

**Appendix A:**  
*Final*  
*Scoping*  
*Document*

# MONTICELLO INDUSTRIAL AUAR

## SCOPING DOCUMENT



OCTOBER 2025

PREPARED FOR:



PREPARED BY:





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**Attachment A:** Final Scoping Document

**Attachment B:** Comment Responses

**Attachment C:** Comment Letters

## Scoping Document

This EAW form is being used to delineate the issues and analyses to be reviewed in an Alternative Urban Areawide Review (AUAR). Where the AUAR guidance provided by the Minnesota Environmental Quality Board (EQB) indicates that an AUAR response should differ notably from what is required for an EAW, the guidance is noted in *italics*.

**Note to reviewers:** Comments must be submitted to the Responsible Governmental Unit (RGU) during the 30-day comment period following notice of the Scoping Document in the *EQB Monitor*.

### 1. PROJECT TITLE

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Monticello Industrial AUAR

### 2. PROPOSER

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**Proposer:** Monticello Tech, LLC

**Contact Person:** Nick Frattalone

**Address:** 3205 Spruce Street

**City, State, ZIP:** Little Canada, MN 55117

**Phone:** 651-484-0448

**Email:** nickf@frattaloneco.com

### 3. RGU

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**RGU:** City of Monticello

**Contact Person:** Angela Schumann

**Title:** Community Development Director

**Address:** 505 Walnut Street

**City, State, ZIP:** Monticello, MN 55362

**Phone:** 763-271-3224

**Email:** angela.schumann@MonticelloMN.gov

#### 4. REASON FOR PREPARATION

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*AUAR Guidance: Not applicable to an AUAR.*

#### 5. PROJECT LOCATION

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**County:** Wright

**City/Township:** Monticello

**PLS Location (¼, ¼, Section, Township, Range):** Sections 22, 23, 26, 27, Township 121N, Range 25W

**Watershed (81 major watershed scale):** Mississippi River – St. Cloud and North Fork Crow River Watersheds

**Tax Parcels:** 213100224203, 213100224100, 213100224400, 213100233100, 213100224300, 213100224401, 213100234403, 213100233300, 213100271300, 213100271100, 213100262300, 213100262400, 213100262200, 213100271301, 213100271302, 213100233101.

**At a minimum, attach each of the following to the AUAR:**

**US Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries** (see **Figure 1**)

- **Map depicting the boundaries of the AUAR and any subdistricts used in the AUAR analysis** (see **Figure 2** through **Figure 4**)
- List of data sources, models, and other resources (from the Item-by-Item Guidance: Climate Adaptation and Resilience or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in Item 7)
- **Cover type map as required for Item 8** (see **Figure 5**)
- **Land use and planning maps as required in conjunction with Item 10** (see **Figure 6** and **Figure 7**)

Figure 1: USGS Map

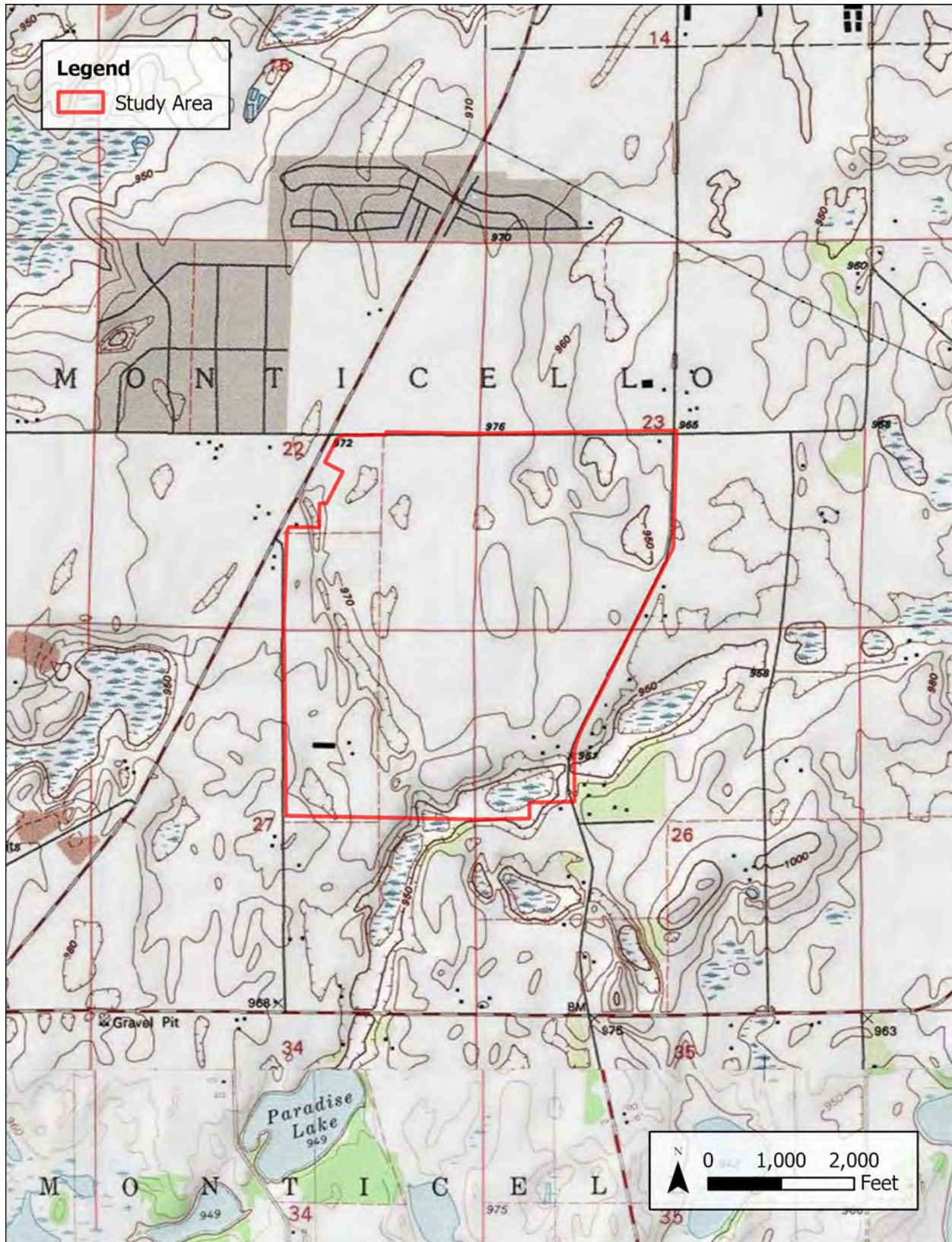
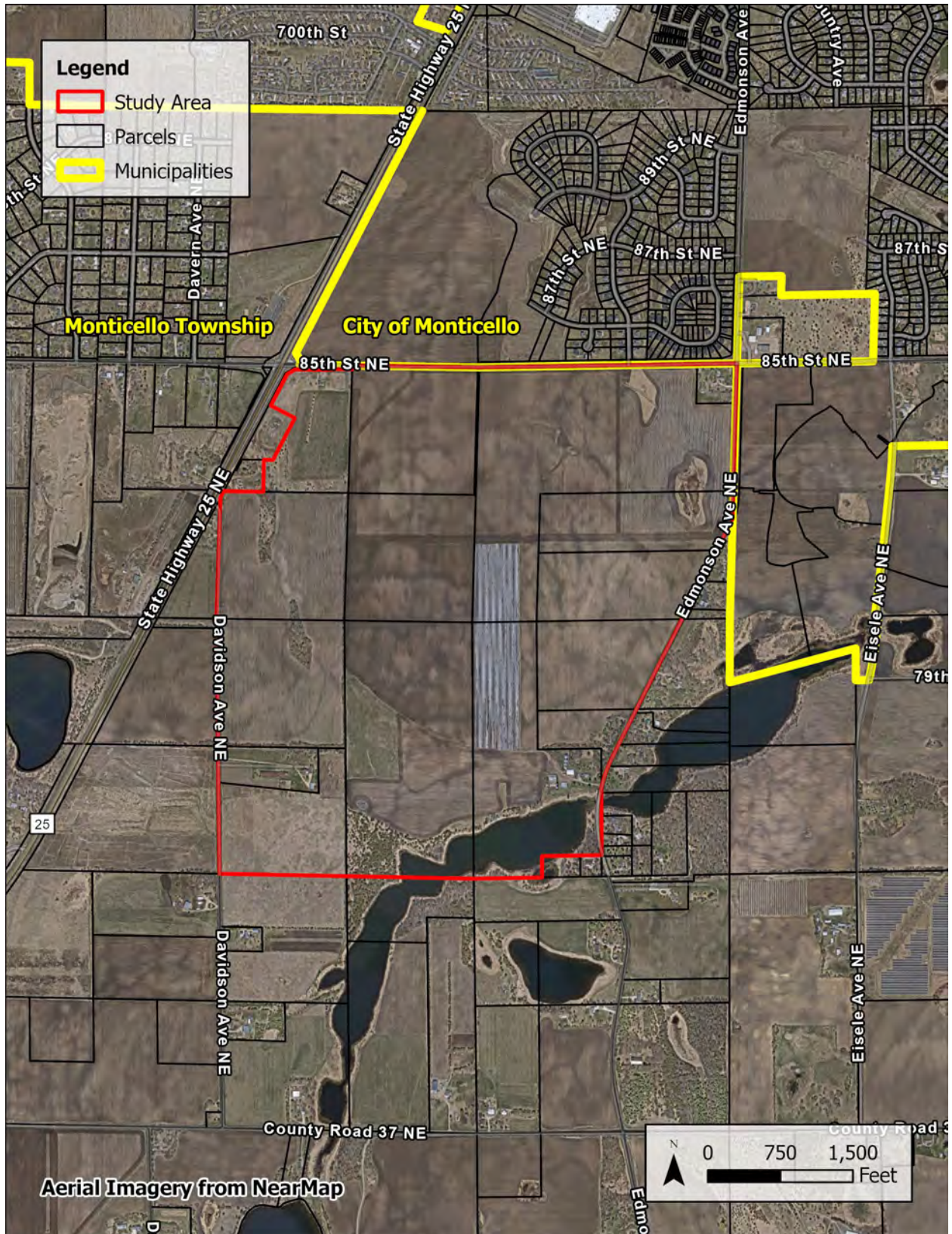


Figure 2: AUAR Study Area



## 6. PROJECT DESCRIPTION

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*AUAR Guidance: Instead of the information called for on the EAW form, the description section of an AUAR should include the following elements for each major development scenario included:*

- *Anticipated types and intensity (density) of residential and commercial/warehouse/light industrial development throughout the AUAR area.*
- *Infrastructure planned to serve development (roads, sewers, water, stormwater system, etc.). Roadways intended primarily to serve as adjoining land uses within an AUAR area are normally expected to be reviewed as part of an AUAR. More “arterial” types of roadways that would cross an AUAR area are an optional inclusion in the AUAR analysis; if they are included, a more intensive level of review, generally including an analysis of alternative routes, is necessary.*
- *Information about the anticipated staging of various developments, to the extent known, and of the infrastructure, and how the infrastructure staging will influence the development schedule.*

The AUAR study area encompasses an area totaling approximately 550 acres on 16 parcels in Monticello Township, Wright County, Minnesota (shown on Figure 2). After the draft scoping AUAR was issued for comment, the AUAR study area was updated from 546 acres on 15 parcels to 550 acres on 16 parcels due to an adjacent property owner petitioning for the annexation to be included in the study area. Monticello Tech, LLC is proposing to develop the study area from existing farmland to a technology park or light industrial uses. The intent of the AUAR is to recognize the worst-case potential impacts and identify mitigation measures that may be taken to compensate for those impacts.

