>SKIP</b></p>	<p>Utilize the Capital Improvement Plan as a planning tool for the necessary infrastructure and land acquisition for long-term priority industrial growth areas.</p>	<p>Policy and Regulatory Updates</p>
 <p><b>JUMP</b></p>	<p>To expand the tax base, the City should set a goal of generating an average of an additional \$245,000 in taxes per year between 2020 and 2040 to offset the impacts of the anticipated Xcel plan closure and provide the City a buffer for long-term financial stability. This is about 2.2% or \$675,000 of tax capacity.</p>	<p>Policy and Regulatory Updates</p>

## INDUSTRIAL FEASIBILITY ANALYSIS

 <p><b>JUMP</b></p>	<p>To support future development, coordinate with prospective development and plan for water, sanitary, and other infrastructure extensions from Featherstone Development to Site 3A (4,310 combined linear ft).</p>	<p>Public Infrastructure and System Upgrades</p>
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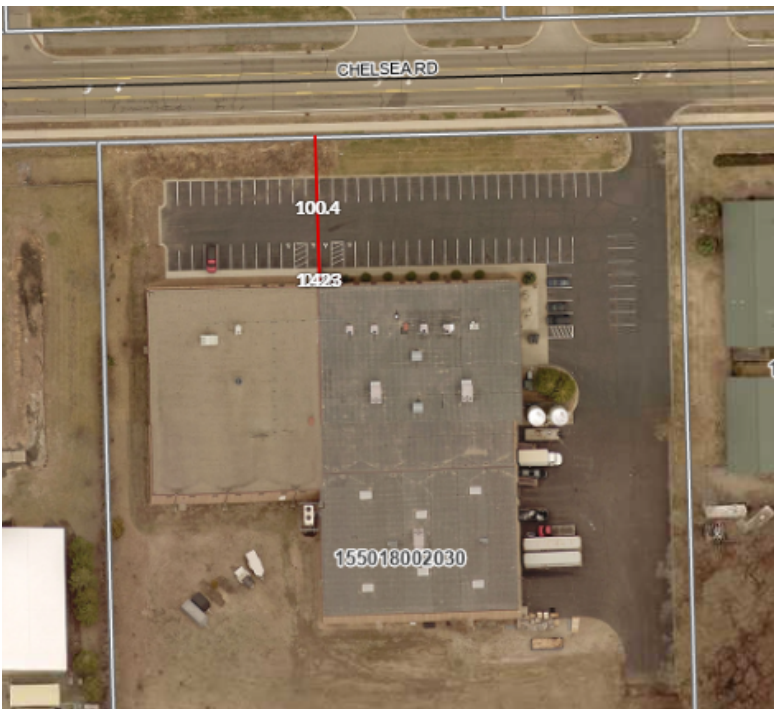
# SETBACKS & HEIGHT



**BLOCK 52 | 17.5' SETBACK FROM PINE ST. / PROPERTY LINE**



**75' HEIGHT**



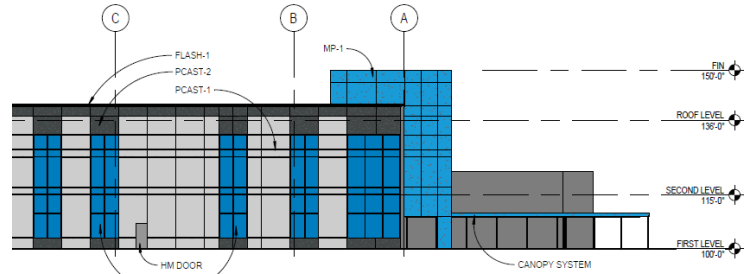
**AROPLAX | 100' SETBACK FROM CHELSEA / PROPERTY LINE**



**23.5' HEIGHT**

**Setbacks : 0-100'**

# SETBACKS & HEIGHT



**50' HEIGHT**

**UMC | 253' SETBACK FROM CHELSEA RD. / PROPERTY LINE**



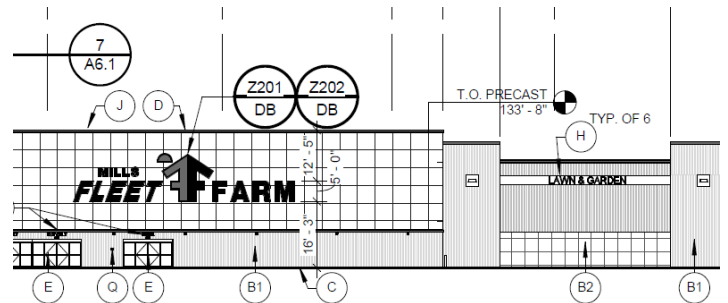
**35' HEIGHT**

**WIHA | 355' SETBACK FROM 7<sup>TH</sup> ST. W**



**Setbacks : 250'-350'**

# SETBACKS & HEIGHT



**31' HEIGHT  
(SILO 65')**

**FLEET FARM | 650' SETBACK FROM CHELSEA RD**

**Setbacks : 350'+**

# FLOOR AREA RATIO



**516 E 7TH ST  
12.79 ACRE PARCEL  
1.739 ACRE BUILDING =  
0.13 F.A.R**



**9668 FALLON  
2.00 ACRE PARCEL  
0.44 ACRE BUILDING =  
0.22 F.A.R**

# FLOOR AREA RATIO

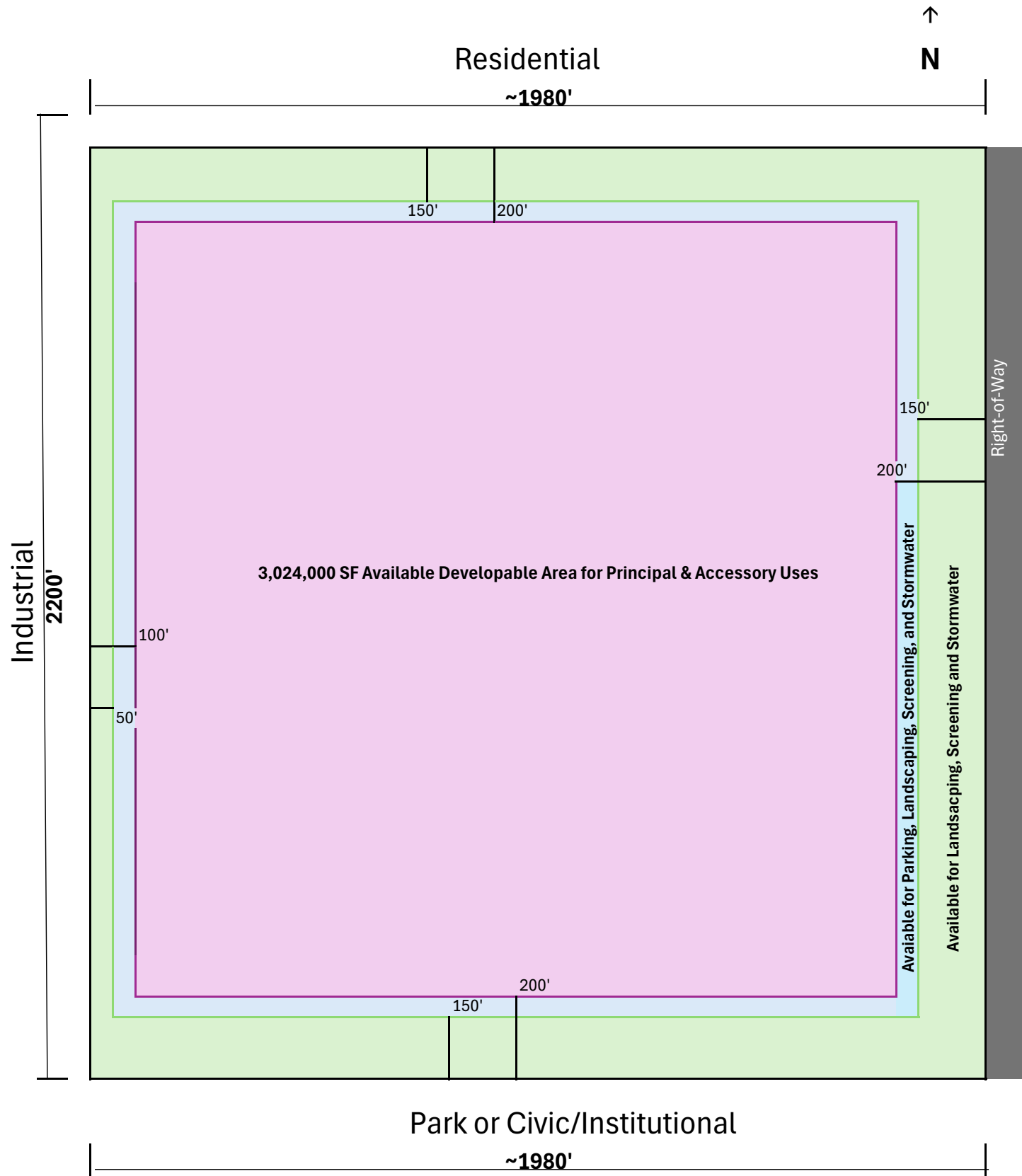


**10531 DALTON AVE NE**  
**4.68 ACRE PARCEL**  
**1.5 ACRE BUILDING =**  
**0.32 F.A.R**



**9600 FALLON AVE NE**  
**4.05 ACRE PARCEL**  
**1.39 ACRE BUILDING =**  
**0.34 F.A.R**

# 100 Acre Site | Equipment to Inside



## Development & Setback Reference

Total Square Feet of Site: 4,356,000

### Principal & Accessory Use Setback Calculations - Total Area

336,000 SF (Approx.) North  
 336,000 SF (Approx.) South  
 440,000 SF (Approx.) East  
 220,000 SF (Approx.) West

1,332,000 SF Total Setback Area (Parking available in this area)

**3,024,000 SF Available Developable Area for Principal & Accessory Uses**  
 Available Floor Area Ratio (F.A.R) 0.52

### Landscaping, Screening, & Stormwater Area Calculations

252,000 SF (Approx.) North  
 252,000 SF (Approx.) South  
 330,000 SF (Approx.) East  
 110,000 SF (Approx.) West

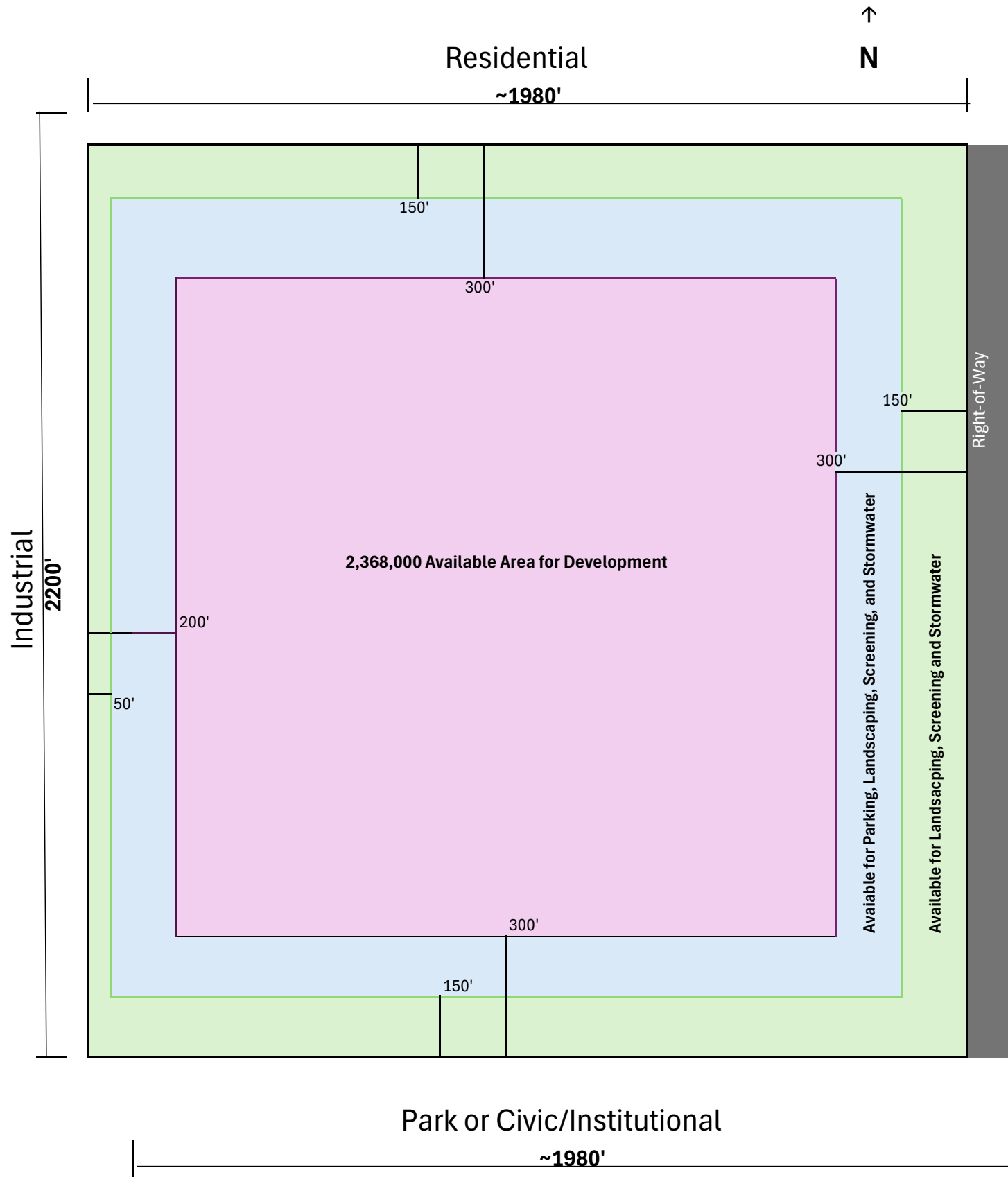
**944,000 SF Available Area for Landscaping, Screening & Stormwater Only**

### Key

50'	
	Available for Landscaping, Screening and Stormwater Only
	Available for Parking, Landscaping, Screening and Stormwater
	Available Developable Area for Principal & Accessory Structures



# 100 Acre Site | Equipment to Outside



## Development & Setback Reference

Total Square Feet of Site: 4,356,000

### Principal & Accessory Use Setback Calculations - Total Area

444,000 SF (Approx.)	North
444,000 SF (Approx.)	South
660,000 SF (Approx.)	East
440,000 SF (Approx.)	West

1,988,000 SF Approximate Total Setback Area (Parking available in this area)

**2,368,000 SF Available Developable Area for Principal & Accessory Uses**  
Available Floor Area Ratio (F.A.R.) 0.54

### Landscaping, Screening, & Stormwater Area Calculations

222,000 SF (Approx.)	North
222,000 SF (Approx.)	South
330,000 SF (Approx.)	East
110,000 SF (Approx.)	West

**884,000 SF Available Area for Landscaping, Screening & Stormwater Only**

### Key

50'
Available for Landscaping, Screening and Stormwater Only
Available for Parking, Landscaping, Screening and Stormwater
Available Developable Area for Principal & Accessory Structures



# A Guide to Noise Control in Minnesota

Acoustical Properties, Measurement, Analysis, and Regulation



Minnesota Pollution Control Agency

November 2015

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**Document number:** p-gen6-01

# Foreword

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The Minnesota Pollution Control Agency (MPCA) is empowered to enforce the State of Minnesota noise rules. These rules and supporting acoustical information can be viewed in the document, “A Guide to Noise Control in Minnesota.” This publication is intended to provide information on the basics of sound and noise regulation.

Revised 2015

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# Introduction

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Noise is a pollutant. While its physical and emotional effects are difficult to define quantitatively, the noise level itself can be measured.

**Sound:** An alteration of pressure that propagates through an elastic medium such as air and produces an auditory sensation.

**Noise:** Any undesired sound.

The Minnesota Pollution Control Agency (MPCA) is empowered to enforce the State of Minnesota noise rules ([Minn. Rules Ch. 7030](#)). Minnesota's primary noise limits are set by "noise area classifications" (NACs) based on the land use at the location of the person that hears the noise. They are also based on the sound level in decibels (dBA) over ten percent ( $L_{10}$ ), or six minutes, and fifty percent ( $L_{50}$ ), or thirty minutes, of an hour.

For residential locations (NAC 1), the limits are  $L_{10} = 65$  dBA and  $L_{50} = 60$  dBA during the daytime (7:00 a.m. – 10:00 p.m.) and  $L_{10} = 55$  dBA and  $L_{50} = 50$  dBA during the nighttime (10:00 p.m. – 7:00 a.m.) ([Minn. R. 7030.0040](#)). This means that during a one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time (six minutes) and cannot exceed 60 dBA more than 50 percent of the time (30 minutes).

# 1. Noise rules in Minnesota

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## 1.1 The basics

Minnesota's noise pollution rules are based on statistical calculations that quantify noise levels over a one-hour monitoring period. The  $L_{10}$  calculation is the noise level that is exceeded for 10 percent, or six minutes, of the hour, and the  $L_{50}$  calculation is the noise level exceeded for 50 percent, or 30 minutes, of the hour. There is not a limit on maximum noise.

The statutory limits for a residential location are  $L_{10} = 65$  dBA and  $L_{50} = 60$  dBA during the daytime (7:00 a.m. – 10:00 p.m.) and  $L_{10} = 55$  dBA and  $L_{50} = 50$  dBA during the nighttime (10:00 p.m. – 7:00 a.m.) ([Minn. R. 7030.0040](#)). This means that during the one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time or 60 dBA more than 50 percent of the time.

The basic noise rules for other noise area classifications are:

Noise Area Classification	Daytime		Nighttime	
	$L_{10}$	$L_{50}$	$L_{10}$	$L_{50}$
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

## 1.2 Noise area classifications

Noise area classifications (NAC) are based on the land use at the location of the person who hears the noise, which does not always correspond with the zoning of an area. Therefore, noise from an industrial facility near a residential area is held to the NAC 1 standards if it can be heard on a residential property.

Some common land uses associated with the NACs include:

NAC 1: Residential housing, religious activities, camping and picnicking areas, health services, hotels, educational services

NAC 2: Retail, business and government services, recreational activities, transit passenger terminals

NAC 3: Manufacturing, fairgrounds and amusement parks, agricultural and forestry activities

NAC 4: Undeveloped and unused land

Note that, although there is a NAC 4, there are no noise standards for these areas. The full list of NAC land uses can be found starting on [page 21](#) of this guide or in Minnesota Rule [7030.0050](#).

## 1.3 Common noise concerns

By Minnesota law, the MPCA is empowered to enforce the state's noise rules. Many other agencies and levels of government, however, have an important role to play in upholding the noise standards. Depending on the source and location of the noise, some agencies may be in a better position than others to help citizens with noise concerns.

### Industrial facilities

The MPCA enforces noise standards at facilities for which it has issued an air permit. For complaints about noise at one of these facilities, please use the [Online Citizen Complaints Form](#). If you prefer, you may call the MPCA to make your complaint: 651-296-6300 within the Twin Cities metropolitan area or 1-800-657-3864 if you are outside of this area.

### Local land uses

Local law enforcement agencies are empowered to enforce Minnesota state rules and laws relating to the prevention and control of pollution ([Minn. Stat. 115.071](#)). Many local governments also have nuisance noise ordinances or general public nuisance ordinances that can be used to enforce local noise concerns.

Local governments are required to take reasonable measures to prevent the approval of land use activities that will violate the state noise standard immediately upon establishment of the land use ([Minn. R. 7030.0030](#)). Municipalities should consider the state noise standard when reviewing and approving new projects in their jurisdiction. The MPCA can provide some expertise to support this review process. Please contact [noise.pca@state.mn.us](mailto:noise.pca@state.mn.us).

### Roads and highways

The Minnesota Department of Transportation (MnDOT) handles complaints about noise on highways and other roads it manages. According to [Minn. Stat. 116.07.2a](#), most roads are exempt from Minnesota's state noise rules. MnDOT does, however, have policies, agreed on with the MPCA, for providing noise mitigation when it is determined to be both feasible and reasonable. MPCA reviews some MnDOT projects and noise mitigation decisions. For further information on MnDOT's noise policies, please visit its [website](#).

### Vehicles

[Minn. R. 7030.1000-1060](#) outlines Minnesota's state rules relating to motor vehicle noise. In addition to the state rules, local governments may have nuisance sound ordinances, which are often easier to enforce than the state rule. As with noise relating to local land-use decisions, contacting your local government or law enforcement is your best course of action.

### Airplanes

The Metropolitan Airports Commission (MAC) responds to all concerns regarding noise relating to aircraft or the airports. For more information, please see its [website](#).

## Snowmobiles, off-highway vehicles, and motor boats

The Minnesota Department of Natural Resources (MDNR) has source-specific noise rules for snowmobiles ([Minn. R. 6100.5700.5](#)), off-highway vehicles ([Minn. R. 6102.0040.4](#)), and motor boats ([Minn. Stat. 86B.321](#)), requiring them to be equipped with proper mufflers and conform to certain noise standards. For more information on MDNR regulations for snowmobiles, off-highway vehicles, and boats, please visit its [website](#).

## Mining

The MDNR also has source-specific rules to restrict noise and vibrations from different types of metallic mining operations ([Minn. R. 6130.3900](#) and [6132.2900](#)). Local governments are relied upon to consider noise when approving and permitting sand and gravel mining operations. The MPCA enforces noise standards at mining facilities for which it has issued an air permit. For complaints about noise at one of these facilities, please use the [Online Citizen Complaints Form](#). If you prefer, you may call the MPCA to make your complaint: 651-296-6300 within the Twin Cities metropolitan area or 1-800-657-3864 if you are outside of this area.

## Gun clubs

[Minn. Stat. 116.07.2a](#) exempts gun clubs from the receiver-based noise standards administered by the MPCA. However, [Minn. Stat. 87A](#) includes some standards regarding gun club noise. Through this statute, the MDNR is authorized to regulate gun club noise. For further information, please visit its [website](#).

## Motor vehicle race track

[Minn. Stat. 116.07.2a](#) exempts motor vehicle race tracks built before July 1, 1996 from Minnesota's noise standards. All tracks built since that date must comply with the noise rules. Local governments have often been successful in working with exempt tracks to mitigate noise concerns by establishing time and date restrictions, muffler requirements, and noise barriers.

## 1.4 Regulatory agencies

Several agencies have noise regulations for different noise sources. Noise rules either set standards based on the source of the noise (source standards) or based on who hears the noise (receiver-based standards).

**Minnesota Pollution Control Agency** - The MPCA has a receiver-based standard intended to limit noise levels and protect the health and welfare of the general public. The MPCA enforces the standard at facilities for which the agency issues air quality permits. The MPCA also works with other agencies and levels of government to enforce noise standards and reduce violations through pre-construction project reviews.

**Local Agencies** - Local governing agencies, such as a cities and counties, are relied upon to enforce noise standards relating to local land use and often have ordinances regulating noise levels. They are also responsible for not allowing land uses that would immediately violate the state noise standard. For instance, local governments should be cautious of allowing a loud local utility facility to locate in a residential area.

**Minnesota Department of Natural Resources** - The MDNR has source standards for snowmobiles, motorboats, personal watercraft, off-highway vehicles, and gun clubs. MDNR also has source standards for metallic mining operations. For more information, see its [website](#).

**Metropolitan Airport Commission** - The MAC is responsible for all noise issues related to the Minneapolis-St. Paul International Airport and reliever airports. For more information, see its [website](#).

**Federal Aviation Administration** - The FAA has source regulations for commercial jet engines. All commercial jet engines must meet noise emission criteria prior to being certified for flight. However, the Metropolitan Airport Commission is the best contact for noise concerns related to its airports. Additional information on the FAA's noise standards can be found on its [website](#).

**Minnesota Department of Transportation** – MnDOT is responsible for state highway noise mitigation. It works with the Federal Highway Administration (FHWA) and the MPCA to evaluate road projects for noise impacts and possible mitigation measures. For more information see the Department's [website](#).

**Federal Highway Administration (FHWA)** - The FHWA does not have actual noise standards, but has a 70 dBA L<sub>10</sub> guideline that is used to determine federal funding for noise abatement on highway projects. New highway projects must go through a noise impact analysis and be considered for abatement measures. Information on FHWA's noise policies can be found on its [website](#).

**Federal Railroad Administration (FRA)** - Regulation of railroad-related noise is the responsibility of the FRA. For more information see the Administration's [website](#) and to contact them about a noise concern, call 1-800-724-5040.

**Occupational Safety and Health Administration (OSHA)** - OSHA has regulations to protect against hearing loss in the workplace. These are "dose standards" that restrict the amount of noise an employee receives over a period of time, such as eight hours. For additional information, visit OSHA's [website](#).

**Housing and Urban Development (HUD)** - HUD has noise regulations that establish acceptable noise zones for HUD housing projects. More information can be found on HUD's [website](#).

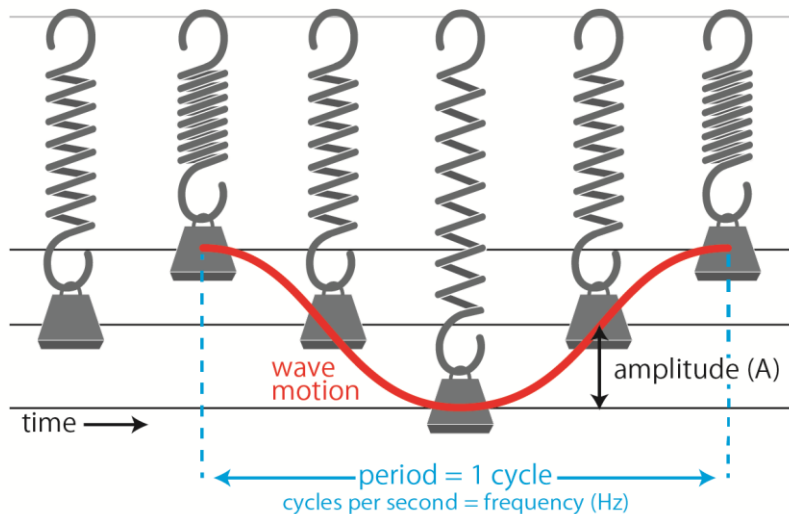
## 2. Basics of how sound works

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### 2.1 Waves and sound pressure level

Sound travels in a wave motion through the air to our ears. A good way to imagine wave motion is with a weight hanging from a spring. Picture the following diagram (Figure 1) as a single weight and spring combination varying as time progresses along the horizontal axis.

In Figure 1 the first position of the weight on the spring is at rest with no forces exerted upon the system. If the weight is raised above its point of rest and the progression of the weight moving down and up again is observed over a period of time, a wave form is produced.

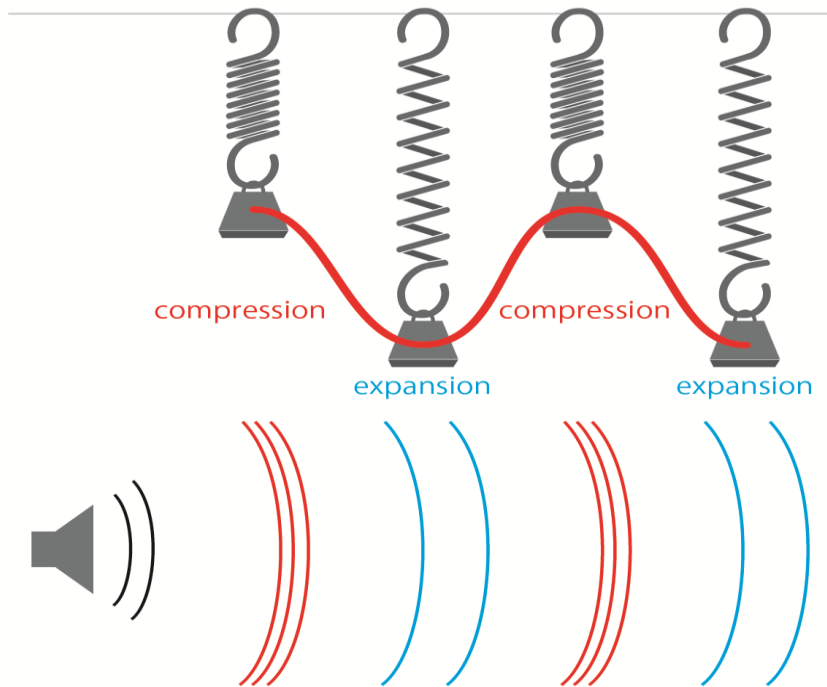


**Figure 1. Weight on a spring – example of periodic motion**

The *amplitude* of the moving weight is labeled as “A” in Figure 1 and corresponds with the maximum movement of the weight from its “at rest” position to the peak of the wave form either up or down. We hear changes in amplitude as changes in volume.

The *period* of the vibration is the amount of time taken to produce one complete cycle or, in this example, how quickly the weight moves from top to bottom and back. The number of cycles per second defines the *frequency* of the periodic (up and down) motion, which is given the unit of *hertz*, or *Hz*. We hear different frequencies as higher or lower pitched sounds.

Figure 2 shows how the weight on a string (two-dimensional) example of sound waves compares to the compression and expansion of sound waves through space (three-dimensional).



**Figure 2. Comparison of periodic motion to sound waves**

The graphical representation of sound waves in Figure 2 is of *pure tones*, which are sounds made up of a single frequency. A familiar example of a pure tone is the sound produced when a single key of a piano is pressed. For instance, the middle C key on a piano vibrates the associated wire at a rate of approximately 260 times per second or 260 Hertz. The vibration of the wire transfers its motion to the sound board of the piano, which then vibrates at the same frequency, causing the air adjacent to the sound board to form compression and expansion waves in the air emitting outward from the sound board. When received by the human ear, this is regarded as sound. Most sounds are not pure tones, but a mixture of tones of varying amplitude, frequency, and duration.

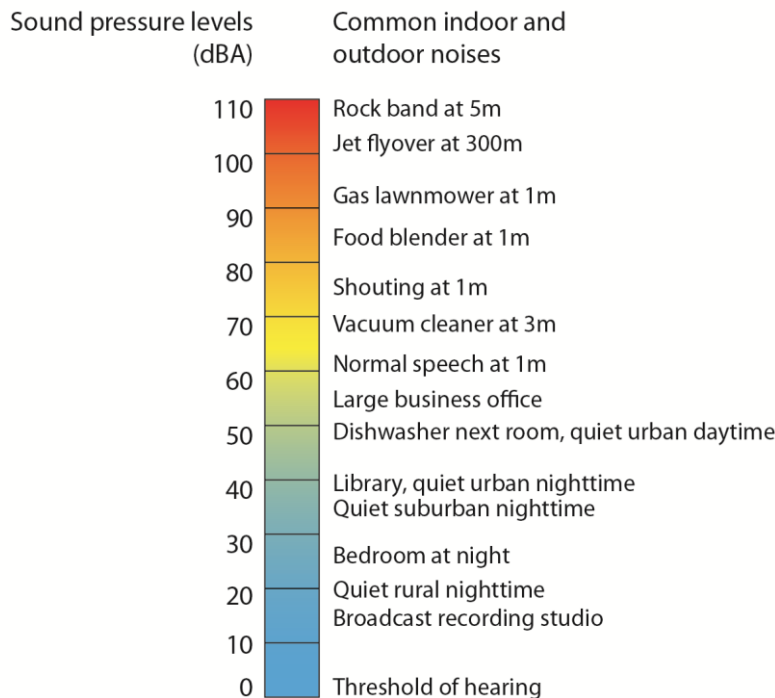
The *intensity* of a sound is the amount of sound energy at a given moment in a given area. The *sound pressure level*, measured in a unit called the *decibel*, or *dB*, is the ratio between the intensity of a sound and that of a reference pressure, which is the threshold of perception. The decibel is a logarithmic measurement which can accommodate a large range of values. The human ear can detect sounds more than a million times quieter than a jet aircraft during take-off; therefore, to have a system with a manageable range of numbers, the logarithm is used.

$$\text{Sound pressure level} = 20 \text{ Log}_{10} * (\text{Measured Sound Pressure} / \text{Reference Pressure})$$

$$\text{Reference Pressure} = 0.00002 \text{ Newtons} / (\text{meter})^2$$

Many different properties affect the noise level of a specific source type. For example, three lawn mowers may have three different noise levels because of differences in each specific piece of equipment. Noise level also depends on the distance from the noise source and features of the surrounding environment.

Figure 3 provides a rough estimate of decibel levels of some common noise sources.



**Figure 3. Decibel levels of common noise sources**

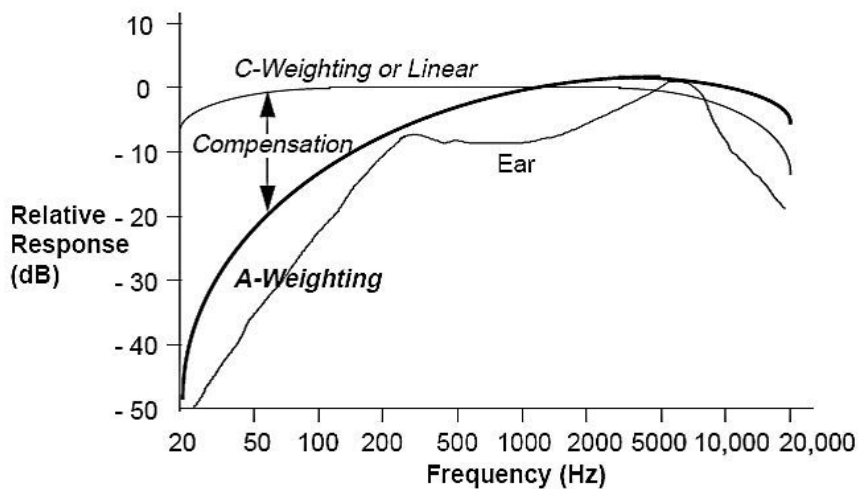
## 2.2 Sound weighting networks

Sound level meters (SLM) used for monitoring can pick up sounds as a perfect computer, but the human ear is not as precise. The human ear cannot hear very low frequencies or very high frequencies. Weighting networks are used in noise monitors to adjust specific frequencies in the audio spectrum to attempt to duplicate the response of the human ear.

The C-weighting network represents the actual sound pressure level that is received by the sound level meter, and does not noticeably vary in its amount of compensation throughout the audio spectrum. C-weighting is used during the calibration of sound level meters to ensure that the sound level displayed on the meter is accurate and the same as the frequency of the calibrator.

The A-weighting network is used to duplicate the sensitivity of the human ear. At 100 Hertz, the A-weighting network filters out approximately 20 dB from the incoming signal before it is combined with the levels from the other frequency ranges to produce an A-weighted sound level.

The graph in Figure 4 represents the sensitivity of the human ear in comparison to the compensation of a C-weighting network and an A-weighting network. This illustration is useful in understanding how the ear is inefficient in the detection of lower frequencies and is very sensitive to higher frequencies.



**Figure 4. Weighting networks with sound measurements done in the A-weighting network are reported with the unit dBA**

## 2.3 Human perception of sound

Sound has qualitative aspects that can be described with adjectives and quantitative aspects that can be described with measurements. Sound can be qualitatively perceived as pleasant or annoying, and quantitatively (as loudness) measured in terms of decibels.

Changes in loudness are described on a logarithmic scale because the human ear can hear such a wide range of sound levels. The human ear can usually tell the difference when sound changes by 3 dBA and a 5 dBA change is clearly noticeable. Because of how the logarithmic scale functions in compressing the measurements associated with sounds, an increase of 10 dBA sounds twice as loud.

± 1 dBA.....	Not Noticeable
± 3 dBA.....	Threshold of Perception
± 5 dBA.....	Noticeable Change
± 10 dBA.....	Twice (Half) As Loud
± 20 dBA.....	Four Times (One Fourth) As

**Figure 5. Change in decibel level and perceived change in loudness**

## 2.4 Using decibel measurements

Addition and subtraction of decibels is often necessary for estimating total noise levels or background noise. Because decibels are measured using a logarithmic scale, conventional linear mathematics cannot be used. The following rules of thumb provide a good estimate of the effect that type, distance, and number of sources have on measured sound pressure level.

### Sound propagation and sources

Sources of sound can be defined as *point* or *line* sources, based on the way sound pressure waves spread away from the source. Sound waves move out from sources in a way similar to waves traveling away from a rock dropped in a pond. A *point* source, like a factory, emits sound that spreads out in a sphere. A *line* source, like a busy highway, emits sound that spreads out in a cylinder. Knowing the sources of sounds makes it possible to make assumptions about how the sound behaves.

### Distance attenuation

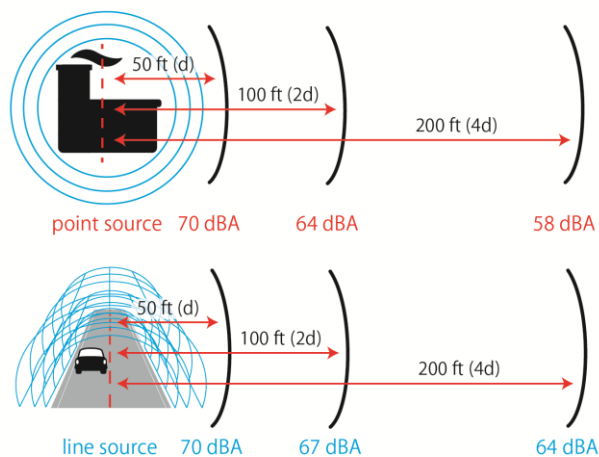
Over distance, sound *attenuates*, or is reduced in amplitude, and is perceived as becoming quieter. This occurs as the sound travels outward to an increasingly larger sphere or cylinder, and the energy per unit of area decreases. These basic principles allow us to make generalized assumptions about sound.

When the distance is doubled from a *line* source, the sound level decreases three decibels.

**Example:** If a sound level is: **70 decibels at 50 feet it will be**  
**67 decibels at 100 feet, and**  
**64 decibels at 200 feet**

When the distance is doubled from a *point* source, the sound level decreases six decibels (Figure 6).

**Example:** If a sound level is: **70 decibels at 50 feet it will be**  
**64 decibels at 100 feet, and**  
**58 decibels at 200 feet**

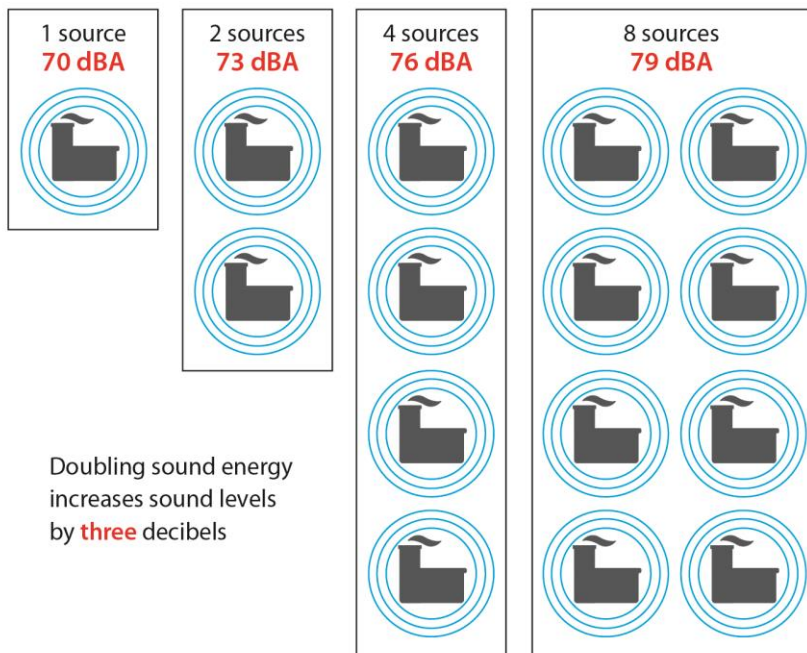


**Figure 6. Distance attenuation of noise levels from a point source (top) and a line source (bottom)**

## Number of sources

In many situations pertaining to noise control and monitoring, it is very useful to be able to add and subtract multiple sources of sound. This can be done with principles similar to how sound attenuation over distance is estimated.

A doubling of sound energy yields an increase of three decibels. For example, each generator at a factory produces sound that is measured at 70 decibels, so running one generator would create sound measured at 70 dBA, turning on a second generator would increase sound by 3 dBA to 73 dBA, and doubling again to four generators would increase sound levels to 76 dBA. Figure 7 illustrates this principle.



**Figure 7. Addition and subtraction of decibel levels**

In the same way, reducing the number of sources by half will reduce the sound pressure by 3 dBA.

Consider the perception of changes in decibel levels (Figure 5) compared to the example of addition or subtraction of sources (Figure 7). Doubling sources yields an increase of 3 dBA, which is a change that is just perceptible.

## Background noise

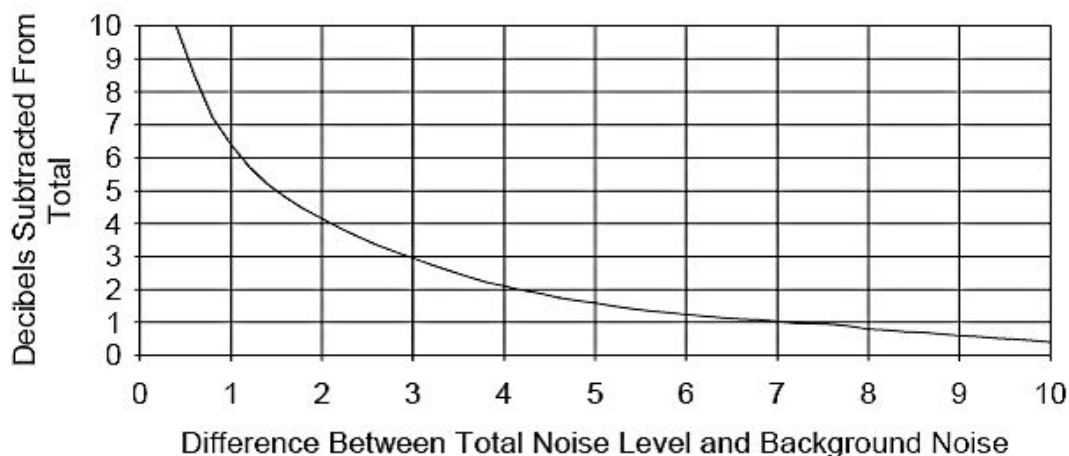
Background, or ambient, noise consists of all noise sources other than the noise source of concern. This can include traffic, animals, machinery, voices, and other sounds.

Wind is often a major source of ambient noise and can frequently be a problem when trying to monitor a specific source of noise. The MPCA's noise test procedures state that measurements should not be made when noise from wind or precipitation results in a difference of less than 10 dBA between the background sound level and noise source being measured. In practice, this means that wind speeds must be below 11 mph when making noise measurements and rainy weather conditions should be avoided. When background noise is less than 10 dBA from the decibel level of the noise source to be measured, confidence in the accuracy of the measurement decreases.

In certain instances, when a single noise source is analyzed along with other noise sources, correction factors can be used to isolate the noise source being monitored and calculate its individual noise level. This is done by measuring and recording the total noise level of all sources. Next, the noise source to be isolated is turned off and a noise level reading is taken with all the other existing noise sources in operation. The background noise level is then subtracted from the total noise level. The result is used in conjunction with the following background noise correction chart (Figure 8) to find the approximate noise level of the source.

Figure 8 is a graph used to estimate the amount of background noise influencing a measurement. Based on the measured background noise it gives the corresponding decibel level to be subtracted from the total measurement to determine the decibel level of the noise source being monitored.

For example, if the total noise level is 74 dBA, and then falls to 70 dBA when the source of interest is turned off, the difference of four decibels between the total noise level and background noise indicates that two decibels should be subtracted from the total. This means that a 72 dBA noise level can be attributed to the monitored source in the absence of background noise.



**Figure 8. Background noise correction**

## 3. Measurement procedures

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This guide contains two measurement procedures. The general protocols remain the same, but your choice of procedure depends on the capabilities of your sound level meter (SLM). Noise Test Procedure 1 (NTP-1) should be used if your SLM is capable of calculating monitoring results and Noise Test Procedure 2 (NTP-2) should be used if your SLM only displays instantaneous readings.

### 3.1 General procedures

#### Sound level meter

Your sound level meter and microphone must comply with the specifications for ANSI S1.4-1983 Type 0, 1, 2, or S.

#### Calibration

You must also have a calibrator of a known frequency and sound level. Calibrators should be compared to a lab standard periodically. Calibration must be performed before and after the monitoring period. Adjustments should be made if necessary.

#### Weather conditions

Measurements should not be made when noise from wind or precipitation results in a difference between the background sound level and noise source being measured that is less than 10 dBA. In practice, this means that wind speeds must be below 11 mph and rainy weather conditions should be avoided. Temperature and humidity should be within equipment specifications.

#### Background noise

As mentioned in the previous section, background noise is any ambient noise other than the noise to be measured, including wind, precipitation, traffic, etc. The difference between the sound level of the source being monitored and that of the background noise must be less than 10dBA. See [page 11](#) for suggestions on how to correct for background noise.

#### Location of measurement

Properly choosing a monitoring location is an important consideration. Measurements should be made in the appropriate NAC, at the area of normal outdoor human activity nearest to the noise source. The monitoring location may not necessarily be at the property line; for instance, if the property of the complainant is large and residential outdoor activity is limited to a backyard patio (possibly such as on a farm).

Measurements must be made outdoors from at least three feet off of the ground (a tripod is helpful for this). Another important part of site selection is the consideration of errors caused by reflecting objects, such as a house or other large manmade or natural structures. Measurements should be made at least as far away from any large reflecting object as from the noise source being measured. If this is not possible, stay at least 30 feet from structures.

## Documentation of measurement

A survey form must be completed containing date, time, location, noise source, wind speed/direction, temperature, humidity, equipment information (make, model, serial number), site sketch with the location of the noise source and measurement location (including appropriate distances), data and calibration information. A sample survey form can be found on page 16.

## 3.2 Noise Test Procedure 1: Measurement procedure for non-impulsive noise

The following test procedure has been approved by the Commissioner of the MPCA for the measurement of non-impulsive noise. The general procedures described above ([3.1 General procedures](#)) should be followed whether you are using the NTP-1 or NTP-2 procedures.

### Instrumentation:

- Sound level meter and a microphone conforming to type 0, 1, 2, or S specifications under ANSI S1.4-1983
- Calibrator of known frequency and level
- Small screwdriver for sensitivity adjustment
- Microphone windscreen
- Noise survey form
- Tripod (optional)

### Monitoring procedure:

Monitoring must be conducted for at least a one hour time period. Sound meter must use the "A" weighting and FAST response characteristics. Follow your manufacturer instructions to obtain the  $L_{10}$  and  $L_{50}$  results.

## 3.3 Noise Test Procedure 2: Manual measurement procedure for non-impulsive noise

The following test procedure has been approved by the Commissioner of the MPCA for the measurement of non-impulsive noise. The general procedures described above ([3.1 General procedures](#)) should be followed whether you are using the NTP-1 or NTP-2 procedures. The NTP-2 procedure is to be used with SLMs that cannot calculate noise statistics and only provide instantaneous readings.

### Instrumentation:

- Sound level meter and a microphone conforming to type 0, 1, 2, or S specifications under ANSI S1.4-1983
- Calibrator of known frequency and level
- Small screwdriver for sensitivity adjustment
- Microphone windscreen
- Noise survey form
- Tripod (optional)

## Manual monitoring procedure:

Using a hand-held SLM, take an instantaneous sound reading every 10 seconds and record on a data sheet. A partner is very helpful.

Continue taking sound readings for one hour, which will give you 360 individual readings. Figure 9 provides an example of a manual monitoring data sheet.

To determine the  $L_{10}$ , take the 36th loudest (10 percent of 360 = 36) individual sound reading by counting from the loudest to the quietest on the data sheet. For example, in Figure 9, the  $L_{10}$  = 63 and is the 36th X from the top of the sheet.

To determine the  $L_{50}$ , take the 180th loudest (50 percent of 360 = 180) individual sound reading. In Figure 9, the  $L_{50}$  = 57 and represents the 180th X from the top of the sheet.

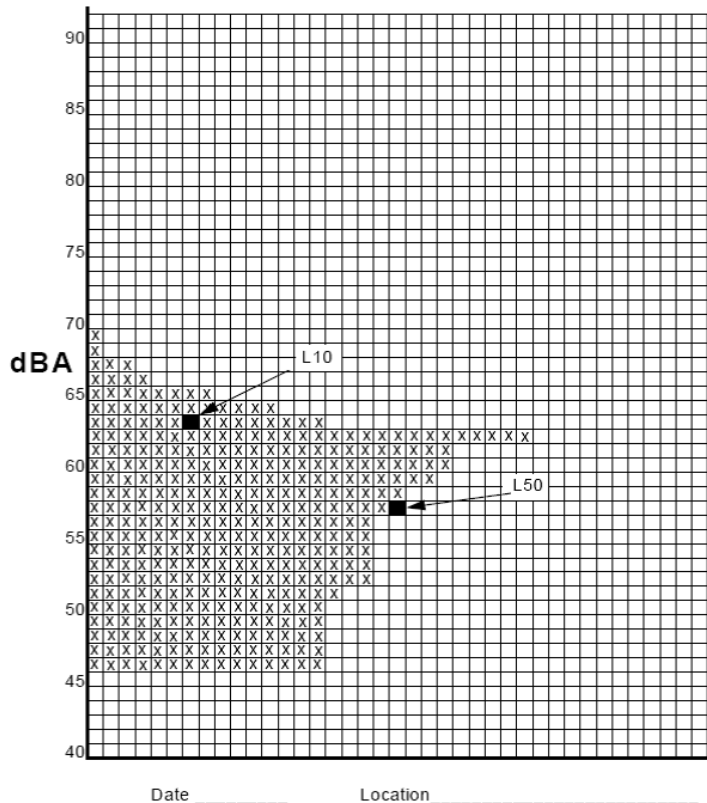
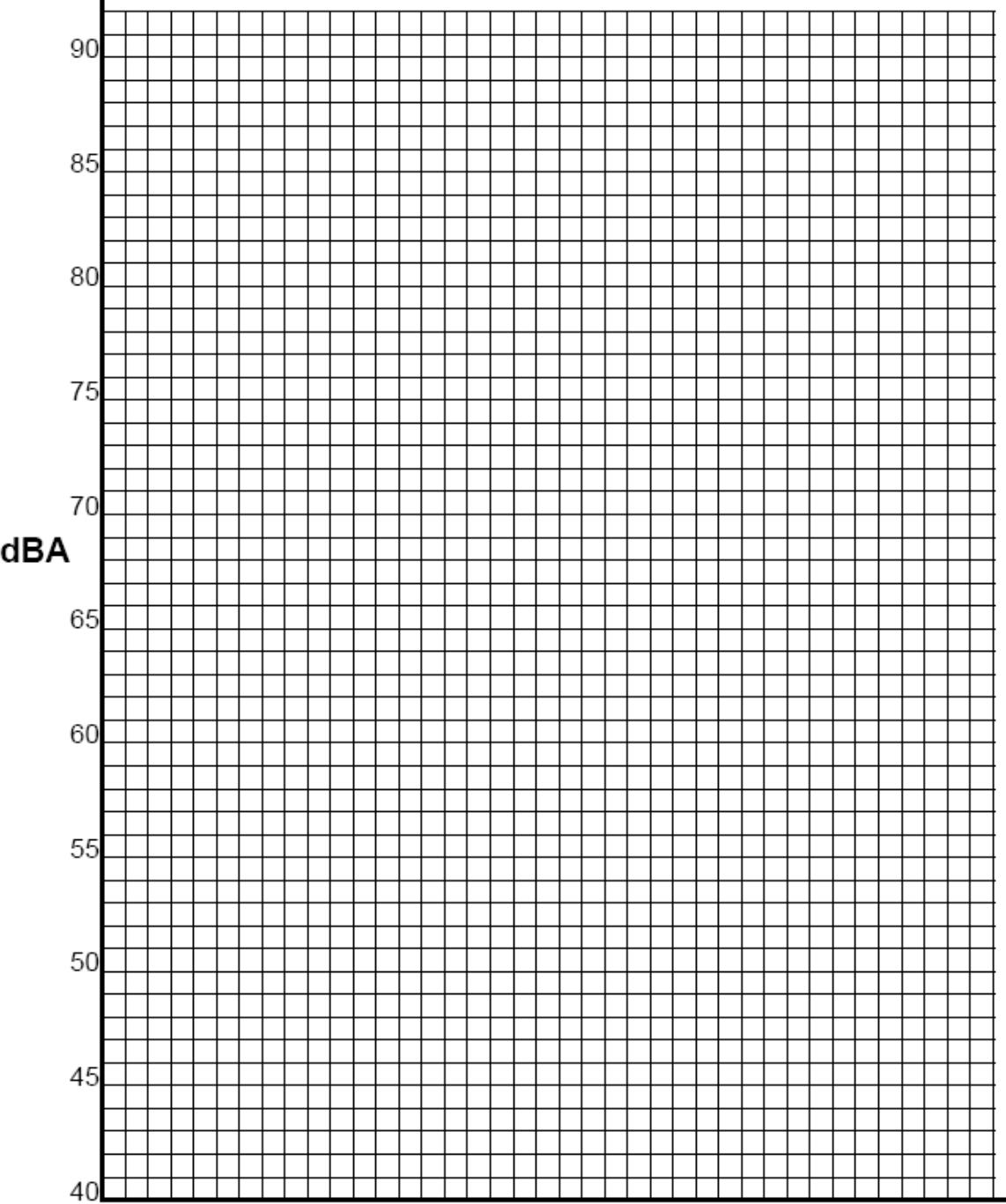


Figure 9. Example manual monitoring data sheet

# Manual Monitoring Data Sheet



Date \_\_\_\_\_

Location \_\_\_\_\_

# Noise survey

Investigator \_\_\_\_\_ Date \_\_\_\_\_

SLM Manufacturer and Model \_\_\_\_\_ Serial Number \_\_\_\_\_

Calibrator Manufacturer and Model \_\_\_\_\_

Calibrator Serial Number \_\_\_\_\_ Calibrator Frequency (Hz) \_\_\_\_\_

Initial Calibration (dBA) \_\_\_\_\_ Final Calibration (dBA) \_\_\_\_\_

Meteorological Conditions: Wind Speed \_\_\_\_\_ Direction \_\_\_\_\_ Temperature \_\_\_\_\_

Source \_\_\_\_\_

Monitor Location \_\_\_\_\_

Time Start \_\_\_\_\_ Time End \_\_\_\_\_

Results L<sub>10</sub> \_\_\_\_\_ dBA L<sub>50</sub> \_\_\_\_\_ dBA

Diagram (*Indicate noise source, receiver, microphone location, reflecting objects, obstructions, landmarks, and distances*)

## 4. Minnesota noise pollution statutes and rules

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### **Minn. Stat. § 116.07 POWERS AND DUTIES.**

Subdivision 1. **Generally.** In addition to any powers or duties otherwise prescribed by law and without limiting the same, the Pollution Control Agency shall have the powers and duties hereinafter specified.

Subd. 2. **Adoption of standards.** (c) The Pollution Control Agency shall also adopt standards describing the maximum levels of noise in terms of sound pressure level which may occur in the outdoor atmosphere, recognizing that due to variable factors no single standard of sound pressure is applicable to all areas of the state. Such standards shall give due consideration to such factors as the intensity of noises, the types of noises, the frequency with which noises recur, the time period for which noises continue, the times of day during which noises occur, and such other factors as could affect the extent to which noises may be injurious to human health or welfare, animal or plant life, or property, or could interfere unreasonably with the enjoyment of life or property. In adopting standards, the Pollution Control Agency shall give due recognition to the fact that the quantity or characteristics of noise or the duration of its presence in the outdoor atmosphere, which may cause noise pollution in one area of the state, may cause less or not cause any noise pollution in another area of the state, and it shall take into consideration in this connection such factors, including others which it may deem proper, as existing physical conditions, zoning classifications, topography, meteorological conditions and the fact that a standard which may be proper in an essentially residential area of the state, may not be proper as to a highly developed industrial area of the state. Such noise standards shall be premised upon scientific knowledge as well as effects based on technically substantiated criteria and commonly accepted practices. No local governing unit shall set standards describing the maximum levels of sound pressure which are more stringent than those set by the Pollution Control Agency.

Subd. 2a. **Exemptions from standards** No standards adopted by any state agency for limiting levels of noise in terms of sound pressure which may occur in the outdoor atmosphere shall apply to (1) segments of trunk highways constructed with federal interstate substitution money, provided that all reasonably available noise mitigation measures are employed to abate noise, (2) an existing or newly constructed segment of a highway, provided that all reasonably available noise mitigation measures, as approved by the commissioners of the Department of Transportation and Pollution Control Agency, are employed to abate noise, (3) except for the cities of Minneapolis and St. Paul, an existing or newly constructed segment of a road, street, or highway under the jurisdiction of a road authority of a town, statutory or home rule charter city, or county, except for roadways for which full control of access has been acquired, (4) skeet, trap or shooting sports clubs, or (5) motor vehicle race events conducted at a facility specifically designed for that purpose that was in operation on or before July 1, 1996. Nothing herein shall prohibit a local unit of government or a public corporation with the power to make rules for the government of its real property from regulating the location and operation of skeet, trap or shooting sports clubs, or motor vehicle race events conducted at a facility specifically designed for that purpose that was in operation on or before July 1, 1996.

## Minn. Rules § 7030 NOISE POLLUTION CONTROL

### 7030.0010 INCORPORATION BY REFERENCE.

For the purpose of chapter 7030, American National Standards Institute, Specification for Sound Level Meters, S1.4-1983 is incorporated by reference. This publication is available from the American National Standards Institute, 1430 Broadway, New York, N.Y. 10018 and can be found at: the offices of the Minnesota Pollution Control Agency, 1935 West County Road B-2, Roseville, Minnesota 55113; the Government Documents Section, Room 409, Wilson Library, University of Minnesota, 309 19th Avenue South, Minneapolis, Minnesota 55454; and the State of Minnesota Law Library, 25 Rev. Dr. Martin Luther King Jr. Blvd., Saint Paul, Minnesota 55155. This document is not subject to frequent change.

The Federal Highway Administration publication, Sound Procedures for Measuring Highway Noise: Final Report, FHWA-DP-45-1R (August 1981) is incorporated by reference. This publication is available from the United States Department of Transportation, Federal Highway Administration, 1000 North Globe Road, Arlington, Virginia 22201 and can be found at: the offices of the Minnesota Pollution Control Agency, 1935 West County Road B-2, Roseville, Minnesota 55113; the Government Documents Section, Room 409, Wilson Library, University of Minnesota, 309 19th Avenue South, Minneapolis, Minnesota 55454; and the State of Minnesota Law Library, 25 Rev. Dr. Martin Luther King Jr. Blvd., Saint Paul, Minnesota 55155. This document is not subject to frequent change.

### 7030.0020 DEFINITIONS.

**Subpart 1. Application.** The terms used in this chapter have the meanings given them in this part.

**Subp. 2. A-weighted.** "A-weighted" means a specific weighting of the sound pressure level for the purpose of determining the human response to sound. The specific weighting characteristics and tolerances are those given in American National Standards Institute S1.4-1983, section 5.1.

**Subp. 3. Daytime.** "Daytime" means those hours from 7:00 a.m. to 10:00 p.m.

**Subp. 4. dB(A).** "dB(A)" means a unit of sound level expressed in decibels (dB) and A-weighted.

**Subp. 5. Decibel.** "Decibel" means a unit of sound pressure level, abbreviated as dB.

**Subp. 6. Impulsive noise.** "Impulsive noise" means either a single sound pressure peak (with either a rise time less than 200 milliseconds or total duration less than 200 milliseconds) or multiple sound pressure peaks (with either rise times less than 200 milliseconds or total duration less than 200 milliseconds) spaced at least by 200 millisecond pauses.

**Subp. 7. L<sub>10</sub>.** "L<sub>10</sub>" means the sound level, expressed in dB(A), which is exceeded ten percent of the time for a one hour survey, as measured by test procedures approved by the commissioner.

**Subp. 8. L<sub>50</sub>.** "L<sub>50</sub>" means the sound level, expressed in dB(A), which is exceeded 50 percent of the time for a one hour survey, as measured by test procedures approved by the commissioner.

**Subp. 9. Municipality.** "Municipality" means a county; a city; a town; a regional planning and development commission established under Minnesota Statutes, chapter 473; the metropolitan council; or other governmental subdivision of the state responsible by law for controlling or restricting land use within its jurisdiction.

**Subp. 10. Nighttime.** "Nighttime" means those hours from 10:00 p.m. to 7:00 a.m.

**Subp. 11. Person.** "Person" means any human being, any municipality or other governmental or political subdivision or other public department or agency, any public or private corporation, any partnership, firm, association, or other organization, any receiver, trustee, assignee, agency, legal entity, other than a court of law, or any legal representative of any of the foregoing, but does not include the agency.

**Subp. 12. Sound pressure level.** "Sound pressure level", in decibels, means 20 times the logarithm to the base 10 of the ratio of the pressure to the reference pressure. The reference pressure shall be 20 micronewtons per square meter.

### **7030.0030 NOISE CONTROL REQUIREMENT.**

No person may violate the standards established in part [7030.0040](#), unless exempted by Minnesota Statutes, section [116.07](#), subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part [7030.0040](#) will be violated immediately upon establishment of the land use.

### **7030.0040 NOISE STANDARDS.**

**Subpart 1. Scope.** These standards describe the limiting levels of sound established on the basis of present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within areas grouped according to land activities by the noise area classification (NAC) system established in part [7030.0050](#). However, these standards do not, by themselves, identify the limiting levels of impulsive noise needed for the preservation of public health and welfare. Noise standards in subpart 2 apply to all sources.

#### **Subp. 2. Noise standards.**

Noise Area Classification	Daytime		Nighttime	
	L <sub>10</sub>	L <sub>50</sub>	L <sub>10</sub>	L <sub>50</sub>
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

## 7030.0050 NOISE AREA CLASSIFICATION.

**Subpart 1. Applicability.** The noise area classification is based on the land use activity at the location of the receiver and determines the noise standards applicable to that land use activity unless an exception is applied under subpart 3.

**Subp. 2. Noise area classifications.** The noise area classifications and the activities included in each classification are listed below:

Noise Area Classification	Land Use Activities	
1	Household Units (includes farm houses)	Transient lodging
	Group quarters	Mobile home parks or courts
	Residential hotels	Other residential
	Cultural activities and nature exhibitions	Medical and other health services
	Correctional institutions	Educational services
	Religious activities	Motion picture production
	Entertainment assembly	Resorts and group camps
	Camping and picnicking areas (designated)	Other cultural, entertainment, and recreational activities.
2	Railroad terminals (passenger)	Bus passenger terminals (intercity)
	Railroad terminals (passenger and freight)	Bus passenger terminals (local)
	Rapid rail transit and street railway passenger terminals	Bus passenger terminals (intercity and local)
	Other motor vehicle transportation	Marine terminals (passenger)
	Airport and flying field terminals (passenger)	Marine terminals (passenger and freight)
	Airport and flying field terminals (passenger and freight)	Automobile parking
	Telegraph message centers	Transportation services and arrangements
	Wholesale trade	Retail trade -- apparel and accessories
	Retail trade -- building materials, hardware, and farm equipment	Retail trade -- automotive, marine craft, aircraft, and accessories
	Retail trade -- general merchandise	Retail trade -- furniture, home furnishings, and equipment
	Retail trade -- food	Retail trade -- eating and drinking
	Other retail trade	Finance, insurance, and real estate services

	Personal services	Repair services
	Business services	Legal services
	Other professional services	Contract construction services
	Governmental services (except correctional institutions)	Miscellaneous services (except religious activities)
	Public assembly (except entertainment assembly and race tracks)	Amusements (except fairgrounds and amusement parks)
	Recreational activities (except designated camping and picnicking areas)	Parks.
3	Food and kindred products -- manufacturing	Textile mill products -- manufacturing
	Apparel and other finished products made from fabrics, leather, and similar materials -- manufacturing	Lumber and wood products (except furniture) -- manufacturing
	Furniture and fixtures -- manufacturing	Printing, publishing, and allied industries
	Paper and allied products -- manufacturing	Chemicals and allied products -- manufacturing
	Petroleum refining and related industries	Primary metal industries
	Rubber and miscellaneous plastic products -- manufacturing	Stone, clay, and glass products -- manufacturing
	Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks -- manufacturing	Railroad, rapid transit, and street railway transportation (except passenger terminals)
	Miscellaneous manufacturing (except motion picture production)	Fabricated metal products -- manufacturing
	Motor vehicle transportation (except passenger terminals)	Aircraft transportation (except passenger terminals)
	Marine craft transportation (except passenger and freight terminals)	Communication (except telegraph message centers)
	Highway and street right-of-way	Utilities
	Race tracks	
	Fairgrounds and amusement parks	Agricultural
	Agricultural and related activities	Fishing activities and related services
	Other transportation, communication, and utilities (except transportation services and arrangements)	Forestry activities and related services (including commercial forest land, timber production, and other related activities)
	All other activities not otherwise listed.	

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Undeveloped and unused land area (excluding non-commercial forest development)	Non-commercial forest development
Water areas	Vacant floor area
Under construction	Other undeveloped land and water areas.

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**Subp. 3. Exceptions.** The noise area classification for a land use may be changed in the following ways if the applicable conditions are met.

A. The daytime standards for noise area classification 1 shall be applied to noise area classification 1 during the nighttime if the land use activity does not include overnight lodging.

B. The standards for a building in a noise area classification 2 shall be applied to a building in a noise area classification 1 if the following conditions are met:

- (1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);
- (2) the building has year-round climate control; and
- (3) the building has no areas or accommodations that are intended for outdoor activities

C. The standards for a building in a noise area classification 3 shall be applied to a building in a noise area classification 1 if the following conditions are met:

- (1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least 40 dB(A);
- (2) the building has year-round climate control; and
- (3) the building has no areas or accommodations that are intended for outdoor activities.

D. The standards for a building in a noise area classification 3 shall be applied to a building in a noise area classification 2 if the following conditions are met:

- (1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);
- (2) the building has year-round climate control; and
- (3) the building has no areas or accommodations that are intended for outdoor activities.

## **7030.0060 MEASUREMENT METHODOLOGY.**

**Subpart 1. Measurement location.** Measurement of sound must be made at or within the applicable NAC at the point of human activity which is nearest to the noise source. All measurements shall be made outdoors.

**Subp. 2. Equipment specifications.** All sound level measuring devices must meet Type O, I, II, or S specifications under American National Standards Institute S1.4-1983.

**Subp. 3. Calibration.** All sound level measuring devices must, at a minimum, be externally field calibrated before and after monitoring using a calibration device of known frequency and sound pressure level.

**Subp. 4. Measurement procedures.** The following procedures must be used to obtain representative sound level measurements:

A. Measurements must be made at least three feet off the ground or surface and away from natural or artificial structures which would prevent an accurate measurement.

B. Measurements must be made using the A-weighting and fast response characteristics of the sound measuring device as specified in American National Standards Institute S1.4-1983.

C. Measurements must not be made in sustained winds or in precipitation which results in a difference of less than ten decibels between the background noise level and the noise source being measured.

D. Measurements must be made using a microphone which is protected from ambient conditions which would prevent an accurate measurement.

**Subp. 5. Data documentation.** A summary sheet for all sound level measurements shall be completed and signed by the person making the measurements. At a minimum, the summary sheet shall include:

- A. Date
- B. Time
- C. Location
- D. Noise source
- E. Wind speed and direction
- F. Temperature
- G. Humidity
- H. Make, model, and serial number of measuring equipment
- I. Field calibration results
- J. Monitored levels
- K. Site sketch indicating noise source, measurement location, directions, distances, and obstructions.

## **7030.0070 SOUND ATTENUATION MEASUREMENT METHODOLOGY.**

**Subpart 1. Purpose.** Sound level measurements made for assessing sound attenuation as specified in part [7030.0050](#), subpart 3, item B, C, or D, shall be made according to the requirements of this part.

**Subp. 2. Equipment.** The equipment shall meet the requirements specified in part [7030.0060](#), subpart 2.

**Subp. 3. Calibration.** The equipment must meet the calibration requirements specified in part [7030.0060](#), subpart 3.

**Subp. 4. Measurement procedure.**

The measurement procedure described in FHWA-DP-45-1R, section 8 must be used for determination of the sound attenuation.

**Subp. 5. Equivalent methods.** Methods equivalent to those described in subpart 4 may be used provided they are approved by the commissioner of the Minnesota Pollution Control Agency. The commissioner shall approve an alternative method if the commissioner finds that the method will produce representative data and results which are as reliable as the methods specified in subpart 4.

### **7030.0080 VARIANCE.**

If, upon written application of the responsible person, the agency finds that by reason of exceptional circumstances strict conformity with any provisions of any noise rule would cause undue hardship, would be unreasonable, impractical, or not feasible under the circumstances, the agency may permit a variance upon the conditions and within the time limitations as it may prescribe for the prevention, control, or abatement of noise pollution in harmony with the intent of the state and any applicable federal laws.

### **7030.1000 DEFINITION.**

"Motor vehicle" means any self-propelled vehicle not operated exclusively upon railroad tracks and any vehicle propelled or drawn by a self-propelled vehicle and includes vehicles known as trackless trolleys which are propelled by electric power obtained from overhead trolley wires but not operated upon rails, except snowmobiles.

### **7030.1010 PROHIBITIONS.**

**Subpart 1. Operation of vehicle.** No person shall operate either a motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 at any time or under any condition of grade, load, acceleration, or deceleration in such a manner as to exceed the noise limits contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner.

**Subp. 2. Sale of vehicle.** No person shall sell or offer for sale a new motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 which when maintained according to the manufacturer's specifications would exceed the noise limits contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner.

**Subp. 3. Modification of vehicle.** No person shall modify a motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 in a manner which will amplify or increase the noise emitted by the vehicle, above the noise limits contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner. No person shall operate a motor vehicle so modified.

**Subp. 4. Sale of parts.** No person shall sell or offer for sale replacement or additional parts for a motor vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 which when installed in the vehicle will amplify or increase the noise emitted by the vehicle, above the noise limits

contained herein for the category of motor vehicle and speed limits specified, when tested with a measurement procedure approved by the commissioner. No person shall operate a motor vehicle incorporating such parts.

### **7030.1020 SCOPE.**

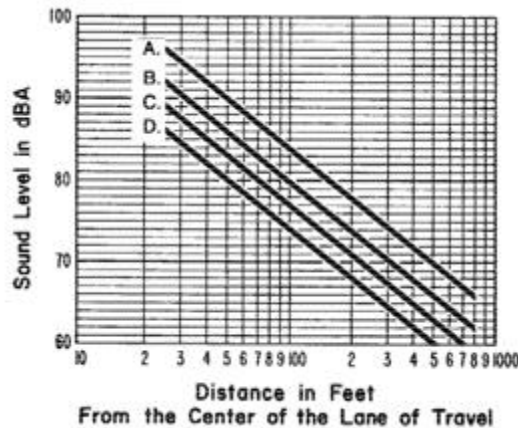
This chapter applies to the total noise from a vehicle or combination of vehicles of a type subject to registration pursuant to Minnesota Statutes, chapter 168 and shall not be construed as limiting or precluding the enforcement of any other provision of law relating to motor vehicle exhaust noise.

### **7030.1030 EXCEPTIONS.**

Vehicles under parts [7030.1050](#) and [7030.1060](#) are allowed to exceed the noise limits contained herein when performing acceleration maneuvers for safety purposes.

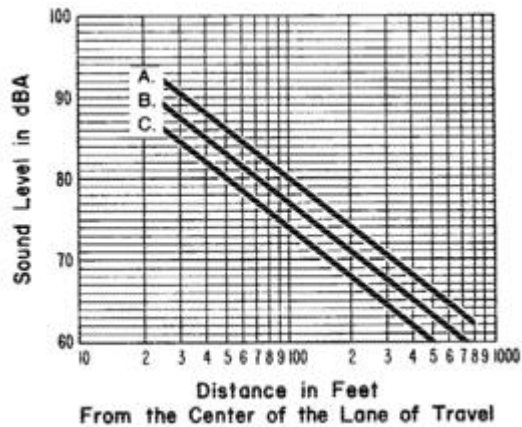
### **7030.1040 NOISE LIMIT FOR VEHICLES OVER 10,000 POUNDS.**

Motor vehicle noise limits for vehicles with a manufacturer's gross vehicle weight rating of more than 10,000 pounds and any combination of vehicles towed by such motor vehicle.



- A. Speed limits greater than 35 mph.
- B. Speed limits equal to or less than 35 mph and stationary run-up tests (for vehicles with governed engines). For stationary run-up tests on all-paved surfaces, add 2 dBA.
- C. Speed limits equal to or less than 35 mph and stationary run-up tests (for vehicles with governed engines), for vehicles manufactured on or after January 1, 1978. For stationary run-up tests on all-paved surfaces, add 2 dBA.
- D. Speed limits equal to or less than 35 mph and stationary run-up tests (for vehicles with governed engines), for vehicles manufactured on or after January 1, 1982. For stationary run-up tests on all-paved surfaces, add 2 dBA.

## 7030.1050 MOTOR VEHICLE NOISE LIMITS FOR MOTORCYCLES.



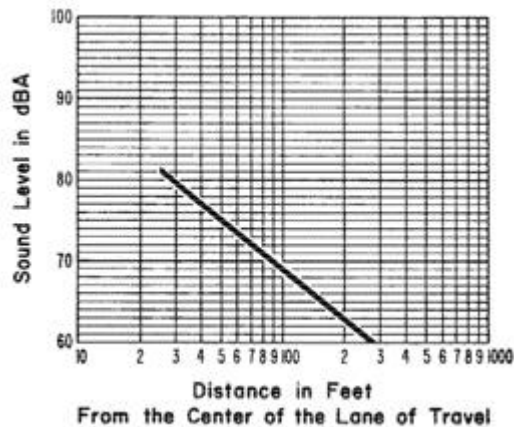
A. For vehicles manufactured before January 1, 1975.

B. Speed limits greater than 35 mph for vehicles manufactured on or after January 1, 1975.

C. Speed limits equal to or less than 35 mph for vehicles manufactured on or after January 1, 1975.

## 7030.1060 NOISE LIMITS FOR OTHER VEHICLES.

Motor vehicle noise limits for any other motor vehicle not included under parts [7030.1040](#) and [7030.1050](#) and any combination of vehicles towed by such motor vehicle.



## Minn. Stat. § 86B WATERCRAFT OPERATION

### 86B.321 NOISE LIMITS.

Subdivision 1. **Operation in excess of noise limits prohibited.** A person may not operate a motorboat under any condition of load, acceleration, or deceleration in a manner that exceeds the noise limits contained in subdivision 2.

**Subd. 2. Noise limits.** (a) The noise limits for the total noise from the marine engine or motorboat may not exceed:

(1) for marine engines or motorboats manufactured before January 1, 1982, a noise level of 84 decibels on the A scale measured at a distance of 50 feet from the motorboat or equivalent noise levels at other distances as specified by the commissioner in a pass-by test or 86 decibels on the A scale measured at idle in a stationary test at least four feet above the water and at least four feet behind the transom of the motorboat being tested; and

(2) for marine engines or motorboats manufactured on or after January 1, 1982, a noise level of 82 decibels on the A scale measured at a distance of 50 feet from the motorboat or equivalent noise levels at other distances as specified by the commissioner in a pass-by test or 84 decibels on the A scale measured at idle in a stationary test at least four feet above the water and at least four feet behind the transom of the motorboat being tested.

(b) The noise limits in paragraph (a) do not preclude enforcement of other laws relating to motorboat noise. The officer or deputy doing the testing shall determine which test or tests shall be used. Failure to pass either the pass-by or stationary idle test is a violation of this section.

(c) Equivalent noise levels under paragraph (a) shall be specified by the commissioner by written order and published in the State Register. The noise level determinations are exempt from the rulemaking provisions of chapter 14 and section [14.386](#) does not apply.

**Subd. 3. Applicability.** The provisions of this section do not apply to motorboats operating under a permit issued under section [86B.121](#) or a United States Coast Guard marine event permit in a regatta or race while on trial runs or while on official trials for speed records during the time and in the designated area authorized by the permit.

## **86B.521 MOTORBOAT NOISE CONTROL.**

**Subdivision. 1. Exhaust muffling system required.** A motor may not be used on a motorboat unless it is equipped with an efficient muffler, underwater exhaust, or other device that adequately muffles or suppresses the sound of the exhaust of the motor so as to prevent excessive or unusual noise. A motor may not be equipped with an altered muffler, muffler cutout, muffler bypass, or any other device designed or installed so that it can be used to continually or intermittently bypass any muffler or muffler system installed in the motorboat or to reduce or eliminate the effectiveness of such a muffler or muffler system.

**Subd. 2. Sale of motor that exceeds noise limits prohibited.** A person may not sell or offer for sale a marine engine or motorboat that would exceed the noise limits contained in section [86B.321, subdivision 2](#), under a test procedure approved by the commissioner if the motor is maintained according to the manufacturer's specifications.

Subd. 3. **Modification of engine to exceed noise limits prohibited.** (a) A person may not modify a marine engine or motorboat in a manner that will amplify or increase the noise emitted by the marine engine or motorboat above the noise limits contained in section [86B.321, subdivision 2](#), under a test procedure approved by the commissioner.

(b) A person may not operate a motorboat with an engine modified to increase noise above the noise limits.

Subd. 4. **Sale of parts that cause excessive noise prohibited.** (a) A person may not sell or offer for sale replacement or additional parts for a marine engine or motorboat which when installed in the marine engine or motorboat will amplify or increase the noise emitted by the marine engine or motorboat above the noise limits contained in section [86B.321, subdivision 2](#), under a test procedure approved by the commissioner.

(b) A person may not operate a motorboat incorporating parts prohibited to be sold under paragraph (a).

Subd. 5. **Applicability.** The provisions of this section do not apply to motorboats operating under a permit issued under section [86B.121](#) or a United States Coast Guard marine event permit in a regatta, or race, while on trial runs, or while on official trials for speed records during the time and in the designated area authorized by the permit.

Subd. 6. **Rulemaking exemption.** The test procedures under subdivisions 2, 3, and 4 shall be established by written order by the commissioner and published in the State Register. The establishment of test procedures is exempt from the rulemaking provisions of chapter 14 and section [14.386](#) does not apply.

## **Minn. Stat. § 84.8 SNOWMOBILES**

### **84.871 EQUIPMENT REQUIREMENTS.**

Subdivision. 1. **Mufflers.** Except as provided in this section, every snowmobile shall be equipped at all times with a muffler in good working order which blends the exhaust noise into the overall snowmobile noise and is in constant operation to prevent excessive or unusual noise. The exhaust system shall not emit or produce a sharp popping or crackling sound. This section does not apply to organized races or similar competitive events held on (1) private lands, with the permission of the owner, lessee, or custodian of the land; (2) public lands and water under the jurisdiction of the commissioner of natural resources, with the commissioner's permission; or (3) other public lands, with the consent of the public agency owning the land. No person shall have for sale, sell, or offer for sale on any new snowmobile any muffler that fails to comply with the specifications required by the rules of the commissioner after the effective date of the rules.

## **6100.5700 REQUIRED EQUIPMENT.**

### **Subp. 5. Mufflers.** Mufflers:

A. No person shall operate a snowmobile unless it is equipped with a muffler as required by law and these rules, except that snowmobiles may be operated in organized events as authorized by Minnesota Statutes, section [84.871](#), without such a muffler.