Two scenarios are proposed for evaluation in the AUAR as outlined in Table 1. Scenario 1 includes multiple buildings for a total of up to 3,000,000 square feet of a proposed technology park development (see Figure 3). Scenario 1 could include a data center, research and design facilities, technology, laboratories or research park uses. These types of uses are expected to also include the need to build additional electrical substations, transmission lines, and backup generators. This scenario assumes a data center campus, with 5-10 buildings, approximately 100,000-200,000 square feet per building with a few ancillary support buildings. Scenario 1 is expected to follow a similar life cycle of other typical light industrial development. With most technology park campuses, including data centers, the exterior shell of the buildings are anticipated to be used over many decades, while the internal components are upgraded periodically as technology advances.

Scenario 2 includes multiple buildings for a total of up to 5,000,000 square feet of light industrial land use based on the City of Monticello’s adopted land use plan (see Figure 4). Scenario 2 could include process and production manufacturing which uses moderate amounts of partially processed materials, warehousing and distribution, machine shops, computer technology including office and research and development facilities (but not including data centers as a singular principal use), professional and corporate offices and industrial engineering facilities. This scenario could include 5-20 buildings, and range approximately 20,000-1 million square feet. Generally, light industrial



development within Scenario 2 is expected to occur in the range of 50,000 – 500,000 square foot buildings.

The proposed development within the AUAR study area is anticipated to begin construction in 2027. Under Scenario 1, a developer would build out the AUAR study area in multiple phases, ending in approximately 2034. Under Scenario 2, multiple developers would build out the AUAR study area in multiple phases, ending in approximately 2045.

Development of the study area for both scenarios would include new municipal infrastructure, including water service, sewer, stormwater, streets, and utilities. All new services would be extensions to existing infrastructure or upgrades to existing systems to support the new development. Both scenarios are anticipated to require approximately 2 miles of trunk water and trunk sanitary sewer extensions to serve the site along Fallon Avenue NE. Additional infrastructure needs would be built in general conformance with the 2040 Comprehensive Plan.

Scenario 1 would require significantly lower operational traffic and potentially higher water/wastewater demands compared to Scenario 2. Both scenarios present variable impacts to water/wastewater demand based on the types of uses development in either. Scenario 2 would require additional public roadway network improvements as compared to Scenario 1. Neither of the scenarios are expected to include a new entrance to Highway 25. Both scenarios are expected to use similar screening/buffering elements.

**Table 1: Development Scenarios**

Component	Scenario 1	Scenario 2 (Comp Plan)
Technology Park (square feet)	3,000,000	
Light Industrial (square feet)		5,000,000
<b>Total (square feet)</b>	<b>3,000,000</b>	<b>5,000,000</b>
<b>Total Project Area</b>	<b>550 acres</b>	<b>550 acres</b>

Figure 3: Development Scenario 1

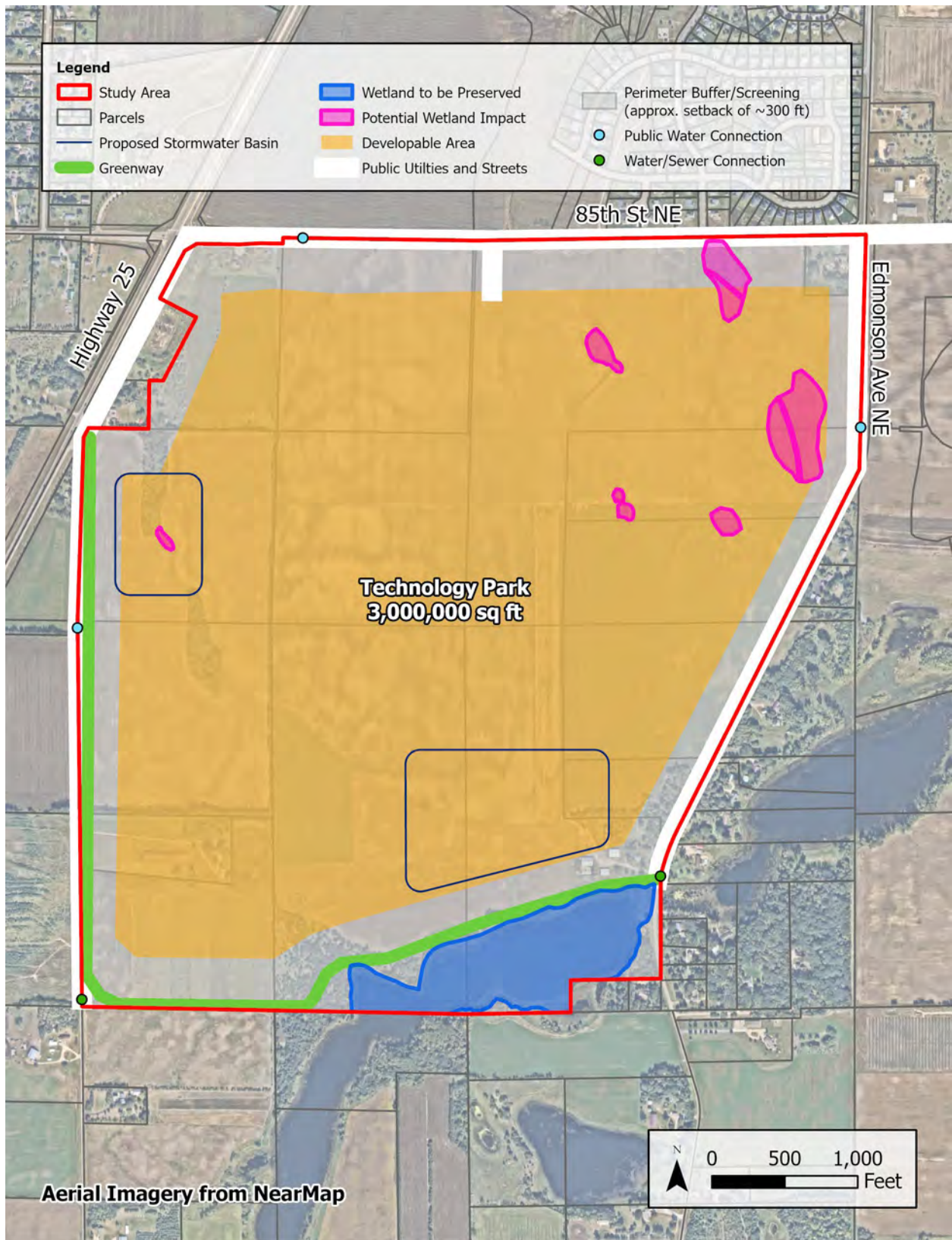
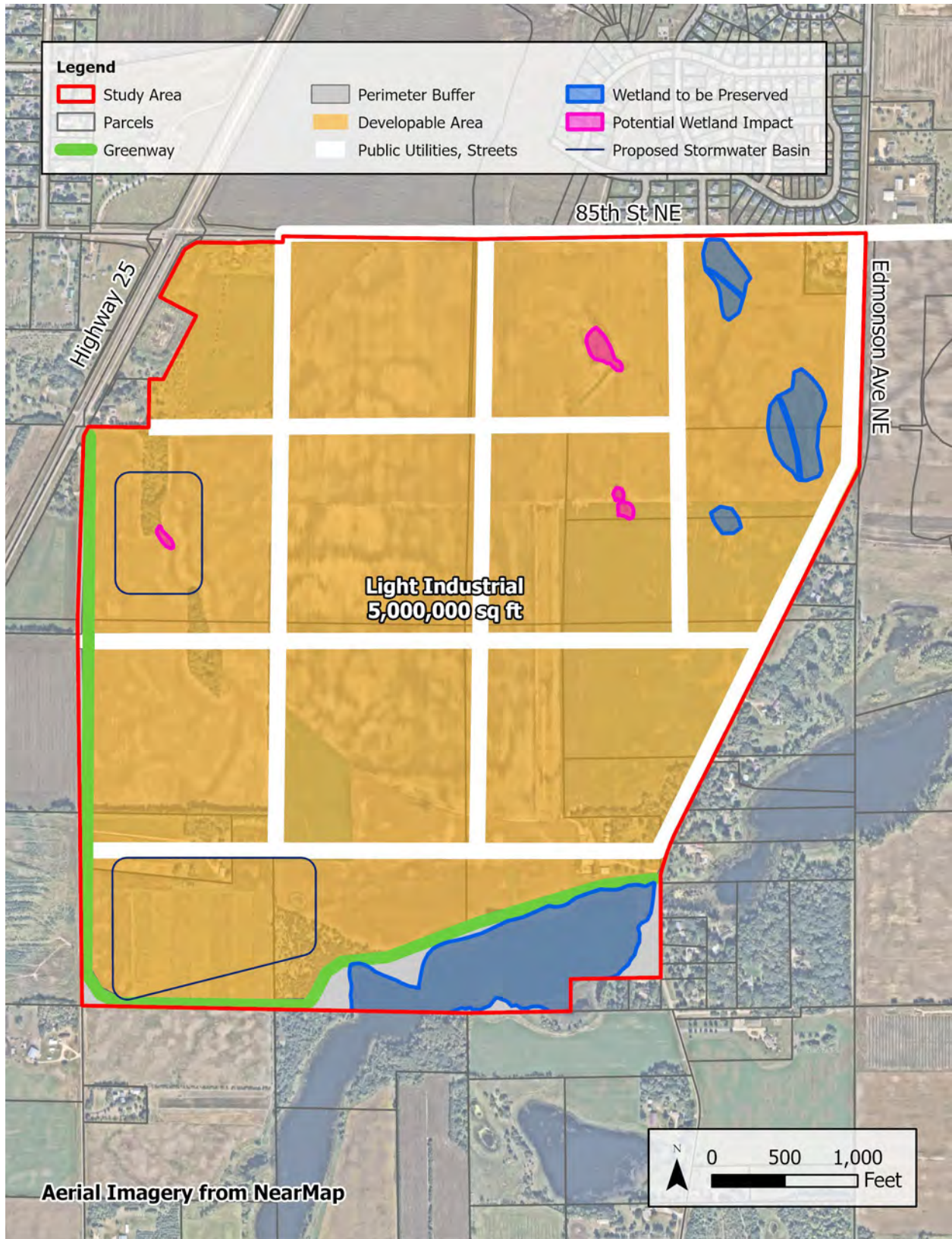


Figure 4: Development Scenario 2



**7. CLIMATE ADAPTION AND RESILIENCE**

- a. Describe the climate trends in the general location of the project (see guidance: *Climate Adaptation and Resilience*) and how climate change is anticipated to affect that location during the life of the project.**

The AUAR will describe trends in temperature, urban heat island, precipitation, flood risk, and cooling degree days for the general project location. Climate projections will use Representative Concentration Pathways (RCPs), which are greenhouse gas concentration scenarios used by the Intergovernmental Panel on Climate Change. RCP 4.5 is an intermediate scenario in which emissions decline after peaking around 2040, and RCP 8.5 is a worst-case scenario in which emissions continue to rise through the 21st century.<sup>1</sup>

- b. For each resource category in the table below, describe the project’s proposed activities and how the project’s design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.**

**Table 2: Climate Considerations and Adaptions**

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptions
<b>Project Design</b>	The AUAR will discuss aspects of building architecture/ materials choices and site design that could impact climate.	To be discussed in AUAR, Section 6 and 18	To be discussed in AUAR, Section 6 and 18
<b>Land Use</b>	The AUAR will discuss critical facilities and flood risk.	To be discussed in AUAR, Section 10 and 12	To be discussed in AUAR
<b>Water Resources</b>	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project and how that may influence water resources.	To be discussed in AUAR, Section 12	To be discussed in AUAR

<sup>1</sup> Climate Explorer Metadata. Available at <https://www.dnr.state.mn.us/climate/climate-explorer-metadata.html>.



Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptions
<b>Contamination/ Hazardous Materials/ Wastes</b>	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project and how that may influence the potential environmental effects of generation/use/storage of hazardous waste and materials.	To be discussed in AUAR, Section 13	To be discussed in AUAR
<b>Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)</b>	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project how that may influence the local species and suitable habitat.	To be discussed in AUAR Section 14	To be discussed in AUAR

## 8. COVER TYPES

*AUAR Guidance: The following information should be provided:*

- *A cover type map, at least at the scale of a USGS topographic map, depicting:
 
  - *Wetlands (identified by Circular 39 type)*
  - *Watercourses (rivers, streams, creeks, ditches)*
  - *Lakes (identify public waters status and shoreland management classification)*
  - *Woodlands (break down by classes where possible)*
  - *Grassland (identify native and old field)*
  - *Cropland*
  - *Current development**
  
- *An overlay map showing anticipated development in relation to the cover types. This map should also depict any “protection areas,” existing or proposed, that will preserve sensitive cover types. Separate maps for each major development scenario should be generally provided.*

The AUAR study area is approximately 550 acres of cropland, grassland, wetland, open water, woodlands, and some impervious surfaces. Refer to Table 3 for the acreage of each cover type within the AUAR study area. There are few existing buildings and structures within the study area that include some single-family homes and some farmstead buildings and structures. The AUAR will include an analysis of existing and proposed cover types within the study area that are shown on Figure 5. These cover types were determined by reviewing recent aerial photography and wetland delineation data. Protected elements, including wetland impacts and buffer/protection areas, are shown on the proposed scenarios maps for Development Scenario 1 and Development Scenario 2, which are shown on Figure 3 and Figure 4.

**Table 3: Existing and Proposed Cover Types**

Cover Type	Existing (acres)	Scenario 1 (acres)	Scenario 2 (acres)
Wetlands and Shallow Lakes (less than 2 meters deep)	30.75	22.26	29.49
Rivers/Streams	0 In ft	0 In ft	0 In ft
Wooded/Forest	28	25.25	25.25
Brush/Grassland	36.25	1	1
Cropland	444	0	0
Livestock Rangeland/Pastureland	0	0	0
Lawn/Landscaping	0	291.49	221.26
Green Infrastructure (total from Table 4)	0	30	30
Impervious Surface	11	170	233

Cover Type	Existing (acres)	Scenario 1 (acres)	Scenario 2 (acres)
Other (Stormwater Pretreatment and Detention Ponds)	0	10	10
<b>Total</b>	<b>550 acres</b>	<b>550 acres</b>	<b>550 acres</b>

**Table 4: Green Infrastructure**

Green Infrastructure	Before (acres)	Scenario 1 (acres)	Scenario 2 (acres)
Constructed Infiltration Systems (infiltration basins, infiltration trenches, rainwater gardens, bioretention areas without underdrains, vegetated swales with impermeable check dams) <sup>2</sup>	0	30	30
<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>

**Table 5: Trees**

Trees	Scenario 1 (acres)	Scenario 2 (acres)
Area of Mature Trees Removed During Development <sup>3</sup>	15	25
New Trees Planted <sup>4</sup>	15	25

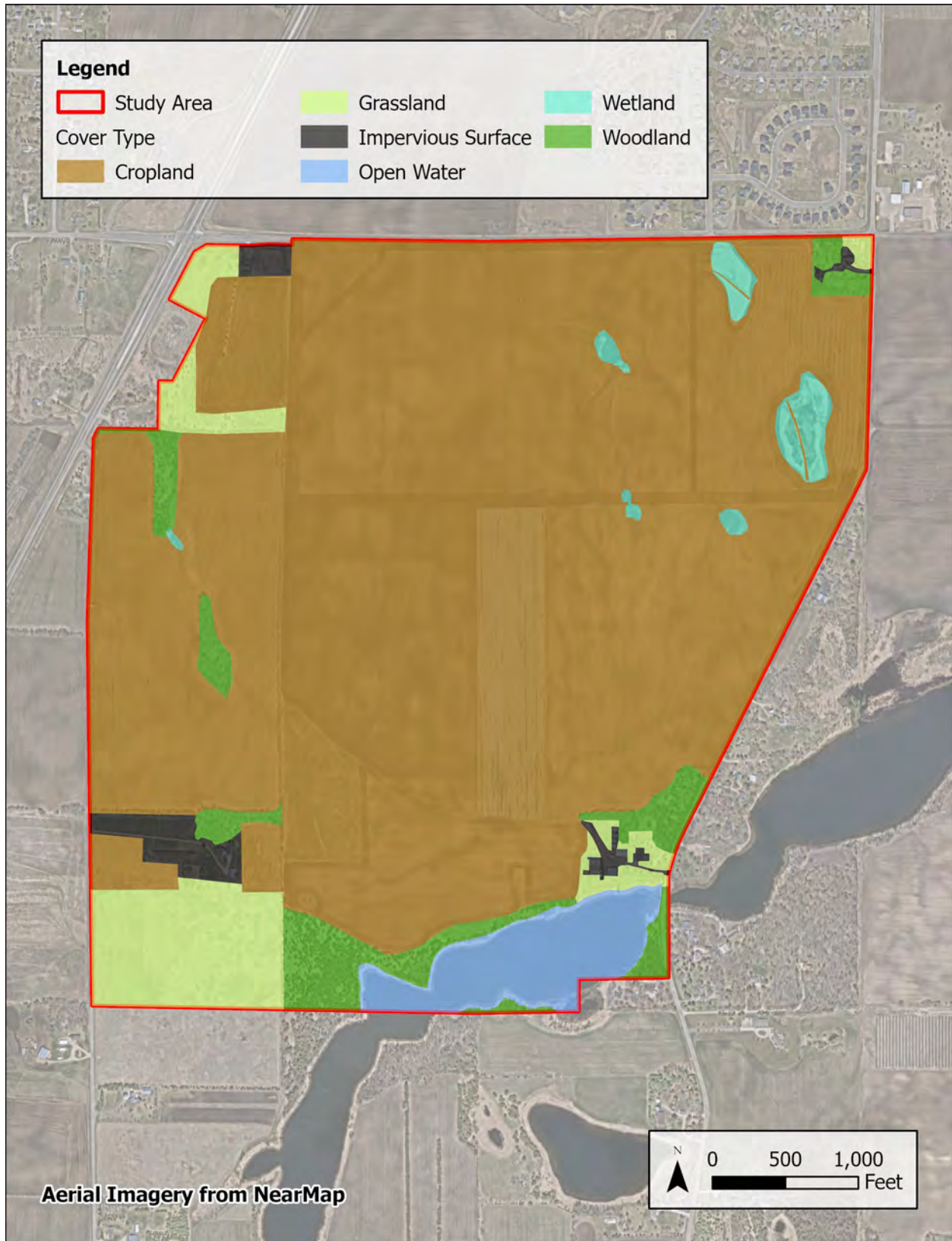
Any hardwood tree 6 inches or more in diameter at breast height (DBH), softwood tree 8 inches or more in DBH, or conifer over 12 feet in height must be replaced at a rate of 1:1 aggregate caliper inch (ACI) to removed DBH inches per Ordinance 847 which amends Chapter 153.061 of the Monticello Code of Ordinances.

<sup>2</sup> Based on preliminary stormwater requirement calculations based on estimated impervious surface area.

<sup>3</sup> Tree clearing will be limited as much as feasible to support the proposed development scenarios. Tree clearing will be restricted to the winter months when migratory birds are not likely to be present (November 1 – March 31). If winter tree clearing is not feasible, technical assistance from the U.S. Fish and Wildlife Service will be obtained before any trees or shrubs are removed.

<sup>4</sup> Exact number to be determined as design plans advance. Higher quality trees will be preserved to the extent practicable as site design advances.

Figure 5: Existing Cover Types



9. PERMITS AND APPROVALS REQUIRED

*AUAR Guidance: A listing of major approvals (including any comprehensive plan amendments and zoning amendments) and public financial assistance and infrastructure likely to be required by the anticipated types of development projects should be given for each major development scenario. This list will help orient reviewers to the framework that will protect environmental resources. The list can also serve as a starting point for the development of the implementation aspects of the mitigation plan to be developed as part of the AUAR.*

**Table 6: Anticipated Permits and Approvals<sup>5</sup>**

Unit of Government	Type of Application	Status
<b>Federal</b>		
US Army Corps of Engineers	Section 404 Permit	To be applied for, if applicable
<b>State</b>		
Minnesota Pollution Control Agency	Section 401 Water Quality Certification	To be applied for, if applicable
	National Pollutant Discharge Elimination System Stormwater Permit for Construction Activities	To be applied for, if applicable
	Sanitary Sewer Extension Permit	To be applied for, if applicable
	Construction Contingency Plan and Response Action Plan approval	To be applied for, if applicable
	Notice of Intent of Demolition	To be applied for, if applicable
	Industrial Wastewater Permit	To be applied for, if applicable
	Significant Industrial User Permit	To be applied for, if applicable
	Construction Stormwater Permit	To be applied for, if applicable
	Fuel Storage Tank	To be applied for, if applicable
	Air Permit	To be applied for, if applicable
	Discharge Permit	To be applied for, if applicable
	Environmental Assessment Worksheet <sup>6</sup>	To be applied for, if applicable
Minnesota Department of Natural Resources	Temporary Groundwater Appropriation Permit for Construction Dewatering	To be applied for, if applicable
	Water Appropriation Permit	To be applied for, if applicable
	Public Waters Work Permit	To be applied for, if applicable
Minnesota Department of Health	Water Main Installation Permit	To be applied for, if applicable
	Notification of Intent to Perform a Demolition	To be applied for, if applicable

<sup>5</sup> Additional environmental reviews may be necessary should potential improvements and supporting infrastructure for either development scenario exceed mandatory environmental thresholds.

<sup>6</sup> If either scenario results in a proposed project that anticipates the need for more than 1,000,000 gallons of fuel storage for backup generators and may exceed the threshold for air emissions, a separate EAW will be required for these components of the project per Minnesota Rules 4410.4300. A separate EAW with MPCA as the RGU could also be required if a project triggers the need for a sewer extension with over 2 million GPD of water.