B. No snowmobile manufactured on or after June 30, 1970, and before February 1, 1972, for sale in Minnesota, except snowmobiles designed for competition purposes only, shall be sold, or offered for sale, unless it is equipped with a muffler that limits engine noise to not more than 86 decibels on the A scale at 50 feet.

C. No snowmobile manufactured on or after February 1, 1972, for sale in Minnesota, except snowmobiles designed for competition purposes only, shall be sold, or offered for sale, unless it is equipped with a muffler that limits engine noise to not more than 82 decibels on the A scale at 50 feet.

D. No snowmobile manufactured on or after April 1, 1975, except a snowmobile designed for competition purposes only, shall be sold, offered for sale, or operated in Minnesota unless it is so equipped and has been certified by the manufacturer to conform to a sound level limitation of not more than 78 decibels on the A scale at 50 feet as originally equipped.

E. In certifying that a new snowmobile complies with the noise limitation requirements of this rule, a manufacturer shall make such a certification based on measurements made in accordance with the SAE Recommended Practice J192(a), as set forth in the Report of the Vehicle Sound Level Committee, as approved by the Society of Automotive Engineers September 1970 and revised November 1973.

F. No snowmobile shall be sold or offered for sale in Minnesota unless its maker has previously furnished the commissioner with a certificate of compliance certifying that all snowmobiles made by that maker meet or exceed the applicable noise level restrictions established by these rules. The certification of compliance shall be in the form of a "Snowmobile Safety Certification Committee" label conspicuously attached to the machine showing certification by the Snowmobile Safety and Certification Committee, Inc., or a label showing compliance with Snowmobile Safety Certification Committee standards accompanied by a letter containing test results of an evaluation of noise levels by a competent independent testing laboratory. Snowmobiles intended for competition purposes only shall be exempt from this part provided a separate placard identifying that such snowmobile is not so equipped is conspicuously and permanently affixed thereto.

G. Except for organized events as authorized by Minnesota Statutes, section [84.871](#), no snowmobile shall be modified by any person in any manner that shall amplify or otherwise increase total noise level above that emitted by the snowmobile as originally equipped, regardless of date of manufacture.

## **Minn. Stat. § 87A. SHOOTING RANGES**

### **87A.05 NOISE STANDARDS.**

Allowable noise levels for the operation of a shooting range are the levels determined by replacing the steady state noise  $L_{10}$  and  $L_{50}$  state standards for each period of time within each noise area's classification with a single  $Leq(h)$  standard for impulsive noise that is two dBA lower than that of the  $L_{10}$  level for steady state noise. The noise level shall be measured outside of the range property at the location of the receiver's activity according to Minnesota Rules, parts 7030.0010 to 7030.0080, as in effect on May 28, 2005. For purposes of this section, " $Leq(h)$ " means the energy level that is equivalent to a steady state level that contains the same amount of sound energy as the time varying sound level for a 60-minute time period.

## **Minn. Rules § 6102, RECREATIONAL VEHICLES**

### **6102.0002 DEFINITIONS.**

**Subpart 1. Scope.** For the purposes of parts [6102.0002](#) to [6102.0080](#), the terms defined in this part have the meanings given them.

**Subp. 2. ATV.** "ATV" means an all-terrain vehicle.

**Subp. 3. Commissioner.** "Commissioner" means the commissioner of Natural Resources.

**Subp. 4. Department.** "Department" means the Department of Natural Resources.

**Subp. 5. OHM.** "OHM" means an off-highway motorcycle.

**Subp. 6. ORV.** "ORV" means an off-road vehicle.

**Subp. 7. Vehicle.** "Vehicle" means an OHM, ORV, or ATV.

### **6102.0040 REQUIRED EQUIPMENT.**

#### **Subp. 4. Mufflers.**

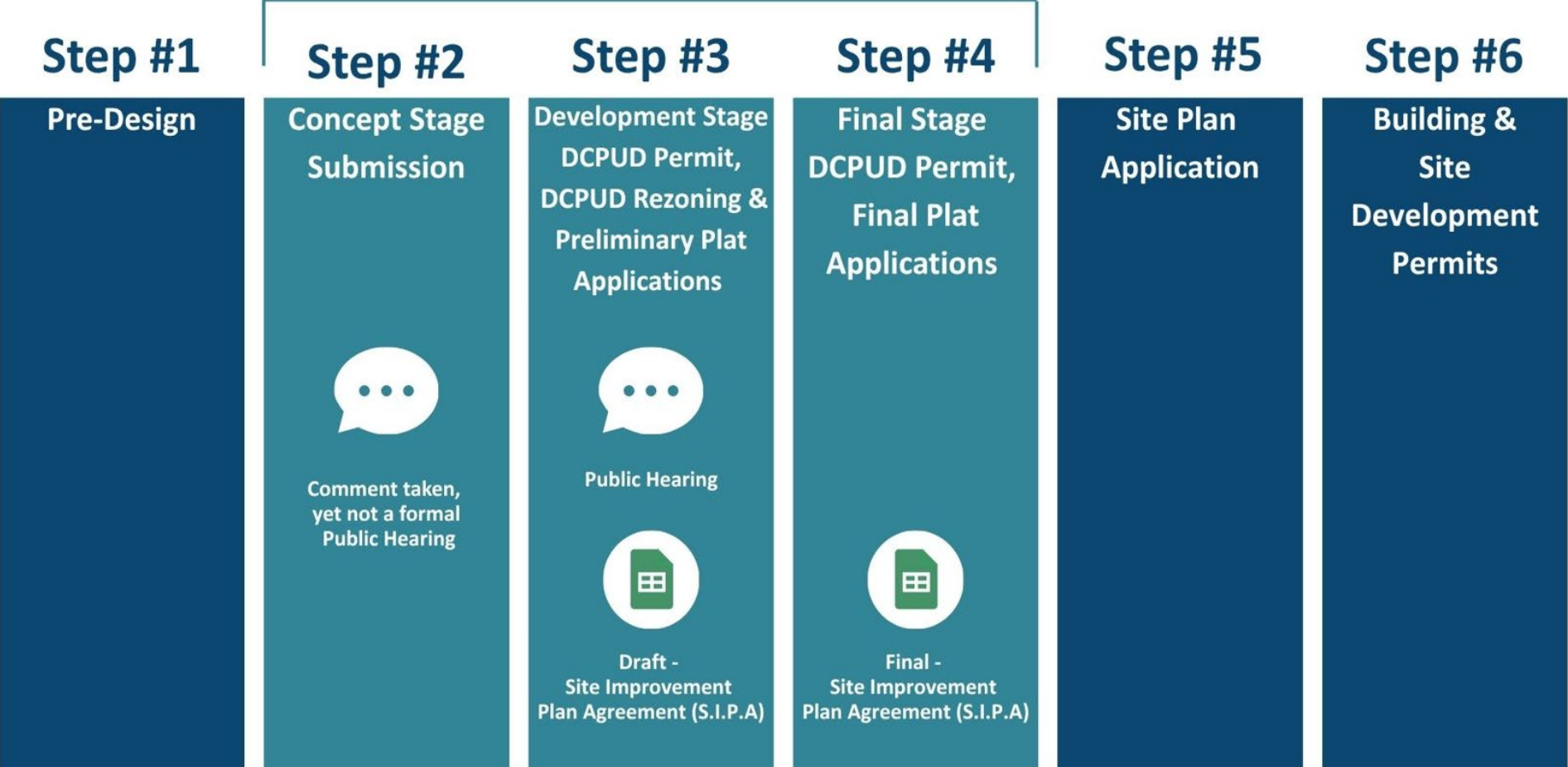
A. No person shall operate a vehicle unless it is equipped with a muffler having a spark arrestor approved by the United States Forest Service as described by Code of Federal Regulations, title 36, chapter II, section 261.52, paragraph (j).

B. Vehicles shall not be sold, offered for sale, or operated in this state unless equipped so that overall noise emission does not exceed a sound level limitation of not more than 99 decibels on the A scale from a distance of 20 inches using test procedures and instrumentation as set forth in the Society of Automotive Engineers' Standard, SAE J1287, June 1988, or, if different procedures or instrumentation are used, a noise level equivalent to that level.

C. No noise suppressing system or muffler shall be equipped with a cutout, bypass, or similar device and no person shall modify or alter that system or its operation in any manner which will amplify or increase the noise emitted by the vehicle's motor to exceed the noise limits established in this subpart, except for organized events as authorized by Minnesota Statutes, sections [84.795](#), subdivision 7; [84.804](#), subdivision 5; and [84.928](#), subdivision 5.

# PROPOSED PROCESS

## Board Review



\* Process information and submittals are draft for discussion and subject to City Attorney comment

## **Tax Valuation & Revenue Projection | Sample Data Center Project**

Tax base generation and overall tax base stabilization and diversification have been cited by the City as considerations for further evaluating data center land uses within the community.

The following is a tax estimation and revenue example for a projected 3 million square foot data center project.

The example illustrates the estimated impact for a sample single-family residential, commercial, and multi-family residential project. The example also illustrates the estimated impact and revenue from the development project itself.

It is important to note that estimation example is based on the following assumptions:

- Based on a 2025 tax capacity rate
- Valuation of \$85/square foot, which is an estimate based on other industrial warehousing facilities in the area



**City Taxes**

Levy	\$14,117,000	\$14,117,000		
Tax Capacity	\$37,445,040	\$42,544,290	13.6%	
Tax Capacity Rate	37.701%	33.182%	-12.0%	
Data Center Sq. Ft. Price/Sq. Ft.		3,000,000	\$85	
Total Valuation		\$255,000,000		
Class Rate - First \$150,000		1.5%		
Class Rate - Over \$150,001		2.0%		
Tableable Market Value		\$5,099,250		

**County Taxes**

Levy	\$100,422,479	\$100,422,479		
Tax Capacity	\$282,377,471	\$287,476,721	1.8%	
Tax Capacity Rate	35.563%	34.932%	-1.8%	
Data Center Sq. Ft. Price/Sq. Ft.		3,000,000	\$85	
Total Valuation		\$255,000,000		
Class Rate - First \$150,000		1.5%		
Class Rate - Over \$150,001		2.0%		
Tableable Market Value		\$5,099,250		

**School District Taxes**

Levy	\$14,394,955	\$14,394,955		
Tax Capacity	\$105,596,779	\$110,696,029	4.8%	
Tax Capacity Rate	13.632%	13.004%	-4.6%	
Data Center Sq. Ft. Price/Sq. Ft.		3,000,000	\$85	
Total Valuation		\$255,000,000		
Class Rate - First \$150,000		1.5%		
Class Rate - Over \$150,001		2.0%		
Tableable Market Value		\$5,099,250		

Residential	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 400,000	\$ 400,000	\$ -	0.0%
Homestead Exclusion	\$ 10,550	\$ 10,550	\$ -	---
Taxable Market Value	\$ 389,450	\$ 389,450	\$ -	0.0%
Res. Homestead < \$500k	1.0%	1.0%		
Res. Homestead > \$500k	1.25%	1.25%		
Tax Capacity	\$ 3,895	\$ 3,895	\$ -	0.0%
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	\$ 1,468	\$ 1,292	\$ (176)	-12.0%

Residential	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 400,000	\$ 400,000	\$ -	0.0%
Homestead Exclusion	\$ 10,550	\$ 10,550	\$ -	---
Taxable Market Value	\$ 389,450	\$ 389,450	\$ -	0.0%
Res. Homestead < \$500k	1.0%	1.0%		
Res. Homestead > \$500k	1.25%	1.25%		
Tax Capacity	\$ 3,895	\$ 3,895	\$ -	0.0%
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	\$ 1,385	\$ 1,360	\$ (25)	-1.8%

Residential	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 400,000	\$ 400,000	\$ -	0.0%
Homestead Exclusion	\$ 10,550	\$ 10,550	\$ -	---
Taxable Market Value	\$ 389,450	\$ 389,450	\$ -	0.0%
Res. Homestead < \$500k	1.0%	1.0%		
Res. Homestead > \$500k	1.25%	1.25%		
Tax Capacity	\$ 3,895	\$ 3,895	\$ -	0.0%
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	\$ 531	\$ 506	\$ (24)	-4.6%

Commercial	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 3,844,000	\$ 3,844,000	\$ -	0.0%
Homestead Exclusion	\$ -	\$ -	\$ -	0.0%
Taxable Market Value	\$ 3,844,000	\$ 3,844,000	\$ -	0.0%
Commercial Class Rate: First \$150,000	1.5%	1.5%		
Over \$150,000	2.0%	2.0%		
Total Tax Capacity	\$ 76,130	\$ 76,130	\$ -	0.0%
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	\$ 28,701	\$ 25,261	\$ (3,440)	-12.0%

Commercial	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 3,844,000	\$ 3,844,000	\$ -	0.0%
Homestead Exclusion	\$ -	\$ -	\$ -	0.0%
Taxable Market Value	\$ 3,844,000	\$ 3,844,000	\$ -	0.0%
Commercial Class Rate: First \$150,000	1.5%	1.5%		
Over \$150,000	2.0%	2.0%		
Total Tax Capacity	\$ 76,130	\$ 76,130	\$ -	0.0%
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	\$ 27,074	\$ 26,594	\$ (480)	-1.8%

Commercial	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 3,844,000	\$ 3,844,000	\$ -	0.0%
Homestead Exclusion	\$ -	\$ -	\$ -	0.0%
Taxable Market Value	\$ 3,844,000	\$ 3,844,000	\$ -	0.0%
Commercial Class Rate: First \$150,000	1.5%	1.5%		
Over \$150,000	2.0%	2.0%		
Total Tax Capacity	\$ 76,130	\$ 76,130	\$ -	0.0%
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	\$ 10,378	\$ 9,900	\$ (478)	-4.6%

Apartments	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 4,908,300	\$ 4,908,300	\$ -	0.0%
Homestead Exclusion	\$ -	\$ -	\$ -	---
Taxable Market Value	\$ 4,908,300	\$ 4,908,300	\$ -	0.0%
Apartment Class Rate	1.25%	1.25%		
Tax Capacity	\$ 61,354	\$ 61,354	\$ -	0.0%
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	\$ 23,130.72	\$ 20,358.33	\$ (2,772)	-12.0%

Apartments	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 4,908,300	\$ 4,908,300	\$ -	0.0%
Homestead Exclusion	\$ -	\$ -	\$ -	---
Taxable Market Value	\$ 4,908,300	\$ 4,908,300	\$ -	0.0%
Apartment Class Rate	1.25%	1.25%		
Tax Capacity	\$ 61,354	\$ 61,354	\$ -	0.0%
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	\$ 21,819.36	\$ 21,432.33	\$ (387)	-1.8%

Apartments	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ 4,908,300	\$ 4,908,300	\$ -	0.0%
Homestead Exclusion	\$ -	\$ -	\$ -	---
Taxable Market Value	\$ 4,908,300	\$ 4,908,300	\$ -	0.0%
Apartment Class Rate	1.25%	1.25%		
Tax Capacity	\$ 61,354	\$ 61,354	\$ -	0.0%
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	\$ 8,363.74	\$ 7,978.47	\$ (385)	-4.6%

Data Center	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ -	\$ 255,000,000	\$ 255,000,000	#DIV/0!
Homestead Exclusion	\$ -	\$ -	\$ -	---
Taxable Market Value	\$ -	\$ 255,000,000	\$ 255,000,000	#DIV/0!
Commercial Class Rate: First \$150,000	1.5%	1.5%		
Over \$150,000	2.0%	2.0%		
Tax Capacity	\$ -	\$ 5,099,250	\$ 5,099,250	#DIV/0!
Tax Capacity Rate	37.701%	33.182%	-4.519%	-12.0%
City Tax Owed	\$ -	\$ 1,692,028	\$ 1,692,028	NA

Data Center	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ -	\$ 255,000,000	\$ 255,000,000	#DIV/0!
Homestead Exclusion	\$ -	\$ -	\$ -	---
Taxable Market Value	\$ -	\$ 255,000,000	\$ 255,000,000	#DIV/0!
Commercial Class Rate: First \$150,000	1.5%	1.5%		
Over \$150,000	2.0%	2.0%		
Tax Capacity	\$ -	\$ 5,099,250	\$ 5,099,250	#DIV/0!
Tax Capacity Rate	35.563%	34.932%	-0.631%	-1.8%
City Tax Owed	\$ -	\$ 1,781,290	\$ 1,781,290	NA

Data Center	2025		Change	%
	Tax Year	Tax Year		
Estimated Market Value	\$ -	\$ 255,000,000	\$ 255,000,000	#DIV/0!
Homestead Exclusion	\$ -	\$ -	\$ -	---
Taxable Market Value	\$ -	\$ 255,000,000	\$ 255,000,000	#DIV/0!
Commercial Class Rate: First \$150,000	1.5%	1.5%		
Over \$150,000	2.0%	2.0%		
Tax Capacity	\$ -	\$ 5,099,250	\$ 5,099,250	#DIV/0!
Tax Capacity Rate	13.632%	13.004%	-0.628%	-4.6%
City Tax Owed	\$ -	\$ 663,108	\$ 663,108	NA

**Minnesota Session Laws – 2025, 1<sup>st</sup> Special Session**  
**Chapter 12 – H.F. No. 16**  
<https://www.revisor.mn.gov/laws/2025/1/Session+Law/Chapter/12/>

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- Sections 1-2, 5-6 establishes is the policy of this state that inquiries related to the permitting of a data center are also referred to the Minnesota Business First Stop Program administered by the Department of Employment and Economic Development and that commissioners of Natural Resources; Pollution Control Agency; Health and the executive director of the Board of Water and Soil Resources must take reasonable steps to ensure that agency permitting staff are aware of this policy and have the resources to efficiently refer those inquiries to Minnesota Business First Stop.
- Sections 3-4 establishes preapplication evaluation and permit conditions of large water appropriation projects for data center in which proposed consumptive use exceeds 100,000,000 gallons per year and which requires a permit amendment or a new individual permit, the Department of Natural Resources may request additional information for this evaluation process.
- Sections 7-8 defines data centers as a facility that is designed to have a load of 100 megawatts or more and whose primary purpose is the storage, management, and processing of digital data via the interconnection and operation of information technology and network telecommunications equipment, including all related facilities and infrastructure for backup electricity generation, power distribution, environmental control, cooling, and security.
- Sections 9-10 provides the Minnesota Public Utilities Commission the ability to establish by order the definition and appropriate characteristics of a very large customer class or subclass for each public utility providing electric service; may approve, modify or reject a tariff or electric service agreement proposed between a public utility and a very large customer establishing the terms and conditions under which the utility will provide electric service to the customer. Also, the Minnesota Public Utilities Commission shall require each public utility to offer a clean energy and capacity tariff for commercial and industrial customers.
- Sections 11-14; 17-18 makes technical changes to Minn. Stat. 216B.1691; 216B.2402; 216B.241; 297A.68; 297A.75 to add “qualified large-scale data center”. In Minn. Stat. 297A.68 also adds the laborers and mechanics performing work to construct or refurbish qualified large-scale data centers must be paid the prevailing wage rate for the work

- Section 15 amends Minn. Stat. 216B.241, subdivision 2a to order Department of Commerce to deposit money transferred from the fee on qualified large-scale data centers established in section 216B.72 in the state treasury and credit it to the account. Money transferred from the fee on qualified large-scale data centers is appropriated to the Commerce Department to conduct energy conservation, weatherization, and associated activities allowed under sections 216B.2403 and 216B.241, and the rules applicable to those sections.

Commerce Department may spend money appropriated under this paragraph anywhere in the state, but only on low-income programs and as the result of a request for proposals process administered by the Commerce Department.

- Section 16 establishes qualified large-scale data center fee in which Commerce Department must collect an annual fee from the qualified large-scale data center, on a schedule prescribed by the commissioner and deposited in the energy and conservation account established in section 216B.241, subdivision 2a.

The fee is based on the qualified large-scale data center's peak demand the utility arranges to serve reflecting the qualified large-scale data center's peak demand forecast provided to the utility. The fee data collected under this section must be treated as nonpublic data.

**From:** [Derrick Zychowski](#)  
**To:** [Angela Schumann](#)  
**Subject:** AI data center  
**Date:** Monday, August 18, 2025 10:57:27 PM

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Angela,

My name is Derrick Zychowski, a Monticello resident living very close to the site of the proposed Data center. I know this has sparked quite a bit of interest and I certainly have my opinion on the matter. As mentioned we live Monticello and have always been pleased with the decisions the city has made about developing farmland but this one has me a bit confused. I won't get into a long email discussion on the issue I guess I would ask one simple question. What are 5 reasons having this data center in Monticello would be good for the residents of Monticello? I look forward to your response.

Thank you,  
Derrick Zychowski

**From:** [Allison Rajaratnam](#)  
**To:** [Development Services](#)  
**Subject:** Comments for today's Planning Commission Meeting  
**Date:** Tuesday, August 19, 2025 4:07:38 PM  
**Attachments:** [Allison Rajaratnam comments to Planning Commission Aug 19 2025.docx](#)

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Attached please find my comments for today's Planning Commission meeting.

Thank you so much,  
Allison

--

Allison Rajaratnam, MPH

[Redacted]

August 19, 2025

Dear Planning Commission:

My family and I moved to Monticello last year. We have really enjoyed this community and plan to raise our young family here in Monticello.

Thank you to Stephen for the recommendations to the Planning Commission. I particularly appreciated the pictures and comparison sites for setback distances and data center exteriors.

That said, I do share concerns of others related to noise, water and electric use, as well as waste water disposal.

So my recommendations and questions are below:

- 1) First, I agree with designating a specific "Data Center Planned Unit Development (DCPUD) Zoning District." I appreciate the specificity this brings to evaluating data center proposals.
- 2) Second, I would like to see the setback on residential borders expanded from 200' to 300'.
- 3) Third, I did not see a requirement on how waste water is disposed and would like to see a requirement that waste water is discharged into a waste water system and not directly into nearby bodies of water.
- 4) Fourth, if Monticello has alternative sources of water rather than our potable water source, that should be considered for a data center.
- 5) Fifth, I would like to see specifics on the data center's responsibility for future infrastructure upgrades to electric, water, and waste water systems. Even if estimates of usage are accurate upon the application, 10 years down the road, utility needs may expand. Monticello residents should not have to share in these additional infrastructure costs. In addition, the data center should pay at a higher rate for use of utilities. These are two ways a data center can contribute to the common good of the community.
- 6) Sixth, I would like to raise the question of the sufficiency of the Minnesota Noise Pollution requirements. Are these requirements strong enough to protect the residential feel and quiet of neighborhoods? Would a hum from a data center impact the property values and ability to resell a home?
- 7) Seventh, I would like to better understand enforcement actions the city can take prior to revocation. Revocation is a high bar, especially for an operational data center, but the city needs recourse actions if the data center strains water or electric supplies or if we have noise pollution violations. These measures need to be strong enough to be truly punitive or to catalyze correction action rather than becoming a cost of doing business.

8) Finally, below are some links to some national reporting that raises concerns other communities have faced with data centers:

- a. <https://one.npr.org/i/fis-381443930-6b7bfc690f0f4f05c1343f59d629be08:fis-381443930-6b7bfc690f0f4f05c1343f59d629be08-enclosure-audio>
- b. <https://one.npr.org/i/nx-s1-5469933:nx-s1-5527651-1>
- c. <https://one.npr.org/i/nx-s1-5430796:nx-s1-5527651-1>

Thank you to the Planning Commission for allowing additional time to consider these recommendations.

Allison Rajaratnam

Monticello, MN

**From:** [leah.schmitz](mailto:leah.schmitz)  
**To:** [Angela Schumann](mailto:Angela.Schumann)  
**Subject:** Annexation/Rezoning  
**Date:** Thursday, September 4, 2025 9:43:38 AM

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Dear Angela and Whom All it May Concern,

My name is Leah Schmitz, I live at [REDACTED] in the Monticello Township.

I am extremely concerned with the current "talk" of re-zoning portions of the Township for potential future commercial/data center use.

Myself and many residents feel this was a "hidden" agenda and the decision has already been made. You say it was/is posted but it's been very hush hush and not forthcoming with information. If you wanted the support or feedback of the community you would have been working WITH the community to educate and advise us of the upcoming potential changes. Instead, we as a community found out and had to come to you.

At the recent meetings, along with numerous letters and phone calls, the City of Monticello has heard of all the opposition and concerns. I stand behind them all. I live in the Township for many reasons, one, because I feel as though I live in the country or closest thing to it. Neighbors not on top of each other. We have large beautiful yards, our roads have limited traffic and the area seems mostly safe for children and people of all ages. Many of us walk these streets each day. We see have the peace and quiet of the country.

The idea of a Data Center going in across the street makes me want to move. I realize that means nothing when it comes to the main focus of \$\$ for the city. I just wish that the "people" mattered more than the bottom dollar. If a poll was taken, I believe the people of Monticello would vote this down!

Find other options for the growth of Monticello, supported by the residents to make this money needed for the city, not at such an expense and loss to so many of us resident.

Thank you.

Leah Schmitz

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Bob Stein](#)  
**To:** [Angela Schumann](#)  
**Subject:** AUAR Comments regarding Data Center  
**Date:** Thursday, September 4, 2025 1:12:42 PM

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Hello,

This is Bob Stein. I am a resident of the Monticello Community and would like to share concerns regarding the continued discussion of the Data Center proposals in our city.

I do not understand why the city would choose to have their hands tied with 550 acres of a data center that will realistically only employ 50 people to operate. We don't need to rush to "fill" a map just to simply check a box and call it "growth" for our city.

The environmental concerns regarding water use, air quality issues, increased utility bills, noise concerns, and increased traffic during the construction of such a facility all are valid concerns.

We do not need this type of business in our community. I have yet to see or hear how this will have any kind of positive impact to our community, other than loose references to a tax base during its operations. Will it help lower my taxes? Monticello has sold numerous properties throughout the area and none of them have lowered my taxes.

You've heard numerous concerns at your public hearings from people who live right across the road from the proposed 550 acre campus. None of them are eager to have this as their neighbor. Someone brought up a great point of saying "would you build this right across the street from a school?" The answer would/should be "No!"

We continually endure issues with power and water during dry years. Xcel continues to want to increase their rates due to growing demand for power. Why would we choose to willingly strain both the power and water resources in our community? What if the Data Center would require additional power poles/lines direct to their campus? You'd be running even more power lines/towers through/over residential areas to serve their needs. I already dread the few that cut through the south side of our community. You can feel the buzz and hum as you stand near them.

Please explore other options for this site. A company of this scale has no interest in servicing our community or adding any value to its members. All of this is new and emerging technology. You can try all you want to paint them into a corner with guidelines or regulations, but their pockets are far deeper than our city's pockets. If there are legal issues that arise, you can bet that the company would gladly take the city to court and negate any and all profits to the city. Look at Fibernet, great concept, but legally expensive due to court with Charter, and now managed by Arvig.

I really don't understand why our city is rushing along this type of decision. It doesn't make a lot of sense to me. You are presenting conflicting messaging with your public hearings at Planning Meetings, where you direct/redirect people not to talk directly about this 550 acre proposed facility, but instead about data centers as whole. All while the elephant is clearly in the room, and that's what people want to talk about. Then you put information like this out on social media, when instead it should be a mass mailing campaign to every single home in

town/townships. This feels rotten and like some mass formality to say you did your due diligence, while the likelihood of this data center seems to be something you favor.

If the general sentiment of everyone in that room is negative towards a data center, how can any council member or anyone on the planning commission claim to be a representative of the community if they support a Data Center? Council Members are not a voice, they are a microphone to share the concerns members in the community may have and make sure they are heard.

Let them go find some other rural location, in the middle of nowhere that will have very little impact on a residential community. Monticello does not need to be eager to welcome this type of business to its community. Again, it appears most data centers employ roughly 50 people for full time jobs. So taking 550 acres, that's about 1 acre per employee. Meanwhile you have businesses in town like UMC, Cargill, and Polaris who all occupy a far smaller footprint and employ a significant amount more people with good paying jobs.

We don't need this. Don't be wowed by bright lights and filling a map to call it progress. Let them go somewhere else.

Bob Stein  
**Monticello Swim Club**  
**Head Coach**

**From:** [Dwayne Olson](#)  
**To:** [Angela Schumann](#)  
**Subject:** AUAR Scoping Document  
**Date:** Thursday, September 4, 2025 12:35:00 PM

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The city needs to make sure of three things in it's review. First the Data Center needs to be at minimum 1000 yards from the nearest houses, second that the light pollution from the Center be regulated as I have seen videos of Data Centers that light up neighboring housing like christmas trees, and last that the Data Center is held accountable for any wastewater they produce doesn't contaminate ground water. The other thing is energy consumption, however I believe that is something the state would need to regulate. I work for a company that does business with Data Center, however they do need regulation to protect the community

Dwayne Olson

Monticello resident.

**From:** [Sarah Scribner](#)  
**To:** [Angela Schumann](#)  
**Subject:** Citizen Comments  
**Date:** Thursday, September 4, 2025 10:24:16 PM

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Dear Monticello Planning Committee & City Council,  
My husband Chris and I attended the 8/19/25 & 9/2/25 meetings regarding potential changes to ordinances to allow a discussion for data centers. More specifically, recommendations or things to consider to include in any Data Center ordinances.

We've lived in Monticello for 26 years. We specifically moved out of the twin cities area for a more quiet and beautiful landscape. We remodeled our home, deciding this would be our "forever home" where we have been blessed to raise our children, go to church, gather with neighbors, work and live life.

**We are 100% against the LOCATION of this data center and quite honestly any data center in Monticello. We beg the Planning Committee and City Council to make NO changes period. We DON'T need to change anything that would allow or invite a data center to come to our area.**

I know the City of Monticello needs money. Quite honestly, that is short-sighted and there are other ways to pay for the necessary improvements needed in Monticello.

Quite honestly, and I mean no disrespect, but the City has not done a great job of being fiscally responsible regarding the past default of the City Bonds regarding the whole Fiber Net issue. Then there is the empty lower level of Block 52 which we were told would have restaurants and stores. I wish the City would try to attract home builders to be bigger / nicer homes, maybe with some acreage of 3-5 acres as that is very hard to find in this area. Ideally, I'd love to see nice houses be built on the property in question (off hwy 25 & 85<sup>th</sup> St) Or better yet, a natural area with a paved bike path but that indeed is a dream.

Please think of how our actions today will affect the generations to come after us. Please don't allow the City of Monticello to take a quick fix & basically sell it's soul to the devil (aka hyperscae data centers).

Monticello is is no expert when it comes to dealing with billion dollar businsses that want to use our resources and who honestly don't care what gets ruined in the process. Our natural resources are our biggest assets and we must protect them.

IF you absolutely must have recommendations, we would suggest the following conservative measures.

**1. Land Use / Zoning Codes**

This was NOT part of the 2040 Plan so should NOT be changed.

**2. “Light “ vs “Heavy” Industrial Categorization**

Hyper Data Centers are considered “Heavy Industrial” for a number of reasons. It simply is NOT appropriate to re-zone and put a “Heavy Industrial” site next to existing neighborhoods, city parks and schools.

**3. Set-backs from schools**

Require at least a 2 mile set-back from any schools.

(Little Mountain Elementary, Pinewood Elementary, Monticello Middle School, Monticello High School, Pumpkin Patch Preschool, Eastview Education Center, etc.)

**4. Set-backs from city parks**

Require at least a 2 mile set-back from any city / county / state parks.

(Namely, the City Parks of Hunter’s Crossing & Pioneer Park.)

**5. Set-backs from existing neighborhoods**

Require at least a 2 mile set-back from any existing neighborhood.

**6. Environmental Risks**

Request a FULL Environmental Impact Study (wetlands, plants, animals, birds, etc.)

This must evaluate the effects of construction and operation on the local ecosystem.

**7. Water**

Data Center is responsible for 100% of cost associated with bringing water to the site and 100% responsible for all water usage. Tax payers are not responsible to pay for any portion of it.

Again, limit the size to only a SMALL data center and limit the amount of water they can utilize.

**8. Wells**

Data Center is NOT allowed to drill wells on the property. Nor are they allowed to pump from existing wells on the property. (This would negatively affect surround land owners who utilize the same aquifers.) All water must come from city supplied water system for which they must pay for building it and using it.

**9. MN DNR HYDROLOGIST**

Request a MN DNR Hydrologist (independent party) investigation & “Impact Study” of taking water from the area aquifers in Monticello area and the Mississippi River

and areas. (James Bedell DNR Area Hydrologist covering Monticello area. 320-726-0978

[James.Bedell@State.MN.US](mailto:James.Bedell@State.MN.US))

#### **10. Water Cooling**

Demand CLOSED-LOOP water cooling system.

(Or even demand they use wastewater & of course pay to build it)

#### **11. Medical Concern**

Cooling towers can pollute air w/ chemicals, risk of Legionnaires Disease & other respiratory issues. Request data centers must pay to have an independent 3<sup>rd</sup> party perform annual tests on their pollution, fix problems and are financially responsible to injured parties.

#### **12. Condensation on road**

Increased motor vehicle accidents due to sleet / icy from condensation

Request an environmental / weather impact study regarding condensation on roads, ice, black ice & fog; along with utilizing risk mitigation strategies.

Limit the size to only a SMALL data center.

#### **13. Generators**

Limit the number of generators on the property to 20.

Limit the time of day the back-up generators can "test", say from 10 am – 12 pm.

Limit the size to only a SMALL data center.

#### **14. Emissions from generators**

Demand "Tier-4 Final" generators (present-day best emission standards)

#### **15. Fire Risk**

If a disaster happens, is the Monticello Fire Dept. equipped to handle a Data Center explosion? Limit size to a SMALL data center.

#### **16. Security Concerns**

There is increased terrorism threat given that data centers may contain gov't. data.

Limit size to a SMALL data center.

#### **17. Construction process**

Require all construction be completed within 2 years. No exceptions.

Limit size to a SMALL data center.

**18. Pollution**

Air Pollution            Noise Pollution            Light Pollution            Water Pollution

Data Center must hire a third part vendor for monitoring it's air pollution, noise pollution, light pollution and water pollution. Citizens could report concerns to investigate and these concerns must be addressed to a public satisfactory response. IF not, the data center must be immediately shut down permanently. Not just pay a fine.

**19. Other Types Of Data Centers**

Do NOT allow "Bit coining / Bit Mining" at all.  
(Not just stating that it's "not allowed as a primary use" but not allowed at all.)

**20. Liability Insurance**

The Data Center must carry One-Hundred-Billion dollar liability insurance policy to pay damaged parties in Monticello Township and City of Monticello. .

**21. Tax Incentives**

The City must not offer them any tax incentives.  
Data Center pays to get any and all utilities to the site

**22. Life Span**

After a 15-20 year life span, the property must be put back to it's natural state of grasslands and farm fields.

Thank you.  
Chris and Sarah Scribner

**From:** [Shannon Bye](#)  
**To:** [Angela Schumann](#)  
**Subject:** comments for DRAFT AUAR: due 9/4, sent 9/2  
**Date:** Tuesday, September 2, 2025 4:13:46 PM

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### **Agricultural Land Conversion:**

\*The conversion of agricultural land to industrial use (e.g., for a data farm) can result in the loss of valuable crop production space, impacting local food systems, farmers' livelihoods, and regional agriculture.

\* data centers often involve significant soil disturbance, leading to a loss of soil health and potential to sequester carbon, wetlands, grasslands, and woodlands sequester significant amounts of carbon. Converting these habitats for industrial purposes could release stored carbon into the atmosphere.

\*Wetlands play critical roles in water filtration, carbon sequestration, and as habitats for wildlife. Wetland loss due to development would disturb the local ecosystem and could reduce biodiversity. Disruption of wetlands and open water areas could negatively affect local aquatic ecosystems, leading to declines in fish and other aquatic species populations. The recommendations in previous projects by Army Corp of Engineers, aren't monitored unless there are complaints, I'd be curious to see what agency is overseeing adherence to recommendations, in areas zoned industrial vs housing

data centers consume a lot of water (for cooling systems) and can generate runoff, potentially leading to contamination of adjacent water bodies if proper stormwater management systems aren't put in place. Wetlands are typically protected by federal, state, and local regulations, and their disruption should face significant legal challenges.

A full **Environmental Impact Assessment (EIA)** would be required to assess all the potential effects on the environment. This would help determine whether the proposed project is in line with sustainability goals and whether mitigation strategies can be put in place. This should be advanced under the impression it is not a LIGHT industrial project rather a significant project draining resources and generating waste materials

\* Grasslands and woodlands are rich in species diversity. Such habitats provide critical support to pollinators, birds, and wildlife, all of which would be disturbed by construction and operation of a data farm.

\*

Data farms of this size could fragment larger ecosystems, disrupting migration patterns and reducing the ability of species to thrive.

\* Data centers, particularly those located in regions that traditionally have rural or semi-rural environments, can contribute significantly to the **Urban Heat Island (UHI)** effect.

Large data farms generate heat due to the high energy usage for computing and cooling equipment. This additional heat can raise temperatures in the immediate area, making the environment hotter compared to nearby rural areas.

\*The conversion of agricultural land and woodlands to impervious surfaces (e.g., concrete, asphalt, buildings) would exacerbate this effect. These surfaces absorb and retain heat more efficiently than natural landscapes, which increases local temperatures during summer months. Here winters are sometimes harsh and summers can become **hot**, the development of a data farm could create localized heat islands, exacerbating the **urban-rural temperature gap**.

This could lead to higher cooling demands in residential areas, thereby increasing energy consumption and further contributing to climate change in addition to impacting local

microclimates, disrupting seasonal patterns and affecting crop yields if the surrounding agricultural land is still used for farming.

Data centers consume enormous amounts of electricity, often derived from non-renewable sources, unless renewable energy is utilized. This would contribute to **greenhouse gas emissions**, further exacerbating climate change. If the data farm is designed to run on renewable energy (e.g., solar, wind), it could mitigate some of the climate change effects, but much of the data infrastructure is still energy-intensive and powered by conventional energy sources in many cases.

The removal of natural vegetation (woodlands, wetlands, grasslands) weakens the area's ability to respond to climate-related stresses, such as floods, droughts, and extreme temperatures. Natural ecosystems act as buffers, reducing the intensity of floods, improving water retention, and providing shade that mitigates heat.

The construction of a data farm could have mixed effects on the nearby residential area. There may be concerns about property value declines due to the perceived impact on quality of life (increased traffic, noise, and heat) & large-scale changes to local ecosystems. Concerns about health, noise, and environmental impacts could lead to local opposition for numerous reasons.

The use of **green technologies** (e.g., renewable energy, cooling through natural methods like geothermal or lake water, and energy-efficient hardware) can help reduce the data farm's carbon footprint and mitigate some of the heat island effects, however this project has already been suggested is utilizing obsolete technology

**From:** [Annie Felix](#)  
**To:** [Angela Schumann](#)  
**Subject:** Comments on Monticello Industrial AUAR Scoping Document and Draft Order  
**Date:** Thursday, September 4, 2025 3:46:35 PM

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TO: Angela Schumann

Please consider my following comments on the proposed Monticello Industrial AUAR scoping document.

The scoping document does not provide enough information to provide comments on whether development scenario 1 and 2 is preferable. Both scenarios have the potential to be large water users. I am most concerned about the two items below.

Page 29: Groundwater - "The AUAR will discuss any potential impacts to the Monticello wellhead protection area and DWSMA." However, the AUAR also needs to discuss any potential impacts to the domestic wells in the study area 1 mile buffer zone.