Unit of Government	Type of Application	Status
	Notification of Asbestos Related Work	To be applied for, if applicable
	Water Tower and Well(s) Approval	To be applied for, if applicable
Minnesota Department of Transportation	Right-of-Way Permit	To be applied for, if applicable
Minnesota Department of Labor Industry	Plumbing Review	To be applied for, if applicable
	Electrical Permit	To be applied for, if applicable
<b>County</b>		
Wright County	WCA review and approval, pending annexation	To be applied for, if applicable
	Right-of-Way Permit	To be applied for, if applicable
	Subsurface Sewage Treatment System Abandonment Permit	To be applied for, if applicable
<b>City</b>		
City of Monticello	Preliminary/Final Plat	To be applied for, if applicable
	Sign Permit	To be applied for, if applicable
	Site Plan Approval	To be applied for, if applicable
	Building Permit	To be applied for, if applicable
	Erosion Control, Grading, and Stormwater Permit	To be applied for, if applicable
	Right-of-Way permit	To be applied for, if applicable
	WCA Review and Approval	To be applied for, if applicable
	Zoning Map Amendment	To be applied for, if applicable
	Demolition Permit	To be applied for, if applicable
	AUAR Adoption	In process
	Conditional Use Permit	To be applied for, if applicable
	Planned Unit Development	To be applied for, if applicable
	Annexation	Subject to Orderly Annexation Agreement with Monticello Township

*Note for the potential for additional permits/approvals for Scenario 1:*

In addition to the permits and approvals listed in Table 6 that are the responsibility of either the city or the project proposer, the local utility company will design and obtain development permit and approvals needed for any potential grid infrastructure projects that are required for Scenario 1 through the MN Public Utilities Commission (PUC).

**10. LAND USE**

**a. Describe:**

- i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, and prime or unique farmlands.**

The AUAR study area is located in a semi-rural area just south of the City of Monticello, in Monticello Township, Wright County, Minnesota. The study area consists of 16 existing parcels. The study area is generally bounded by 85<sup>th</sup> Street NE to the north, Edmonson Avenue NE on a portion of the property to the east, and parcel boundaries to west southeast, and south. Land uses adjacent to the study area include single family and agricultural to the north, sparse single-family residences with mostly agricultural uses to the east and west, and natural areas including woodland, grassland, and wetlands. A single-family neighborhood is planned for development within 3-5 years to the east of Edmonson Avenue. The AUAR will include a discussion of how either scenario may affect existing and future use of the surrounding areas.

There are no existing parks within the study area or immediate vicinity. Bertram Chain of Lakes Regional Park is located approximately three miles northwest of the study area boundary.

According to the Web Soil Survey for the study area 3.3 percent is mapped as prime farmland, 2.8 percent would be prime farmland if drained, and 77.0 percent of the study area is considered farmland of statewide importance.<sup>7</sup>

**ii. Planned land use as identified in comprehensive plans (if available) and any other applicable plan for land use, water, or resource management by a local, regional, state, or federal agency.**

*Wright County Northeast Quadrant Land Use Plan*

Wright County adopted the *Northeast Quadrant Land Use Plan* in 2007<sup>8</sup>. The Northeast Quadrant Land Use Plan was developed to provide a framework for shaping future growth of the Northeast Quadrant of Wright County, which include the Buffalo, Monticello, and Rockford Townships. Anticipated phasing for future development in the AUAR study area is predicted to occur between 2020 and 2040. The study area is identified as Transition Area (TA) in the 2007 Monticello Township Land Use Plan.<sup>9</sup> The purpose of the Transition Area is to properly manage the land at the urban/rural fringe. Management of these areas consists of identifying and designating areas to economically and efficiently accommodate growth pressures. The proper management of these areas will avoid premature annexation, prohibit large lot residential development that would make provision of municipal services unnecessarily expensive, and limit the possibility of incompatible future land uses.<sup>10</sup> The Plan notes that orderly annexation agreements provide more detailed plans for annexation areas.

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<sup>7</sup> USDA. 2024. *Web Soil Survey*. Available at: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

<sup>8</sup> Northeast Quadrant Land Use Plan. Available at: <https://www.co.wright.mn.us/DocumentCenter/View/236/Northeast-Quadrant-Land-Use-Plan---Adopted-07-31-07-PDF>.

<sup>9</sup> Monticello Township. 2007. *Monticello Land Use Plan*. Available at: <https://www.co.wright.mn.us/DocumentCenter/View/235/Monticello-Township-Land-Use-Plan-Map-PDF>

<sup>10</sup> Northeast Quadrant Land Use Plan. Available at: <https://www.co.wright.mn.us/DocumentCenter/View/236/Northeast-Quadrant-Land-Use-Plan---Adopted-07-31-07-PDF>

### *City of Monticello 2040 Comprehensive Plan*

The City of Monticello adopted the *Monticello 2040 Comprehensive Plan* in 2020.<sup>11</sup> The plan is centered around three important themes: Sustainability, Community Health, and Sense of Place. The Plan focuses on land use, growth, and orderly annexation; mobility and connectivity; economic development; parks, pathways, and open space, and community character, art, design, facilities, and infrastructure. The Plan covers the geographic area of the City’s current municipal boundary as well as the Monticello Orderly Annexation Area. The study area is completely within the Monticello Orderly Annexation Area and is planned to be annexed into the city and as shown in Figure 7, the study area has the land use designation of Light Industrial Park. Refer to Table 7 for a description of this land use designation and allowed uses.

According to the plan, areas currently within the City limits adjacent to the study area have been designated for future commercial or residential uses, with an identified industrial land use to the northwest directly across 85<sup>th</sup> Street. The southern boundary of the study area is also the southern boundary of the City’s Orderly Annexation Area.

The 2040 Plan includes appendix studies for municipal utilities, including water and sanitary sewer systems.

### *Monticello Orderly Annexation Agreement*

The City and Monticello Township have established an Orderly Annexation Agreement providing for the annexation of specific land area within Monticello Township. The current agreement extends through January 1, 2040. The agreement outlines the triggering events for annexation. The study area is within the orderly annexation area covered by the agreement.

### *Natural Resource Inventory & Assessment*

The City of Monticello has adopted a Natural Resource Inventory & Assessment which identifies and inventories existing natural resources within the Monticello Orderly Annexation Area and assesses the resource’s quality. The document is used to plan for parks, trails and integration of natural resources into development planning.

The Natural Resource Inventory and Assessment identifies conceptual future greenway corridor<sup>12</sup> that bisects the study area east-west. From this plan, the purpose of the greenway corridor is to connect the major parks of the City and future annexation area. The locations for these corridors were identified based on the presence of natural land cover features, existing parks and open spaces, locations of Areas of Community Importance, and locations of conservation areas. Greenway corridors could provide connections between and among natural open spaces and parks via trails and walkways

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<sup>11</sup> City of Monticello. 2020. *Monticello 2040 Vision and Plan*. Available at: [Complete-Monticello-2040-Comprehensive-Plan-PDF](#)

<sup>12</sup> Source: City of Monticello. 2008. Natural Resource Inventory and Assessment. <https://www.monticellomn.gov/DocumentCenter/View/270/Natural-Resource-Inventory-Assessment-Conceptual-Greenway-Corridors-PDF>



and can be natural areas such as wildlife corridors with no developed trail system or other disturbance within the corridor.

*Wright County Trail & Bikeway Plan*

In addition to consistency with the City’s Natural Resource Inventory & Assessment, the greenway corridor evaluation should consider long-range regional trail planning as identified in the Wright County Trail & Bikeway Plan. The plan is designed to connect the County with non-motorized trails and bikeways which will provide opportunities for residents to increase their physical activity and improve their health. The Plan envisions the County creating a network of offroad trails and on-road bikeways that connect and complement city and township trails and bikeways.

**Table 7: Study Area Future Land Use Designations Purpose and Allowed Uses**

Land Use Designation	Purpose	Allowed Uses
Light Industrial Park	To promote a strong industrial business sector represented by increased jobs and tax revenue generated for the City of Monticello.	Process and production manufacturing which uses moderate amounts of partially processed materials, warehousing and distribution, research and development, medical laboratories, machine shops, computer technology, professional and corporate offices and industrial engineering facilities. “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.

Source: City of Monticello. 2020. Monticello 2040 Chapter 3: Land Use, Growth and Orderly Annexation. <https://www.ci.monticello.mn.us/DocumentCenter/View/313/Chapter-3---Land-Use-Growth-and-Orderly-Annexation-PDF>.

**iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.**

*AUAR Guidance: Water-related land use management districts should be delineated on appropriate maps, and the land use restrictions applicable in those districts should be described. If any variances or deviations from these restrictions within the AUAR area are envisioned, this should be discussed.*



*Existing Zoning*

The study area is currently within Monticello Township and is being used for agricultural purposes. Once annexed into the City of Monticello municipal limits, a zoning change would be required for future development and would be required to be consistent with the City of Monticello’s Comprehensive Plan. The Monticello Zoning Ordinance includes a Wetland Overlay District, which would apply to wetlands within the study area and will be evaluated in the AUAR.

*FEMA National Flood Hazard*

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (panel number 27171C0170D, effective 6/20/2024 and panel number 27171C0165D, effective 6/20/2024), the AUAR study area is located in an area of minimal flooding area, or Zone X.<sup>13,14</sup>

*Comprehensive Water Resource Management Plan<sup>15</sup>*

The Water Resources Management Plan (WRMP) serves as a comprehensive planning document to guide the City in conserving, protecting, and managing its surface water resources. The City will use the WRMP as a guide to reach goals related to water quality, volume reduction, and flood management. The WRMP also includes associated goals and policies that address wetland management. As part of the goals and policies relating to wetland management, the WRMP references wetland buffers between developments adjacent to a wetland area. The goals and policies outlined in the WRMP relating to wetland buffers are in accordance with the City of Monticello’s Code of Ordinances for Wetland Districts and associated buffer and setback requirements.

- iv. **If any critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.**

No critical facilities are proposed as part of the project.

- b. **Discuss the project’s compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.**

*AUAR Guidance: The extent of conversion of existing farmlands anticipated in the AUAR should be described. If any farmland will be preserved by special protection programs, this should be discussed.*

*If development of the AUAR will interfere or change the use of any existing designated parks, recreation areas, or trails, this should be described in the AUAR. The RGU may also want to*

<sup>13</sup> FEMA. 2024. *FEMA Flood Map 27171C0165D*. Available at: [FIRMette Web \[27171C0165D\] \(fema.gov\)](https://www.fema.gov/firm/27171C0165D).

<sup>14</sup> FEMA. 2024. *FEMA Flood Map 27171C0170D*. Available at: [FIRMette Web \[27171C0170D\] \(fema.gov\)](https://www.fema.gov/firm/27171C0170D).

<sup>15</sup> City of Monticello. 2019. *Comprehensive Water Resource Management Plan*. Available at: [Comprehensive-Water-Resource-Management-Plan-PDF \(monticello.mn.us\)](https://www.monticello.mn.us/DocumentCenter/View/1111/Comprehensive-Water-Resource-Management-Plan-PDF)

*discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area.*

*The AUAR must include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out at Minnesota Rules, part 4410.3610, subpart 1. The AUAR document should discuss the proposed AUAR area development in the context of the comprehensive plan. If this has not been done as part of the responses to Items 6, 9, 11, 18, and others, it must be addressed here; a brief synopsis should be presented here if the material has been presented in detail under other items. Necessary amendments to comprehensive plan elements to allow for any of the development scenarios should be noted. If there are any management plans of any other local, state, or federal agencies applicable to the AUAR area, the document must discuss the compatibility of the plan with the various development scenarios studied, with emphasis on any incompatible elements.*

The AUAR will discuss the development scenarios within the context of the adopted Monticello 2040 Vision + Plan. The AUAR will review compatibility with nearby land uses, zoning, parks and trails, and other relevant plans for the two development scenarios. The AUAR will also include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out in Minnesota Rules, part 4410.3610, subpart 1.