Page 34: Water Appropriation - "Municipal wells, stored in a water reservoir or water tower, are the source of drinking water for the city. The City will be initiating a comprehensive utility study for the study area relative to capacity and demand concurrent with the AUAR. The AUAR will evaluate the existing and proposed infrastructure needs and will discuss the viability of supplementing City water with alternative water sources. The AUAR will address water appropriations permitting generally and under new state laws adopted in 2025, as applicable. Evaluation of impact on surrounding supply/wells will be reviewed. Appropriate mitigation measures or system improvements will be identified, if needed." The comprehensive utility study for the study area needs to be conducted first in order to determine if there is an adequate water supply for the potential industry/scenario. Any alternative water sources would need to be identified, and impacts evaluated.

**Regards,**

Annie Felix

, Monticello, MN

**From:** [megan sanborn](#)  
**To:** [Angela Schumann](#)  
**Subject:** Community Opposition: Monticello Tech LLC Data Center  
**Date:** Monday, August 18, 2025 10:17:14 PM

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Hey Angela,

Monticello already hosts a nuclear power plant and sits near coal-burning facilities. A water-hungry, energy-hungry data center would push our resources and safety to the breaking point.

This project is near the Midwest's largest solar field, and metals recycling industry.

Combined industrial pollution is ignored in their report.

The 546 acres targeted include prime farmland, state-important farmland, and 8 wetlands not "vacant land." These wetlands are home to monarchs, western regal fritillary butterflies, whooping cranes, and bald eagles.

The project violates the Wright County Northeast Quadrant Land Use Plan (2007) and Monticello 2040 Comprehensive Plan (2020).

Data centers require massive amounts of water to keep servers cool. We already use enormous amounts of water to cool the nuclear plant. Adding more demand is dangerous and irresponsible.

\*dont forget our tritium ongoing leak problem..and reminder of how dangerous industrial oversight already are here.

And remember **Becker Metals' lithium fire incident** — once ignited, these fires are nearly impossible to put out, releasing toxic smoke and runoff into our environment. (During school hours)

The community already doesn't trust this project and putting it here is a horrible PR move for Black Rock and Monticello Tech LLC.

This project is a direct threat to our farms, water, wildlife, and families.

Let's stand together and say GOVERN YOURSELF ACCORDINGLY to Black Rock and Monticello Tech LLC.

-Megan Sanborn

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Nicholas Skramstad](#)  
**To:** [Development Services](#); [Jennifer Schreiber](#)  
**Subject:** Concerned Eakern Cir Resident  
**Date:** Tuesday, August 19, 2025 11:27:59 AM  
**Attachments:** [primex-logo-horz-small\\_d94e0736-9a07-4a5d-9d0f-1d8490d5fabd.png](#)  
[sje50\\_1b355c40-9831-47f5-abdf-a6924e29d0ab.png](#)

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Good afternoon,

As I can't make it to today's public hearing, I would like to submit my comments in regard to the zoning proposals. These comments surround data centers, why it is a bad choice for our community, and facts of how it would hurt our community, rather than help.

- Not here to stop new technology, as data centers and AI are certainly a part of an ambitious future but it's not something that I want in my backyard
- Living a third of a mile away...concerned about noise level of 60db and wildlife being driven away.
- I would like to know what is planned for noise ordinance, power monitoring, and the plan for safe water
- We are not being told the ramifications for such a project in our growing city
- Data center's needs outweigh the needs of the city
- While it has improved, we've had stress on the power grid without this data center and I feel that we don't have the power infrastructure for it
  - o There would need to be more investments in network reinforcement and power congestion relief from Xcel. Are they willing to do this? ((Aneli, Stefano & Tina, Giuseppe & Gagliano, Antonio. (2025)
- The majority of the jobs that these data centers create are for the erection of the building
  - o Data centers during regular operation only employ 10-100, and AI is already being looked at to run most operations. These few jobs usually require a high bar for entry, and are often contract positions
- As data center usage increases with AI and other implementations for future tech, power

consumption will increase from 4.4% consumption of US electricity to 6.7-12%. (Shehabi, A.; Newkirk, A.; Smith, S.; Hubbard, A.; Lei, N.; Siddik, M., et al. (2024))

- The sign that we are too early to decide if this is a good idea, is that there is a huge lack of transparency in the aforementioned report from these companies. Not only are these companies yet to disclose what their energy output is, there is also a lack of metrics to measure this figure by.

- o I don't want such a large unknown in this city. Truly the only advantage to this are the temporary jobs it will bring and efficiency it will bring to those we will never meet, does not outweigh how it affects a growing populaon right off of a major highway.

- o We are only so large of a town, space is limited, and we can do a lot beter with housing or retail space.

- This is all simply a company trying to take advantage of a town outside of the cies, for relatively cheap land.

- Data centers will consume rural America, consuming our water and our power, while being an eyesore for our growing city. We can do better.

#### References:

Aneli, Stefano & Tina, Giuseppe & Gagliano, Antonio. (2025). Modelling and experimental surveys on the energy consumpon of a small-scale data center. Energy Efficiency. 18. 10.1007/s12053-025-10357-7.

Shehabi, A.; Newkirk, A.; Smith, S.; Hubbard, A.; Lei, N.; Siddik, M., et al. (2024). 2024 United States Data Center Energy Usage Report. Lawrence Berkeley National Laboratory. Report #: LBNL-2001637. <http://dx.doi.org/10.71468/P1WC7Q> Retrieved from <https://escholarship.org/uc/item/32d6m0d1>

Thank you,

Nick Skramstad  
Nicholas Skramstad

**Associate Project Coordinator**

**Email:** [REDACTED]

Phone: [REDACTED]

Address: 13005 16th Ave N #100, Plymouth, MN 55441



[www.primexcontrols.com](http://www.primexcontrols.com)

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**From:** [Eli gindele](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center  
**Date:** Tuesday, August 19, 2025 6:53:08 PM

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Good evening,

I am a small business owner with three young children i was not able to make to the meeting tonight.

None of us want this development here besides the current land owner who's the seller.

As a resident here who's spent most of my 31 years here we do not want this here!

It will drive up all costs, taxes, utilities not to mention the ugly thing I gotta drive by to my daycare center explaining to my kids what greed looks like.... We are trying hard enough don't need to make it harder after recently buying our families forever home I here in Monti

I think this towns changed quite a bit the last three years don't need this crap here!!!

I draw my living from the swamps and bodies of water in the area don't need acres of paved surfaces for a mile square.

Thanks for your thoughts of the community not the investors

Sent from my iPhone

**From:** [Annie Miles](#)  
**To:** [Angela Schumann](#)  
**Subject:** data center / AUAR  
**Date:** Thursday, September 4, 2025 1:24:01 PM

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Hello Angela,

I'm writing in regards to the data center. I've lived in Monticello for nearly twenty-five years. I've seen a lot of the change that has happened, and so much of it has been beneficial to this community. I do not believe the proposed data center is one of those changes that would be beneficial to Monticello.

In what I have read about data centers, the environmental impact, the water use, and the electricity demand from these centers is a significant problem. It especially seems significant to note that the proposal includes parts of Pelican Lake area. I live near this area and see the wildlife that lives there. Preserving the areas around Pelican lake, preserving the agricultural areas, and possibly adding some other smaller industrial or residential growth to this space seems to be a much more beneficial option for our community than a data center.

Annie Miles

**From:** [Gabriel Graveldinger](#)  
**To:** [Charlotte Gabler](#); [Angela Schumann](#); [Rachel Leonard](#)  
**Subject:** Data center comment  
**Date:** Thursday, September 4, 2025 10:18:43 AM

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Hello,

I STRONGLY OPPOSE the proposal for a data center to be built in Monticello Township. Such a thing would be a horrible waste of space not to mention the noise and light pollution it will cause! Also quite an eye sore. This data facility will not create many jobs for our community and will only decrease property values in the area while driving up electricity and water costs. I would rather this area being zoned for residential single family homes for families to raise their kids in a wonderful community and environment. Or light industrial use for small businesses and to create more jobs for the local community. A data center would not serve the residents of Monticello area nor will it contribute to the health, beauty and culture of our area.

Please REJECT this proposal and seek a use for the area that will profit many, not minimal, interests.

Thank you,

Gabriel Graveldinger

 Monticello township

**From:** [Paul and Kelsey H](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center Concern  
**Date:** Tuesday, August 19, 2025 1:01:04 PM

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Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Paul Hamel

**From:** [Christina Johnson Koshiol](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center Concerns  
**Date:** Wednesday, September 3, 2025 11:00:27 PM

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Hi Angela

Sorry for the late email, but I'm hoping my written input can still be considered with other input in the next step of considering data centers in Monticello, I do share other concerns that Monticello has opened a door leading to eventual building of a data center by updating the comprehensive plan for zoning and now looking at ordinance changes for requirements. I understand it's a long process, but it does seem we are paving that road, without any convincing argument about what benefit it brings to Monticello and a level of defensiveness by some that looks like a red flag for its promotion.

It is clear that there is significant opposition to these data centers. Knowing many people who spoke at the hearing, I am aware that this issue is far beyond politics. I know for a fact that there was a very wide range in the political spectrum, all uniting against building this in our community. Our surveys and plans have consistently shown that the people in Monticello want a liveable community for families and our parks are a significant priority. Monticello has prioritized protecting Bertam with significant resources over the last two decades. It was a priority to have this natural space, not even allowing motorized boats. It's clear it has been a draw as the campgrounds are full throughout the summer. Campers continue there each summer through Camp Manitou. The athletic fields development is an additional draw to people to Monticello and the park that is continuing to grow. And the Monticello School district prides itself on providing a nature based learning program at Bertram. All of these things are at significant risk with consideration of a data centers that have significant environmental concerns as detailed by many. All without any significant benefit to Monticello as Bertram is. It could undo years of efforts in the vision and protected space of Monticello, that would pull people away from our community and cause a ripple effect that undermines the entire vision of Monticello,

I am no expert, but have been loosely following concerns about data centers across the country. And even people in other communities in Monticello are showing up to warn us. Since we are at the next step of updating an ordinance, I would hope that we would implement very strict environmental standards for these or any similar industrial businesses looking at building in Monticello, especially in relation to neighboring residences and Bertram Park.

I'm using Google AI (below) to assist in outlining concerns and zoning/originance considerations that I hope are being discussed and addressed in the next step. But my hope is that a data center is not built anywhere near Bertram Park as well as residences in Monticello..

Thank you,  
Christina Johnson Koshiol

Key environmental ordinance concerns for data centers near parks include

excessive noise, high water consumption, air pollution, and significant energy use. Local zoning and specific environmental regulations are used to manage these impacts, especially for facilities located

near sensitive areas like public parks.

### Noise pollution

Data centers contain a large amount of continuously running equipment, such as cooling systems, fans, and backup generators, that can create significant noise pollution. This is particularly disruptive near parks, which are designated public spaces for recreation and relaxation.

- Noise limits: Local ordinances often set specific decibel (dBA) limits at the property line, with stricter limits typically enforced during evening and nighttime hours.
- Equipment screening: To minimize noise and visual impacts, outdoor equipment must be enclosed or screened from public view.
- Studies: Acoustical impact studies are often required for new facilities to demonstrate compliance with local noise limits.

### Water consumption

Many data centers use large amounts of water for cooling to prevent their equipment from overheating. This can stress local water supplies, and regulations have been developed to manage this impact.

- High usage: Some large data centers can consume millions of gallons of water per day, equivalent to the usage of thousands of people.
- Permit requirements: Jurisdictions may require water appropriation permits for large water withdrawals and may scrutinize sustainable practices and water availability.
- Cooling systems: Regulations may influence the type of cooling systems used. Evaporative cooling uses significantly more water than closed-loop liquid cooling, which is a less water-intensive alternative.

### Air pollution

Backup generators, which are typically diesel-powered, can release air pollutants during regular testing and power outages. This is a significant concern for air quality in areas frequented by the public, such as parks.

- Generator regulations: Ordinances often require backup generators to meet specific emissions standards, such as the EPA's Tier 4 for new equipment.
- Permits: Air quality permits may be required, with stricter regulations and potential emissions reduction requirements in "non-attainment areas" that do not meet federal air quality standards.
- Testing limitations: Some ordinances restrict the frequency and duration of routine generator testing.

### Energy consumption and heat

Data centers are massive consumers of electricity and can also generate considerable waste heat. This raises environmental concerns related to energy grids and localized heating.

- Grid strain: The high energy demand of data centers can place a unique strain on local electrical grids. Some regulations prevent utilities from passing the cost of grid upgrades onto other consumers.
- Renewable energy requirements: Some states require data centers to use a portion of their

energy from renewable sources.

- Waste heat: Environmental regulations may include requirements for reusing waste heat.

### Land use and zoning

Local zoning ordinances are a primary tool for regulating where data centers can be built and how they interact with surrounding areas, including parks.

- Setbacks and buffers: Ordinances often mandate setbacks from residential properties and environmentally sensitive areas. They may also require landscaping, screening, and visual buffers to minimize the center's visibility.
- Dedicated zones: Some localities have created specific overlay districts to direct data center development to areas with suitable infrastructure and away from sensitive locations.
- Environmental impact statement: An Environmental Impact Statement (EIS) or similar assessment may be required during the permitting process to formally review potential impacts.
- Aesthetics: Rules regarding building height and design can be imposed to help facilities blend into their environment

**From:** [Feanna Sobania](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center concerns  
**Date:** Monday, August 18, 2025 7:35:50 PM

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Hello! I'm writing as a Monticello resident because I'm worried about the new data center being planned for our city. I understand the appeal of new development, but I hope the city will take a really close look at the impact this could have on our community.

We already have a nuclear plant here, which recently had a leak. That shook a lot of people's confidence in how big facilities like this affect our safety and environment. Adding another large, resource-heavy operation feels foolish.

Some of the things I'm especially concerned about are:

- Water use: Data centers use a huge amount of water for cooling, and I worry this could strain our local resources.
- Energy demand: They also need massive amounts of electricity which could stress the grid.
- Environmental impact: Warm water and other byproducts can affect local ecosystems.
- Community benefits: From what I understand, data centers don't create many long-term jobs compared to the amount of resources they use.
- Global impact: Data centers in general are going to be devastating to our already warming earth.

I would love to see the city share a full environmental review before going forward with any plans. Monticello is a great place to live, and I want to make sure growth here benefits the people who call it home without putting too much strain on our natural resources.

Thank you for taking the time to read my concerns,

Feanna Sobania

**From:** [Scott Nelson](#)  
**To:** [Angela Schumann](#); [Jennifer Schreiber](#); [Development Services](#)  
**Subject:** Data Center Feedback  
**Date:** Tuesday, August 19, 2025 12:55:32 PM

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Hello,

I am not sure if I will be able to attend the special session tonight, but I also wanted to voice my concern for the proposed data center south of 85th and Hwy 25.

I am a resident in the Featherstone neighborhood [REDACTED] and member of the MCCI (Crunch Supply Co.). While I am already not a huge fan of the proposed industrial area behind our neighborhood for the Stellis Health campus (Is that still planned? I haven't heard anything in a while), I think adding in a data center is going too far for such a residential area of the city that would essentially set a hard boundary in the sand for future city expansion and create headaches for the residents in the area.

The electrical grid is already way more unstable than any other city I have lived in and we have all new power lines running to our house. Adding in the tremendous electrical load so close by could cause us more problems and affect our ability to be comfortable in our own houses, especially in high heat times when the grid is stressed as we've seen a few outages already this year. This problem would only get worse.

Additionally, I am concerned about the background noise that this would add. As it stands now, I can walk out to my backyard and hear a single hwy 25 so clearly, it might as well be right next to us. We can hear coyotes playing in the field some nights, and occasionally a little music from Quarry Church makes its way over. If we added a 24/7 data center, our peace and quiet would be turned into a white noise machine around the clock, drowning out the slow moving pace we have come to love and enjoy about Monticello.

I also have some smaller concerns about the potential light pollution, as we already have far too much of it from UMC and Camping World using far too many and far too bright lights to light their flags, but that's another topic for another day.

Adding a data center along with all the utility demands that this type of business would bring with it would negatively affect resale values in an already tough market, and so quickly after the neighborhood was built. I think this could also affect the ability to sell the remaining properties to be built in the Featherstone neighborhood's 7th addition in the future.

Overall, I am very against adding this kind of industrial and high demand business so close to the city center. This type of project should be relegated much closer to the power plant and river, as that would also benefit the data center by giving lots of sustainable options for them to support their utility needs while lowering the impact of the neighboring residents.

I am not against adding a data center to Monticello, and I think it could be a great addition to the city, but I think its location needs to be more thought out. I think there is plenty of room to grow the residential neighborhood down Hwy 25. Adding a data center at that location would be like setting the boundaries of the city so early in Monticello's growth.

Thank you for your time and attention to this matter,

Scott Nelson

**From:** [Harlan Hamson](#)  
**To:** [Lloyd Hilgart](#); [Angela Schumann](#)  
**Subject:** Data Center- Problems  
**Date:** Sunday, August 24, 2025 11:44:19 AM

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People oppose data centers due to their high consumption of energy and water, leading to concerns about strain on local resources and potential increases in utility costs. Additional concerns include noise pollution, negative impacts on local land use and property values, the generation of air pollution from backup diesel generators, and a perceived lack of significant long-term economic benefits or permanent jobs for the local community, according to Data Center Knowledge, Data Center Frontier, and Hivenet.

Here's a breakdown of the main reasons for opposition:

**High Energy Consumption:**

Data centers require vast amounts of electricity to operate, which can strain local power grids, potentially leading to increased costs for all customers.

**Water Usage:**

Many data centers consume significant quantities of water for cooling, which can be a concern in water-scarce regions, impacting available water for residents.

**Environmental Impact:**

Backup diesel generators, often used in data centers, release emissions that can negatively affect local air quality.

**Noise Pollution:**

The constant operation of equipment and backup systems can generate noise that is disruptive to nearby communities.

**Impact on Local Resources:**

Data centers can consume large amounts of land and put pressure on local infrastructure, potentially leading to changes in land use and increased demands on local utilities.

**Limited Economic Benefits:**

While data centers may create jobs during construction, they often generate few long-term, permanent jobs for the local community, and the tax revenue generated may not be a fair trade for the strain on resources, according to Data Center Frontier and Hivenet.

**Lack of Transparency:**

Developers and Big Tech firms sometimes use non-disclosure agreements, which can prevent communities from fully understanding the scope and impact of a proposed data center, leading to a perception of secrecy and a lack of community input.

**Property Value Concerns:**

The large size and potential changes in land use associated with data centers can lead to concerns about their impact on local property values.

AI

Get [Outlook for iOS](#)

**From:** [Lisa Murphy](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center workshop  
**Date:** Monday, September 22, 2025 11:18:05 AM

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Dear Monticello City Council Member:

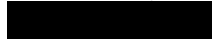
As you are currently attempting to set parameters should a data center wish to build in Monticello, here are some of my thoughts:

1. Data Centers should have the same buffer zone as the nuclear plant, including trees
2. Data Centers should be required to have a closed coolant system similar to a nuclear plant
3. Decibel levels should be at or below 55 dB at property line and into neighborhoods
4. The center should be required to pay for any and all infrastructure changes or upgrades.
5. Data Centers typically only employ 50 or less people while their footprint is huge. Most of these employees being non- technical people.

Should Monticello allow data centers to be constructed, there is a real risk of aquifer depletion. Should that happen, surrounding lakes and rivers would be impacted and could be depleted, along with the possibility of sink holes.

Thank you for your thoughtful consideration and planning. I sincerely hope we never have one of these monstrosities in our town.

Lisa Murphy



Monticello

Sent from my iPad

**From:** [REDACTED]  
**To:** [Angela Schumann](#)  
**Subject:** Data Center Zoning Ordinance  
**Date:** Monday, September 1, 2025 3:47:49 PM

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Planning and Zoning Board, & City of Monticello Council Members;

We are writing to express our opposition for any consideration of a Data Center.

We have lived in this community our entire life and have raised family in Monticello. I served on the Monticello Parks Board and East Bridge Garden group for many years. I have volunteered my time to help make this Community beautiful. I feel a Data Center would decrease new growth and tourism to our beautiful Community.

There are several disturbing facts I have found with regard to the impact a Data Center would have on our Community.

1. Electrical needs:

Data centers are among the most energy-intensive building types, consuming up to 50 times more energy per floor space than typical commercial buildings.

Small data centers can require 1–5 megawatts (MW) of power, while hyperscale facilities can demand over 100 MW. A single large center can use as much electricity annually as 350,000 to 400,000 electric cars.

Grid strain and costs: Clusters of data centers can strain local power grids, potentially **contributing to higher electricity rates for local residents and increasing the risk of outages during peak demand.**

Backup power: **Facilities rely on massive backup generator systems, often powered by diesel, to ensure continuous operation. These generators produce significant noise and air pollution,** including particulate matter and nitrogen oxides, which can harm nearby communities.

2. Water sources and impacts on aquifers:

Intensive water consumption: **A large data center can consume millions of gallons of water per day,** with consumption projected to increase alongside AI processing.- **WHERE WILL THIS COME FROM?**

Water sources: Data centers typically source water from municipal utilities, relying on local freshwater resources. Some also use non-potable or recycled water, while others draw directly

from aquifers.- **AGAIN, WHERE WILL THIS COME FROM?OUR LAKES IN THE AREA, BERTRAM? HOW WILL THIS AFFECT RESIDENTIAL WELL WATER PRESSURE AND RURAL WATER SOURCES?**

Strain on local supply: **data centers puts a severe strain on local water supplies, depleting aquifers and potentially diverting resources from agriculture and resident use.**

Environmental effects: The discharge of warmed water from cooling systems can raise the temperature of local water bodies, **potentially disrupting aquatic ecosystems.**

### 3. Property Values

Potential decrease: A negative impact on property values can occur if the facility is located very close to homes, particularly if its operations result in significant noise, air pollution, or light pollution. Visual impacts from the building and associated infrastructure, like transmission lines, can also depress property values.

Higher property taxes: In some cases, increasing land values for data center development can raise assessed property taxes for surrounding landowners, potentially pricing out long-term residents.

Potential tax shifts: Some communities and state regulators express concern that residents and small businesses may end up subsidizing data center development through higher property taxes or increased energy costs.

### 4. Construction Traffic

Highway 25 and Country Rd 37 are already seeing an increased amount of traffic. Highway 25 into downtown Monticello is CONGESTED every day of the week. Construction truck traffic from building of the Data Center

Is going to increase our traffic greatly.

Thank you,

Janine & Bruce Kopff

**From:** [Rylie Averill](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center  
**Date:** Thursday, September 4, 2025 12:40:38 PM

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Regarding the ordinance change for the data center. I have done a lot of research about the approach the technology companies have been taking for installing these campuses. They push this on anyone and everyone. The testimonies of the residents surrounding these data centers are never good. The ordinance was put in place in 2020 to prevent builds exactly like this. This build is not sustainable. Monticello needs tangible resources like access to food and clean water. There is no reason we should be importing as much food from California as we do. California is not stable. The land being looked at is considered land of great importance to Minnesotas food supply under the United States Department of Agriculture. By placing the data center on an area of great importance in sustaining the biodiversity of this area. This area is crucial for pollinators, and general wild life that contribute to the healthy function of agriculture. We can not jeopardize the nuclear power plant not having the water it needs to cool. The Colorado river dried up. Why would anyone assume that there is zero risk for the same occurring to the Mississippi River. The drinking water is already contaminated by the nuclear power plant leak, and somehow they are not being held accountable, or fixing it. How are we going to hold these people accountable when it is already so apparent that they disregard all of the safety measures communities have put in place prior. There is a systematic approach of weakening communities occurring. Our congress and government is currently polluted with people who do not put america first. Anyone would be a fool to be naive enough to trust big companies in a time like this. This topic will not be pushed under the rug. There is no other option but to say no, for the safety, security, and strength of our community.

**From:** [Christa Duggan](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center  
**Date:** Sunday, August 24, 2025 5:38:56 PM

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Hi Angela,

I live in Monticello and I'm writing in regard's to the proposed data center that is possibly coming to Monticello.

It not a good idea. I realize the city would love it because of the taxes it could bring. It requires re-zoning to have it there. That land could be better put to use by more housing or even other businesses that don't have the environmental impacts the data center could cause.

Data centers use an immense amount of water, they put a huge strain on power grids and are not great for the environment in general. Not to mention the wildlife and other environmental impacts it could have. It's just not a great idea. Monticello doesn't need that.

Thank you for your time.

Sincerely,

Christa Duggan

**From:** [Mary Egan](#)  
**To:** [Development Services](#)  
**Subject:** Data Center  
**Date:** Tuesday, September 2, 2025 6:58:13 PM

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I would like the planning commission to consider if a data center will be detrimental to existing community members both in home values near the site as well as noise impacts. Also please perform due diligence investigating impacts to water tables and how surrounding farms may be impacted for irrigation. Last impact to homeowners who rely on well water for their homes.

Appreciate your attention to this matter

Mary Egan

**From:** [bgreteman](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center  
**Date:** Tuesday, August 26, 2025 1:44:13 PM

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Hello,

I am a resident of Monticello. I am strongly opposed to the proposed data center in Monticello for a number of reasons. I am particularly opposed to the proposed location in a semi-rural location adjacent to the Bertram Lakes park. This park and nature area is a treasure for Monticello and Wright County. Placing this data center anywhere close to this area would ruin the natural beauty of this area.

The negatives far outweigh the positives for this center with the increased traffic, water and power usage and the scarring of the land in this area.

You may notice that the AI titans are not building these in their backyards. Please don't let Monticello become a victim of these centers for a few tax dollars generated by this facility.

Thank you,

Brian Greteman  
[REDACTED]  
Monticello

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Beth Heck](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center  
**Date:** Friday, August 22, 2025 1:34:35 PM

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I am against the Data Center. I have researched and read about the environmental impacts. I can't see where the claimed financial gains for the city outweighs the costs to our environment and the surrounding area. It's not something we need to grow as a community. Destroying our natural environment and stressing our natural resources, which are not unlimited just isn't worth it.

I really hope you listen to the people of this community and do not allow this Data Center to go forward.

Beth Heck, [REDACTED], Monticello

**From:** [fred hoiles](#)  
**To:** [Development Services](#)  
**Subject:** Data center  
**Date:** Tuesday, August 12, 2025 5:03:57 PM

---

Dear Monticello Gov,

I'm writing to express my strong opposition to the construction of any data centers in Monticello—both the one proposed near my home and any future projects. While I understand these facilities are often framed as economic opportunities, the negative impacts to our community far outweigh any potential benefits.

—

### Why I Oppose Data Centers in Monticello

#### 1. Enormous Energy Consumption

Data centers require massive amounts of electricity to operate and cool their equipment. This puts pressure on our local power grid and can drive up costs for residents without delivering proportional community benefit.

#### 2. Heavy Water Usage & Environmental Strain

Many data centers consume millions of gallons of water each year for cooling. That kind of demand could strain our local water supply and impact groundwater levels—something Monticello should be protecting, not depleting.

#### 3. Minimal Long-Term Job Creation

For their size, data centers create surprisingly few permanent jobs once operational. This means the long-term return to the community is minimal compared to the infrastructure and environmental costs.

#### 4. Noise, Heat, and Industrial Impact

The constant hum of cooling systems, heat emissions, and the industrial look of these facilities change the character of surrounding neighborhoods and could harm property values.

#### 5. Loss of Land for Better Development

Once large tracts of land are used for single-purpose industrial facilities, we lose opportunities for projects that could bring more jobs, tax revenue, and community value—without the environmental toll.

6. Why push out local farms for little value in the community?! Growth is going to happen, that I understand, but to push growth to just help corporations and hurt the community you serve makes no sense.

—

## My Request

I urge the City to reject all data center proposals in Monticello, regardless of location. Instead, we should focus on development that:

- Creates sustainable, long-term economic growth
- Produces meaningful numbers of local jobs
- Protects our environmental resources
- Enhances the quality of life for residents

I care deeply about Monticello's growth, but I believe data centers are not the right path forward for our city—whether two blocks from my house or on the other side of town.

Thank you for your time and consideration.

**From:** [Lysa Holmstrom](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center  
**Date:** Thursday, September 4, 2025 10:21:48 AM

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Please do not approve this! While I support growing our community, this company doesn't care about our resources since they are not local people. It's not healthy for our water and electrical supplies period.

I don't support this, I don't want it in my backyard.

Concerned property owner

**From:** [Gwen&Wayne Johnson](#)  
**To:** [Development Services](#)  
**Subject:** Data center  
**Date:** Thursday, August 28, 2025 1:24:48 PM

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I wanted to voice my support concerning the data center issue.  
It appears the city council is moving forward with due diligence as it should.  
--I believe a data center would be a great opportunity for our area.

Thank you

*Wayne and Gwen Johnson*

**From:** [amberkoch919](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center  
**Date:** Tuesday, August 12, 2025 5:05:16 PM

---

Dear Monticello Gov,

I'm writing to express my strong opposition to the construction of any data centers in Monticello—both the one proposed near my home and any future projects. While I understand these facilities are often framed as economic opportunities, the negative impacts to our community far outweigh any potential benefits.

Why I Oppose Data Centers in Monticello

1. Enormous Energy Consumption

Data centers require massive amounts of electricity to operate and cool their equipment. This puts pressure on our local power grid and can drive up costs for residents without delivering proportional community benefit.

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For their size, data centers create surprisingly few permanent jobs once operational. This means the long-term return to the community is minimal compared to the infrastructure and environmental costs.

4. Noise, Heat, and Industrial Impact

The constant hum of cooling systems, heat emissions, and the industrial look of these facilities change the character of surrounding neighborhoods and could harm property values.

5. Loss of Land for Better Development

Once large tracts of land are used for single-purpose industrial facilities, we lose opportunities for projects that could bring more jobs, tax revenue, and community value—without the environmental toll.

My Request

I urge the City to reject all data center proposals in Monticello, regardless of location. Instead, we should focus on development that:

- Creates sustainable, long-term economic growth
- Produces meaningful numbers of local jobs
- Protects our environmental resources
- Enhances the quality of life for residents

Angela, I care deeply about Monticello's growth, but I believe data centers are not the right path forward for our city—whether two blocks from my house or on the other side of town.

Thank you for your time and consideration.

Amber

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Eloise Lee](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center  
**Date:** Tuesday, September 2, 2025 4:29:13 PM

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Living in a neighborhood not far from where the Data center is trying to be built- I vote NO. This is "country" to us- farm fields nearby . The farm land near us is home to wildlife and waterfowl- why change that ? From my understanding, this could affect our power and our water supply eventually ...we all have wells. I voiced an opinion earlier on Facebook and was confronted by someone with no respect whatsoever...if this person is involved with the "Data Center" itself-Monticello does not need him or his business here. Monticello is growing....lets make sure its in a positive direction.

**From:** [Sara Lyrenmann](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center  
**Date:** Monday, August 25, 2025 3:55:28 PM

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Hello,

I am a Monticello community member and am writing to give my comments on the proposed data center. I am concerned with the negative effects that this data center would have on our community, especially extreme water and energy usage. I believe this would negatively impact Monticello residents with decreased water pressure, higher energy costs and impact on our aquifers.

I urge you to take into consideration your community members' viewpoints on this crucial matter.

Thank you,  
Sara Lyrenmann

**From:** [Lisa Murphy](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data center  
**Date:** Saturday, August 30, 2025 4:02:06 PM

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Do I want an AI data center in your backyard? NO

Monticello Tech LLC is owned by Monticelloam LCC. The co-founder of Monticelloam LLC is Johnathan Litt who is the Assistant Treasurer Black Rock Monticello Debt Real Estate Investment Trust.

This report is spotty, and over looks many environmental factors that are unique to our location, and our farming practices. This scope is covering 546 acres of land (only 10 acres of this is currently paved) everything else is water sources, and farmland (the vast majority of this land is considered 'prime farm land', or 'farmland of state wide importance'. There are 8 wetlands in this area of study which are crucial for endangered species like the monarch, and the western regal fritillary butterfly and the whooping crane. There are also bald eagles in this area that are protected until MBTA and the Golden Eagle Protection Act. This build is not in compliance with Wright County Northeast Quadrant Land Use Plan of 2007 nor City of Monticello 2040 comprehension Plan of 2020; it is appalling that Kimley Horn half heartedly attempts to justify it. Data Centers need significant amounts of water. There has been a lot of flooding occurring in the United States. We already have a nuclear power plant to keep cool. It is NOT a good idea to place a data center in Monticello MN.

PLEASE, DO NOT LET THIS HAPPEN HERE.

Sent from my iPad

**From:** [Mary Beth Noll](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center  
**Date:** Saturday, August 30, 2025 7:31:36 PM

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I oppose building a data center in the currently proposed section. This is precisely the area in which population growth is anticipated. This is one major reason to oppose the construction of a data center, and there are so many reasons!

"Without decisive action, the unchecked expansion of data centers will exacerbate an emerging energy crisis, increase pollution and impose unbearable energy costs on residents. Policymakers should focus on tipping the scales towards environmental sustainability and public well-being instead of rubber-stamping data centers in the name of more revenue. This report serves as both a warning and a call to action—we must manage data center growth before it is too late."

Thank you.

Mary Beth Noll

[REDACTED]

Monticello, MN 55362

**From:** [Joseph Perrault](#)  
**To:** [Angela Schumann](#)  
**Cc:** [Kip Christianson](#); [Charlotte Gabler](#); [Lloyd Hilgart](#); [Tracy Hinz](#); [Lee Martie](#); [Development Services](#); [Darek.Vetsch](#)  
**Subject:** data center  
**Date:** Wednesday, September 3, 2025 2:54:10 PM

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Dear Monticello City Council Members and Planning Commissioners,

This letter is written with concern for the proposed amendment of the city code and zoning ordinance that would create land for development of two data centers in the city of Monticello. My address is on Oak Ridge Drive, a few miles from the proposed data site.

I have significant concerns for the placement of data centers in my city, especially so close to the homes of 2 of my daughters and their families. These include: extreme water usage, massive land development, a decrease in property values, a decrease in our natural resources, higher energy costs, increased taxes (especially to local small businesses that truly keep our country running), and a small number of jobs that will most certainly be replaced by Artificial Intelligence (AI) in the near future.

As members of the City Planning Commission, you have a huge responsibility. Do you truly know the impact this will have on the quality of life of Monticello's residents? Who will pay for the increased water usage and waste management? What about water pressure? Who will regulate this usage by the data center? Would the waste water treatment plant need to be expanded to accommodate the data center? If so, who would pay for it? I am not okay with paying higher taxes in order for the data center to use the CITIZEN'S resources for waste management, water and energy.

The idea that these data centers would offer high paying jobs for many people is poorly researched. The amount of people they would employ does not offset the high cost that our residents will have to sacrifice in decreased resources like water and energy. I understand the jobs it will create in the building of the data centers, but what then? The employees of these data center companies will also not likely live near the data center, possibly not even in Monticello. Therefore, the theory that this will bring many high paying jobs is not to be considered as a positive impact on our city. Also, these employees will surely be replaced by AI in the near future. It is a well known fact by anyone who currently works in any kind of AI engineering or research.

Regarding property taxes, I also do not believe this will increase the property value of homes. Most of the people I talk to would NOT WANT TO LIVE NEAR a data center and the people I know who currently live near one, do not like it.

I urge you to think of the long term effects on our beautiful city. With no one to hold these large companies accountable, in the future, I believe the company will always win. Once our city lets them build, we, the citizens of Monticello, will have no say on what happens with our taxes and natural resources. Please take your time on making this extremely impactful decision. We do not need to let these big companies/data centers be built in our city.

Sincerely,

Kelly Perrault

**From:** [Angel Petitta](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data Center  
**Date:** Tuesday, August 19, 2025 11:47:02 AM

---

Hello,

I have very strong concerns over the proposed data center being built. It does not appear that thorough review was done on the environmental impacts and the resources this will require. There are many protected wild life in these areas that would be impacted as well and I think more time needs to be dedicated to researching and understanding these impacts as well as informing residents of the effects to local farmland, water designation, and potential strain on our power plant. I oppose the rezoning that is being proposed to accomplish this. Other local families are concerned as well and will be spreading awareness.

I appreciate your attention to this matter.

Thank you,

Angelique Petitta

**From:** [Paula Zychowski](#)  
**To:** [Angela Schumann](#); [Jim Thares](#); [Tyler Bevier](#); [kio.christianson@monticellomn.gov](mailto:kio.christianson@monticellomn.gov);  
[charlott.gabler@monticellomn.gov](mailto:charlott.gabler@monticellomn.gov); [tracy.heinz@monticellomn.gov](mailto:tracy.heinz@monticellomn.gov); [Lee Martie](#); [lloyd.hilgert@monticellomn.gov](mailto:lloyd.hilgert@monticellomn.gov)  
**Subject:** Data Center  
**Date:** Monday, September 1, 2025 5:06:27 PM

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I'm To Whom It May Concern,

I am writing to express my strong opposition to the construction of any data centers in Monticello regardless of location.

The following reasons are why I strongly oppose any data centers in Monticello.

- Enormous Energy Consumption
- Heavy Water Usage and Environmental Strain
- Minimal Long-Term Job Creation
- Noise and Light Pollution
- Security Risk - physical and cyber
- LOSS OF HOME VALUE!!! - NOBODY WANTS TO LIVE BY ONE!!!

The reasons why I am opposed to it far outweigh any tax benefits that would come with a data center.

I did try to keep an open mind by looking up videos of citizens in other cities now living near a data center and positive outcomes of it - I did not find ANY and quite the opposite. I heard a lot of devastating results to their quality of life having data centers in their communities. Lawsuits against some cities, claiming lack of transparency from the city and even some of the companies cutting a deal with the city before the citizens had a chance to voice their opinion or vote!! I am very thankful and trust that this will not be the case with our city council members.

I am wondering...

1. Will there be a meeting so people are able to voice their opinions as to whether or not we would even want a data center here? This feedback could be valuable information when making zoning decisions.
2. Would it be possible that the zoning requirements could be so restrictive, focusing on protecting our community and the environment, that it would prevent data centers from building here?
3. If the city is approached by a company that wants to build a data center here, will the community be given the opportunity to vote for or against it?

Once again, I urge the city to reject all data center proposals and focus on preserving what makes Monticello such a great place to live and why it attracts people to the area...our schools, safety, scenic walking and biking trails, vast recreational opportunities, the beautiful Mississippi River, Bertram, and Lake Maria State Park to name a few. Monticello offers small town charm with the convenience of shopping and restaurants, which is the reason our family moved back to this area 10 years ago.

Thank you for your time, I look forward to hearing from you.

Paula Zychowski

**From:** [Jeanne Yohn](#)  
**To:** [Angela Schumann](#); [Tyler Bevier](#); [Development Services](#)  
**Subject:** Data Centers Objection  
**Date:** Saturday, August 23, 2025 8:44:08 PM

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I've recently learned about the possibility of data centers near our home. We want to submit our objection to this project. Here are our concerns:

- Data Centers are a huge drain on water and electricity for their source of power. We are concerned that this demand will deplete our local resources, potentially raising prices for our own power needs.
- Data Centers are loud. The area under discussion is largely rural but with housing nearby the site. In addition, the noise will cause problems for the wildlife and livestock in the area.
- Data Centers are bright. This also negatively impacts the housing around the area.
- All of these things are not only going to impact the residents quality of life, it will reduce our home values.

Overall, please know that we strongly object to the locations considered. If you disregard the concerns of the public and move forward over our objections, we would ask you to do one thing: REQUIRE THEM TO USE SOLAR PANELS TO PRODUCE 100% OF THEIR POWER NEEDED.

Respectfully,  
Jeanne and Alan Yohn

**From:** [REDACTED]  
**To:** [Development Services](#)  
**Subject:** Data centers  
**Date:** Thursday, September 4, 2025 7:58:18 PM

---

Please do not allow a data centers to be built in Monticello.  
They are bad for property values. They are super noisy. They increase electric rates for residential customers. Also they use a lot of water. We cannot afford to allow any data centers to be built in Monticello!  
Please vote NO!  
Connie Carlson  
[REDACTED]  
Monticello, MN

Sent from my iPhone

**From:** [Alexander Coady](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data centers.  
**Date:** Monday, September 1, 2025 9:44:42 AM

---

Greeting Angela,

I'm emailing you because recently I found out that there are not one, but two data centers trying to be built in my home town, and I have some concerns.

To start off with, on the off chance that I wasn't clear, I do not support the approval, nor the construction of these projects. Now, onto the concerns.

First off, I in general dont like data centers as a base concept, they take up a lot of space, the use a lot of electricity. As well as water and I feel this increase of demand on both ends will result in a further increase in pricing for the general populace in monticello, which is not a prospect that particularly interests me. (There have also been reports and interviews of CEO's literally saying that those costs would be primarily onto the locals, so I've little doubt that subsidizing the citizens of monticello is part of the game plan)

They generally look ugly if aesthetics were a concern, and I dont support what they do, harvesting data to sell and push ads to a population that generally doesn't want them.

Furthermore, I have a hard time seeing the benefits to our community, as I feel the people operating and maintaining the project would most likely NOT be locals. In fact I can almost guarantee thlife. 90%-99% won't be, as I have not met a single person in the field in my life.

In short, the prospect of these projects seem like a lot of long term consequences for very little short term gain that doesn't have enough visible nor probable long term benefits to the population of the city you serve.

**From:** [Bonita Stromberg](#)  
**To:** [Angela Schumann](#)  
**Subject:** Data park  
**Date:** Monday, August 18, 2025 7:15:14 PM

---

Absolutely not in favor of this. Not sure that it is in Monticello's best interests.  
Bonnie Stromberg  
Sent from my iPhone

**From:** [Jami Vokaty](#)  
**To:** [Angela Schumann](#)  
**Subject:** Database Monticello - Strong Public Disapproval  
**Date:** Thursday, September 4, 2025 11:35:35 AM

---

Hi Ms. Schumann,

I am deeply disheartened to believe that Monticello would risk ruining its resource pool for a privatized data center -- where we already have a nuclear plant! I think the ludicrous vote will irreversibly damage our agriculture, our tourism, and that this plan selfishly depleats what actually helps our town, in the name of financial greed. I am disgusted, and I expect better. Help us.

*With Great Concern,*  
*Jami Vokaty*

[REDACTED]

**From:** [Nick Frattalone](#)  
**To:** [Angela Schumann](#)  
**Cc:** [Luke Appert/USA](#)  
**Subject:** DCPUD  
**Date:** Wednesday, August 20, 2025 6:46:59 AM  
**Attachments:** [image001.png](#)

---

Good Morning Angela,

Great job at the meeting last night.

I just wanted to follow up in writing with the comments I have on the DCPUD:

1. Minimum FAR – This seems adequate on a normal development but extremely massive on a larger scale lot. If we used this as a minimum on a 550 acre site, the building footprint would need to be a minimum of 5.95 million square feet. Not sure the city would want that kind of density and/or if a developer would even want to agree to it.
2. Landscape Buffer: Currently states “buffers” are required all along the perimeter of the site. We would like to propose a further setback along non-residential/non-civic areas that would be exempt from these buffers. Say, 300-400’?
3. Timeline for performance of phased projects of 3 years. With technology ever changing, this could provide unintentional “rushed” development and should be removed or changed to at least 5 years.
4. Electricity supply “study”. Requesting this to be removed as it is not the applicant’s responsibility.
5. Fiscal supply study. This is very vague and could mean different things to different parties. Again, with technology ever changing, it would be difficult for a developer to get fine detail on this and then have to be held accountable to those figures 3-5 years later.
6. Substations should be exempt from design standards. I am not 100% certain but I do believe the substations are directed by the power supplier (X-cel) and I am not sure the developer can guarantee meeting the same standards as the proposed Data Center. It may make sense to create another set of standards for the substation that pertains to things such as max heights, screening, fencing, min lot areas, max impervious area, minimum FAT, etc.
7. Height of structures. Most data centers have internal communication towers that can be up to 85’ in height and would exceed the current 65’ height restriction and could possibly be listed under the current prohibited use section.

I look forward to future discussions on these matters. Thanks and have a great day!



**Nick Frattalone**  
Chief Executive Officer  
3205 Spruce Street St. Paul, MN 55117  
P: 651.484.0448 | C: 651.283.6627

**From:** [Harlan Hamson](#)  
**To:** [Development Services](#)  
**Subject:** Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC..  
**Date:** Tuesday, August 12, 2025 8:37:47 PM

---

Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC.. You will completely wreck the city of Monticello.

**From:** Ted  
**To:** Angela Schumann  
**Subject:** Don't approve the data center  
**Date:** Sunday, August 24, 2025 5:15:00 PM

---

Hello,

My name is Theodore Keith and I live at [REDACTED], Monticello, MN 55362. I ask you to vote against a data center coming to Monticello. Here are the reasons why:

#### Environmental and resource consumption

**High energy usage:** Data centers are extremely energy-intensive, consuming up to 50 times more power per square foot than a typical office building. Globally, data centers account for about 1% of energy-related greenhouse gas emissions. The AI boom is expected to accelerate this demand dramatically, with some forecasts projecting global data center electricity consumption to more than double by 2030.

**Strain on the power grid:** This soaring energy demand, particularly from AI-optimized centers, can overwhelm existing power grids and delay the shutdown of older, fossil fuel-based power plants. This can also drive up electricity costs for local residential and commercial customers.

**Excessive water consumption:** Large data centers can consume between 1 million and 5 million gallons of water daily, primarily for cooling servers. This places a major strain on local water resources, especially in areas with limited or stressed water supplies.

**E-waste generation:** The rapid upgrade cycle for hardware, driven by technological advancements, creates large amounts of electronic waste, which can release toxic materials into the environment if not disposed of properly.

**Backup generator emissions:** Many facilities rely on large, diesel-powered backup generators to ensure 24/7 uptime. Regular testing of these generators releases pollutants like nitrogen oxides and fine particulate matter, which degrades local air quality and poses health risks.

#### Local socioeconomic impacts

**Limited permanent jobs:** While data center construction creates short-term work, the operational phase is highly automated and requires very few permanent employees. This means the long-term economic benefits to the local community in terms of job creation are minimal.

**Tax incentives and revenue questions:** Developers often receive substantial tax incentives and abatements to build in a community. This reduces the overall tax revenue for the locality, and critics argue the incentives rarely provide a tangible economic lift that justifies the costs.

**Exclusionary development:** Data center deals are frequently brokered in secret, with local governments approving large-scale, "by-right" zoning for facilities with minimal public engagement. This lack of transparency can leave residents feeling excluded from decisions that directly impact their community.

**Infrastructure costs shifted to taxpayers:** Upgrades required for roads, utilities, and power transmission to support data centers are often subsidized by or shifted to local taxpayers.

#### Community and quality of life issues

**Noise pollution:** Cooling fans, generators, and transformers at data centers create a constant, low-frequency humming sound that can disrupt residents' quality of life, especially in rural or suburban areas. The noise from backup generator testing is also disruptive.

**Aesthetic concerns:** The windowless, industrial-style warehouses of data centers are often seen as eyesores that clash with surrounding architectural aesthetics, particularly in suburban or rural settings.

**Land use and property value:** Data centers consume large parcels of land, replacing open spaces, farmland, or potential residential areas. While some argue they can increase property values, concerns remain about their impact on the character and future development of a community.

**Wildlife disturbance:** Noise emissions from data centers can disrupt local wildlife, altering animal behavior and migration patterns.

Again I urge you to vote against the data center coming to Monticello.

Thank you for reading my email, I urge you to do the right thing and vote against the data center coming to Monticello,

Theodore Keith.

#### Resources:

<https://www.datacenterfrontier.com/site-selection/article/55307719/when-communities-push-back-navigating-data-center-opposition>

<https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/#:~:text=Data%20center%20emissions%20are%20caused,40%25%20of%20their%20electricity%20usage.>

<https://www.techtargget.com/searchdatacenter/feature/How-the-rise-in-AI-impacts-data-centers-and-the-environment#:~:text=their%20energy%20footprint,AI%20must%20process%20vast%20volumes%20of%20data%20and%20conduct%20complex,complex%20and%20demand%20more%20energy.>

<https://www.brushwoodmedianetwork.com/national/poll-american-voters-dont-want-data-centers-built-in-their-communities/#:~:text=The%20data%20centers%20are%20used,a%20large%20amount%20of%20energy.>

<https://greenehurlocker.com/recent-developments-at-the-intersection-of-data-centers-and-energy/#:~:text=Recent%20Developments%20at%20the%20Intersection%20of%20Data,are%20putting%20pressure%20on%20the%20energy%20system.>

<https://www.datacenterwatch.org/report/#:~:text=While%20there%20is%20bipartisan%20opposition,to%20have%20a%20partisan%20lean.>

**From:** [REDACTED]  
**To:** [Angela Schumann](#)  
**Subject:** Featherstone - Please Listen  
**Date:** Tuesday, August 12, 2025 9:42:55 AM

---

Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

**Allison Lansing**  
**2025**

**From:** [Ashley Andersen](#)  
**To:** [Development Services](#)  
**Subject:** Feedback on the new data center  
**Date:** Wednesday, August 20, 2025 1:28:08 PM

---

I would like to share my opinion on the new data center proposed for Monticello MN. Unfortunately I was not able to attend the public hearing on August 19.

As many others have stated, I have concerns over the large amount of resources a data center will require. The amount of water and power required to run these plants is astonishing and wasteful. This is a concern not just for our community, but for the whole concept of data centers. Why would the city and its leaders choose to bring a large facility into our community that will take such a large draw of our water and power? Is this really worth it for the tax or financial incentives? Are we only looking at revenue and not the quality of life for our community members?

Not only would the data center be wasteful, it will cover acres of farmland. If the farmland must be developed, more housing seems like it would be a better choice for our community than this use of the land. Residential neighborhoods still allow green space, trees, ponds, etc. Residential areas allow local wildlife to still live in the area. A data center will turn open space into a field of ugly concrete buildings and cement parking lots. Wildlife will be displaced or lost altogether. It will be unsightly and invasive.

Please consider the voices of community members during this time of public comment. It sounds like there are more negatives than positives for our community if this data center were to be built.

Thank you,  
Ashley Andersen  
Monticello, MN

**From:** [REDACTED]  
**To:** [Angela Schumann](#)  
**Cc:** [Rachel Leonard](#); [Lloyd Hilgart](#); [Development Services](#)  
**Subject:** Further Comments with questions  
**Date:** Tuesday, September 2, 2025 1:32:41 AM  
**Attachments:** [Review of Planning Commission August 19th.pdf](#)  
**Importance:** High

---

Angela,

Please review and answer the questions in the attached review document.

Please include this document in the stack you have for both the Planning Meeting tonight and the Development meeting for the 3<sup>rd</sup>.

Very best,

Scott Harper

[REDACTED]

Monticello, MN 55362

[REDACTED]

**From:** [Rachel Leonard](#)  
**To:** [Angela Schumann](#)  
**Subject:** FW: Data Center concerns  
**Date:** Monday, September 22, 2025 9:51:04 AM

---

Rachel Leonard  
City Administrator  
763-271-3275  
505 Walnut St, Suite 1, Monticello, MN 55362

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-----Original Message-----

From: Lynn Black [REDACTED]  
Sent: Tuesday, September 2, 2025 7:06 PM  
To: Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>  
Subject: Data Center concerns

As a member of Monticello township, I have the following concerns about the potential land use change for a data center is allowed near hwy 25, 85th st, and Edmonson Ave.

1. The amount of housing near by or was planned to be across Edmonson to the East. How this center will affect lifestyles, health, and if people will not move to the area???
2. The future park plans (2040) around the ponds south and across Edmonson. How will this change?
3. The effects on wildlife. On a daily basis I see all sorts of wildlife near or on the ponds.
4. As one who lives on the pond and sees water levels go up and down, I'm afraid this data center will affect the water level. Drought years I have see fish freeze out in the spring. Will the center diminish these beautiful ponds?
5. Articles read indicate well water issues near by centers. We have a well across the street. I'm concerned we would need to dig another well, especially if city water is not available to those in township in near future.
6. Noise from the center.
7. Overall long term effects to environment, health of citizens. And effect on the community.

If I have more things that come up, I will hopefully get them to you before future meeting.

Lynn Black  
[REDACTED]  
Monticello, MN 55362

Sent from my iPhone

**From:** [Jennifer Schreiber](#)  
**To:** [Angela Schumann](#)  
**Subject:** FW: Data centers  
**Date:** Tuesday, September 2, 2025 7:58:46 AM

---

Sorry.

---

**From:** Teia Strand [REDACTED]  
**Sent:** Sunday, August 17, 2025 2:15 PM  
**To:** Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>  
**Subject:** Data centers

I do not support the city putting in data centers.

**From:** [Development Services](#)  
**To:** [Angela Schumann](#)  
**Cc:** [Jennifer Schreiber](#)  
**Subject:** FW: Monticello Tech LLC Data center  
**Date:** Tuesday, August 19, 2025 7:54:06 AM

---

AUAR Comment.

---

**From:** Kara Thornton [REDACTED]  
**Sent:** Monday, August 18, 2025 8:53 PM  
**To:** Development Services <Community.Development@MonticelloMN.gov>; Angela Schumann <Angela.Schumann@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>  
**Subject:** Monticello Tech LLC Data center

To whom it may concern,

I am writing to voice my very strong opposition to any zoning or land use amendments that will encourage or allow the development of any data center in Monticello.

These technology campuses have been shown to use massive amounts of water and electricity, the cost of which is often shouldered by residents. There is concern about ground water contamination, noise pollution, light pollution, elimination of farm and potential residential property, and reduction of property values.

Monticello is a growing community with so much potential. Please do not let the supposed financial incentives of allowing a data center into our city ruin that potential!

Sincerely,

Kara Thornton

[REDACTED] Monticello, MN 55362

**From:** [Development Services](#)  
**To:** [Angela Schumann](#)  
**Cc:** [Jennifer Schreiber](#)  
**Subject:** FW: Opposition to Data Center  
**Date:** Monday, August 18, 2025 9:21:41 AM

---

## AUAR Comment

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**From:** Monica Vosmek [REDACTED]  
**Sent:** Tuesday, August 12, 2025 3:29 PM  
**To:** Development Services <Community.Development@MonticelloMN.gov>  
**Subject:** Fw: Opposition to Data Center

----- Forwarded Message -----

**From:** Monica Vosmek [REDACTED]  
**To:** [angela.schumann@MonticelloMN.gov](mailto:angela.schumann@MonticelloMN.gov) <[angela.schumann@monticellomn.gov](mailto:angela.schumann@monticellomn.gov)>  
**Sent:** Tuesday, August 12, 2025 at 10:53:09 AM CDT  
**Subject:** Opposition to Data Center

Good morning Angela.

I am writing in opposition of the Data Center being built directly across from Featherstone neighborhood.

With the current construction detours, we have already seen an increase in traffic that has negatively impacted our neighborhood to the point of several neighbors placing signs to slow down as our neighborhood has many, many children. There are several home daycares that frequently walk the trails along the road. For our family, we have a child with Autism and fear that the Data Center will bring additional traffic dangers.

The Data Center will also disrupt our quiet neighborhood with the loud noises it will bring. Extra pollution is another concern.

We hope that Monticello will keep this area residential and NOT commercial.

KEEP OUR AREA SAFE FOR OUR CHILDREN.

Thank you,  
Monica Primeau  
Featherstone Neighborhood

**From:** [Rachel Leonard](#)  
**To:** [Angela Schumann](#)  
**Subject:** FW: Opposition to data centers  
**Date:** Tuesday, September 2, 2025 10:17:43 AM  
**Attachments:** [image001.png](#)

---

Please see below for public comment on the zoning ordinance.

**Rachel Leonard**

*City Administrator*

763-271-3275

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Wendy Suddard [REDACTED]  
**Sent:** Monday, September 1, 2025 4:32 PM  
**To:** Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>  
**Subject:** Opposition to data centers

Dear Rachel,

I am concerned about the new amendment to the city code and zoning ordinance that would create a special land use overlay zone specifically for the placement of data centers. I am opposed to land use by data centers. One of them would be very close to my house and the other would be very close to Bertram Chain of Lakes of which I am a Friend of Bertram.

**Wendy Suddard-Bangsund**

**From:** [Harlan Hamson](#)  
**To:** [Angela Schumann](#)  
**Subject:** Fw: Public Comment - Data Center Consideration  
**Date:** Wednesday, August 20, 2025 9:44:52 PM  
**Attachments:** [image001.png](#)

---

Why doesn't the city of Monticello put Data Center on the ballot for this November. Let the people of the city decide if the Data Center should be built here.

---

**From:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Sent:** Tuesday, August 19, 2025 4:47 PM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Cc:** Anne Mueller <Anne.Mueller@MonticelloMN.gov>; Tyler Bevier <Tyler.Bevier@MonticelloMN.gov>; Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>  
**Subject:** Public Comment - Data Center Consideration

Thank you for emailing your comments related to the consideration of data center development in the community.

Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance for the August 19<sup>th</sup>, 2025 item can be found [here](#).

An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85<sup>th</sup> Street NE. More information can be found at [Environmental Reviews | Monticello, MN](#). Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.

**Angela Schumann**  
*Community Development Director*  
**Development Services**  
763-271-3224



**From:** [Harlan Hamson](#)  
**To:** [Angela Schumann](#)  
**Subject:** Fw: Public Comment - Data Center Consideration  
**Date:** Friday, August 22, 2025 10:35:26 AM

---

In general, Omaha, Nebraska is a popular location for data centers due to factors like reliable and affordable electricity, open land, and a robust fiber optic network.

However, some challenges and concerns are associated with the growth of data centers in Omaha and elsewhere:

**Environmental Impact:** Data centers are energy and water-intensive, consuming significant electricity and water for operation and cooling. This can put a strain on local resources and raise concerns about the environmental footprint of these facilities. For example, the Omaha Public Power District has faced increased demand and delayed the shutdown of a coal plant due to data center expansion, particularly [Google's investments in the area](#).

**Grid Reliability:** The increasing demand from data centers can impact the stability and reliability of the electrical grid. There have been concerns raised about the potential for data center behavior to contribute to cascading power outages, according to NERC reports.

**Infrastructure Demands:** Building and maintaining data centers requires substantial infrastructure, including power, cooling, and fiber optics. Keeping up with the rapid growth in demand for these resources presents challenges for utilities and communities.

**Local Concerns:** Residents and communities may have concerns about the environmental impact, noise levels, and potential strain on local resources posed by data center development.

**Outages:** While many data centers prioritize reliability and redundancy to prevent downtime, outages can still occur due to power issues, equipment failures, or even software updates. These outages can affect various services and businesses, as seen in a global IT outage that impacted Nebraska residents.

Despite these challenges, data centers play a crucial role in supporting the digital economy and provide significant benefits, such as job creation and the provision of essential services.

Ultimately, the development and operation of data centers in Omaha involve a balancing act between the benefits they offer and the need to address the associated environmental and infrastructure concerns.

---

**From:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>

**Sent:** Wednesday, August 20, 2025 9:44 PM

**To:** Harlan Hamson [REDACTED]

**Subject:** Automatic reply: Public Comment - Data Center Consideration

Thank you for your email. I am currently out of office, returning on Monday, August 25th, 2025. If you need immediate assistance, please call our front desk at 763-295-2711.

**From:** [Harlan Hamson](#)  
**To:** [Angela Schumann](#); [Lloyd Hilgart](#)  
**Subject:** Fw: Public Comment - Data Center Consideration  
**Date:** Saturday, August 23, 2025 4:11:38 PM

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<https://www.facebook.com/reel/1301648375032057>

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Friday, August 22, 2025 9:02 PM  
**To:** Angela Schumann <angela.schumann@monticellomn.gov>  
**Subject:** Fw: Public Comment - Data Center Consideration

Here's a post from a friend who is fighting the same battle in another state. Might be worth looking into if this would be true here as well.

"Getting ready for our likely last shot at stopping this data center within eyesight of our house. The list of reasons this is a bad idea is very long, but the latest I just learned is that the legal language includes a free pass for destroying the local wells and water table. If everyone living in the area suddenly loses water, as has happened with other data centers, they have no legal liabilities.

The city wants this for tax revenue. Which is why they're offering fifty years of zero taxes to the data center.

---

**From:** Harlan Hamson [REDACTED]  
**Sent:** Friday, August 22, 2025 10:35 AM  
**To:** Angela Schumann <angela.schumann@monticellomn.gov>  
**Subject:** Fw: Public Comment - Data Center Consideration

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Ultimately, the development and operation of data centers in Omaha involve a balancing act between the benefits they offer and the need to address the associated environmental and infrastructure concerns.

---

**From:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>

**Sent:** Wednesday, August 20, 2025 9:44 PM

**To:** Harlan Hamson [REDACTED]

**Subject:** Automatic reply: Public Comment - Data Center Consideration

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**From:** [Harlan Hamson](#)  
**To:** [Angela Schumann](#)  
**Subject:** Fw: Public Comment - Data Center Consideration  
**Date:** Thursday, September 4, 2025 10:43:02 AM

---

I would guarantee you that if this was put to a vote or straw poll, not many people would be for having Data Center built here. Especially if they knew the bad ramification on the city of Monticello.

---

**From:** Harlan Hamson [REDACTED]  
**Sent:** Saturday, August 23, 2025 4:11 PM  
**To:** Angela Schumann <angela.schumann@monticellomn.gov>; lloyd.hilgart@monticellomn.gov <lloyd.hilgart@monticellomn.gov>  
**Subject:** Fw: Public Comment - Data Center Consideration

<https://www.facebook.com/reel/1301648375032057>

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Friday, August 22, 2025 9:02 PM  
**To:** Angela Schumann <angela.schumann@monticellomn.gov>  
**Subject:** Fw: Public Comment - Data Center Consideration

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"Getting ready for our likely last shot at stopping this data center within eyesight of our house. The list of reasons this is a bad idea is very long, but the latest I just learned is that the legal language includes a free pass for destroying the local wells and water table. If everyone living in the area suddenly loses water, as has happened with other data centers, they have no legal liabilities.

The city wants this for tax revenue. Which is why they're offering fifty years of zero taxes to the data center.

---

**From:** Harlan Hamson [REDACTED]  
**Sent:** Friday, August 22, 2025 10:35 AM  
**To:** Angela Schumann <angela.schumann@monticellomn.gov>  
**Subject:** Fw: Public Comment - Data Center Consideration

In general, Omaha, Nebraska is a popular location for data centers due to factors like reliable and affordable electricity, open land, and a robust fiber optic network.

However, some challenges and concerns are associated with the growth of data centers in Omaha and elsewhere:

**Environmental Impact:** Data centers are energy and water-intensive, consuming significant electricity and water for operation and cooling. This can put a strain on local resources and raise concerns about the environmental footprint of these facilities. For example, the Omaha Public Power District has faced increased demand and delayed the shutdown of a coal plant due to data center expansion, particularly [Google's investments in the area](#).

**Grid Reliability:** The increasing demand from data centers can impact the stability and reliability of the electrical grid. There have been concerns raised about the potential for data center behavior to contribute to cascading power outages, according to NERC reports.

**Infrastructure Demands:** Building and maintaining data centers requires substantial infrastructure, including power, cooling, and fiber optics. Keeping up with the rapid growth in demand for these resources presents challenges for utilities and communities.

**Local Concerns:** Residents and communities may have concerns about the environmental impact, noise levels, and potential strain on local resources posed by data center development.

**Outages:** While many data centers prioritize reliability and redundancy to prevent downtime, outages can still occur due to power issues, equipment failures, or even software updates. These outages can affect various services and businesses, as seen in a global IT outage that impacted Nebraska residents.

Despite these challenges, data centers play a crucial role in supporting the digital economy and provide significant benefits, such as job creation and the provision of essential services.

Ultimately, the development and operation of data centers in Omaha involve a balancing act between the benefits they offer and the need to address the associated environmental and infrastructure concerns.

---

**From:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Sent:** Wednesday, August 20, 2025 9:44 PM  
**To:** Harlan Hamson [REDACTED]  
**Subject:** Automatic reply: Public Comment - Data Center Consideration

Thank you for your email. I am currently out of office, returning on Monday, August 25th, 2025. If you need immediate assistance, please call our front desk at 763-295-2711.

**From:** [lisa Keenan](#)  
**To:** [Development Services](#)  
**Subject:** Fwd: Data Center  
**Date:** Monday, August 18, 2025 1:05:36 PM

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Monticello Planning Commission,

Please see below and links. I will be at the meeting tomorrow evening but wanted to send this as information beforehand. I will be referencing it if given an opportunity to speak.

From CEDS website (Community & Environmental Defense Services) – When data centers are restricted to industrial sites, they are frequently considered light industrial, as opposed to heavy industrial. However, a case can be made that data centers are more heavy than light industrial. A widely accepted definition of light industrial are those uses where impacts do not extend beyond the site boundary. Given the noise, air pollution and other data center impacts can extend into nearby residential areas and beyond, they should be classed as heavy industrial.

<https://www.mprnews.org/story/2025/02/11/water-guzzling-data-centers-spark-worries-for-minnesotas-groundwater>

<https://youtu.be/JfIFFqbZ1X8?si=UUs9gXYHnxRYrtLh>

Regards,

Lisa Keenan



Monticello, MN 55362

**From:** [Jessica Kinney](#)  
**To:** [Development Services](#); [Charlotte Gabler](#); [Tracy Hinz](#); [Lee Martie](#); [Kip Christianson](#); [Rachel Leonard](#)  
**Subject:** Fwd: Opposition to Proposed Data Center Development  
**Date:** Monday, September 8, 2025 10:41:53 PM

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----- Forwarded message -----

**From:** Jessica Kinney [REDACTED]  
**Date:** Mon, Sep 8, 2025 at 10:33 PM  
**Subject:** Opposition to Proposed Data Center Development  
**To:** <[Lloyd.hilgart@monticellomn.gov](mailto:Lloyd.hilgart@monticellomn.gov)>

I am writing to respectfully express my concern regarding the consideration of a data center development in Monticello. While I recognize the need to encourage economic growth and technological advancement, I urge the city to carefully weigh the potential long-term impacts such a facility could have on our community and environment.

Data centers are known to be extremely resource-intensive, particularly with water and energy usage. At a time when sustainable water management is critical, the significant demand for cooling such facilities poses a serious risk to our local water supply. In addition, the environmental footprint of data centers—ranging from increased carbon emissions to potential strain on surrounding ecosystems—could undermine Monticello’s commitment to environmental stewardship.

Noise pollution is another pressing issue. The constant operation of cooling and backup systems can impact the quality of life for nearby residents, affecting health, well-being, and property values. This is not a short-term inconvenience but a lasting change to the character of our community.

For these reasons, I respectfully ask that the City of Monticello not move forward with approving a data center in our community. I urge you instead to consider alternative opportunities for development that align with sustainability goals, protect natural resources, and enhance the quality of life for residents.

Thank you for your attention to this matter and for your ongoing commitment to serving the best interests of Monticello’s citizens.

Sincerely,

Jessica Kinney

[REDACTED], Monticello, MN 55362

[REDACTED]

**From:** [lisa Keenan](#)  
**To:** [Development Services](#)  
**Subject:** Fwd: Sept 2 Planning Commision Meeting Lisa Keenan  
**Date:** Thursday, September 4, 2025 5:15:49 PM  
**Attachments:** [Sept 2 Planning Commision Meeting Lisa Keenan.docx](#)

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Hello,

Attached is the document I read from at the Sept 2nd meeting and was requested toward the end of the meeting. I am also including links to the pages or documents I pulled the data from. If any of the links don't work please let me know and I will try again. I would also like to point out the JLARC has a section that states "Data centers provide positive economic benefits to Virginia's economy, mostly during their initial construction".

[datacenter - Community & Environmental Defense Services](#)

[Board of Supervisors Approves New Data Center Zoning Ordinance Amendment | News Center](#)

[DataCenterGuidelinesComprehensivePlanAmendment.Adopted.6.10.25.pdf](#)

[Microsoft Word - O2516](#)

[JLARC | Data Centers in Virginia](#)

Monticello has been a great community we have been happy to be a part of for the past 27 years. A data center is simply not what Monticello needs.

Thank you for your time,

Lisa Keenan

**From:** [Leandra Iverson](#)  
**To:** [Development Services](#)  
**Subject:** Monticello Data Center Concerns  
**Date:** Tuesday, September 2, 2025 4:07:44 PM

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Dear City Planning Commissioners,

This letter is written with concern for the proposed amendment of the city code and zoning ordinance that would create land for development of two data centers in the city of Monticello. I am a citizen of Monticello Township. My address is [REDACTED]. My home would be very close to the land that would be used for the 85th Street and Highway 25 data center.

I have significant concerns for the placement of data centers in my city, especially so close to my home. These include: extreme water usage, massive land development, a decrease in property values, a decrease in our natural resources, higher energy costs, increased taxes (especially to local small businesses that truly keep our country running), and a small number of jobs that will most certainly be replaced by Artificial Intelligence (AI) in the near future.

As members of the City Planning Commission, you have a huge responsibility. Do you truly know the impact this will have on the quality of life of Monticello's residents? Who will pay for the increased water usage and waste management? What about water pressure? Who will regulate this usage by the data center? Would the waste water treatment plant need to be expanded to accommodate the data center? If so, who would pay for it? I am not okay with paying higher taxes in order for the data center to use the CITIZEN'S resources for waste management, water and energy.

We already have regular blackouts in the township, where we are informed by internet companies of the planned or unplanned power outage before Xcel or the City. This is after the power has already been out for hours and these blackouts are extremely frustrating as a citizen. I fear that this would only be made worse with the building of even one of these data centers due to their high energy needs. What if this happens on a cold winter night? What about all the beef that I purchase from local farms in my freezer? These are major concerns that I have for the safety of our people and my own family.

The idea that these data centers would offer high paying jobs for many people is poorly researched. The amount of people they would employ does not offset the high cost that our

residents will have to sacrifice in decreased resources like water and energy. I understand the jobs it will create in the building of the data centers, but what then? The employees of these data center companies will also not likely live near the data center, possibly not even in Monticello. Therefore, the theory that this will bring many high paying jobs is not to be considered as a positive impact on our city. Also, these employees will surely be replaced by AI in the near future. It is a well known fact by anyone who currently works in any kind of AI engineering or research.

Regarding property taxes, I also do not believe this will increase the property value of homes. Most of the people I talk to would NOT WANT TO LIVE NEAR a data center and the people I know who currently live near one, do not like it. How does this increase property value? I am also very worried about the homes and farms currently on Davidson and Edmonson. What will happen to these families? Will they be forced to move? How will this impact their homes and ways of life?

I urge you to think of the long term effects on our beautiful city. With no one to hold these large companies accountable, in the future, I believe the company will always win. Once our city lets them build, we, the citizens of Monticello, will have no say on what happens with our taxes and natural resources. Please take your time on making this extremely impactful decision. We do not need to let these big companies/data centers be built in our city.

Sincerely,

Jeremy and Leandra Iverson

**From:** [Callie Hendrickson](#)  
**To:** [Angela Schumann](#)  
**Subject:** Monticello Data Center Development  
**Date:** Monday, August 11, 2025 9:38:25 PM

---

To Whom It May Concern:

Please do not follow through with plans to build the data center without doing due diligence in researching how data centers have affected communities after being built and running. The water supply necessary for data centers is more than many areas can handle. I hope the city actually looks into this, and doesn't just follow through with plans if water things "pass" on paper. I'm also not interested in it due to noise, environmental impact, and the amount of resources (land) it takes up. Please consider all comments underneath your Facebook update as well, as of August 11, 2025.

Thank you.

Callie Hendrickson  
[REDACTED] Monticello, MN 55362

**From:** [Adam Felix](#)  
**To:** [Angela Schumann](#)  
**Subject:** Monticello data center.  
**Date:** Thursday, September 4, 2025 12:06:12 PM

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Please, please do not build a freaking data center in my backyard. You are absolutely going to destroy my quality of life. I urge you go live next to one for a month before approving. My uncle lived 3 miles from one out of state and you could hear it plain as day. This is wrong and inappropriate for the area. Please think before looking at dollar bill signs. My electricity is high enough as we speak.

Adam

**From:** [Teresa Dongoski](#)  
**To:** [Angela Schumann](#)  
**Subject:** Monticello Data center  
**Date:** Thursday, September 4, 2025 12:29:47 PM

---

I beg of you, please rethink this, especially in that area. It will cause such a negative impact on the surrounding homes (like mine) with traffic, noise, construction (which, can you guys give it a freaking break for a little bit in town? we have been under construction now for it seems like Covid started) That is far too much and us as citizens have had enough.

We moved here in 2018 for the smallish town atmosphere, light property taxes, and cheaper utilities, and now you (not you personally!) are trying to make us into something else.

There are plenty of places that are not nearly as close to town. In our area, there are 1000's of acres of land that I'm sure some farmer would love to sell as the out in the middle of nowhere. Instead of throwing this monstrosity against our beautiful neighborhoods.

Thank you for your time. I know my opinions do not mean anything, but I appreciate the ear.

Thank you!

Teresa Dongoski

**From:** [Nicole Puckett](#)  
**To:** [Angela Schumann](#)  
**Subject:** Monticello Data Center  
**Date:** Thursday, August 21, 2025 6:43:07 AM

---

Hello Angela,

My name is Nicole, I am a resident of Big Lake. I live here with my family, my husband and our two children. We've lived here for the last 6 years and had made the decision to move here to step out of the large cities. We wanted a slower life away from Big Tech. The plans of bringing a Data Center to Monticello is extremely concerning as it threatens everything from the land, the Earth to the inhabitants in the area, animals and humans alike. I know i am not alone in this, the Data Center simply shouldn't be built.

I know many have felt the energies shift recently, we are on our way to a new healthy new Earth. These Data Centers are taking steps backwards. The Earth needs us now more than ever to help her heal. Please help us stop these centers from being built.

<https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/>

<https://www.dataversity.net/data-centers-and-the-climate-crisis-a-problem-hiding-in-plain-sight/>

I appreciate your time and attention on this!

Thanks,  
Nicole

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

**From:** [Matthew Schwinghammer](#)  
**To:** [Angela Schumann](#)  
**Subject:** Monticello Data Center  
**Date:** Thursday, September 4, 2025 11:31:57 AM

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Hello Angela,

I'd like to formally document my opposition to the proposed Monticello data center off 85th Street and Highway 25.

Countless news articles show how data centers destroy the peace and tranquility of a community and have negative environmental impacts to the land/water.

Despite Monticello Tech LLC's proposal, the data center will not add the number of jobs the company is pitching and will actually be a deterrent for new residence who plan on moving to Monticello.

When making a decision on the proposed development, I ask that you look at what is best for our residents, and build a community you would be proud to have your kids to live in.

Thank you,  
Matt Schwinghammer

**From:** [JOSH NEISCH](#)  
**To:** [Development Services](#)  
**Subject:** Monticello proposed data centers  
**Date:** Friday, September 5, 2025 9:42:17 AM

---

I am strongly against the proposed data centers in Monticello. Please do not allow them.

Josh Neisch



Monticello MN 55362

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

**From:** [Jonathan Jones](#)  
**To:** [Angela Schumann](#)  
**Subject:** Monticello Tech LLC Data Center Concerns  
**Date:** Monday, August 18, 2025 7:42:30 PM

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Good Evening Ms. Schumann,

I have lived in Monticello for about 10 years, and a homeowner here for 6. I cannot stress how much the approval of this Data Center would take this great town towards a dark future. Data Centers are a concrete tumor on resources. They require more more energy than all of the residential communities, create waste in our water systems, and providing no services or jobs for those who live here. If the consideration for this approval is based on the monetary gains from taxes on the land, why drive Monticello to a soulless husk of concrete and metal, when we could be using that same land for homes, enterprises with transparent practices that actually bring jobs into the city, or for projects that provide beautification and continue to draw people here?

I cannot, in good faith, believe that a previously unknown company with no tangible ability to show its care and investment back into the community would act in a way that would provide equal benefit to Monticello as well as itself. We can't simply believe that any company, let alone an LLC, that uses the name Monticello in its name is home grown. It's been shown that Monticello Tech LLC is connected to another LLC with the name Monticello used loosely in its name that also has no contributing presence.

Monticello Tech LLC's Data Center proposal will only bring harm to our community, and I hope that you consider my thoughts and those of others as well. Thank you for your time.

- Jon Jones

**From:** [Rachelle Kylochko](#)  
**To:** [Angela Schumann](#)  
**Subject:** No AI data center!!!  
**Date:** Tuesday, August 19, 2025 10:58:11 AM

---

Dear Angela,

For the concern of the proposed AI data center in Monticello, MN:

Monticello already hosts a nuclear power plant and sits near coal-burning facilities. A water-hungry, energy-hungry data center would push our resources and safety to the breaking point.

This project is near the Midwest's largest solar field, and metals recycling industry. Combined industrial pollution is ignored in their report.

The 546 acres targeted include prime farmland, state-important farmland, and 8 wetlands not "vacant land." These wetlands are home to monarchs, western regal fritillary butterflies, whooping cranes, and bald eagles.

The project violates the Wright County Northeast Quadrant Land Use Plan (2007) and Monticello 2040 Comprehensive Plan (2020).

Data centers require massive amounts of water to keep servers cool. We already use enormous amounts of water to cool the nuclear plant. Adding more demand is dangerous and irresponsible.

\*dont forget our tritium ongoing leak problem..

This project is a direct threat to our farms, water, wildlife, and families. Let's stand together and say GOVERN YOURSELF ACCORDINGLY to Black Rock and Monticello Tech LLC.

-Rachelle Kylochko



**From:** [Gwen&Wayne Johnson](#)  
**To:** [Angela Schumann](#)  
**Subject:** Planning Commission on Ordinance for Data Center  
**Date:** Tuesday, August 26, 2025 5:17:35 PM

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I want to thank the Planning Commission and the city staff for their work in creating an ordinance on the requirements for a Data Center. The work is a tremendous effort and it is a progressive step in evaluating the needs of the city and business partners as they receive requests for Data Centers. This is taking a thoughtful and necessary approach for the city.

While we do not know all the steps and work required for evaluating a Data Center, I do believe that this is the future of the United States, not just in Monticello. We need to be ready for new development and new ways of thinking as data drives everything that we touch in our lives today. This will not go away, and the need will only continue to grow. Because of this, I support your work, your diligence. I also support the next steps of the AUAR to conduct necessary research for a Data Center.

My concern is the lack of knowledge by the many people that have put information online and in the meetings. I hear more and more incorrect information being passed around all the time, and in today's "data" transfer on social media, it only reinforces the need for a Data Center!

Thank you for your work,

--

***Gwen Johnson***

**From:** [Cutsforth, Scott M](#)  
**To:** [Angela Schumann](#)  
**Cc:** [Scott Cutsforth](#)  
**Subject:** Proposed Data Center - Comment Period  
**Date:** Thursday, September 4, 2025 1:40:42 PM

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Hello Angela,

As being someone that will be living fairly close to the proposed Data Center project (Hunters Crossing), I do have a few concerns. I have spoken with a few of my neighbors and they are already not in favor of this project (Concerns are below). They feel like this comment period is moot as the petition to connect 87<sup>th</sup> Ave into the new neighborhood from Hunters Crossing basically did not matter and that the city council will do what it want anyways.

### **Potential Cons**

- Electricity – Will they have their own power line?
  - Will the increase in demand for this data center raise our electric bills?
- Water – I know these take a lot of water, how will it get water?
  - Will they drill their own well
    - Does the water used in cooling get treated and pumped back into the ground?
  - If it comes from the city
    - Will this increase our water bills
    - Is the new water treatment plant able to process all this water?
- Noise – I was at the meeting when they asked for the rezoning
  - What are all the ways noise pollution will be reduced?
    - I like that Hunters Crossing is very quiet from extra noise.