**c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.**

The AUAR will identify measures to mitigate any potential incompatibilities with land uses in the project vicinity.

Figure 6: Existing Land Use

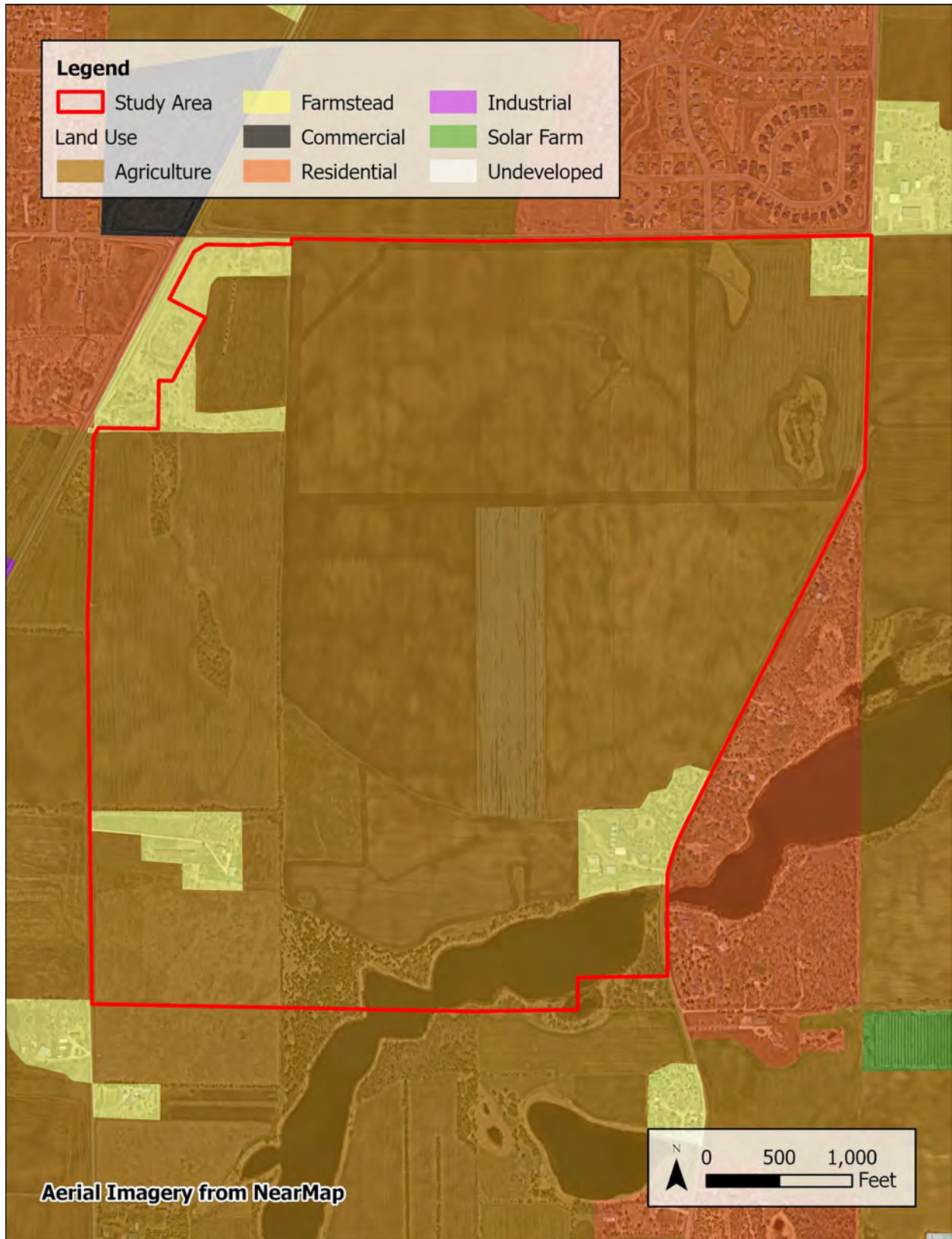
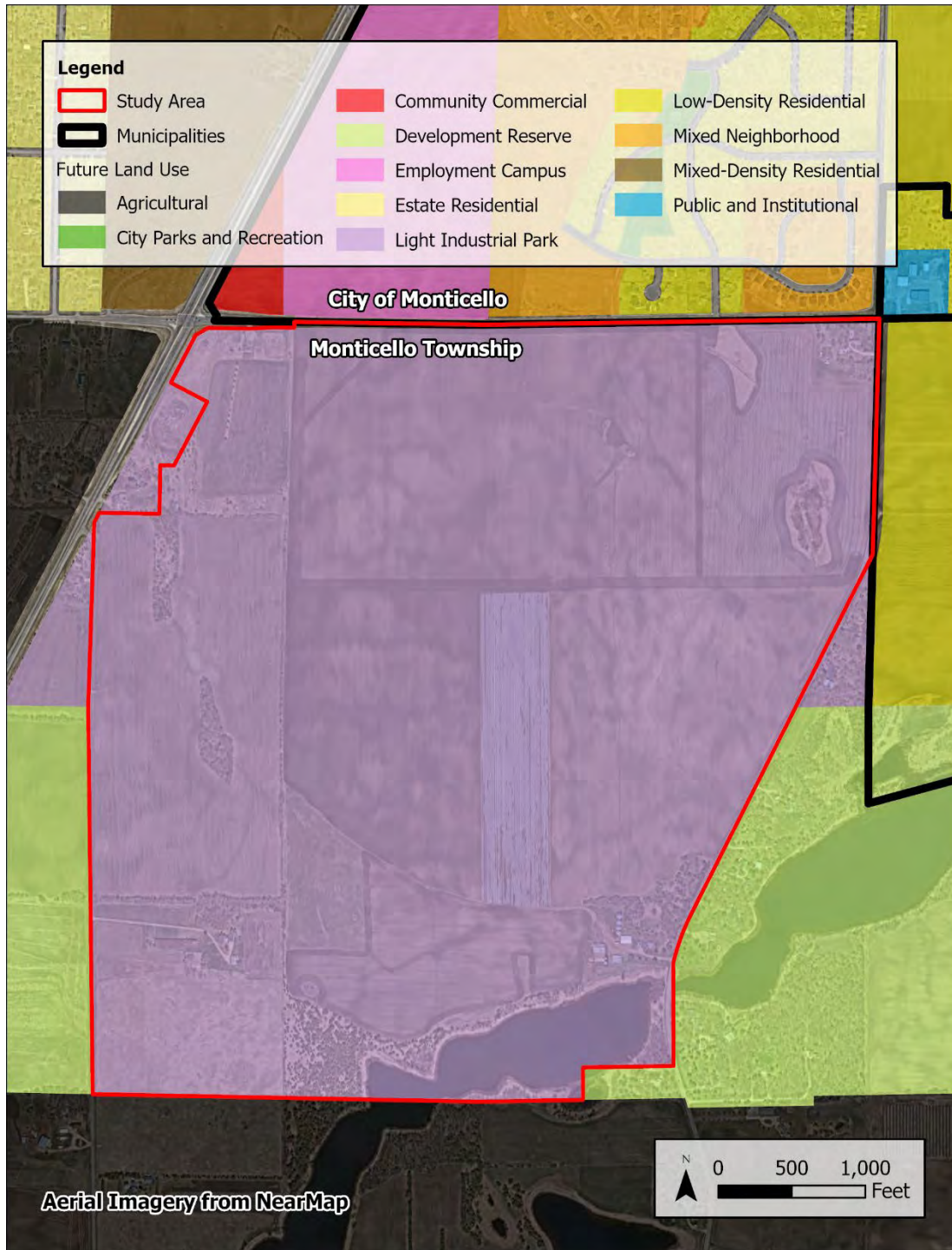


Figure 7: Future Land Use<sup>16</sup>



<sup>16</sup> Future land uses for the city of Monticello and adjacent areas determined in the Monticello 2040 Comprehensive Plan. Available at: <https://monticellomn.gov/274/Monticello-2040>.

Agricultural land use for Monticello Township was determined in the Monticello Township Land Use Plan. Available at: <https://www.co.wright.mn.us/DocumentCenter/View/235/Monticello-Township-Land-Use-Plan-Map-PDF>.

## 11. GEOLOGY, SOILS, AND TOPOGRAPHY/LAND FORMS

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- a. Geology – Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.**

*AUAR Guidance: A map should be included to show any groundwater hazards identified.*

According to the Geologic Atlas of Wright County, majority of the AUAR study area is underlain by Mesoproterozoic bedrock and Paleozoic bedrocks. The Mesoproterozoic rocks consist largely of sandstone, with minor amounts of siltstone and shale. These rocks are poorly known in Wright County; therefore, they cannot be confidently assigned to individual formations. However, they are likely to correlate with parts of the Hinckley Sandstone, Fond du Lac, and Solor Church Formations. The Paleozoic rocks which are dominantly medium-to coarse-grained quartz sandstone and are part of the Mt. Simon Sandstone formation.<sup>17</sup>

There are no known sinkholes located within the AUAR study area. Additionally, there are no karst conditions located within or near the study area. There is a shallow, unconfined aquifer within the AUAR study area.

The AUAR will discuss any limitations of these features for future development and any effects development could have on these features, including impacts to the aquifer and/or water table.

- b. Soils and Topography – Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability, or other soil limitations, such as steep slopes or highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections, or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.**

*AUAR Guidance: The number of acres to be graded and number of cubic yards of soil to be moved need not be given; instead, a general discussion of the likely earthmoving needs for development of the area should be given, with an emphasis on unusual or problem areas. In discussing mitigation measures, both the standard requirements of the local ordinances and any special measures that would be added for AUAR purposes should be included. A standard soils map for the area should be included.*

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<sup>17</sup> University of Minnesota. 2013. *Bedrock Geology*. Available at: <https://conservancy.umn.edu/server/api/core/bitstreams/c8f26a04-9210-476a-9e2c-b098c1209760/content>.



According to the Natural Resources Conservation Service (NRCS) Web Soil Survey, the study area is comprised of 12 different soil types. Soils are classified by the NRCS into four hydrologic soil groups, A, B, C, and D, with A having the lowest runoff potential and D having the greatest runoff potential. The erosion hazard indicates the hazard of soil loss from off-road areas after disturbance activities that expose the soil surface. All soil information for the Study Area is described in Table 8. Within the project site, 13.0 percent of the soil surface is mapped with a “moderate” rating, indicating that some erosion is likely in these areas and that erosion control measures may be needed. The remaining 86.1 percent of the study area is mapped with a “slight” rating, meaning that erosion is unlikely under ordinary climatic conditions, and 0.9 percent is considered null or not rated.

Topography within the study area varies from 948 feet in elevation in the northeastern corner of the site to 980 feet in elevation in the western portion of the study area as shown in Figure 1. The site generally drains to the south towards a large wetland complex.

The AUAR will include a general discussion of the likely earthmoving needs for the development scenarios and identify measures to minimize erosion and identify short-term and long-term establishment and erosion control plans that account for seasonal changes and comply with permit conditions for both scenarios.

Any additional information provided by the developer will be utilized to supplement the information provided above.

**Table 8: Soil Types**

Map unit symbol	Map unit name	Acres in AOI	Percent of AOI	Farmland Rating	Hydric Rating	Hydrologic Soil Group	Erosion Hazard Rating
261	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	0.7	0.10%	Not prime farmland	2, 3	A/D	Slight
375	Forada sandy loam, 0 to 2 percent slopes	15.6	2.80%	Prime farmland if drained	2, 3	B/D	Slight
406	Dorset sandy loam, 0 to 2 percent slopes	127	23.10%	Farmland of statewide importance	2	B	Slight

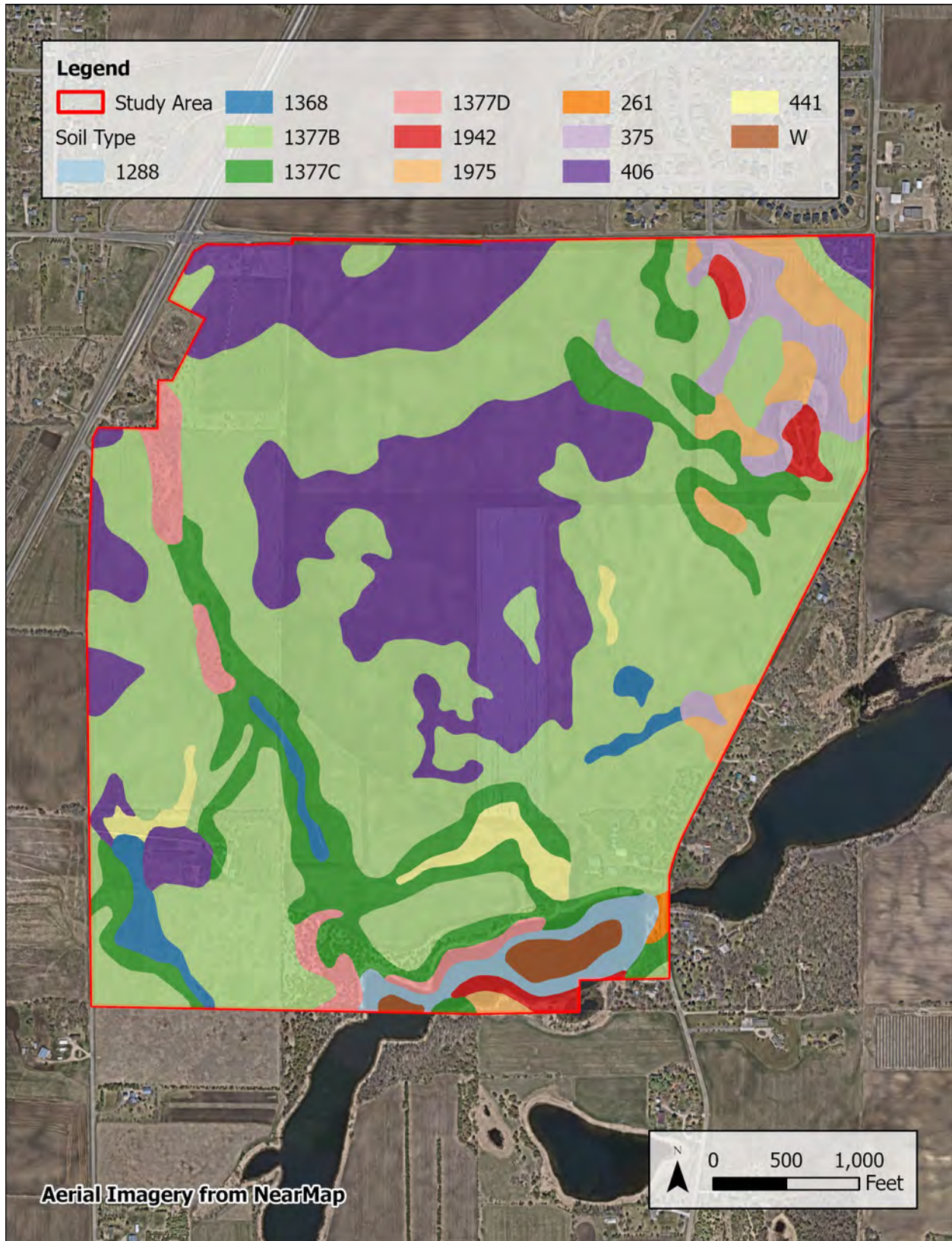
Map unit symbol	Map unit name	Acres in AOI	Percent of AOI	Farmland Rating	Hydric Rating	Hydrologic Soil Group	Erosion Hazard Rating
441	Almora loa,, o to 2 percent slopes	8.8	1.60%	All areas are prime farmland	0	B	Slight
1288	Seelyeville and Markey soils, ponded, o to 1 percent slopes	9.1	1.70%	Not prime farmland	1, 2, 3	A/D	Slight
1368	Southaven loam, o to 2 percent slopes	9.5	1.70%	All areas are prime farmland	0	B	Slight
1377B	Dorset-Two Inlets complex, 6 to 12 percent slopes	279.8	50.90%	Farmland of statewide importance	0	A	Slight
1377C	Dorset-Two Inlets complex, 6 to 12 percent slopes	59.1	10.70%	Not prime farmland	0	A	Moderate
1377D	Dorset-Two Inlets complex, 12 to 20 percent slopes	12.6	2.30%	Not prime farmland	0	A	Moderate
1942	Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes	6.4	1.20%	Not prime farmland	1, 2, 3	B/D	Slight



Map unit symbol	Map unit name	Acres in AOI	Percent of AOI	Farmland Rating	Hydric Rating	Hydrologic Soil Group	Erosion Hazard Rating
1975	Oylen sandy loam, 0 to 2 percent slopes	16.5	3.00%	Farmland of statewide importance	2	C	Slight
W	Water	4.9	0.90%	Not prime farmland	N/A	N/A	Not Rated

Source: United States Department of Agriculture. 2024. *Web Soil Survey*.  
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

Figure 8: Soil Types



## 12. WATER RESOURCES

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*AUAR Guidance: The information called for on the EAW form should be supplied for any of the infrastructure associated with the AUAR development scenarios, and for any development expected to physically impact any water resources. Where it is uncertain whether water resources will be impacted depending on the exact design of future development, the AUAR should cover the possible impacts through a “worst case scenario” or else prevent impacts through the provisions of the mitigation plan.*

**a. Describe surface water and groundwater features on or near the site below.**

- i. Surface Water – lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within one mile of the project. Include DNR Public Waters Inventory number(s), if any.**

There currently are seven identified wetlands within the study area as shown in Figure 10. Two field wetland delineations were completed in 2024 and 2025 to confirm the extents of wetlands and waterways within the project study area. The AUAR will include a summary of the findings from the wetland delineation.

The closest MPCA 303d Impaired Water to the study area is Pelican Lake, located approximately 1.3 miles to the southeast.<sup>18</sup> There is one unnamed MnDNR Public Water Wetland in the southeastern corner of the study area (ID# 86039400). There are five unnamed MnDNR Public Water Wetlands within one mile of the study area (ID# 86048400, 86008300, 86007700, 86007500, 86008400). There are three MnDNR Public Water basins within one-mile of the study area (Paradise Lake - ID# 86008200, Slough Lake - ID# 86007800, Gilchrist Lake - ID# 86006400).<sup>19</sup>

The Mississippi River Corridor Critical Area is not within one mile of the study area. Additionally, there are no trout streams or County Ditches within or adjacent to the study area. Any additional water resources identified during the wetland delineation will be discussed in the AUAR.

Runoff from the study area generally drains southeast, towards the wetland located in the southern portion of the study area.

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<sup>18</sup> Minnesota Pollution Control Agency. 2024. *Impaired Waters*. Available at: <https://mpca.maps.arcgis.com/apps/webappviewer/index.html?id=fcdc5a12d2fd4b16bc95bb535d09ae82>

<sup>19</sup> Minnesota Department of Natural Resources. 2025. *Public Waters (PW) Basin and Watercourse Delineation*. Available at: <https://gisdata.mn.gov/dataset/water-mn-public-waters>