### **Potential Pros**

- What type of revenue would this bring to the city in the form of taxes?
  - Property
    - Is the city considering giving a number of years in tax breaks
    - Additional Sales tax

Feel free to respond with other benefits the city council believes would be beneficial to the residents of Monticello.

Best Regards,

Scott Cutsforth



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**From:** [Felicia Olson](#)  
**To:** [Angela Schumann](#)  
**Subject:** Proposed Data Center  
**Date:** Monday, August 25, 2025 3:03:52 PM

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**Ms. Schumann,**

**My daughter and I own a home at [REDACTED] Monticello, MN 55362. One of the proposed Data Center sites would be directly across from our backyard which backs to 85th.**

**We just bought our home and spent a great deal of our Savings to buy it. We truly would be devastated by a decrease in our property values and increases in our utility bills. We would like to express that placing a business that large across from a neighborhood filled with families, pets and so many people working to build relationships with each other as neighbors is not the best idea. Most of us bought our homes because it was a nice neighborhood and quiet and family friendly. We, personally, don't want to have lights shining in our house or specifically in the bedrooms on the back of the house. We don't want to be caught up in traffic trying to get places. We don't want to hear noise that isn't part of a neighborhood. We don't want to pay higher Utilities or have our water pressure lower.**

**We hope that you will consider the lives of the people in the neighborhood and locate another place for this large Tech Campus.**

**Thank you,  
Felicia K. Olson  
Danielle M. Olson  
[REDACTED]  
Monticello, MN 55362**

**From:** [Bernard Lang](#)  
**To:** [Angela Schumann](#)  
**Subject:** Proposed Development of local acreage  
**Date:** Thursday, September 4, 2025 12:02:52 PM

---

Hello,

My name is Bernard Lang,

I'm a husband, father, and local resident of Monticello, I love Monticello and love where I live. I live just blocks away from the proposed development area. One of the reasons Monticello drew me in was the vast area of farmland and nature. The local lakes, like Pelican lake and others, the parks, and the wild life. I moved here to raise a family and be proud of my city.

The recent proposal of land development poses several major issues, and facts, that I will stand by to oppose any further development of a Data Center.

Wild life is being pushed further and further out of its natural habitat, I see birds of all kinds living and prospering in that area. Geese roost there before flying to the Mississippi or Pelican lake. Deer and other mammals feed off that field. Along with the animals, the plants and trees are healthy. Overall the environment is already prospering. Flattening out that land and building a structure, takes that completely away from those things. Adding a massive structure there takes healthy ground water from those animals and that habitat.

As for the people, the same facts hold true. Our land WE pay to live around will be taken away. Our water sources and habitat will be forever changed. Adding this on top of a Nuclear Plant, I receive emergency protocol every year for. I'm sure I would be receiving something of the same. The electrical grid would be put under more pressure.

Now we also have noise, traffic, construction, and I'll be honest a total eyesore, getting installed a peaceful place of land I get to drive by every day.

I drive through Monticello for hours per day. There are vacant buildings and spaces scattered across the area. Why not utilize those first for maybe a small data center or light industrial? Before tilling up land and ruining the habitat for creatures and people. I would consider contacting local business real estate agents and seeing what is already on the table. I watched a friend who small business trying to survive, the private owned cost of the new building drove to close. New building space, now vacant, and a professional adult looking for work.

This proposal of land use goes right up to local farms, homes, water sources for wildlife, and wild life management areas. All of those would be permanently changed. We already have so much construction that is taking longer than expected, and creating a hassle for every resident and visitor of Monticello. Let's take care of what we have first!

Please consider the visual, electrical stress, construction hazards and inconvenience, ground water hazard, nature, along with every economic challenge, and the especially people and community you represent, to be a voice for our concerns.

I appreciate the opportunity to speak on this,

Bernard



**From:** [Jennifer Schreiber](#)  
**To:** [aharwood@wsbeng.com](mailto:aharwood@wsbeng.com)  
**Cc:** [Angela Schumann](#)  
**Subject:** Public Comment - Data Center  
**Date:** Tuesday, August 12, 2025 11:45:23 AM  
**Attachments:** [image001.png](#)

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Comment Below.

## Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

[MonticelloMN.gov](http://MonticelloMN.gov) | [Facebook](#) | [Subscribe to E-News](#)



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**From:** Kelly Johnson [REDACTED]  
**Sent:** Tuesday, August 12, 2025 9:53 AM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Subject:**

Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Kelly Johnson

**From:** [Jennifer Schreiber](#)  
**To:** [aharwood@wsbeng.com](mailto:aharwood@wsbeng.com)  
**Cc:** [Angela Schumann](#)  
**Subject:** Public Comment - Monticello Data Center  
**Date:** Tuesday, August 12, 2025 11:41:58 AM  
**Attachments:** [image001.png](#)

---

Please see comment below.

## Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Kelsey Hamel [REDACTED]  
**Sent:** Tuesday, August 12, 2025 8:29 AM  
**To:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>  
**Subject:** Concerns Regarding Proposed Data Center Near Featherstone

Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family

neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Kelsey Hamel

**From:** [Jennifer Schreiber](#)  
**To:** [aharwood@wsbeng.com](mailto:aharwood@wsbeng.com)  
**Cc:** [Angela Schumann](#)  
**Subject:** Public Comment - Monticello Data Center  
**Date:** Tuesday, August 12, 2025 11:43:03 AM  
**Attachments:** [image001.png](#)

---

Additional comment.

## Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Joe Kraft [REDACTED]  
**Sent:** Tuesday, August 12, 2025 11:03 AM  
**To:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>  
**Subject:** Opposition to Data Center Development in Monticello

Hi Angela,

I'm writing to express my strong opposition to the construction of any data centers in Monticello—both the one proposed near my home and any future projects. While I understand these facilities are often framed as economic opportunities, the negative impacts to our community far outweigh any potential benefits.

## Why I Oppose Data Centers in Monticello

1. **Enormous Energy Consumption**  
Data centers require massive amounts of electricity to operate and cool their equipment. This puts pressure on our local power grid and can drive up costs for residents without delivering proportional community benefit.
2. **Heavy Water Usage & Environmental Strain**  
Many data centers consume millions of gallons of water each year for cooling. That kind of demand could strain our local water supply and impact groundwater levels—something Monticello should be protecting, not depleting.
3. **Minimal Long-Term Job Creation**  
For their size, data centers create surprisingly few permanent jobs once operational. This means the long-term return to the community is minimal compared to the infrastructure and environmental costs.
4. **Noise, Heat, and Industrial Impact**  
The constant hum of cooling systems, heat emissions, and the industrial look of these facilities change the character of surrounding neighborhoods and could harm property values.
5. **Loss of Land for Better Development**  
Once large tracts of land are used for single-purpose industrial facilities, we lose opportunities for projects that could bring more jobs, tax revenue, and community value—without the environmental toll.

## **My Request**

I urge the City to reject all data center proposals in Monticello, regardless of location. Instead, we should focus on development that:

- Creates sustainable, long-term economic growth
- Produces meaningful numbers of local jobs
- Protects our environmental resources
- Enhances the quality of life for residents

Angela, I care deeply about Monticello's growth, but I believe data centers are not the right path forward for our city—whether two blocks from my house or on the other side of town.

Thank you for your time and consideration.

Sincerely,

Joe Kraft

**From:** [Jennifer Schreiber](#)  
**To:** [Alison Harwood](#)  
**Cc:** [Angela Schumann](#)  
**Subject:** Public Comment - Monticello Data Center  
**Date:** Thursday, August 14, 2025 6:24:59 AM  
**Attachments:** [image001.png](#)

---

Good morning.

## Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** shawn [REDACTED]  
**Sent:** Wednesday, August 13, 2025 1:08 PM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Subject:** Opposition to data center

Dear Angela,

I'm writing as a concerned resident and parent in the ESTABLISHED Featherstone neighborhood regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

Our neighborhood (Featherstone) has been expanding and is scheduled to be expanded further to Hwy 25 I believe. I have seen the plans. We did not buy our homes 10+ years ago with plans for a data center RIGHT ACROSS THE STREET. There is farmland there now.

If a data center were to be built on 550 acres, where are any new houses going to be built in town? Monticello will soon run out of land. Then what to expand the tax base? When we moved to

Monticello in 2015, there were literally 3 homes for sale in Monticello at the time. THREE. Thankfully there has been new construction since then and there continues to be. But if Monticello runs out of land for homes, the town is going to slowly die.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

Thanks, Shawn

**From:** [Jennifer Schreiber](#)  
**To:** [Alison Harwood](#)  
**Cc:** [Angela Schumann](#)  
**Subject:** Public Comment - Monticello Data Center  
**Date:** Thursday, August 14, 2025 6:31:59 AM  
**Attachments:** [image001.png](#)

---

## Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Q Turner [REDACTED]  
**Sent:** Wednesday, August 13, 2025 6:50 PM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Subject:**

Angela-

As a concerned parent and resident in Featherstone; I am writing to express my strong opposition to the construction of the data center planned for the area adjacent to our community. I understand the importance of economic development and these facilities are often framed as "economic opportunities"; the impacts to our community far outweigh any potential benefits.

Our community is home to young children who regularly play outside and walk and bike our sidewalks. Increased traffic, noise from cooling systems, pollution and the significant environmental footprint that such a large facility would create would negatively impact our neighborhood and the young families that call this area home.

Not only am I concerned about the mine as well as my neighbors quality of life, I am also concerned about the long-term impact on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I urge the city to reject this data center plan and look for an alternative placement away from residential areas. Our communities safety, environment and quality of life should be of utmost importance and a priority in development decisions.

Thank you,  
Niquish Turner  
-Featherstone Resident-

**From:** [candace](#)  
**To:** [Angela Schumann](#)  
**Subject:** Public Comment on AUAR – Draft Order for the City of Monticello Industrial Development Alternative Urban Area-wide Review (AUAR) As the Responsible Governmental Unit (RGU),  
**Date:** Tuesday, August 19, 2025 12:20:48 PM

---

Dear Ms. Schumann,

I am submitting this comment regarding the proposed AUAR for the Monticello Tech development.

### **Water Cooling Restriction**

Given the known, extremely high water use associated with traditional data center cooling systems, I strongly urge the City of Monticello to include a zoning restriction that **prohibits water-based cooling for data centers within the technology campus.**

Large-scale data centers can consume millions of gallons of water daily, placing unsustainable pressure on municipal wells, aquifers, and nearby wetlands. This is particularly concerning given:

- The project area's location in a **wellhead protection zone and Drinking Water Supply Management Area.**
- The presence of **wetlands and impaired waters** near the site.
- Minnesota's increasing vulnerability to **drought cycles** and groundwater stress.

### **Preferred Alternatives**

Modern data centers do not need to rely on water cooling. The City should require developers to adopt more sustainable and resilient cooling methods, including:

- **Closed-loop liquid or immersion cooling** (sealed systems with minimal water use).
- **Air or free cooling**, which is viable in Minnesota's climate much of the year.
- **Use of reclaimed/greywater** if absolutely necessary, rather than potable municipal supply.

### **Request for Action**

To safeguard Monticello's long-term water security and ensure compatibility with community needs, the AUAR and subsequent zoning ordinances should explicitly:

- **Ban water-based cooling systems for data centers.**
- Require developers to demonstrate sustainable cooling technologies as part of site plan approval.
- Set enforceable caps on water consumption for all tech campus tenants.

By putting this standard in place now, the City can welcome economic development while also protecting residents, farms, and ecosystems from avoidable water stress.

Thank you for considering this request.

Respectfully,

Candace Seidl



Buffalo MN 55313

**From:** [Barb Gaddo](#)  
**To:** [Angela Schumann](#)  
**Subject:** Public Comment on the Monticello Tech LLC Technology Campus AUAR  
**Date:** Thursday, September 4, 2025 11:31:44 AM

---

Ms. Schumann,

I have heard about the AUAR for a proposed data center and would like to share my concern as a resident of Monticello. I have lived at [REDACTED] [REDACTED] [REDACTED], Monticello since October 2024. My residential neighborhood is next to the proposed site of the data center. Given the proximity of this development to my home, I am very concerned about the potential impact on my neighborhood.

As you consider the potential impact of this project on our community, **I ask that you strongly weigh the impact of the residents in the immediate area:**

**Visual impact** — A very large building would visually dominate and not complement the adjacent residential area. This could impact property values.

**Noise impact** - The noise from data center generators and equipment would be disruptive to the adjacent residential area. This could impact property values.

**Water/Waste Water/Treatment Facility** - The amount of water required for a data center is extremely high and could severely impact all city residents, not only in terms of supply/demand but potentially additional cost each of us would incur for additional city infrastructure.

**Electricity/Power Grid** - The amount of electricity required to operate a data center is extremely high and could severely impact all city residents, not only in terms of supply/demand and power outages (which already occur on a regular basis) but potentially cause higher electric costs passed on to residents by Xcel.

**The proposed site would be a much better fit for residential land use or mixed use that provides a buffer or transition to commercial or industrial use further outside the proposed site.**

Thank you,

*Barb Gaddo*

[REDACTED] [REDACTED] [REDACTED] *Monticello, MN 55362*

[REDACTED]

[REDACTED]

**From:** [Gabe & Hannah Graveldinger](#)  
**To:** [Angela Schumann](#)  
**Subject:** Public comment on the proposed data center  
**Date:** Wednesday, September 3, 2025 8:06:01 AM

---

Hello,

I STRONGLY OPPOSE the proposal for a data center to be built in Monticello Township. Such a thing would be a horrible waste of space! It would not serve the residents of Monticello area nor will it contribute to the health, beauty and culture of our area.

Please REJECT this proposal and seek a use for the area that will profit many, not minimal, interests.

Thank you,  
Hannah Graveldinger  
Davern Ave, Monticello

**From:** [Jennifer Schreiber](#)  
**To:** [aharwood@wsbeng.com](mailto:aharwood@wsbeng.com)  
**Cc:** [Angela Schumann](#)  
**Subject:** Public Comments - Draft Scoping Document  
**Date:** Tuesday, August 12, 2025 9:47:35 AM  
**Attachments:** [image001.png](#)

---

Alison,

Another comment on AUAR Scoping Document for Monticello.

## Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Peg Jensen [REDACTED]  
**Sent:** Monday, August 11, 2025 5:47 PM  
**To:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>  
**Subject:** Data Center

The city should do a full EIS not just an AUAR these centers cause noise pollution, water pollution and air pollution. They use massive amounts of our water and electricity driving cost up for everyone else! I am totally against this proposal for a data Center. Can't you guys find a nice manufacturing company to build there instead? You know providing jobs for people not machines?

Get [Outlook for Android](#)

**subject to the Minnesota Data Practices Act and may be disclosed to third parties.**

---

**From:** Tina Forster [REDACTED]  
**Sent:** Sunday, August 24, 2025 9:18 PM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:**

Hello Charlotte,  
My name is Tina Forster and have been a Monticello resident for 22 years. You were my daughter's Girl Scout troop leader.

I am against the data center for a plethora of reasons. First of all, nobody wants data centers in their community. Nobody! The environmental damage, electric usage, and the water waste are just a few of the environmental abuses citizens will face. The tax payers will be saddled with the bills and anything promised economically is NOT worth it. These large scale data centers are not meant to be placed in residential areas, by churches, daycares, schools and houses.

Energy-

One data center uses as much electricity as 80,000 homes. The citizens of Monticello will end up paying rates for their electricity beyond our wildest dreams. We already have Black rock trying to purchase Excel and privatize our electrical grid. The billionaires are buying up all they can including the town of Monticello.

Water-This is another way citizens in Monticello will literally pay the price. Not only will we need to expand our water treatment facility, but the tax payers will foot the bill. A data center could consume up to 110 millions of gallons of water per a year which is equivalent to 1,000 households. This is a threat to the Midwest's precious resource which is water.

Economic-proponents of the data center are convinced that 1000's of job opportunities will be brought to Monticello when actually they bring only 20-50 jobs. They need someone to clean and keep the lights on. The company does not use local electrical crews or data specialists. Most of these positions are contracted out. These companies are largely tax exempt

Pollution-The related emissions from the diesel generators release matter and nitrogen dioxide impacting the air quality causing respiratory problems

in humans.

I can't help but feel completely sold out by our elected officials in Monticello. I've been studying other Minnesota towns that are fighting data centers: Farmington, Rosemount, Mankato, Becker, Hampton, Hermantown etc. The pattern of late public awareness is exactly what is a hallmark of data center planning and that's exactly what is happening to Monticello. There is a shadowy billionaire company masquerading as a local Monticello business which we have discovered is Black rock.

I hope the Monticello City Council members did not sign NDA's like Farmington's city officials. I discovered that the project in Farmington had been in the planning phase for 1 1/2 years or longer before the public was notified.

Word is getting out and 95% of citizens will not be pro-data Center in their town.

Anyone that is looking out for the best interests of Monticello citizens and its resources would not be pro-data center. The tax rewards do not equate to the environmental damage and high bills that Monticello residents will be left with.

Thank you,  
Tina Forster

**subject to the Minnesota Data Practices Act and may be disclosed to third parties.**

---

**From:** Anna Hennes [REDACTED]

**Sent:** Tuesday, August 26, 2025 6:14 AM

**To:** Kip Christianson <Kip.Christianson@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>

**Subject:** Concerns with potential Data Center

My name is Anna Hennes, and I live on Eisele Ave just down the road from the proposed data center site. I have concerns about the data center being proposed/company that is requesting new zoning so they can build the data center. I don't feel it will benefit the city of Monticello and in the long run it will hurt Monticello. We already frequently lose power in my neighborhood, how can our city support such a large building that requires lots of electricity?

Please vote against the data center/request for rezoning.

Thank you!  
Anna Hennes

**From:** ryan buboltz [REDACTED]  
**Sent:** Sunday, August 31, 2025 12:11 AM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Data Center Application

> My name is Ryan Buboltz and I live in Monticello, MN. I have concerns about a data center being proposed/company that is requesting new zoning so they can build a data center. It will not benefit the city of Monticello nor future residents of this great town. The only parties who will benefit are the energy supplier and the owner of the data center. This is a huge decision and the wrong decision will leave a legacy nobody wants their name tied to. I trust you will follow the communities convictions and values by voting against the data center/request for rezoning.

>

> Thank You,

>

> Ryan Buboltz

> Sent from my iPhone

**From:** [Rachel Leonard](#)  
**To:** [Jennifer Schreiber](#)  
**Cc:** [Angela Schumann](#)  
**Subject:** RE: Data Center Concerns  
**Date:** Monday, September 8, 2025 9:08:35 AM  
**Attachments:** [image001.png](#)

---

You can go ahead and send to them. I'd like them to have time to read before the council meeting tonight.

**Rachel Leonard**

*City Administrator*

763-271-3275

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**From:** Jennifer Schreiber <[Jennifer.Schreiber@MonticelloMN.gov](mailto:Jennifer.Schreiber@MonticelloMN.gov)>  
**Sent:** Monday, September 8, 2025 8:24 AM  
**To:** Rachel Leonard <[Rachel.Leonard@MonticelloMN.gov](mailto:Rachel.Leonard@MonticelloMN.gov)>  
**Cc:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>  
**Subject:** FW: Data Center Concerns

Hi Rachel,

Do you want me to forward to CC or do you want to? Wasn't sure if you had other items to send out.

---

**From:** Trina Hedquist [REDACTED]  
**Sent:** Saturday, September 6, 2025 11:48 AM  
**To:** Jennifer Schreiber <[Jennifer.Schreiber@MonticelloMN.gov](mailto:Jennifer.Schreiber@MonticelloMN.gov)>  
**Subject:** Data Center Concerns

Hello, Council Members

I am writing to say Monticello does not need a data center. It will harm our air, water, noise, home values, our health and so much more. Please see my below questions. This is so alarming. It also seems we have a paid person invading messaging boards and Facebook groups that is trying to convince the community our concerns are unfounded. Research and communities that have a data center say otherwise. This is a huge issue and I really hope our elected officials haven't been paid to push this through. Many communities who faced this same scenario the city council holding hearings was just a formality. Even when communities said no on an overwhelming level the city councils pushed it through anyway as they were paid to do so. I really hope that is not already the

situation here. I think a situation of this magnitude should go to the people to vote on. Please hear our voices and put the community first. Thank you for taking time to read this and my below prepared remarks. I was sick the day of the meeting.

Sincerely,  
Trina Hedquist

#### Community Questions for City Council Regarding Proposed Data Center

Good evening, Council Members. Thank you for the opportunity to speak tonight. I come as a concerned resident regarding the proposed data center. While I understand the potential for economic development, I am deeply worried about the strain this facility could place on our community's resources, especially our water supply, our electrical grid, and the peace of our neighborhoods. Data centers are notorious for high water consumption, massive electricity demands, and constant noise from cooling systems and generators. These impacts, if not managed properly, could directly affect the daily lives of residents, our local environment, and even our long-term costs of living. With that in mind, I respectfully ask:

#### Water Usage

- How much water will the proposed data center require daily, and where will that water come from?
- Has an independent environmental impact study been conducted on long-term water use?
- What safeguards will be in place to prevent water shortages for residents during droughts or peak usage periods?
- Will the company commit to public transparency on monthly water consumption?

#### Electricity & Energy

- How much electricity will the facility consume compared to our city's current residential and business usage?
- Will this require new power plants, substations, or infrastructure upgrade, and who pays

for those costs?

- Has the company committed to renewable energy, or will this increase fossil fuel dependency in our area?
- Could the added demand on the grid raise local energy prices for residents?

Noise & Environmental Impact

- What is the expected noise level from cooling systems and backup generators, and how will it be mitigated?

- Has an environmental impact assessment been conducted for air, noise, and light pollution?

- How close will the data center be to residential neighborhoods, schools, or parks?

Community & Accountability

- What long-term benefits (jobs, tax revenue, infrastructure improvements) will this bring to residents versus costs and risks?

- How many permanent jobs will actually be created, and are they accessible to local residents?

- Will the company commit to a community benefits agreement ensuring protections for residents?

- If negative impacts (like water shortages or noise issues) arise, who will be held accountable and how will they be addressed?

**From:** Leandra Iverson [REDACTED]  
**Sent:** Tuesday, September 2, 2025 4:01 PM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Data Center Concerns

Dear Charlotte Gabler,

This letter is written with concern for the proposed amendment of the city code and zoning ordinance that would create land for development of two data centers in the city of Monticello. I am a citizen of Monticello Township. My address is [REDACTED]. My home would be very close to the land that would be used for the 85th Street and Highway 25 data center.

I have significant concerns for the placement of data centers in my city, especially so close to my home. These include: extreme water usage, massive land development, a decrease in property values, a decrease in our natural resources, higher energy costs, increased taxes (especially to local small businesses that truly keep our country running), and a small number of jobs that will most certainly be replaced by Artificial Intelligence (AI) in the near future.

As a Council Member of this city, you have a huge responsibility. Do you truly know the impact this will have on the quality of life of Monticello's residents? Who will pay for the increased water usage and waste management? What about water pressure? Who will regulate this usage by the data center? Would the waste water treatment plant need to be expanded to accommodate the data center? If so, who would pay for it? I am not okay with paying higher taxes in order for the data center to use the CITIZEN'S resources for waste management, water and energy.

We already have regular blackouts in the township, where we are informed by internet companies of the planned or unplanned power outage before Xcel or the City. This is after the power has already been out for hours and these blackouts are extremely frustrating as a citizen. I fear that this would only be made worse with the building of even one of these data centers due to their high energy needs. What if this happens on a cold winter night? What about all the beef that I purchase from local farms in my freezer? These are major concerns that I have for the safety of our people and my own family.

The idea that these data centers would offer high paying jobs for many people is poorly

researched. The amount of people they would employ does not offset the high cost that our residents will have to sacrifice in decreased resources like water and energy. I understand the jobs it will create in the building of the data centers, but what then? The employees of these data center companies will also not likely live near the data center, possibly not even in Monticello. Therefore, the theory that this will bring many high paying jobs is not to be considered as a positive impact on our city. Also, these employees will surely be replaced by AI in the near future. It is a well known fact by anyone who currently works in any kind of AI engineering or research.

Regarding property taxes, I also do not believe this will increase the property value of homes. Most of the people I talk to would NOT WANT TO LIVE NEAR a data center and the people I know who currently live near one, do not like it. How does this increase property value? I am also very worried about the homes and farms currently on Davidson and Edmonson. What will happen to these families? Will they be forced to move? How will this impact their homes and ways of life?

I urge you to think of the long term effects on our beautiful city. With no one to hold these large companies accountable, in the future, I believe the company will always win. Once our city lets them build, we, the citizens of Monticello, will have no say on what happens with our taxes and natural resources. Please take your time on making this extremely impactful decision. We do not need to let these big companies/data centers be built in our city.

Sincerely,

Jeremy and Leandra Iverson

**From:** [Charlotte Gabler](#)  
**To:** [Lisa Murphy](#)  
**Cc:** [Angela Schumann](#); [Rachel Leonard](#)  
**Subject:** Re: Data center workshop  
**Date:** Monday, September 22, 2025 4:10:09 PM

---

Good Afternoon Lisa-

Thank you for the email. Your comments below are appreciated and are items the group can discuss Wednesday night during the workshop on the ordinance/zoning.

I hope you can join us in listening to the discussions starting at 5pm on Wednesday Sept 24th. If you cannot attend until later, there is a 7pm informal Q&A after the workshop.

505 Walnut Street-in the Mississippi Room.

Charlotte

Thank you and have a productive day!

Charlotte Gabler

Monticello City Council Member

Term Expires Dec 31st, 2026

Pronouns: she, her, hers

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**From:** Lisa Murphy [REDACTED]  
**Sent:** Monday, September 22, 2025 11:18 AM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Data center workshop

Dear Monticello City Council Member:

As you are currently attempting to set parameters should a data center wish to build in Monticello, here are some of my thoughts:

1. Data Centers should have the same buffer zone as the nuclear plant, including trees
2. Data Centers should be required to have a closed coolant system similar to a nuclear plant
3. Decibel levels should be at or below 55 dB at property line and into neighborhoods
4. The center should be required to pay for any and all infrastructure changes or upgrades.
5. Data Centers typically only employ 50 or less people while their footprint is huge. Most of these employees being non- technical people.

Should Monticello allow data centers to be constructed, there is a real risk of aquifer depletion.

Should that happen, surrounding lakes and rivers would be impacted and could be depleted, along with the possibility of sink holes.

Thank you for your thoughtful consideration and planning. I sincerely hope we never have one of these monstrosities in our town.

Lisa Murphy

[REDACTED]

Monticello

Sent from my iPad

**From:** [Lisa Murphy](#)  
**To:** [Angela Schumann](#)  
**Subject:** Re: Data center  
**Date:** Wednesday, September 3, 2025 8:06:56 AM

---

Also:

they use on average 528,355 gallons per DAY, average 50 employees. Water reclamation is any where from 22% to 50%. If aquifers are depleted, wells fail, rivers and lakes dry up and can cause sink holes. Prolonged depletion can PERMANENTLY damage the aquifers ability to hold water leading to irreversible loss of water resource impacting EVERYTHING that depends on it. There is SIGNIFICANT noise from cooling towers and HVAC which can leave a significant impact on residents nearby.

Sent from my iPad

> On Sep 2, 2025, at 3:50 PM, Angela Schumann <Angela.Schumann@monticellomn.gov> wrote:  
>  
> Thank you for emailing your comments related to the consideration of data center development in the community.  
>  
> Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance item can be found on the City's website.  
>  
> An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85th Street NE. More information can be found at Environmental Reviews | Monticello, MN. Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.  
>  
> Angela Schumann  
> Community Development Director  
> Development Services  
> 763-271-3224  
> 505 Walnut St, Suite 1, Monticello, MN 55362  
>  
> [https://linkprotect.eudasvc.com/url?u=https%3a%2f%2fmonticellomn.gov&c=E.1IGCJ28G5xcmKfa2NXkMIGf4vis0EUUpGkZWeBPOCdl9WVPeqLtiwCcZ3\\_G2FrahLbbgw\\_Ufr3ObTFtoPibdi-Y0vtWXqO4W9qsnVfNnt01abBIMl2tpQJ8.&typo=1](https://linkprotect.eudasvc.com/url?u=https%3a%2f%2fmonticellomn.gov&c=E.1IGCJ28G5xcmKfa2NXkMIGf4vis0EUUpGkZWeBPOCdl9WVPeqLtiwCcZ3_G2FrahLbbgw_Ufr3ObTFtoPibdi-Y0vtWXqO4W9qsnVfNnt01abBIMl2tpQJ8.&typo=1) | Facebook | Subscribe to E-News  
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>  
> -----Original Message-----  
> From: Lisa Murphy [REDACTED]  
> Sent: Saturday, August 30, 2025 4:02 PM  
> To: Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
> Subject: Data center  
>  
>  
> Do I want an AI data center in your backyard? NO  
>  
>  
> Monticello Tech LLC is owned by Monticelloam LCC. The co-founder of Monticelloam LLC is Johnathan Litt who is the Assistant Treasurer Black Rock Monticello Debt Real Estate Investment Trust.  
>  
> This report is spotty, and over looks many environmental factors that are unique to our location, and our farming practices. This scope is covering 546 acres of land (only 10acres of this is currently paved) everything else is water sources, and farmland (the vast majority of this land is considered 'prime farm land', or 'farmland of state wide importance'. There are 8 wetlands in this area of study which are crucial for endangered species like the monarch, and the western regal fritillary butterfly and the whooping crane. There are also bald eagles in this area that are protected until MBTA and the Golden Eagle Protection Act. This build is not in compliance with Wright County Northeast Quadrant Land Use Plan of 2007 nor City of Monticello 2040 comprehension Plan of 2020; it is appalling that Kimley Horn half heartedly attempts to justify it. Data Centers need significant amounts of water. There has been alot of flooding occurring in the United States. We already have a nuclear power plant to keep cool. It is NOT a good idea to place a data center in Monticello MN.  
>  
> PLEASE, DO NOT LET THIS HAPPEN HERE.  
> Sent from my iPad

**From:** [Charlotte Gabler](#)  
**To:** [Mike Beck](#)  
**Cc:** [Angela Schumann](#); [Rachel Leonard](#)  
**Subject:** Re: Data Centers  
**Date:** Friday, November 21, 2025 11:07:51 AM  
**Attachments:** [stpp-data-centers-2025.pdf](#)

---

Good Morning-

Thank your the email. I have included on this message City Administrator Rachel Leonard and Community Development Director Angela Schumann.

I appreciate the information and will be reading through.

Thank you,  
Charlotte

On Nov 21, 2025, at 10:59 AM, Mike Beck <[beckmb@live.com](mailto:beckmb@live.com)> wrote:

Mayor Hilgart and members of the Monticello City Council,

With due respect we urge you to not even consider any data center in or even near the City of Monticello. The impact of any gain in tax revenue will not be even close to negative impact to the Monticello and its residents.

Look at the University of Michigan study from July of this year. It is attached. Even if you do not wish to read the entire document, read page three.

Individuals and corporations are shopping to find gullible cities to offer them tax incentives that do not return the promised economic benefits do not deliver on their promises.

Any data center will lower the quality of life for the residents of Monticello.

Respectfully,

Rebecca and Michael Beck



Monticello, Minnesota 55362

**From:** [Alexander Coady](#)  
**To:** [Angela Schumann](#)  
**Subject:** Re: Data centers.  
**Date:** Wednesday, September 3, 2025 4:16:08 PM  
**Attachments:** [image001.png](#)

---

I was under the impression that therthis a public draft meeting on Thursday in relation to the data centers that i am protesting against.

----- Forwarded message -----

**From:** **Angela Schumann** <[Angela.Schumann@monticellomn.gov](mailto:Angela.Schumann@monticellomn.gov)>  
**Date:** Wed, Sep 3, 2025, 4:13 PM  
**Subject:** RE: Data centers.  
**To:** Alexander Coady [REDACTED]

My apologies, what meeting are you referring to?

## Angela Schumann

*Community Development Director*

### Development Services

763-271-3224

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Alexander Coady [REDACTED]  
**Sent:** Wednesday, September 3, 2025 3:20 PM  
**To:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>  
**Subject:** Re: Data centers.

Hey Angela, quick question. When is the draft meeting tomorrow?

On Tue, Sep 2, 2025, 3:47 PM Angela Schumann <[Angela.Schumann@monticellomn.gov](mailto:Angela.Schumann@monticellomn.gov)> wrote:

Thank you for emailing your comments related to the consideration of data center development in the community.

Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance item can be found [here](#).

An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85<sup>th</sup> Street NE. More information can be found at [Environmental Reviews | Monticello, MN](#). Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.

## Angela Schumann

*Community Development Director*

### Development Services

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---

**From:** Alexander Coady [REDACTED]  
**Sent:** Monday, September 1, 2025 9:44 AM  
**To:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>

**Subject:** Data centers.

Greeting Angela,

I'm emailing you because recently I found out that there are not one, but two data centers trying to be built in my home town, and I have some concerns.

To start off with, on the off chance that I wasn't clear, I do not support the approval, nor the construction of these projects. Now, onto the concerns.

First off, I in general dont like data centers as a base concept, they take up a lot of space, the use a lot of electricity. As well as water and I feel this increase of demand on both ends will result in a further increase in pricing for the general populace in monticello, which is not a prospect that particularly interests me. (There have also been reports and interviews of CEO's literally saying that those costs would be primarily onto the locals, so I've little doubt that subsidizing the citizens of monticello is part of the game plan)

They generally look ugly if aesthetics were a concern, and I dont support what they do, harvesting data to sell and push ads to a population that generally doesn't want them.

Furthermore, I have a hard time seeing the benefits to our community, as I feel the people operating and maintaining the project would most likely NOT be locals. In fact I can almost guarantee thlife. 90%-99% won't be, as I have not met a single person in the field in my life.

In short, the prospect of these projects seem like a lot of long term consequences for very little short term gain that doesn't have enough visible nor probable long term benefits to the population of the city you serve.



**From:** [REDACTED]  
**To:** [Lloyd Hilgart](#)  
**Cc:** [Rachel Leonard](#); [Angela Schumann](#)  
**Subject:** RE: In the interests of time...  
**Date:** Wednesday, September 3, 2025 2:49:46 PM  
**Importance:** High

---

All,

For clarification of why the cursory sound level of the Elk River DC not meeting the required sound levels matters...

It is an example of why even a small DC with (6) cooling fans cannot meet the requirements of the Minnesota Sound Regulations in 7030.0040 and thus a larger facility with far more cooling fans and generation devices will have absolutely no reasonable hope of operating within the boundaries set forth.

***7030.0030 NOISE CONTROL REQUIREMENT.***

***No person may violate the standards established in part 7030.0040, unless exempted by Minnesota Statutes, section 116.07, subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.***

Given that there is more than a reasonable doubt and virtually a certainty that any such proposed facility is not going to be reasonable to assume that neither the construction period, commissioning period, or the resulting facility operations will be able to meet the noise level standards. Any potential site cannot have any proximity to a residence whatsoever and permits cannot be issued.

If it does, the liability for failing to properly protect the citizens of Monticello per the requirements of 730.0040 will fall squarely on the shoulders of the city of Monticello.

The remark last night about the need to consider 7 generations of descendants should not be lost on any of us.

These projects should not be done next to residential areas and open city walkways and parks.

Regards,

Scott Harper



Monticello, MN 55362

[REDACTED]

---

**From:** [REDACTED]

**Sent:** Tuesday, September 2, 2025 10:59 PM

**To:** 'Lloyd.hilgart@MonticelloMN.gov' <Lloyd.hilgart@MonticelloMN.gov>

**Cc:** 'Rachel Leonard' <Rachel.Leonard@MonticelloMN.gov>; 'Angela Schumann' <Angela.Schumann@MonticelloMN.gov>

**Subject:** In the interests of time...

**Importance:** High

Mayor Hilgart,

Perhaps it would be a good idea to stop this madness sooner rather than later.

How about having Fratalone cut me a check for the \$850,000 I have into this house and another \$150,000 for the inconvenience and uproar that they are about to cause as well as an NDA if they think they need it.

You might think that I am not serious about this... I am.

Most of anyone I know here is planning on packing up and moving elsewhere now anyway.

Scott Harper  
[REDACTED]

**From:** [Luke Appert/USA](#)  
**To:** [Rachel Leonard](#); [Angela Schumann](#); [Tyler Bevier](#)  
**Cc:** [Nick Frattalone](#)  
**Subject:** RE: Monticello Data Center Ordinance Comments - Requested Conversation  
**Date:** Friday, August 15, 2025 12:33:09 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)

---

All,

Below are preliminary comments that we would like to share after reviewing the proposed data center ordinance (DCPUD). We may have additional comments as well as we further analyze the proposed language but we wanted to get these out to you as soon as possible given that the initial planning commission meeting is next week. Thank you for your consideration of the below. Happy to discuss in greater detail as well.

Under Ordinance Components

10. DCPUD Rezoning and Development Stage Submittal

-“Fiscal Benefits Statement” needs to be more specific as to what you are asking for. We feel at the time of rezoning, this may be difficult to provide since the fiscal benefits may not be fully known.

15. Site Plan Review

-Is this section stating that only administrative review is required for site plan review applications at a later date assuming full compliance with DCPUD standards. Meaning that it will not need to go back in front of council or planning commission? Maybe make this section a bit more clear.

16. Timeline for performance

-we recommend striking the line “It incorporates a limit on the time that can elapse between phases, suggested to be a maximum of 3 years”. Or will need this further defined or modified. It is likely that phasing could be longer than 3 year periods. We also don’t know what phasing actually means so this section needs some work. I think we are all on the same page but need to define it further.

153.045 Industrial Base Zoning Districts

-(d) we recommend striking this all together. Everything listed in (d) is out of the developments control. The would be for Xcel only.

Accessory uses.

-Private communication towers need to be added. The development will likely have a few communication towers that will not be over 80 feet in height.

Prohibited uses.

-(a) add language for the use of primary data hall buildings.

-(e) Is this referring to Bit Coin and those types of data mining? If so that is fine to prohibit but would need to re word it and define it.

#### District performance standards

-(b) this section needs a lot of discussion and reworking. Where is the FAR calculated from. We certainly will not hit the density standards if all the acreage is in the calculation. I think we are all on the same page but need to adjust some of the language or better understand the calculations.

-2<sup>nd</sup> (c) we would request that if mechanical equipment is within 400' from property line and adjacent to residential or civic uses then it shall be fully screen. If outside that setback or not adjacent to civic or residential we would ask that it not be fully screened.

-2<sup>nd</sup> (d) we would request that it is struck and replace with ....A landscaping buffer shall be installed where the DCPUD is adjacent to residential or civic uses and where principal structures, mechanical yards, or parking circulation is within 200' of the property line. The landscaping buffer shall be installed and maintained for the duration of facility operation per the applicable planting requirements of this chapter.

-2<sup>nd</sup> (e) add Architectural steel to the list

-2<sup>nd</sup> (i) add that sub stations may be placed on a separate lot within the DCPUD

2<sup>nd</sup> (i) we would ask that item d be struck

#### Timelines for performance

Would like the timing of commitment of phasing to be removed. If it can't be removed, we would ask that 3 years goes to 5 years.

#### Luke Appert

Executive Director  
Brokerage Services

Please visit our team website [www.landmnwi.com](http://www.landmnwi.com)

Mobile: +1 651 315 6641

[luke.appert@cushwake.com](mailto:luke.appert@cushwake.com)



3500 American Blvd W, Suite 200  
Bloomington, MN 55431 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)

---

**From:** Rachel Leonard <Rachel.Leonard@MonticelloMN.gov>

**Sent:** Thursday, August 14, 2025 3:45 PM

**From:** [Angela Schumann](#)  
**To:** [Jennifer Schreiber](#)  
**Subject:** RE: Notes for tonight's planning commission meeting  
**Date:** Tuesday, August 5, 2025 12:38:00 PM  
**Attachments:** [image001.png](#)

---

Could you please let Mr. Harper know that the data center ordinance public hearing is on 8/19? While he is welcome to attend this evening's meeting, the data center ordinance and hearing is not on the agenda.

**Angela Schumann**

*Community Development Director*

**Development Services**

763-271-3224

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**From:** Jennifer Schreiber <[Jennifer.Schreiber@MonticelloMN.gov](mailto:Jennifer.Schreiber@MonticelloMN.gov)>  
**Sent:** Tuesday, August 5, 2025 12:37 PM  
**To:** Angela Schumann <[Angela.Schumann@MonticelloMN.gov](mailto:Angela.Schumann@MonticelloMN.gov)>  
**Subject:** FW: Notes for tonight's planning commission meeting

FYI~

---

**From:** [REDACTED]  
**Sent:** Tuesday, August 5, 2025 12:01 PM  
**To:** Rachel Leonard <[Rachel.Leonard@MonticelloMN.gov](mailto:Rachel.Leonard@MonticelloMN.gov)>  
**Cc:** Jennifer Schreiber <[Jennifer.Schreiber@MonticelloMN.gov](mailto:Jennifer.Schreiber@MonticelloMN.gov)>  
**Subject:** Notes for tonight's planning commission meeting

Rachel and Jennifer,

I have been thinking about the requirements for the new zoning regulations and wanted to suggest a few things.

We can consider a noise clause that might read like this:

**“Noise reduction efforts are required to meet Minnesota Rules Ch. 7030 in its entirety and the noise standards set forth in these regulations is hereby adopted in full without amendment. Any new development or subsequent design changes to an existing development shall meet this standard without exception. Any violation of these**

**standards will be subject to cease and desist orders and fines until such time as the system can operate within the requirements of Minnesota Rules Ch. 7030. In no case will systems in violation of Minnesota Rules Ch. 7030 be allowed to operate and the Grantee of the operational permit shall take notice that the acceptance of the permit is acceptance of these conditions. Grantee accepts all potential consequences civil and / or criminal based on the severity of the nature of the violation and dose so at its own peril. Grantee also will not transfer any facility without appraising the new owner(s) that they also have the same responsibility to the City of Monticello as provided above and in Minnesota Rules Ch. 7030 and this shall be incorporated into any contract conveying interest, ownership or operating agreement with any new parties in perpetuity.”**

As it pertains to water usage, cooling tower plumes, and public health and safety, there is a type of cooling tower that operates on the adiabatic principle. I have attached a copy of a presentation that discusses this in general and also a link below.

Adiabatic cooling would

- Reduce water usage significantly thus reducing any municipal water supply investment and operating costs for city or well water. (60 to 90% reduction overall)
- Reduce sewer water requirements by not requiring that the tower purge water be discharged to the municipal waste water system. (There is no purge requirement for these systems.)
- Address Legionella concerns (No cooling tower tank or recycle required)
- Not require water tower chemicals that would become airborne and provide localized contamination issues (Once through design)
- Reduce or eliminate cooling plumes (Aesthetically better overall, greatly reduced chance of ice fog on roads, driveways and other properties.)
- **Please specifically note Pages 41, 44 and 45 for your review.**

It could be written into the permitting process in a form similar to this:

**“In the interests of water conservation, public health and wellness (Legionella, Sound Level, Airborne Chemical Discharge, etc.) as well as public safety related matters such as ice fog or vapor plumes, the grantee shall only be permitted to use cooling equipment of the Adiabatic Type without substitution or deviation. Failure to comply will require that the violating system shall be immediately shut down by Grantee, removed and replaced with an Adiabatic system without exception. Adiabatic systems shall be sized at a minimum of 95% ASRAE requirement for Monticello, MN”**

Scott Harper

<https://coolingbestpractices.com/system-assessments/water-savings/how-adiabatic-technology-delivers-performance-savings-and>

---

**From:** Rachel Leonard <[Rachel.Leonard@MonticelloMN.gov](mailto:Rachel.Leonard@MonticelloMN.gov)>  
**Sent:** Monday, July 28, 2025 3:21 PM  
**To:** [REDACTED]  
**Cc:** Jennifer Schreiber <[Jennifer.Schreiber@MonticelloMN.gov](mailto:Jennifer.Schreiber@MonticelloMN.gov)>  
**Subject:** RE: City Council Meeting on Monday, July 28

Thank you – yes, the meeting starts at 6:30 p.m.

Are you planning to bring copies of the document you attached to the meeting to distribute?

**Rachel Leonard**

*City Administrator*

763-271-3275

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** [REDACTED]  
**Sent:** Monday, July 28, 2025 3:06 PM  
**To:** Rachel Leonard <[Rachel.Leonard@MonticelloMN.gov](mailto:Rachel.Leonard@MonticelloMN.gov)>  
**Cc:** Jennifer Schreiber <[Jennifer.Schreiber@MonticelloMN.gov](mailto:Jennifer.Schreiber@MonticelloMN.gov)>  
**Subject:** RE: City Council Meeting on Monday, July 28  
**Importance:** High

Rachael and Jennifer,

Specifically in relation to tonight's meeting.

Starts at 6:30?

Scott Harper  
[REDACTED]

---

**From:** Rachel Leonard <[Rachel.Leonard@MonticelloMN.gov](mailto:Rachel.Leonard@MonticelloMN.gov)>  
**Sent:** Monday, July 28, 2025 8:55 AM  
**To:** [REDACTED]  
**Subject:** City Council Meeting on Monday, July 28

Hello Mr. Harper,

I'm glad we had the opportunity to connect over the phone this morning. As discussed, I've attached the City Council agenda for tonight, and here is a [link to agenda reports](#). The report and draft scoping document for the Alternative Urban Areawide Review (AUAR) are included in item 4B.

If you'd like to speak about data center development generally, you can utilize the section of the agenda called Citizen Comments. That's one of the first items on the agenda and allows public comment on anything that's not formally on the agenda. The mayor will announce the item and ask anyone who would like to speak to come to the podium. Speakers are given 3 minutes, but time may go longer if there are questions from the Council.

If you'd like to speak specifically about aspects of the environmental review, the most appropriate time would be when they reach that item on the agenda. There will be summary explanation from staff followed by questions and discussion by Council. At that point, they will often ask if there are members of the public who would like to speak. It's not a formal public hearing, but the Council appreciates input from community members.

As you likely already know, the meetings start at 6:30 p.m. and take place in the Mississippi Room at the Monticello Community Center, 505 Walnut Street.

Please don't hesitate to reach out if you have any follow up questions!

**Rachel Leonard**

*City Administrator*

763-271-3275

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Wendy Suddard [REDACTED]  
**Sent:** Monday, September 1, 2025 4:27 PM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Opposition to data centers

Dear Charlotte,

I am concerned about the new amendment to the city code and zoning ordinance that would create a special land use overlay zone specifically for the placement of data centers. I am opposed to land use by data centers. One of them would be very close to my house and the other would be very close to Bertram Chain of Lakes of which I am a Friend of Bertram.

**Wendy Suddard-Bangsund**

Thank you and have a productive day!

Charlotte Gabler

Monticello City Council Member

Term Expires Dec 31st, 2026

Pronouns: she, her, hers

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**From:** bil keenan [REDACTED]

**Sent:** Thursday, August 28, 2025 11:44 AM

**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>

**Subject:** Fw: Proposed data center

--

Hello,

My name is Bil Keenan and I live at [REDACTED], Monticello.

Monticello is a great place to live and has good track record of attracting people to Monticello either to live or have a business. Who would want to spend \$400,000-500,000 to live in a town with a data center? What company would want to compete for electric and water against this? Frattalone Companies and Cushman Wakefield do not live in this community and do not care if this hurts this community. They are here for one reason. To make millions off the backs of the residents of Monticello, It is your obligation to the people that voted you in to do what is best for Monticello and not just what will dig Monticello out of a financial hole.

I ask you to vote against a data center coming to Monticello. Here are the reasons why:

Environmental and resource consumption

High energy usage: Data centers are extremely energy-intensive, consuming up to 50 times more power per square foot than a typical office building. Globally, data centers account for about 1% of energy-related greenhouse gas emissions. The AI boom is

expected to accelerate this demand dramatically, with some forecasts projecting global data center electricity consumption to more than double by 2030.

**Strain on the power grid:** This soaring energy demand, particularly from AI-optimized centers, can overwhelm existing power grids and delay the shutdown of older, fossil fuel-based power plants. This can also drive up electricity costs for local residential and commercial customers.

**Excessive water consumption:** Large data centers can consume between 1 million and 5 million gallons of water daily, primarily for cooling servers. This places a major strain on local water resources, especially in areas with limited or stressed water supplies.

**E-waste generation:** The rapid upgrade cycle for hardware, driven by technological advancements, creates large amounts of electronic waste, which can release toxic materials into the environment if not disposed of properly.

**Backup generator emissions:** Many facilities rely on large, diesel-powered backup generators to ensure 24/7 uptime. Regular testing of these generators releases pollutants like nitrogen oxides and fine particulate matter, which degrades local air quality and poses health risks.

**Local socioeconomic impacts**

**Limited permanent jobs:** While data center construction creates short-term work, the operational phase is highly automated and requires very few permanent employees. This means the long-term economic benefits to the local community in terms of job creation are minimal.

**Tax incentives and revenue questions:** Developers often receive substantial tax incentives and abatements to build in a community. This reduces the overall tax revenue for the locality, and critics argue the incentives rarely provide a tangible economic lift that justifies the costs.

**Exclusionary development:** Data center deals are frequently brokered in secret, with local governments approving large-scale, "by-right" zoning for facilities with minimal public engagement. This lack of transparency can leave residents feeling excluded from decisions that directly impact their community.

**Infrastructure costs shifted to taxpayers:** Upgrades required for roads, utilities, and power transmission to support data centers are often subsidized by or shifted to local taxpayers.

**Community and quality of life issues**

**Noise pollution:** Cooling fans, generators, and transformers at data centers create a constant, low-frequency humming sound that can disrupt residents' quality of life, especially in rural or suburban areas. The noise from backup generator testing is also disruptive.

Aesthetic concerns: The windowless, industrial-style warehouses of data centers are often seen as eyesores that clash with surrounding architectural aesthetics, particularly in suburban or rural settings.

Land use and property value: Data centers consume large parcels of land, replacing open spaces, farmland, or potential residential areas. While some argue they can increase property values, concerns remain about their impact on the character and future development of a community.

Wildlife disturbance: Noise emissions from data centers can disrupt local wildlife, altering animal behavior and migration patterns.

Again I urge you to vote against the data center coming to Monticello.

Thank you for reading my email, I urge you to do the right thing and vote against the data center coming to Monticello,

Monticello is a great place to live and has good track record of attracting people to Monticello either to live or have a business. Who would want to spend the \$400,000-500,000 to live in a town with a data center? What company would want to compete for electric and water against this? Frattalone Companies and Cushman Wakefield do not live in this community and do not care if this hurts this community. They are here for one reason. To make millions off the backs of the residents of Monticello, It is your obligation to the people that voted you in to what is best for Monticello and not just what will dig Monticello out of a financial hole.

**subject to the Minnesota Data Practices Act and may be disclosed to third parties.**

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**From:** [REDACTED]  
**Sent:** Tuesday, August 26, 2025 3:17 PM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Proposed Data Center

Hello Ms. Council Member Gabler,

My name is Sarah Scribner and I live off [REDACTED] in Monticello. I ask you to vote against a data center coming to Monticello. Here are the reasons why:

#### Environmental and resource consumption

**High energy usage:** Data centers are extremely energy-intensive, consuming up to 50 times more power per square foot than a typical office building. Globally, data centers account for about 1% of energy-related greenhouse gas emissions. The AI boom is expected to accelerate this demand dramatically, with some forecasts projecting global data center electricity consumption to more than double by 2030.

**Strain on the power grid:** This soaring energy demand, particularly from AI-optimized centers, can overwhelm existing power grids and delay the shutdown of older, fossil fuel-based power plants. This can also drive up electricity costs for local residential and commercial customers.

**Excessive water consumption:** Large data centers can consume between 1 million and 5 million gallons of water daily, primarily for cooling servers. This places a major strain on local water resources, especially in areas with limited or stressed water supplies.

**E-waste generation:** The rapid upgrade cycle for hardware, driven by technological advancements, creates large amounts of electronic waste, which can release toxic materials into the environment if not disposed of properly.

**Backup generator emissions:** Many facilities rely on large, diesel-powered backup generators to ensure 24/7 uptime. Regular testing of these generators releases pollutants like nitrogen oxides and fine particulate matter, which degrades local air quality and poses health risks.

#### Local socioeconomic impacts

**Limited permanent jobs:** While data center construction creates short-term work, the operational phase is highly automated and requires very few permanent employees. This means the long-term economic benefits to the local community in

terms of job creation are minimal.

**Tax incentives and revenue questions:** Developers often receive substantial tax incentives and abatements to build in a community. This reduces the overall tax revenue for the locality, and critics argue the incentives rarely provide a tangible economic lift that justifies the costs.

**Exclusionary development:** Data center deals are frequently brokered in secret, with local governments approving large-scale, "by-right" zoning for facilities with minimal public engagement. This lack of transparency can leave residents feeling excluded from decisions that directly impact their community.

**Infrastructure costs shifted to taxpayers:** Upgrades required for roads, utilities, and power transmission to support data centers are often subsidized by or shifted to local taxpayers.

#### Community and quality of life issues

**Noise pollution:** Cooling fans, generators, and transformers at data centers create a constant, low-frequency humming sound that can disrupt residents' quality of life, especially in rural or suburban areas. The noise from backup generator testing is also disruptive.

**Aesthetic concerns:** The windowless, industrial-style warehouses of data centers are often seen as eyesores that clash with surrounding architectural aesthetics, particularly in suburban or rural settings.

**Land use and property value:** Data centers consume large parcels of land, replacing open spaces, farmland, or potential residential areas. While some argue they can increase property values, concerns remain about their impact on the character and future development of a community.

**Wildlife disturbance:** Noise emissions from data centers can disrupt local wildlife, altering animal behavior and migration patterns.

Again, I urge you to vote against the data center proposed to come to Monticello.

Thank you for reading my email, I urge you to do the right thing and vote against the data center proposed to come to Monticello,

Sarah Scribner

**From:** [Derrick Zychowski](#)  
**To:** [Angela Schumann](#)  
**Subject:** Re: Public Comment - Data Center Consideration  
**Date:** Wednesday, August 20, 2025 12:26:35 AM  
**Attachments:** [image001.png](#)

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Thank your for your response. You are welcome to use my comments in the document. I know the meeting tonight was to establish guidelines in the event that someone was interested in building a data center in Monticello. It sounded like we had someone inquire about building one on the proposed site. I attended the majority of the meeting but had to leave before it was over for a prior commitment. What are the next steps in the process? I know there is another meeting 9/2. Who makes the final decision on weather we have the right zoning rules? When is that decision made? The only benefit I heard about the potential data center was it would increase the tax base. Isn't there other ways to increase the tax base without putting the residents of Monticello at risk? It didn't sound like many residents that attended the meeting had any interest in a data center at the proposed site. Do you have any thoughts on how it would be [REDACTED] the residents of Monticello?

On Tue, Aug 19, 2025, 4:47 PM Angela Schumann <[Angela.Schumann@monticellomn.gov](mailto:Angela.Schumann@monticellomn.gov)> wrote:

Thank you for emailing your comments related to the consideration of data center development in the community.

Your comments will be forwarded to the Monticello Planning Commission for their consideration as part of this evening's public hearing on the draft zoning ordinance regulating data centers. The data center ordinance being discussed at Planning Commission is not specific to a particular data center project. The ordinance would set the requirements for any data center development in the city. The report and draft ordinance for the August 19<sup>th</sup>, 2025 item can be found [here](#).

An Alternative Urban Areawide Review (AUAR) Scoping Document has also been prepared as related to development of an approximately 546 acre area south of 85<sup>th</sup> Street NE. More information can be found at [Environmental Reviews | Monticello, MN](#). Your comments will also be included in the public comment documentation for the AUAR Scoping Document. If you would like to make additional comment specific to the AUAR Scoping Document, the comment period is open until September 4, 2025. If you do not wish for your prior email to be included in the AUAR document, please email me that you do not wish for your comment to be included in the AUAR Scoping Document comments.

**Angela Schumann**

*Community Development Director*

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Friday, August 29, 2025 7:52 PM  
**To:** Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; Lee Martie <Lee.Martie@MonticelloMN.gov>; Kip Christianson <Kip.Christianson@MonticelloMN.gov>  
**Subject:** SAY NO TO THE DATA CENTER

My name is Harlan Hamson, I live in Monticello, MN . I have concerns about a data center being proposed/company that is requesting new zoning so they can build a data center. I don't feel it will benefit the city of Monticello and in the long run it will hurt Monticello . Please vote against the data center/request for rezoning.

Thank you for taking your time,

Harlan Hamson

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Sunday, August 24, 2025 11:44 AM  
**To:** lloyd.hilgart@monticellomn.gov <lloyd.hilgart@monticellomn.gov>; angela.schumann@monticellomn.gov <angela.schumann@monticellomn.gov>  
**Subject:** Data Center- Problems

People oppose data centers due to their high consumption of energy and water , leading to concerns about strain on local resources and potential increases in utility costs. Additional concerns include noise pollution, negative impacts on local land use and property values, the generation of air pollution from backup diesel generators, and a perceived lack of significant long-term economic benefits or permanent jobs for the local community, according to Data Center Knowledge, Data Center Frontier, and Hivenet.

Here's a breakdown of the main reasons for opposition:

**High Energy Consumption:**

Data centers require vast amounts of electricity to operate, which can strain local power grids, potentially leading to increased costs for all customers.

**Water Usage:**

Many data centers consume significant quantities of water for cooling, which can be a concern in water-scarce regions, impacting available water for residents.

**Environmental Impact:**

Backup diesel generators, often used in data centers, release emissions that can negatively affect local air quality.

**Noise Pollution:**

The constant operation of equipment and backup systems can generate noise that is disruptive to nearby communities.

**Impact on Local Resources:**

Data centers can consume large amounts of land and put pressure on local infrastructure, potentially leading to changes in land use and increased demands on local utilities.

**Limited Economic Benefits:**

While data centers may create jobs during construction, they often generate few long-term, permanent jobs for the local community, and the tax revenue generated may not be a fair trade for the strain on resources, according to Data Center Frontier and Hivenet.

**Lack of Transparency:**

Developers and Big Tech firms sometimes use non-disclosure agreements, which can prevent communities from fully understanding the scope and impact of a proposed data center, leading to a perception of secrecy and a lack of community input.

**Property Value Concerns:**

The large size and potential changes in land use associated with data centers can lead to concerns about their impact on local property values.

AI

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**From:** Kate Brown [REDACTED]  
**Sent:** Tuesday, September 2, 2025 1:38 PM  
**To:** Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>  
**Subject:** Vote NO to data center

My name is Katherine Brown, I live in Monticello, MN . I have concerns about a data center being proposed/company that is requesting new zoning so they can build a data center. I don't feel it will benefit the city of Monticello and in the long run it will hurt Monticello . Please vote against the data center/request for rezoning.

Thank you for taking your time,

Katherine Brown

Sent from my Verizon, Samsung Galaxy smartphone  
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# **Review of Planning Commission August 19<sup>th</sup>, 2025 Special Meeting**

**Item 1.** This meeting did not appear on the official city website calendar. Every other meeting function of the city is in this location.

**- Is the Planning Commission going to extend the Data Center Comment Period to compensate for the error? - Yes or No -**

**- Further to public notice... Is the Planning Commission aware that the home development and home builder communities are only recently coming to understand their potential issues with property value loss, Most people contacted at any of these entities do not have any knowledge about the proposed data center including the agents selling homes. – Yes or No –**

**- If these developers slow or stop their activities all together because of the uncertainty and ambiguity of the project, is the city prepared to lose those potential homes and the jobs and tax base that they represent? – Yes or No-**

**Item 2.** Per ANALYSIS / Context / 3, “Monticello’s supply of industrial land is limited by service considerations, including high-capacity road access, sanitary sewer and water capacity, and land use compatibility.”

**- Would the Planning Commission permit this type of industry directly adjacent to a public school? – Yes or No –**

**- Would the Planning Commission permit this type of industry directly adjacent to a pre-existing high density residential neighborhood where those same students study and sleep? – Is this considered compatible? Yes or No –**

**Item 3.** The Planning Commission was asked and warned several times by multiple people at the August 19<sup>th</sup> meeting to consider the potential legal liability of creating a firm framework with parameters that a declared zoning ordinance would create. Such an ordinance would effectively eliminate the ability of the city to ever have the ability to say no to any application without facing significant and expensive litigation from multibillion dollar entities.

**- Has legal been consulted in this regard? – Yes or No –**

**Item 4.** The Planning Commission was asked and warned several times by multiple people at the August 19th meeting to consider the potential legal liability to the city from its own residents. The damage to property values could produce situations where the resident may lose significant amounts of property value and equity as a direct result of the actions of the city.

This could be measured by an inability to refinance at a lower interest rate or not being able to access equity that formerly existed for any reason at all. (i.e. medical expenses, education expenses or remodeling costs, etc.) In the extreme, if the resident wished to relocate due to internal or external circumstances, the possibility that the loss of equity might be large enough that they could not divest themselves of the property because the debt owed is more than the current deflated value of the property.

Whatever the reason might be, the possibility of the resident being forced to pursue action against a municipality that made “informed decisions” about the potential damages to their citizens with little or no regard to the domino effects that those decisions created is a very real one. If even one of those actions becomes successful, this liability alone could result in millions of dollars of loss to the city.

- **Was legal consulted about the potential for civil liability from affected citizens?  
– Yes or No –**
  
- **Was legal consulted about the possibility of personal liability (reference the term of art “Piercing the Veil”) and what that might mean to members of the city government that may have (willfully or not, knowingly or not) crossed a legal boundary in the pursuit of a project that might result in a civil or even criminal action? – Yes or No –**
  
- **The city was specifically asked to provide an impact study regarding the potential for impact to home and property values. Is this study moving forward?  
– Yes or No –**
  
- **These projects are becoming more well known. The specter of the potential issues of living next door to a major construction project for 3 years and following it up with a permanent or semi-permanent facility that will most likely have issues that will make the neighborhoods undesirable is already manifesting. The damage is already being done. Is the city going to immediately revalue the property surrounding this potential project at 50% of current rates?  
– Yes or No -**

**Item 5.** Per ANALYSIS / Context / 7 and 8

“7. The City’s primary goals for industrial development include both employment and tax base. Data Centers can meet the tax base goal. However, they are typically more limited with regard to employment – especially employment density.”

“8. Data Centers remain a relatively new land use in many communities, and studied impacts remain to be fully comprehended.”

- **Is the Planning Commission aware of the growing “Gig Economy” where people work from home or other locations and do not normally have to go to a brick and mortar facility to work? – Yes or No-**
  
- **Is the Planning Commission aware of how many jobs are actually being done within the residential areas of Monticello? – Yes or No -**
  
- **Is the Planning Commission prepared to trade homeowner taxes and hundreds of high paying stay at home jobs that require no extra infrastructure for millions of dollars of overhead to support the same number of workers who may not even live within the city limits of Monticello? – Yes or No –**
  
- **Item 8 is stating that studies are needed to firmly comprehend the impacts. Is the commission going to commission the studies that its own document says are needed? – Yes or No –**

**Item 6.** Errors and Omissions are a fact of life. There are several glaring issues within this document alone. The online version for instance, has (2) complete copies of the MPCA Sound Level Document.

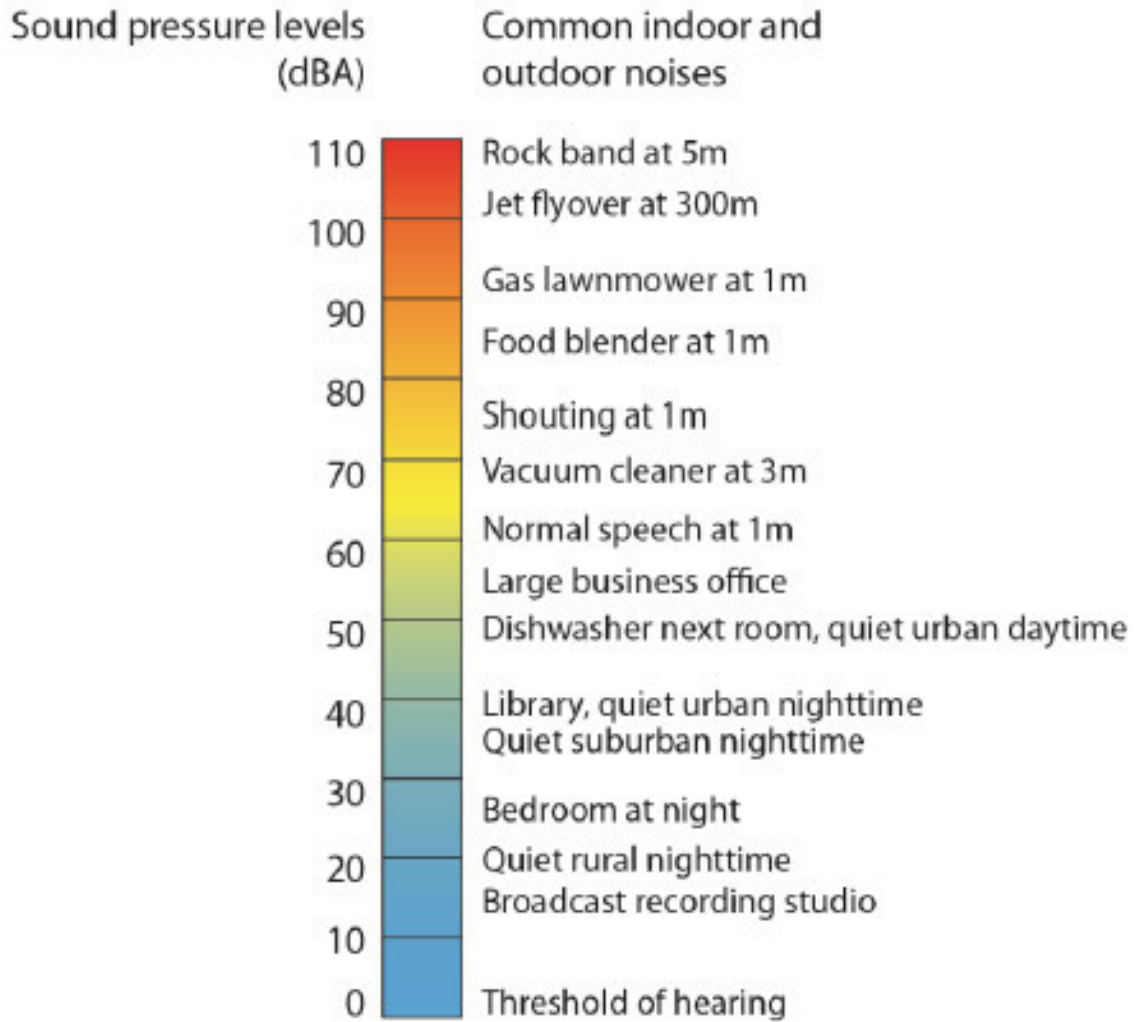
- **Are the growing amount of errors such as missing postings, mislabeled items, duplicate submissions and so forth an indication that the city’s staff is moving too quickly and needs more time to properly review and address all areas of concern without so many errors? – Yes or No –**



- **The State of IA is prominent in the examples. IA is strongly considering completely reevaluating their sound level rules. MN is significantly more stringent.**



- As a cursory estimate, the 1430 Veterans Memorial Highway facility has approximately:
  - 33 each 5' fans
  - 144 each of 4' fans
  - 193 each of 3' fans
  - 28 each of 8' fans on open cooling towers
  - 4 each of 12' fans on open cooling towers
- **Total of 633 Industrial Cooling Fans and 32 Cooling Towers**
- **There may also be as many as 56 generators**
  
- **Has anyone in the Planning Commission been looking at the possibilities of Legionella or other bacteria getting into one of the many cooling towers and causing significant health issues or death? – Yes or No -**

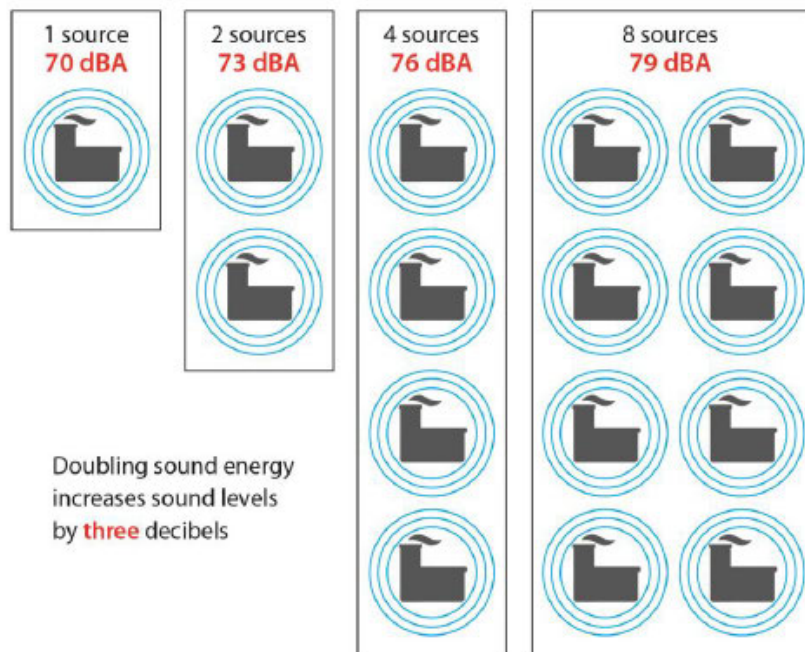


**Figure 3. Decibel levels of common noise sources**

## Number of sources

In many situations pertaining to noise control and monitoring, it is very useful to be able to add and subtract multiple sources of sound. This can be done with principles similar to how sound attenuation over distance is estimated.

A doubling of sound energy yields an increase of three decibels. For example, each generator at a factory produces sound that is measured at 70 decibels, so running one generator would create sound measured at 70 dBA, turning on a second generator would increase sound by 3 dBA to 73 dBA, and doubling again to four generators would increase sound levels to 76 dBA. Figure 7 illustrates this principle.



### Number of Sources Per MPCA Document

**Item 8.** Technological Advancements are a nature of industrial development and design. There is a constant change and improvement in the available technologies. The Planning council has been made aware of adiabatic cooling which would reduce the water consumption by about 60 to 90%. Google, Meta and other large Data Center Operators have been looking into 12-mile-deep geothermal technologies that in some cases do not use water at all. Mandating this type of technology would greatly benefit the city by reducing the size and scope of the utilities involved. A facility could be placed anywhere on earth and not be required to have proximity to electrical, water or sewer utilities.

- **Is the Planning Council going to require such technology to be used to absolutely minimize the burden placed on the city and its taxpayers for ever larger infrastructure? – Yes or No –**

**Item 9.** Water Wells at this time have a total capacity of just over 10 Million Gallons per day. (MGPD) The Firm Capacity is adjusted for redundancy and other factors as a measure of safety margin. The Monticello Water Treatment Feasibility Study shows that is about 6.2 MGPD.

Demand is listed as being an average of 1.4 MGPD and a peak of 3.06 MGPD in 2019. At that time, the projection for 2025 was 1.81 MGPD and 4.53 MGPD respectively.

Peak demand was determined to be 6.19 MGPD in 2045 and new wells would be needed at this point at the latest.

- **Does the added drawdown of the normal aquifer water level bring water in any amount from the area of the tritium leak at the Monticello Nuclear Plant by creating a gravity flow from the 40' depth of the known Tritium level to the slightly deeper 100 to 200' deep city wells?**
- **Does that same drawdown pull water away from other sites such as farmsteads and rural houses with their own wells?**
- **What is the difference in cost to the city to accommodate millions of gallons of water each day through the wells and the new water plant that needs to be built in any case to deal with the magnesium issues?**

**Item 10. How many Non Disclosure agreements (NDA) or Memorandum Of Understanding (MOA) or any other types of agreements does the city currently have with any and all data center developers and development companies?**

**Conclusion:**

The city has admitted in writing that they need more time to do more studies to better understand the data center issue in its entirety. Not to do so would be an egregious rush to judgement for some unknown reason(s) and is certainly not within the requirements of 7030.0030.

We should as a community find no reason to subject each other to the known or unknown perils that this industry brings.

There may be a place for a data center somewhere around Monticello, but that place is not next door to high density population areas.

Scott Harper

Monticello, MM

### **7030.0030 NOISE CONTROL REQUIREMENT.**

No person may violate the standards established in part [7030.0040](#), unless exempted by Minnesota Statutes, section [116.07](#), subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part [7030.0040](#) will be violated immediately upon establishment of the land use.

### **7030.0040 NOISE STANDARDS.**

**Subpart 1. Scope.** These standards describe the limiting levels of sound established on the basis of present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within areas grouped according to land activities by the noise area classification (NAC) system established in part [7030.0050](#). However, these standards do not, by themselves, identify the limiting levels of impulsive noise needed for the preservation of public health and welfare. Noise standards in subpart 2 apply to all sources.

#### **Subp. 2. Noise standards.**

Noise Area Classification	Daytime		Nighttime	
	L <sub>10</sub>	L <sub>50</sub>	L <sub>10</sub>	L <sub>50</sub>
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

**From:** [Russ Hendrickson](#)  
**To:** [Development Services](#)  
**Subject:** Rezoning.  
**Date:** Monday, September 1, 2025 3:57:42 PM

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My name is Russ Hendrickson, 8153 Davidson Ave NE, Monticello, MN 55362 Township. I would like you to vote NO on the proposal for a large data center across the street. I don't think that would be advantageous for any one. We are opposed to it.

Respectfully

Russ and Sandy Hendrickson.

I am opposed to a data center in Monticello. My hope is you would all vote to turn down the data center ordinance. However, if the DCPUD is approved I hope at a minimum you create stricter regulations. The DCPUD draft lists setbacks of 100' from the property lines and 200' from any residential property lines.

The Community Environmental Defense Services website suggests the following as part of the zoning ordinance.

- To minimize noise impacts diesel generators should be in heavily sound-proofed enclosures,
- Data center buildings should be at least 300 feet from residential property lines,
- To prevent glare into nearby homes, data center lighting should conform to the Five Principles for Responsible Outdoor Lighting from Dark Sky International,
- To reduce diesel pollution generators should be Tier 4 or possibly Tier 2 generators with selective catalytic reduction systems. NOTE – I have now spoken with someone who works at data centers with generators and they said we would not want Tier 2 generators for multiple reasons. Tier 4 is what is recommended.

Since Virginia has a large number of data centers I did some research on issues they are having and ordinances they are implementing. or updating.

### **From JLARC : Joint Legislative Audit & Review in Virginia**

The industrial scale of data centers makes them largely incompatible with residential uses. One-third of data centers are currently located near residential areas, and industry trends make future residential impacts more likely.

With a neighborhood across the road from the proposed sight this does not seem like a wise choice.

Henrico County, Fairfax County and York County Virginia

Two have setbacks of at least 300' from residential areas and 1 has 500'.

- They require **Noise Studies:** Pre- and post-construction noise studies must be submitted to ensure compliance with the Noise Ordinance.

York County, VI

- . (3) An acoustic barrier (e.g., an exterior solid or louvered wall containing soundproofing materials) shall surround all exterior mechanical equipment. Such acoustic barrier must be shown on the approved site plan and shall be maintained on the premises of the Data Center for the operational life of the facility.

They all have restrictions on how often, time of day and how long the diesel generators can be tested

The timeline is listed in the draft as 3 years, Mr Frattalone is asking for a minimum of 5 years. That would be 5 years of construction noise and traffic congestion.

He also asked if perhaps there should be a different set of standards for the substation. If this happens I would hope they are strict standards as no one wants to see an ugly substation on a daily basis or hear the buzzing from their yard.

In addition to noise, water and electricity usage is a big concern.

We recently asked a friend of ours who is an environmental attorney if he had any suggestions of questions to ask. He stated we should ask about the environmental review regarding groundwater levels and quality in the surrounding area and who reviewed that analysis. Then he stated WHEN that analysis comes to be wrong who will carry the liability for the affected landowners? The city or the data center owner? He didn't say IF, he stated WHEN it's wrong. From my perspective that is a very telling statement of what he has seen.

**From:** [Kelsey Hubred](#)  
**To:** [Angela Schumann](#)  
**Subject:** Stop the data center  
**Date:** Tuesday, August 19, 2025 1:01:21 PM

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Dear Angela,

I'm writing as a concerned resident and parent in featherstone regarding the proposed data center planned for the area just outside our community. While I understand the importance of economic development and technological infrastructure, I have serious concerns about the potential impact this project will have on our neighborhood especially for families with children.

Our community is home to many small children who regularly play outdoors and walk or bike in the area. The increased traffic from construction vehicles and ongoing operations poses significant safety risks. Heavy truck traffic and commuter vehicles will also add to congestion on our local roads, which are not designed for such high-volume industrial use.

Additionally, data centers are known to generate considerable noise from cooling systems and backup generators, which could disturb the quiet character of our neighborhood both day and night. Air pollution from increased traffic, as well as the potential environmental footprint of such a large facility, raises further concerns for the health and well-being of our residents.

Beyond immediate safety and quality-of-life issues, I'm also concerned about the long-term effects on property values, the strain on local infrastructure, and the precedent it sets for future industrial development so close to residential areas.

I respectfully urge you and the planning department to carefully evaluate alternative locations that would not place an industrial-scale facility in such close proximity to family neighborhoods. Our community's safety, environment, and quality of life should remain a top priority in development decisions.

Thank you for your time, and I would welcome the opportunity to discuss these concerns further.

K Hubred

**From:** [James Statts](#)  
**To:** [Angela Schumann](#)  
**Subject:** Swans and wildlife  
**Date:** Thursday, September 4, 2025 12:23:43 PM

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Monticello is known for it's Swans , hence sawn park where people come from all around to feed the swans and snap pics of them ... With that being said I drove by the land 25 and 106 and what did I see , 80-100 Swans sitting in that field raising their young as they have done for 20 some years , also on that field were about 100-150 geese that have been using the field . Monticello decides to build there the Swans , Geese and other wildlife will find alternative land to feed and raise their young . I have been in Monticello for 55 yrs and have seen a lot of changes that have been made .. Building a Data Center that close to residential is just stupid of the city to even think about it , should be a hard NO go find some other place . As you can tell I don't want it that close to where I live 4561 Cobblestone Court just down the road from where it would be built .. I would think that our voices should make a difference but I feel that in this case all the city council see is the dollar signs . In closing I would really hate to see the Swans and Geese disappear because of a decision that was made by people we trust with our town of Monticello . Thank you have a good day

**From:** [Development Services](#)  
**To:** [Jennifer Schreiber](#)  
**Cc:** [Angela Schumann](#); [Rachel Leonard](#)  
**Subject:** FW: Data Center Petition  
**Date:** Monday, September 29, 2025 1:45:08 PM  
**Attachments:** [petition\\_signatures\\_jobs\\_490757201\\_20250924183540.csv](#)  
[petition\\_comments\\_jobs\\_490757201\\_20250924183540.csv](#)

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FYI -

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**From:** lisa Keenan [REDACTED]  
**Sent:** Wednesday, September 24, 2025 2:09 PM  
**To:** Development Services <Community.Development@MonticelloMN.gov>; Lloyd Hilgart <Lloyd.Hilgart@MonticelloMN.gov>; Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>; Tracy Hinz <Tracy.Hinz@MonticelloMN.gov>; lee.martie@monticellomn.gov; Kip Christianson <Kip.Christianson@MonticelloMN.gov>  
**Subject:** Data Center Petition

Good afternoon,

Attached is the download of names from the No Data Center petition along with the list of comments that were added by some. As of now there were 521 signatures.