Figure 9: Delineated Wetlands

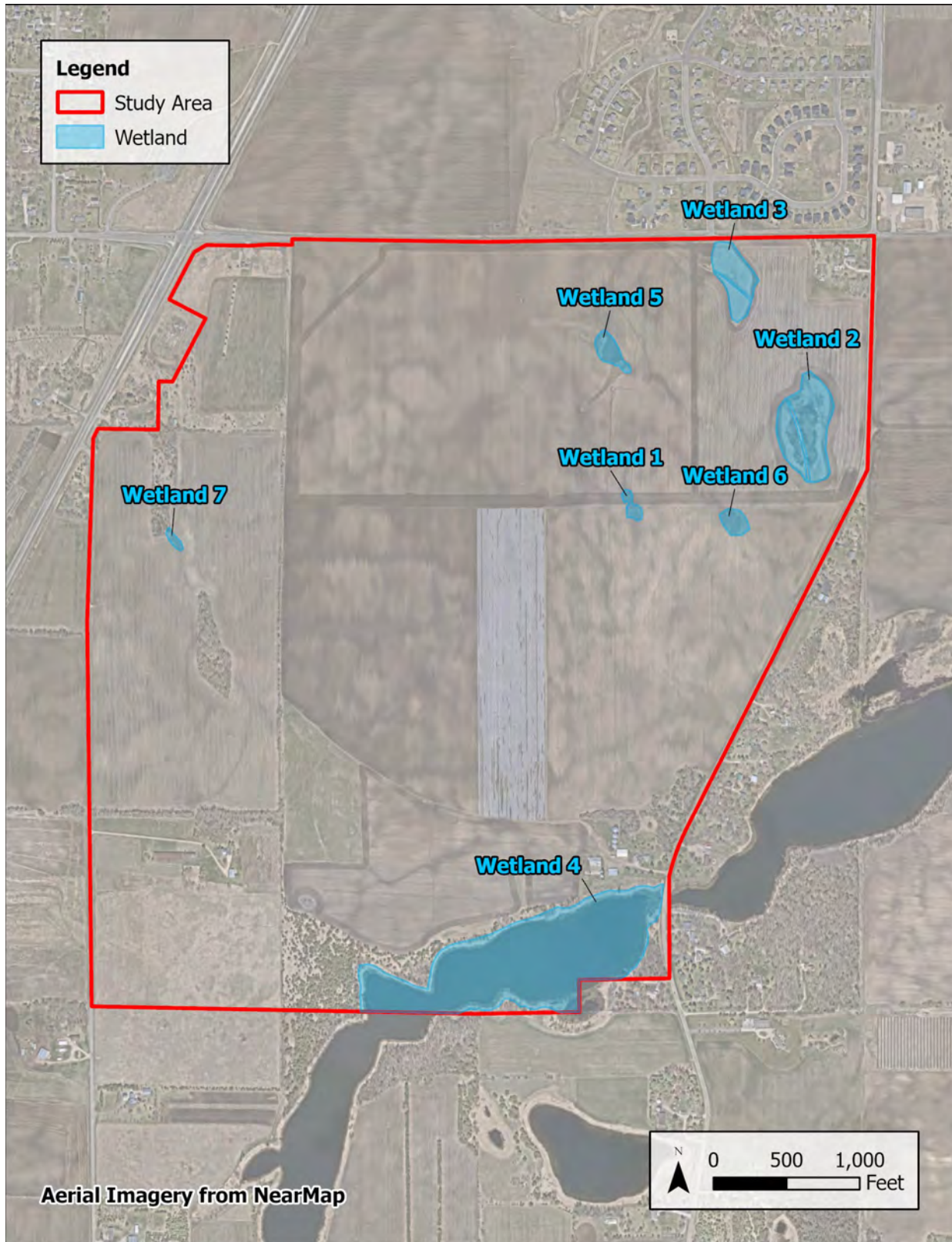
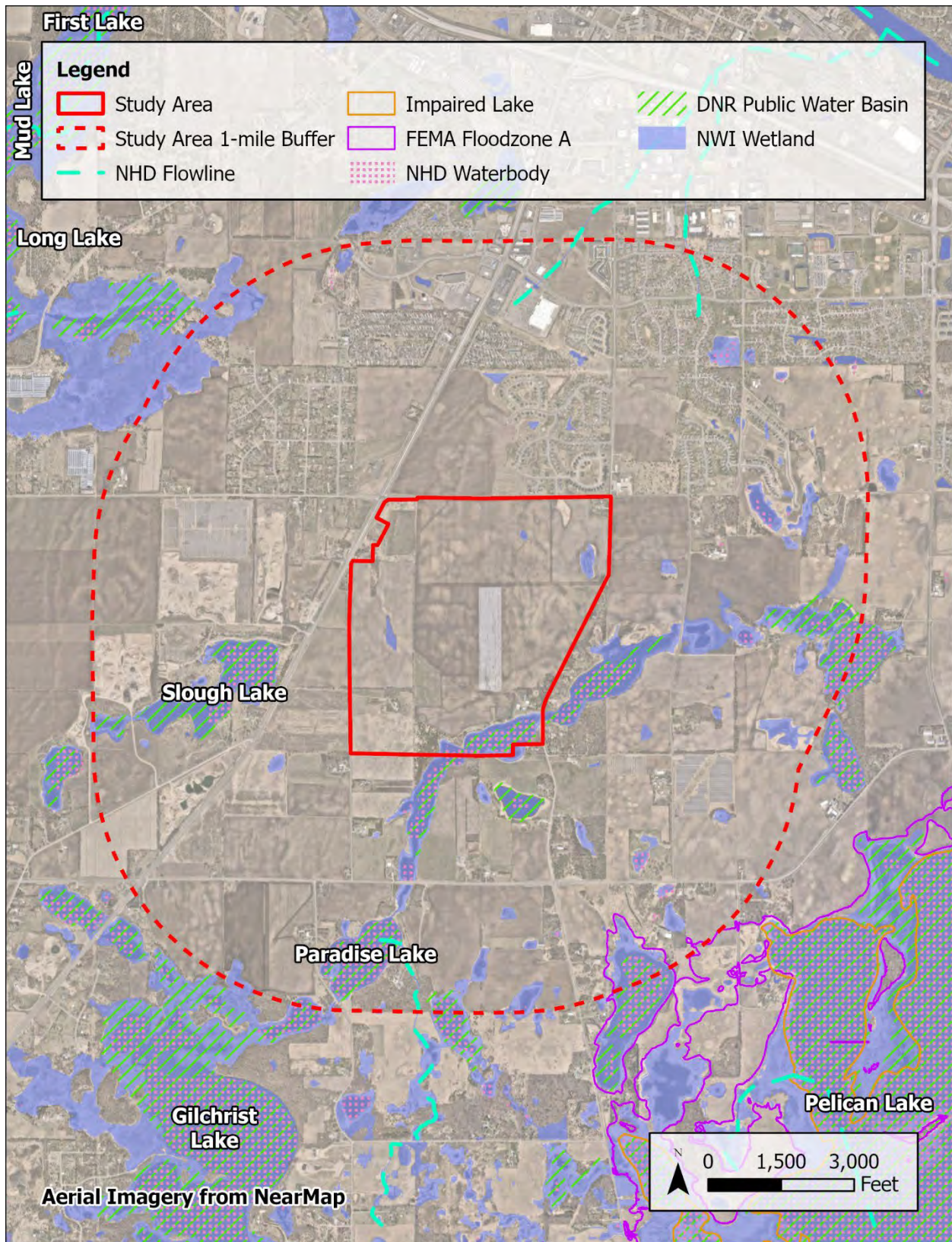


Figure 10: Surface Water Resources



**Monticello Industrial AUAR – Scoping Document**

- ii. **Groundwater – aquifers, springs, and seeps. Include 1) depth to groundwater; 2) if project is within a MDH well protection area; and 3) identification of any onsite and/or nearby wells, including unique numbers and well logs, if available. If there are no wells known on site or nearby, explain the methodology used to determine this.**

According to the Geologic Atlas of Wright County groundwater is present at approximately 20 feet below grade, excluding the wetland portion.<sup>20</sup>

Based on Minnesota Department of Health and Minnesota Department of Natural Resources well records, four wells may be located within the study area. Descriptions of each well are identified in Table 9 and wells with verified mapped locations are shown in Figure 11.

The AUAR will evaluate if any existing wells could be used for either scenario. If wells will need to be sealed, they would be properly sealed by a licensed well contractor prior to redevelopment within the AUAR study area per MPCA and MDH well sealing requirements. The AUAR will also discuss the potential for additional (unmapped) wells within the study area and any impacts that could occur to these features.

The northwestern corner of AUAR study area is located within a wellhead protection area (Monticello) and a Drinking Water Supply Management Area (DWSMA) (Monticello).<sup>21</sup> The DWSMA is listed as low vulnerability. The AUAR will discuss any potential impacts to the Monticello wellhead protection area and DWSMA.

**Table 9: Wells within AUAR Study Area**

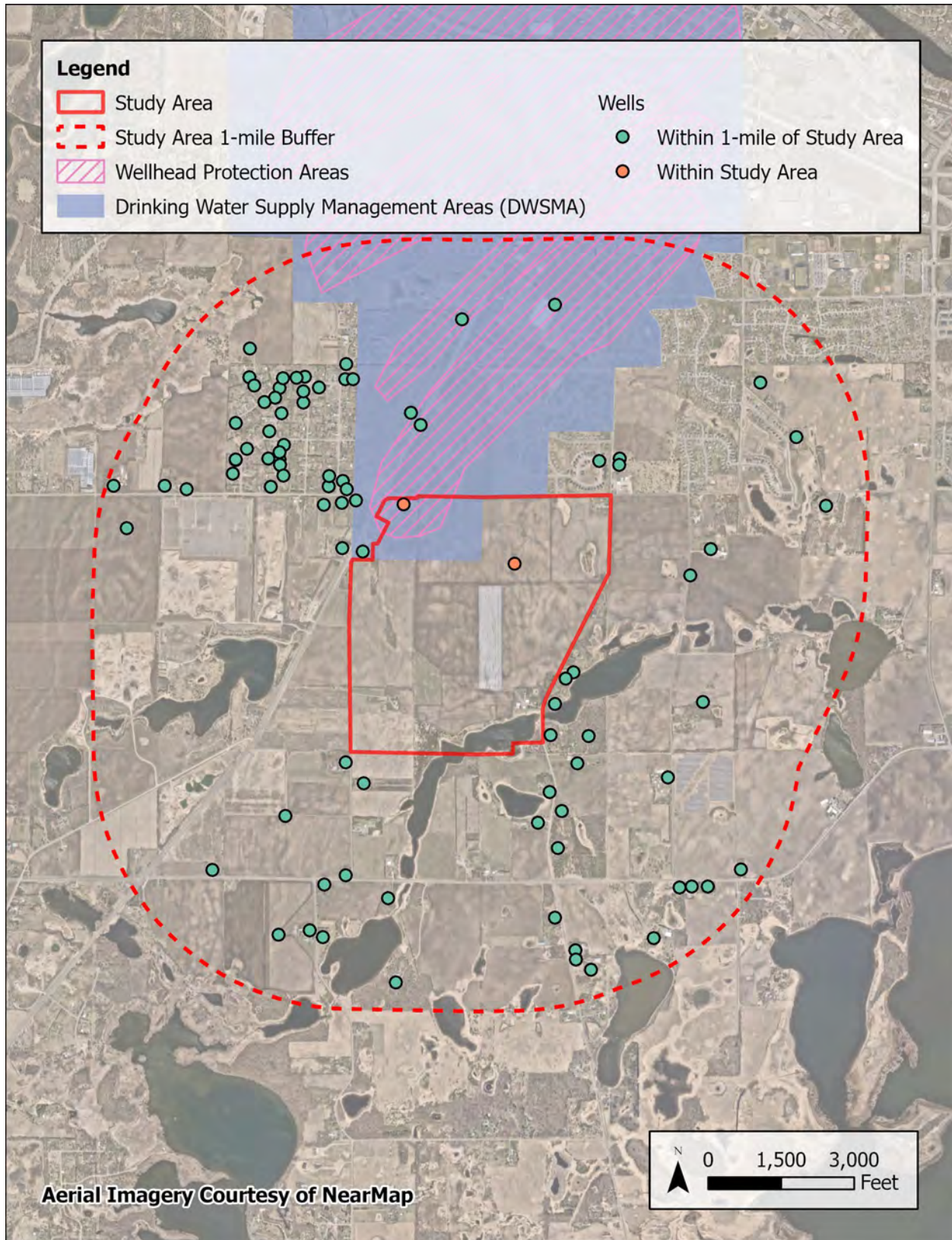
Well ID Number	Index Status	Well Use	Well Depth (feet)	MN DNR Permit
182151	Active	Irrigation	122	2012-0909
472289	Active	Domestic	62	-
785271	Unverified	Irrigation	120	-
840393	Unverified	Irrigation	96	2019-1384

Source: Minnesota Department of Health. *Minnesota Well Index*. Available at: <https://mnwellindex.web.health.state.mn.us/>; Minnesota Department of Natural Resources. *Well Records*.

<sup>20</sup> Minnesota Department of Natural Resources. 2018. *Geological Atlas of Wright County, Minnesota Part B, Hydrogeology*. Available at: [https://files.dnr.state.mn.us/waters/groundwater\\_section/mapping/cga/c30\\_wright/wright\\_report.pdf](https://files.dnr.state.mn.us/waters/groundwater_section/mapping/cga/c30_wright/wright_report.pdf)

<sup>21</sup> Minnesota Department of Health. *Source Water Protection Web Map Viewer*. Available at: <https://mdh.maps.arcgis.com/apps/View/index.html?appid=8b0db73d3c95452fb45231900e977be4>

Figure 11: Groundwater Resources



**b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects below.**

**i. Wastewater – For each of the following, describe the sources, quantities, and composition of all sanitary, municipal/domestic, and industrial wastewaters projected or treated at the site.**

*AUAR Guidance: Observe the following points of guidance in an AUAR:*

- *Only domestic wastewater should be considered in an AUAR—industrial wastewater would be coming from industrial uses that are excluded from review through an AUAR process*
- *Wastewater flows should be estimated by land use subareas of the AUAR area; the basis of flow estimates should be explained*
- *The major sewer system features should be shown on a map and the expected flows should be identified*
- *If not explained under Item 6, the expected staging of the sewer system construction should be described*
- *The relationship of the sewer system extension to the RGU’s comprehensive sewer plan and (for metro area AUARs) to Metropolitan Council regional systems plans, including MUSA expansions, should be discussed. For non-metro area AUARs, the AUAR must discuss the capacity of the RGU’s wastewater treatment system compared to the flows from the AUAR area; any necessary improvements should be described.*
- *If on-site systems will serve part of the AUAR, the guidance in the February 2000 edition of the EAW Guidelines on page 16 regarding item 18b under Residential development should be followed.*

**1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.**

The City of Monticello has its own wastewater treatment plant (WWTP) that is permitted for 2.36 million gallons per day (MGD) and has an average daily flow of 1.15 MGD. The WWTP ultimately discharges into the Mississippi River.