The more research I do the worse I feel about the possibility of data centers coming to Monticello. Not once during my research have I read an article or watched a video or news report where a community thought it was great and everything worked out well. NOT ONE TIME. Other than money coming in during construction and the tax revenue after it's built there are no positives, only negatives. It simply doesn't seem like a good use of land and other resources.

I implore you to not allow data centers in Monticello. There is no harm in putting a moratorium for the next 3 to 5 years. Wait and see how the boom of data centers plays out in other communities in MN and around the country. Watch and learn from what happens. If they turn out to be so wonderful then take all the knowledge you have gathered and create an ordinance to allow them then. If it turns out they aren't so great, then the City of Monticello will have dodged the proverbial bullet.

Thank you for your time,

Lisa Keenan

Name	City	State	Postal Code	Country	Comment
Alicia Meyer Meyer	Monticello	MN	55362	United States	9/6/2025 "We all know the environmental impact and the health impact this will have on all of Monticello, MN. VOTE NO!"
Charles cornellier	Monticello	MN	55362	United States	9/6/2025 "We don't need this"
Roger Bovee	Monticello	MN	55362	United States	9/6/2025 "Data centers should incorporate their own power generation with solar and wind to offset their draw. They should also be built in remote areas."
Beth Heck	Monticello	MN	55362	United States	9/7/2025 "We do not need the strain on our resources or economy this will bring."
Myra Van Horn	Monticello	MN	55362	United States	9/7/2025 "No DATA CENTER !!!!"
					"Monticello is a city that prides itself on its natural resources. Whether its the rivers and lakes that our iconic swans call home or the monarch butterflies that habitate the milkweed that flourishes our trails. Monticello has made so much progress in beautifying it's downtown and making it a safer place to live while decreasing our carbon footprint. City council approving this would be the equivalent of them individually spitting in the face if every citizen that calls this city home. No amount of jobs or tax benefits a facility like this creates is worth the health affects and ecological impacts data centers are proven to create."
Jake Olinske	Monticello	MN	55056	United States	9/12/2025

Name	City	State	Postal Code	Country	Signed On
Lisa Keenan	Monticello	MN	55362	United States	9/5/2025
Emily Keenan	Monticello	MN	55362	United States	9/5/2025
Kim Cleaves	Monticello	MN	55362	United States	9/5/2025
Candace Seidl	Buffalo	MN	55313	United States	9/5/2025
Stephanie Pula	Monticello	MN	55362	United States	9/5/2025
Mia Chelberg	Monticello	MN	55362	United States	9/5/2025
Naomi Lundgren	Monticello	MN	55362	United States	9/5/2025
Russ Hendrickson	Monticello	MN	55362	United States	9/5/2025
Tyler B	KC Metro	MO	64030	United States	9/5/2025
Nancy Kopff	Minneapolis	MN	55422	United States	9/5/2025
Jamie Barthman	Minneapolis	MN	55414	United States	9/5/2025
Elizabeth Kiphuth	Monticello	MN	55362	United States	9/5/2025
Theodore Keith	Monticello	MN	55362	United States	9/5/2025
Andrea Holker	Monticello	MN	55362	United States	9/5/2025
Faith Kopff	Monticello	MN	55362	United States	9/5/2025
Corinne Lozinski	Monticello	MN	55352	United States	9/5/2025
Harlan Hamson	Monticello	MN	55362	United States	9/5/2025
Sommer Kopff	Monticello	MN	55362	United States	9/5/2025
Lily Keenan	Monticello	MN	55362	United States	9/5/2025
Sarah Scribner	Monticello	MN	55362	United States	9/5/2025
Lance Armor		HI		United States	9/5/2025
Mikey Sanchez	Mcallen	TX	78501	United States	9/5/2025
Jackie Fallon	Clear Lake	MN	55319	United States	9/5/2025
Colleen Oslund	Monticello	MN	55362	United States	9/5/2025
Cortney Happe	Monticello	MN	55362	United States	9/5/2025
Denise Holland	Monticello	MN	55362	United States	9/5/2025
Bil Keenan	Monticello	MN	55362	United States	9/5/2025
Julie Hellan	Monticello	MN	55362	United States	9/5/2025
Ryan Malburg	Maple Lake	MN	55358	United States	9/5/2025
Peggy Safar	Monticello	MN	55362	United States	9/5/2025
Laurel Budesky	Monticello	MN	55362	United States	9/6/2025
Wendy Pillatzki	Monticello	MN	55362	United States	9/6/2025
Mark Budesky	Monticello	MN	55362	United States	9/6/2025
Eric Forster	Monticello	MN	55362	United States	9/6/2025
Tina Forster	Monticello	MN	55362	United States	9/6/2025
Brian Kopff	Monticello	MN	55362	United States	9/6/2025
Cody Hamson	Woodbury	MN	55125	United States	9/6/2025
Mary Beth Noll	Monticello	MN	55362	United States	9/6/2025
Gage Bares	Minneapolis	MN	55407	United States	9/6/2025
Ash-Leigh Vagle	Monticello	MN	55362	United States	9/6/2025
Herbert Bray	Monticello	MN	55362	United States	9/6/2025
Scott Tierney	Monticello	MN	55362	United States	9/6/2025
Sarah Burnard	Monticello	MN	55362	United States	9/6/2025

Sandy Rousslang	Monticello	MN	55362 United States	9/6/2025
Katie Meyer	Monticello	MN	55362 United States	9/6/2025
Jennifer Gomez	Minneapolis	MN	55408 United States	9/6/2025
Allen Rimmer	Monticello	MN	55362 United States	9/6/2025
karen christopherson	monticello	MN	55362 United States	9/6/2025
Kristie Blek	Monticello	MN	55362 United States	9/6/2025
Cassie Zarbok	Monticello	MN	55362 United States	9/6/2025
Rory Cofield	Monticello	MN	55362 United States	9/6/2025
re Quigley	Monticello	MN	55362 United States	9/6/2025
Roanne Euerle	Monticello	MN	55362 United States	9/6/2025
Sherry Evans	Big Lake	MN	55309 United States	9/6/2025
Laura Mitchell	Monticello	MN	55362 United States	9/6/2025
Tony Rowan	Monticello	MN	55362 United States	9/6/2025
Shawn Towle	Minneapolis	MN	55422 United States	9/6/2025
Kevin Converse	Minneapolis	MN	55408 United States	9/6/2025
Kayla Schermer	Monticello	MN	55362 United States	9/6/2025
Tyler Bey	Monticello	MN	55025 United States	9/6/2025
Cameron Prodoehl	Monticello	MN	55362 United States	9/6/2025
Bruce Vogt	Minneapolis	MN	55411 United States	9/6/2025
Brittini Parrish	Minneapolis	MN	55407 United States	9/6/2025
Patty Anderson	Monticello	MN	55362 United States	9/6/2025
Morimoto Tammy	Monticello	MN	55362 United States	9/6/2025
Mitchell Dietz	Monticello	MN	55362 United States	9/6/2025
Janice Holthaus	Monticello	MN	55362 United States	9/6/2025
ROBERT STEIN	Monticello	MN	55362 United States	9/6/2025
Jennifer Kelly	Monticello	MN	55362 United States	9/6/2025
Rachel Hassler	Monticello	MN	56302 United States	9/6/2025
Sarah Marjanen	Monticello	MN	55362 United States	9/6/2025
Linda Loeks	Buffalo	MN	55313 United States	9/6/2025
Tina Hall	Monticello	MN	55362 United States	9/6/2025
Rob Alward	Monticello	MN	55362 United States	9/6/2025
Tyler Zarbok	Monticello	MN	55362 United States	9/6/2025
Joe Kraft	Monticello	MN	55362 United States	9/6/2025
Emma Knops	Minneapolis	MN	55472 United States	9/6/2025
Al witschen	Monticello	MN	55362 United States	9/6/2025
Haley Ostwald	Saint Paul	MN	55106 United States	9/6/2025
Alison Laulainen	Monticello	MN	55362 United States	9/6/2025
Cassandra Libby	Monticello	MN	55362 United States	9/6/2025
Kate Dietel	Minneapolis	MN	55448 United States	9/6/2025
Kris Williams	Monticello	MN	55362 United States	9/6/2025
Jayne Burnard	Monticello	MN	55362 United States	9/6/2025
Julie South	Monticello	MN	55362 United States	9/6/2025
Jennifer Wenzler	Moticello	MN	56362 United States	9/6/2025
Jaden DeChaine	Minneapolis	MN	55418 United States	9/6/2025

Brittany Myers	Monticello	MN	55362 United States	9/6/2025
Reece Bregenzer	Monticello	MN	55362 United States	9/6/2025
Hannah Payne	Monticello	MN	55362 United States	9/6/2025
Alana Pearson	Monticello	MN	55362 United States	9/6/2025
Savannah Hemann	Monticello	MN	55362 United States	9/6/2025
Hailey Rogers	Monticello	MN	55362 United States	9/6/2025
Paula Zychowski	Monticello	MN	55362 United States	9/6/2025
Brenda Anderson	Monticello	MN	55362 United States	9/6/2025
Logan Olson	Minneapolis	MN	55429 United States	9/6/2025
Tanner Rollag	Monticello	MN	55362 United States	9/6/2025
Shawn Sobania	Monticello	MN	55362 United States	9/6/2025
Guillermo Rivas	Owatonna	MN	55060 United States	9/6/2025
Kimberly Dorf	Monticello	MN	55362 United States	9/6/2025
David Skoblik	Monticello	MN	55362 United States	9/6/2025
Michelle Phillips	Monticello	MN	55362 United States	9/6/2025
Maggie Buchmann	Saint Paul	MN	55116 United States	9/6/2025
Kyle Myers	Monticello	MN	55362 United States	9/6/2025
LINDA LUTZKE	Maple Lake	MN	55358 United States	9/6/2025
Lisa Vanbeck	Monticello	MN	55362 United States	9/6/2025
Chrissy Zachman	Monticello	MN	55362 United States	9/6/2025
Jacklyn Rassmussen	Monticello	MN	55362 United States	9/6/2025
Sawyer Kopff	Minneapolis	MN	55404 United States	9/6/2025
S. Hoiles	Monticello	MN	55362 United States	9/6/2025
Taylor Hess	Monticello	MN	55362 United States	9/6/2025
janine Kopff	Monticello	MN	55362 United States	9/6/2025
Amber Hoiles	Monticello	MN	55362 United States	9/6/2025
Julie LaRoque	Monticello	MN	55362 United States	9/6/2025
Stephen Meyers	Monticello	MN	55362 United States	9/6/2025
Rachael Gallagher	Becker	MN	55308 United States	9/6/2025
Devin J	Monticello	MN	55362 United States	9/6/2025
Britni Reyes	Monticello	MN	55362 United States	9/6/2025
Chelsea McClain	Monticello	MN	55362 United States	9/6/2025
Melanie Barthelmes	Monticello	MN	55362 United States	9/6/2025
Eloise Lee	Monticello	MN	55362 United States	9/6/2025
Alyssa Twerberg	Big Lake	MN	55309 United States	9/6/2025
Polly Augustson	Monticello	MN	55362 United States	9/6/2025
Logan Holan	Monticello	MN	55362 United States	9/6/2025
Melissa Harrington	Monticello	MN	55362 United States	9/6/2025
Rachel Weiss	Monticello	MN	55362 United States	9/6/2025
Susana Muñoz	Madrid		28019 Spain	9/6/2025
Benjamin Pupeza	Monticello	MN	55362 United States	9/6/2025
Christopher Kelly	Monticello	MN	55362 United States	9/6/2025
Kelsey H	Monticello	MN	55362 United States	9/6/2025
Sara Johnson	Big Lake	MN	55309 United States	9/6/2025

Jason andreasen	Buffalo	MN	55313 United States	9/6/2025
Shellie Grunwald	Monticello	MN	55362 United States	9/6/2025
Alicia Meyer	Monticello	MN	55362 United States	9/6/2025
Rita Pettit	Cokato	MN	55321 United States	9/6/2025
David Fricke	Monticello	MN	55362 United States	9/6/2025
Jennifer Quinn	Monticello	MN	55362 United States	9/6/2025
Beth Oelkers	Monticello	MN	55362 United States	9/6/2025
Shane Sieben	Monticello	MN	55362 United States	9/6/2025
Courtney Bellefeuille	Monticello	MN	55362 United States	9/6/2025
Mike Zawatzke	Monticello	MN	55362 United States	9/6/2025
Karen Mason	Minneapolis	MN	55447 United States	9/6/2025
Travis Grunwald	Monticello	MN	55362 United States	9/6/2025
Amy Schwartz	Monticello	MN	55362 United States	9/6/2025
sharese sabatino	Saint Paul	MN	55106 United States	9/6/2025
April Schmidt	Monticello	MN	55362 United States	9/6/2025
Nikki Shutrop	Monticello	MN	55362 United States	9/6/2025
Jessica Stutzman	Monticello	MN	55362 United States	9/6/2025
Tyler Jassmann	Otsego	MN	55330 United States	9/6/2025
Kelly Carter	Monticello	MN	55362 United States	9/6/2025
Sally Berthiaume	Minneapolis	MN	55403 United States	9/6/2025
Robbie Carter	Monticello	MN	55362 United States	9/6/2025
Erin Jones	Monticello	MN	55362 United States	9/6/2025
Rio Anderson	Monticello	MN	55362 United States	9/6/2025
Kasey Pupeza	Elk River	MN	55362 United States	9/6/2025
Shannon Henning	Monticello	MN	55362 United States	9/6/2025
Cynthia Olson	Big Lake	MN	55309 United States	9/6/2025
Feanna Sobania	Monticello	MN	55362 United States	9/6/2025
Daniel Snodgrass	Monticello	MN	55362 United States	9/6/2025
Brandon Fessenden	Monticello	MN	56352 United States	9/6/2025
Abbey Tiemann	Annandale	MN	55302 United States	9/6/2025
Jodi Menke	Monticello	MN	55362 United States	9/6/2025
Jeff Menke	Minneapolis	MN	55406 United States	9/6/2025
Luke Groff	Monticello	MN	55362 United States	9/6/2025
Kris Brandjord	Big Lake	MN	55309 United States	9/6/2025
Amber Solem	Minneapolis	MN	55428 United States	9/6/2025
Kelseg Stangler	Monticello	MN	55362 United States	9/6/2025
Dionne Dickinson	Minneapolis	MN	55472 United States	9/6/2025
Bonnie (Whaley) Stromberg	Monticello	MN	55362 United States	9/6/2025
Katherine Christianson	Becker	MN	55308 United States	9/6/2025
Cassandra Arnold	Monticello	MN	55362 United States	9/6/2025
Colleen Schnappauf	Monticello	MN	55362 United States	9/6/2025
Chuck cornellier	Monticello	MN	55362 United States	9/6/2025
Jered Frank	Minneapolis	MN	55416 United States	9/6/2025
Angela Thorseth	Otsego	MN	55309 United States	9/6/2025

Angie Pullen	Monticello	MN	55362 United States	9/6/2025
Nadine Anderson	Monticello	MN	55362 United States	9/6/2025
Emma Wolters	Monticello	MN	55362 United States	9/6/2025
Shawn Oen	Monticello	MN	55362 United States	9/6/2025
Melissa Klang	Monticello	MN	55362 United States	9/6/2025
John Warnke	Elk River	MN	55330 United States	9/6/2025
Jillian Payne	Monticello	MN	55362 United States	9/6/2025
Kelly Daniels	Monticello	MN	55362 United States	9/6/2025
Manda Miller	Monticello	MN	55362 United States	9/6/2025
Alison Noordmans	Minneapolis	MN	55472 United States	9/6/2025
mark Quigley	Monticello	MN	55362 United States	9/6/2025
Kelsey Stuart	Monticello	MN	55362 United States	9/6/2025
Roger Bovee	Monticello	MN	55362 United States	9/6/2025
Joann Maro	Minneapolis	MN	55419 United States	9/6/2025
Megan Simonson	Loretto	MN	55357 United States	9/6/2025
Barb Olson	Monticello	MN	55362 United States	9/6/2025
Brittany Scheiller	Monticello	MN	55362 United States	9/6/2025
Deborah Kastner	Monticello	MN	55362 United States	9/6/2025
Jennifer Robb	Monticello	MN	55362 United States	9/6/2025
Deb Fisher	Monticello	MN	55362 United States	9/6/2025
Jesse Johnson	Monticello	MN	55362 United States	9/6/2025
Jennifer Smith	Monticello	MN	55362 United States	9/6/2025
Kelsey Nelson	Monticello	MN	55362 United States	9/6/2025
Amanda Aritt	Monticello	MN	55362 United States	9/6/2025
David Voll	Monticello	MN	55362 United States	9/6/2025
Sara Youngs	Lutsen	MN	55612 United States	9/6/2025
Melissa Meyer	Minneapolis	MN	55413 United States	9/6/2025
Stacey Steinbach	Monticello	MN	55362 United States	9/6/2025
Kathryn Chubb	Monticello	MN	55362 United States	9/6/2025
Sara Carpenter	Minneapolis	MN	55408 United States	9/6/2025
Melissa Olson	Monticello	MN	55362 United States	9/6/2025
Christine Youngs	Monticello	MN	55362 United States	9/6/2025
Suzanne Rosnow	Monticello	MN	55362 United States	9/6/2025
Madison Marquette	Minneapolis	MN	55418 United States	9/6/2025
Nate Youngs	Minneapolis	MN	55411 United States	9/6/2025
Brian Schnappauf	Monticello	MN	55362 United States	9/6/2025
Amber Youngs	Maple Grove	MN	55369 United States	9/6/2025
Wayne Buxengard	Monticello	MN	55362 United States	9/6/2025
Alicia Lee	Monticello	MN	55362 United States	9/6/2025
Connie Carlson	Monticello	MN	55362 United States	9/6/2025
Isaac Youngs	Monticello	MN	55362 United States	9/6/2025
Julie Jelen	Monticello	MN	55362 United States	9/6/2025
James Statts	Minneapolis	MN	55401 United States	9/6/2025
Alicia Monson	Monticello	MN	55362 United States	9/6/2025

Matthew Roggemann	Monticello	MN	55362 United States	9/6/2025
Jack Whinnery	Monticello	MN	55362 United States	9/6/2025
Talyn Heinen	Monticello	MN	55362 United States	9/6/2025
Pam Ridpath	Monticello	MN	55362 United States	9/6/2025
Nancy Hageman-Ziesmer	Becker	MN	55308 United States	9/6/2025
David Bishop	Big Lake	MN	55309 United States	9/6/2025
Violet Forster	Mokena	IL	60448 United States	9/6/2025
Lizzie Ericson	Monticello	MN	55362 United States	9/6/2025
Kamrie Frost	Lakeville	MN	55044 United States	9/6/2025
Kylie Brown	Monticello	MN	55362 United States	9/6/2025
Matthew Zierden	Monticello	MN	55362 United States	9/6/2025
Ken Miller	Minneapolis	MN	55445 United States	9/6/2025
Paula Adamski	Monticello	MN	55362 United States	9/6/2025
Lora Giacomino	Monticello	MN	55362 United States	9/6/2025
Dennis DuFrane	Elk River	MN	55330 United States	9/6/2025
Ros Arnold	Monticello	MN	55362 United States	9/6/2025
Eric Stuber	Monticello	MN	55362 United States	9/6/2025
Vera Paton	Superior	WI	54880 United States	9/6/2025
Morgan Bloss	Big lake	MN	55309 United States	9/6/2025
Brogan Murray	Superior	WI	54880 United States	9/6/2025
Melissa Schuster	Elk River	MN	55330 United States	9/6/2025
Tony Block	Monticello	MN	55362 United States	9/6/2025
Gavin Beach	Monticello	MN	55362 United States	9/6/2025
Raleigh Koritz	St Paul	MN	55114 United States	9/6/2025
Molly Williams	Superior	WI	54880 United States	9/6/2025
Cody Carlson	Monticello	MN	55362 United States	9/6/2025
Carrin Bergerson	Monticello	MN	55362 United States	9/6/2025
kara nelson	Monticello	MN	55362 United States	9/6/2025
Kati Leaf	Monticello	MN	55362 United States	9/6/2025
Carter Krippner	Monticello	MN	55362 United States	9/6/2025
Amy Robertson	Monticello	MN	55362 United States	9/6/2025
Emily Carlson	Monticello	MN	55362 United States	9/6/2025
Samantha Ryan	Buffalo	MN	55313 United States	9/6/2025
Kelly Bovee	Monticello	MN	55362 United States	9/6/2025
Kelsey Thomas	Saint Michael	MN	55376 United States	9/6/2025
Carrie Winter	Monticello	MN	55362 United States	9/6/2025
lacey bueno	Minneapolis	MN	55423 United States	9/6/2025
Beth Metzger	Monticello	MN	55362 United States	9/6/2025
Joe Soucy	Monticello	MN	55362 United States	9/6/2025
Tamara Hamm	Monticello	MN	55362 United States	9/6/2025
Courtney Caspers	Monticello	MN	55362 United States	9/6/2025
tanya muedeking	Monticello	MN	55362 United States	9/6/2025
Julie Mueller	Monticello	MN	55362 United States	9/6/2025
Dori Holland	Monticello	MN	55362 United States	9/6/2025

Elizabeth Purzner	Big Lake	MN	55309 United States	9/6/2025
Mike Pence	Maple Grove	MN	55369 United States	9/6/2025
Melissa Paulson	Monticello	MN	55362 United States	9/6/2025
Cheryl Goudy	Monticello	MN	55362 United States	9/6/2025
Doug Gleason	Monticello	MN	55362 United States	9/6/2025
Abigail Goth	Monticello	MN	55362 United States	9/6/2025
Devin Marquette	Elk River	MN	55330 United States	9/6/2025
Travis Dickey	Minneapolis	MN	55421 United States	9/6/2025
Danielle Kunz	Monticello	MN	55362 United States	9/6/2025
Dorene Aleckson	Monticello	MN	55362 United States	9/6/2025
Patrick Ridpath	Monticello	MN	55362 United States	9/6/2025
Brittany Harris	Monticello	MN	55362 United States	9/6/2025
Kara Thornton	Monticello	MN	55362 United States	9/6/2025
Caryn Buxengard	Monticello	MN	55362 United States	9/6/2025
EllieAnn Kunz	monticello	MN	55362 United States	9/6/2025
Dawn Metzger	Monticello	MN	55362 United States	9/6/2025
Destiny Puhl	Minneapolis	MN	55416 United States	9/6/2025
Greg Elfering	Monticello	MN	55362 United States	9/6/2025
Monica Primeau	Monticello	MN	55362 United States	9/6/2025
Angela Harstad	Monticello	MN	55362 United States	9/6/2025
Sandy Thune	Monticello	MN	55362 United States	9/6/2025
Kelly Johnson	Monticello	MN	55362 United States	9/6/2025
Daniel Duggan	Monticello	MN	55363 United States	9/6/2025
Brittney LaFond	Monticello	MN	55362 United States	9/7/2025
Steve Sanchez	Monticello	MN	55362 United States	9/7/2025
Dan Mikes	Monticello	MN	55362 United States	9/7/2025
Judy Truax	Monticello	MN	55362 United States	9/7/2025
Debbie Lee	Monticello	MN	55362 United States	9/7/2025
Rhonda Harms	Monticello	MN	55362 United States	9/7/2025
Nicholas Bertram	Monticello	MN	55362 United States	9/7/2025
Deb Souer	Minneapolis	MN	55472 United States	9/7/2025
Amy Jackson	Big Lake	MN	55309 United States	9/7/2025
Katelynn Woytcke	Monticello	MN	55362 United States	9/7/2025
Kristen Stueven	Willmar	MN	56201 United States	9/7/2025
Rena Berning	Monticello	MN	55362 United States	9/7/2025
Elisabeth Gliddon	Monticello	MN	55362 United States	9/7/2025
Ken Souer	Otsego	MN	55362 United States	9/7/2025
Richard Vanbeck	Monticello	MN	55362 United States	9/7/2025
Robert Van horn	Monticello	MN	55362 United States	9/7/2025
Stephen Schramel	Monticello	MN	55362 United States	9/7/2025
Nita Vaughn	Monticello	MN	55362 United States	9/7/2025
Amy Mitchell	Shakopee	MN	55379 United States	9/7/2025
Kristina Simonson	Monticello	MN	55362 United States	9/7/2025
Holly Neuman	Saint Michael	MN	55376 United States	9/7/2025

Sidney Luoma	Monticello	MN	55362 United States	9/7/2025
LeAnn Dodge	Monticello	MN	55362 United States	9/7/2025
Jordan Cox	Monticello	MN	55362 United States	9/7/2025
Kathy Schmanski	Cold Spring	MN	56320 United States	9/7/2025
Amy Kupser	Monticello	MN	55362 United States	9/7/2025
Gary Sigurdson	Monticello	MN	55362 United States	9/7/2025
Janine Holter	Montrose	MN	55363 United States	9/7/2025
Bren Good	Minneapolis	MN	55413 United States	9/7/2025
Beth Heck	Monticello	MN	55362 United States	9/7/2025
Amy LaVallee	Monticello	MN	55362 United States	9/7/2025
Diona Grimley	Monticello	MN	55362 United States	9/7/2025
Samantha Shelstad	Monticello	MN	55362 United States	9/7/2025
Amber Hauser	Saint Francis	MN	55070 United States	9/7/2025
Cheryl Mikkelson	Monticello	MN	55362 United States	9/7/2025
Myranda Bomersine	Saint Francis	MN	55070 United States	9/7/2025
Jason Krick	Minneapolis	MN	55416 United States	9/7/2025
Kristy Kihn	Monticello	MN	55362 United States	9/7/2025
Brianna Smithling	Monticello	MN	55362 United States	9/7/2025
Jenn Skerbinc	Minneapolis	MN	55406 United States	9/7/2025
Myra Van Horn	Monticello	MN	55362 United States	9/7/2025
Kristin Sederstrom	Monticello	MN	55362 United States	9/7/2025
Diane Ruonavaara	Barnum	MN	55707 United States	9/7/2025
Eileen Anderson	Minneapolis	MN	55408 United States	9/7/2025
Aimee moore	Monticello	MN	55362 United States	9/7/2025
Brian Ruonavaara	Minneapolis	MN	55406 United States	9/7/2025
Crystal Bray-Cotten	Minneapolis	MN	55432 United States	9/7/2025
Deanne Suter	Big Lake	MN	55309 United States	9/7/2025
Scott Imdieke	Monticello	MN	55362 United States	9/7/2025
Greg Diller	Onaway	MI	49765 United States	9/7/2025
Marie Schultz	Elk River	MN	55330 United States	9/7/2025
Chad Sellner	Monticello	MN	55362 United States	9/7/2025
Hailey Wilson	Monticello	MN	55362 United States	9/7/2025
Bobbie Anacker	Monticello	MN	55362 United States	9/7/2025
Katherine Ganzer-Brown	Monticello	MN	55362 United States	9/7/2025
Kyle Brown	Minneapolis	MN	55407 United States	9/7/2025
Jake Rigenhagen	Waterville	MN	56096 United States	9/7/2025
Jessie Powell	Minneapolis	MN	55422 United States	9/7/2025
Shari McNitt	Buffalo	MN	55313 United States	9/7/2025
Renee Pike	Monticello	MN	55362 United States	9/7/2025
Christopher Johnson	Minneapolis	MN	55472 United States	9/7/2025
Jon Inwood	Brooklyn	NY	11226 United States	9/7/2025
Anna Mann	Monticello	MN	55362 United States	9/7/2025
Annie Miles	Monticello	MN	55362 United States	9/7/2025
Jessica Kinney	Monticello	MN	55362 United States	9/7/2025

Melissa Elfstrom	Monticello	MN	55362 United States	9/7/2025
Jan Davis	Monticello	MN	55362 United States	9/7/2025
Emily Rose Lee	Monticello	MN	55362 United States	9/7/2025
Brian Schultz	Monticello	MN	55362 United States	9/7/2025
Mike Lenzen	Monticello	MN	55362 United States	9/7/2025
Jennifer Rowan	Minneapolis	MN	55423 United States	9/7/2025
Chelsie Borel	Monticello	MN	55362 United States	9/7/2025
Jonathan Jones	Monticello	MN	55362 United States	9/7/2025
Lysa Holmstrom	Monticello	MN	55362 United States	9/7/2025
Jone Schlangen	Monticello	MN	55362 United States	9/7/2025
Lynn Black	Minneapolis	MN	55435 United States	9/7/2025
Nicole Sieber	Monticello	MN	55362 United States	9/7/2025
Don Sieber	Minneapolis	MN	55472 United States	9/7/2025
Ann Leon	Monticello	MN	55362 United States	9/7/2025
Stacy Gleason	Monticello	MN	55362 United States	9/7/2025
Anderson Debbie	Monticello	MN	55362 United States	9/7/2025
Jessica Bad Heart Bull	Monticello	MN	55362 United States	9/7/2025
Chris Meyer	Monticello	MN	55362 United States	9/7/2025
Todd Elfstrom	Monticello	MN	55362 United States	9/7/2025
Cameron Kopff	Monticello	MN	55362 United States	9/8/2025
Jason Axelberg	Minneapolis	MN	55408 United States	9/8/2025
Andrea Dubay	Elk River	MN	55330 United States	9/8/2025
Nicole Roberts	Monticello	MN	55362 United States	9/8/2025
Deborah Forstie	Big Lake	MN	55309 United States	9/8/2025
Elena Kroska	St. Cloud	MN	56362 United States	9/8/2025
Kathleen Manke	Monticello	MN	55363 United States	9/8/2025
Amy Fimon	Big Lake	MN	55309 United States	9/8/2025
Samantha Seestrom	Monticello	MN	55362 United States	9/8/2025
Jill Hoffman	Monticello	MN	55362 United States	9/8/2025
Lisa Murphy	Monticello	MN	55362 United States	9/8/2025
Alison Hendley	Saint Joseph	MN	94973 United States	9/8/2025
Allison Dupay	Monticello	MN	55362 United States	9/8/2025
Michelle Adair	Monticello	MN	55362 United States	9/8/2025
Jodi Arns	Monticello	MN	55362 United States	9/8/2025
Kayla Severson	Sauk Rapids	MN	56379 United States	9/8/2025
Susan Hedtke	Monticello	MN	55362 United States	9/8/2025
brooklyn kunz	Albertville	MN	55301 United States	9/8/2025
Cyndi S.	Hutchinson	MN	55350 United States	9/8/2025
Shannon Bye	Monticello	MN	55362 United States	9/8/2025
Ruby Levanduski	Big Lake	MN	55309 United States	9/8/2025
Whitney Trattles	Buffalo	MN	55313 United States	9/8/2025
Mandy Gustafson	Monticello	MN	55362 United States	9/8/2025
Myron Yatckoske	Monticello	MN	55362 United States	9/8/2025
Mary Jo Jepson	Bemidji	MN	56601 United States	9/8/2025

Anthony Barthel	Monticello	MN	55362 United States	9/8/2025
Nicole Dahlheimer	Minneapolis	MN	55405 United States	9/8/2025
Penny Burt	Monticello	MN	55362 United States	9/8/2025
Roxann Jorgensen	Monticello	MN	55362 United States	9/8/2025
Deirdre Stocco	Monticello	MN	55362 United States	9/8/2025
Michael Quinn	Monticello	MN	us, 553625 United States	9/8/2025
Traci Woytcke	Monticello	MN	55362 United States	9/8/2025
Jamie Lemon	Monticello	MN	55362 United States	9/8/2025
DERRICK ZYCHOWSKI	Monticello	MN	55362 United States	9/8/2025
Judy Hansen	Monticello	MN	55362 United States	9/8/2025
Lesia Gerzema	Monticello	MN	55362 United States	9/8/2025
Patricia Zagaros	Otsego	MN	55301 United States	9/8/2025
Samantha Warner	Princeton	MN	55371 United States	9/8/2025
Debra Lovegren	Minneapolis	MN	55435 United States	9/8/2025
Christine Connors	Minneapolis	MN	55422 United States	9/8/2025
Connie beckers	Elk River	MN	55330 United States	9/8/2025
sheri rickard	Monticello	MN	55362 United States	9/9/2025
Cynthia Gross	monticello	MN	55362 United States	9/9/2025
Jeanine Mulheron	Monticello	MN	55362 United States	9/9/2025
Jami Vokaty	Monticello	MN	55362 United States	9/9/2025
Alexander Coady	Minneapolis	MN	55412 United States	9/9/2025
Kara Radke	Monticello	MN	55362 United States	9/9/2025
Chantelle Mitchell	Monticello	MN	55362 United States	9/9/2025
Alyssa Fligge	Monticello	MN	55362 United States	9/9/2025
Janet Garcia	Monticello	MN	55362 United States	9/9/2025
Chauntel McCabe	Monticello	MN	55362 United States	9/9/2025
Maria Murray	Monticello	MN	55362 United States	9/9/2025
Kari Howe	Minneapolis	MN	55422 United States	9/9/2025
Natalie Whatev	Minneapolis	MN	55113 United States	9/9/2025
Dana Swanson	Monticello	MN	55362 United States	9/9/2025
Albi Largent	Saint Paul	MN	55104 United States	9/9/2025
Taylor Amundson	Minneapolis	MN	55422 United States	9/9/2025
Steven Anderson	Saint Cloud	MN	56301 United States	9/9/2025
Natalie K	New York	NY	10025 United States	9/9/2025
Bernard Lang	Monticello	MN	55362 United States	9/9/2025
Jennifer Roettger	Monticello	MN	55362 United States	9/9/2025
Carolyn Blomquist	Monticello	MN	55362 United States	9/9/2025
Lisa Zahn	Maple Grove	MN	553689 United States	9/9/2025
Kim Dunwiddie	Becker	MN	55308 United States	9/9/2025
Ashley Lang	Monticello	MN	55362 United States	9/9/2025
Tyler Nelson	Hanover	MN	55341 United States	9/9/2025
Denzel Linn	Monticello	MN	55362 United States	9/9/2025
Logan Linn	Monticello	MN	55362 United States	9/9/2025
Steve Hermanson	Buffalo	MN	55313 United States	9/9/2025

Hanna Hermanson	Buffalo	MN	55313 United States	9/9/2025
Susan Hermanson	Buffalo	MN	55313 United States	9/9/2025
Christian May	Maple Lake	MN	55358 United States	9/9/2025
Kaley Espinosa	Big Lake	MN	55309 United States	9/9/2025
Rae Modesitt	Monticello	MN	55362 United States	9/9/2025
iran gomez	Monticello	MN	55362 United States	9/10/2025
Carol McNaughton	Monticello	MN	55362 United States	9/10/2025
Megan Sanborn	Monticello	MN	55362 United States	9/10/2025
Faye Zigan	Monticello	MN	55362 United States	9/10/2025
Jill Gratrix	Monticello	MN	55362 United States	9/10/2025
Megan Jarvis	Monticello	MN	55362 United States	9/10/2025
Melanie Girouard	Monticello	MN	55362 United States	9/10/2025
Aliyah Rogers			United States	9/10/2025
Antoinette McDonald	Monticello	MN	55362 United States	9/10/2025
Chase Friedemann	Little Falls	MN	56345 United States	9/10/2025
Lauren Windingstad	Monticello	MN	55362 United States	9/10/2025
Daniel Windingstad	Monticello	MN	55362 United States	9/10/2025
Dana Nelson	Hanover	MN	55341 United States	9/10/2025
Unknown .	Saint paul	MN	55130 United States	9/10/2025
Helene Woods	Monticello	MN	55362 United States	9/10/2025
Christa Duggan	Monticello	MN	55362 United States	9/10/2025
Janel Downer	Monticello	MN	55362 United States	9/11/2025
Susan Lundy	Monticello	MN	55362 United States	9/11/2025
Bonita Host	Big Lake	MN	55309 United States	9/11/2025
Jennifer Gooley	Saint Paul	MN	55114 United States	9/11/2025
Anja Vernick	Otsego	MN	55330 United States	9/11/2025
Erin Schoenecker	Monticello	MN	55362 United States	9/11/2025
Anna Lekander	Monticello	MN	55362 United States	9/11/2025
Shantel Folkerds	Monticello	MN	55362 United States	9/11/2025
Danielle Murdoff	Monticello	MN	55362 United States	9/11/2025
Mara Bryant	Minneapolis	MN	55422 United States	9/11/2025
Bonita Quast	Monticello	MN	55362 United States	9/11/2025
Thomas Savord	Forest Lake	MN	55025 United States	9/11/2025
Michelle Stein	Monticello	MN	55362 United States	9/11/2025
Sherie Melchert	Monticello	MN	55362 United States	9/11/2025
paislie haywood	Saint Paul	MN	55116 United States	9/12/2025
Jake Olinske	Monticello	MN	55362 United States	9/12/2025
sharon moore	Saint Paul	MN	55117 United States	9/12/2025
Richard Skaja	Saint Cloud	MN	56301 United States	9/12/2025
Dakota Howe	Ham Lake	MN	55304 United States	9/13/2025
jim Schmanski	Monticello	MN	55362 United States	9/13/2025
Peg Weiman	Monticello	MN	55362 United States	9/14/2025
Gary Weiman	Monticello	MN	55362 United States	9/14/2025
Michelle Macagnone	Monticello	MN	55362 United States	9/14/2025

Brenda Grose	Monticello	MN	55362 United States	9/14/2025
Jenna Waldrop	Eagan	MN	55123 United States	9/15/2025
Niquish Turner	Monticello	MN	55362 United States	9/16/2025
Feyre W	Mound	MN	55313 United States	9/16/2025
Austin Elliott	Brainerd	MN	56401 United States	9/16/2025
Sonia Smith	Knightstown	IN	46148 United States	9/16/2025
Jacqueline Bundy	Long Beach	CA	90802 United States	9/16/2025
Jody Kontz	New Richland	MN	56072 United States	9/16/2025
Morgan Baxter Knutson	Monticello	MN	55362 United States	9/17/2025
Felicia Olson	Sherwood	AR	72120 United States	9/18/2025
Issac Thomason	Sauk Rapids	MN	56379 United States	9/18/2025
Annie Walker	Hermosa		57744 United States	9/18/2025
Chris Sodt	Minneapolis		55407 United States	9/18/2025
Deborah Paulseth	Minneapolis	MN	55423 United States	9/18/2025
Emily Anderson	Burnsville	MN	55337 United States	9/18/2025
Thomas Grue	Monticello	MN	55362 United States	9/18/2025
Kimberly Silva	StPaul	MN	55117 United States	9/18/2025
Robin Breun	Saint Michael	MN	55376 United States	9/18/2025
Peggy Krier	Monticello	MN	55362 United States	9/19/2025
Sophia Gonzalez	San Antonio	TX	78210 United States	9/19/2025
Ryan Buboltz	Big lake	MN	55309 United States	9/19/2025
Melanie Stuber	Monticello	MN	55362 United States	9/19/2025
Amy Knefelkamp	Hudson	WI	54016 United States	9/19/2025
Barb Gaddo	Monticello	MN	55362 United States	9/19/2025
Connor Oslund	Monticello	MN	55362 United States	9/19/2025
Asher Biniek	Minneapolis	MN	56377 United States	9/20/2025
Antoinette Johnson	Little Falls	MN	56345 United States	9/20/2025
Truong Le	Brooklyn Park	MN	55445 United States	9/20/2025
Andrea Harrell		MN	55128 United States	9/20/2025
Karen Hoag	Foley	MN	56329 United States	9/20/2025
Robert Oslund	Monticello	MN	55362 United States	9/21/2025
Weston Fonder	Monticello	MN	55362 United States	9/21/2025
Casandra Flagg	Minneapolis	MN	55421 United States	9/21/2025
Andrew Bradley		MN	55014 United States	9/21/2025
Izzie Behl	Madison	WI	53704 United States	9/21/2025
Nita Ceron	Monticello	MN	Monticello United States	9/23/2025
Cass Ahlgren	Rice	MN	56367 United States	9/23/2025