It is assumed that sanitary sewer service for the AUAR study area will be provided by extending approximately 2 miles of new City sanitary sewer connections in the area. The City has a comprehensive wastewater utility system plan which assumed land use per the 2040 Comprehensive Plan. Concurrent with the AUAR, a specific wastewater utility study for the study area as related to the capacity and demand estimated for Scenario 1 will be initiated. The AUAR will also evaluate the capacity

and demand for Scenario 2. The AUAR will discuss the Minnesota Pollution Control Agency (MPCA) requirements and potential pretreatment measures for non-contact cooling water. The AUAR will evaluate the estimated wastewater flows for the proposed development scenarios, and the existing City sanitary sewer system and wastewater treatment facility will be evaluated to determine if there is adequate capacity to convey and treat wastewater. Appropriate mitigation measures or system improvements will be identified, if needed.

**2) If the wastewater discharge is to a subsurface sewage treatment system (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.**

No subsurface sewage treatment systems (SSTS) are anticipated within the AUAR study area for the proposed development scenarios. The residences within the study area will remain until such time development starts. The SSTS systems will be pumped, collapsed, filled, and abandoned per the MPCA chapter 7080 code. A permit for the abandonment of the existing SSTS will be applied for from the county.

**3) If the wastewater discharge is to surface water, identify the wastewater treatment methods, discharge points, and proposed effluent limitations to mitigation impacts. Discuss any effects to surface or groundwater from wastewater discharges.**

No wastewater discharge to surface waters is anticipated for the proposed development scenarios. The AUAR will provide an overview of any consideration for infiltration opportunities for non-domestic sewage.

- ii. **Stormwater – Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post-construction, including how the project will affect runoff volume, discharge rate, and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity, and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.**

*AUAR Guidance: For an AUAR the following additional guidance should be followed in addition to that in EAW Guidelines:*

- *It is expected that an AUAR will have a detailed analysis of stormwater issues*
- *A map of the proposed stormwater management system and of the water bodies that will receive stormwater should be provided*
- *The description of the stormwater systems would identify on-site and “regional” detention ponding and also indicate whether the various ponds will be new water bodies or converted existing ponds or wetlands. Where on-site ponds will be used but have not yet been designed, the discussion should indicate the design standards that will be followed.*
- *If present in or adjoining the AUAR area, the following types of water bodies must be given special analyses:*
  - *Lakes: Within the Twin Cities metro area, a nutrient budget analysis must be prepared for any “priority lake” identified by the Metropolitan Council. Outside of the metro area, lakes needing a nutrient budget analysis must be determined by consultation with the MPCA and DNR staffs.*
  - *Trout streams: If stormwater discharges will enter or affect a trout stream, an evaluation of the impacts on the chemical composition and temperature regime of the stream and the consequent impacts on the trout population (and other species of concern) must be included.*

There is currently minimal impervious surface area within the study area. The total amount of impervious surface under the development scenarios will be described in the AUAR.

The AUAR will address stormwater rates, water quality, and volumes for the AUAR study area or both scenarios, and any temporary and permanent stormwater run-off controls will be identified including the viability of infiltration. An existing and proposed conditions analysis will be completed showing the locations of the temporary and permanent stormwater run-off controls. Mitigation measures to address trash and algae growth will be included in the AUAR.

The AUAR will include note of City stormwater requirements as well as the National Pollution Discharge Elimination System (NPDES) permit requirements that future development will need to adhere to. Special or impaired waters on or near the site will be identified, including Pelican Lake.

Based on the results of the climate trends analysis and flooding risk assessment, any additional volume and rate control needed for stormwater management will be discussed in the AUAR. Stormwater management strategies including any proposed green infrastructure will be documented in the AUAR.

- iii. **Water Appropriation – Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use, and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.**

*AUAR Guidance: If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.*

The water supply for the study area will be obtained from the City of Monticello through extension/improvement of the municipal water system. Municipal wells, stored in a water reservoir or water tower, are the source of drinking water for the city. Currently, the city has a MnDNR water appropriations permit to extract up to 800 million gallons per year from the Quaternary Buried Artesian and Mt. Simon-Red Clastics aquifers from five wells.

The City has a comprehensive water utility system plan developed, consistent with the 2040 Comprehensive Plan. Concurrent with the AUAR a specific utility study for the study area relative to the capacity and demand of Scenario 1 has been initiated. The AUAR will also evaluate the capacity and demand for Scenario 2. The AUAR will evaluate the existing and proposed infrastructure needs and will discuss the viability of supplementing City water with alternative water sources, including additional wells. 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.

Handling of any required construction dewatering discharge will be addressed in the AUAR. The AUAR will also discuss the water demands for the site for both scenarios and the existing city water system capacity. Mitigation strategies, system improvements, or contingency plans, if applicable, will be identified in the AUAR.

- iv. **Surface Waters**

- 1) **Wetlands – Describe any anticipated physical effects or alterations to wetland features, such as draining, filling, permanent inundation, dredging, and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.**

The AUAR will address potential wetland impacts based on the proposed scenarios, and mitigation strategies will be identified, if applicable. The City’s Wetland Overlay District will be evaluated for application to the development scenarios.

- 2) **Other surface waters – Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal, and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.**

*AUAR Guidance: Water surface use need only be addressed if the AUAR area would include or adjoin recreational water bodies.*

The AUAR will include a review of potential impact to Pelican Lake. Surface water alterations will be discussed in the AUAR.

### 13. CONTAMINATION/HAZARDOUS MATERIALS/WASTES

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- a. **Pre-project Site Conditions – Describe existing contamination or potential environmental hazards on or in close proximity to the project site, such as soil or groundwater contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize, or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.**

The AUAR will review the Minnesota Pollution Control Agency’s (MPCA) What’s In My Neighborhood database and the Minnesota Department of Agriculture’s Agricultural Chemical Incidents and Agricultural Spills databases to determine if any known contaminated properties or potential environmental hazards are located within and adjacent to the AUAR study area.

- b. Project Related Generation/Storage of Solid Wastes – Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.**

*AUAR Guidance: Generally, only the estimated total quantity of municipal solid waste generated and information about any recycling or source separation programs of the RGU need to be included.*

The AUAR will provide information on the estimated quantity of municipal solid waste to be generated during construction and operational phases of the development scenarios.

- c. Project Related Use/Storage of Hazardous Materials – Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location, and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spills or releases of hazardous materials. Identify measures to avoid, minimize, or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.**

*AUAR Guidance: Not required for an AUAR. Potential locations of storage tanks associated with commercial uses in the AUAR should be identified (e.g., gasoline tanks at service stations).*

The AUAR will identify any potential known chemical/hazardous materials used/stored during construction or operation that are anticipated as part of the proposed development scenarios.

- d. Project Related Generation/Storage of Hazardous Wastes – Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of hazardous wastes including source reduction and recycling.**

*AUAR Guidance: Not required for an AUAR.*

Not applicable.

#### **14. FISH, WILDLIFE, PLANT COMMUNITIES, AND SENSITIVE ECOLOGICAL RESOURCES (RARE FEATURES)**

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- a. Describe fish and wildlife resources as well as habitats and vegetation on or near the site.**

*AUAR Guidance: The description of fish and wildlife resources should be related to the habitat types depicted on the cover types map. Any differences in impacts between development scenarios should be highlighted in the discussion.*

No native plant communities or critical habitats under the jurisdiction of the United States Fish and Wildlife Service (USFWS) are located within the study area.

Habitats that can be found within the study area include wooded areas, grassland and wetlands. Wildlife that can be found within the study area include birds, small mammals, and insects. There are no areas of biodiversity significance within one mile of the study area. Additionally, there are no areas ecologically significant within one mile of the study area.

The AUAR will address the cover types for the existing conditions and the post-construction scenarios.

- b. Describe rare features such as state-listed (endangered, threatened, or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number and/or correspondence number (ERDB) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe results.**

*AUAR Guidance: For an AUAR, prior consultation with the DNR Division of Ecological Resources for information about reports of rare plant and animal species in the vicinity is required. Include the reference numbers called for on the EAW form in the AUAR and include the DNR's response letter. If such consultation indicates the need, an on-site habitat survey for rare species in the appropriate portions of the AUAR area is required. Areas of on-site surveys should be depicted on a map, as should any "protection zones" established as a result.*

#### *State-Listed Species*

Kimley-Horn submitted a DNR Natural Heritage Information System (NHIS) review for the study area and area within a one-mile radius for state-listed threatened, endangered, and special concern species and received a response from the DNR during the Scoping comment period, which identified one species, the blanding's turtle (*Emydoidea blandingii*), in proximity to the study area. Any potential impacts and mitigation to wildlife habitat including the turtle, will be provided in the AUAR.

#### *Federally-Listed Species*

The U.S. Fish and Wildlife (USFWS) Service Information for Planning and Conservation (IPaC) tool was used to identify federally-listed species within or near the AUAR Study Area. This review identified two proposed threatened species, the Monarch Butterfly and the Western Regal Fritillary, as well as one experimental population (non-essential), the Whooping Crane.

### **Monarch Butterfly**

The Monarch Butterfly is designated as a proposed threatened species by the USFWS. The preferred habitat for this species is prairie where milkweed and flowers are present. According to the USFWS, there are many potential reasons for the butterfly’s decline, including habitat loss at breeding and overwintering sites, disease, pesticides, logging at overwintering sites, and climate change.<sup>22</sup>

### **Western Regal Fritillary**

The Western Regal Fritillary is a butterfly species that is known to occur in Minnesota and was identified as potentially occurring within the study area. The species is not federally listed but is proposed threatened. Suitable habitat consists of native grasslands containing violets, nectar sources, and tall vegetation.

### **Whooping Crane**

The Whooping Crane is designated as an experimental population, non-essential species by the USFWS. Non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (require consultation under 7(a)(2) of the ESA) and as a proposed species on private land (no section 7(a)(2) requirements, but Federal agencies must not jeopardize their existence (section 7(a)(4))). The preferred habitat for the species include shallow marshes and adjacent, open grasslands.<sup>23</sup> The project will not occur on federal land; therefore, consultation with USFWS is not required for the species.

### **Migratory Birds**

Species protected by the Migratory Bird Treaty Act (MBTA) are illegal for anyone to “take, possess, import, export, transport, sell, purchase, barter, or offer for sale,” including, “the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to Federal regulations by the USFWS”. The phrase “incidental take” is used when migratory birds are taken or killed because of an otherwise lawful activity but the “take” is not the purpose of that activity. According to the IPaC resource list, nine migratory species on the Birds of Conservation Concern (BCC) list that have been identified within the study area. The BCC list was updated in 2023 by the USFWS and is an effort to “identify species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become candidates for listing under the Endangered Species Act” (ESA).

### **Bald and Golden Eagles**

Bald and Golden Eagles are protected by the MBTA and the Bald and Golden Eagle Protection Act. According to the IPaC resource list, there are Bald Eagles in the AUAR study area.

- c. Discuss how the identified fish, wildlife, plant communities, rare features, and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive**

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<sup>22</sup> USFWS. Monarch Butterfly. Available at: <https://ecos.fws.gov/ecp/species/9743>

<sup>23</sup> USFWS. Whooping Crane. Available at: <https://ecos.fws.gov/ecp/species/758>

**species from the project construction and operation. Separately discuss effects to known threatened and endangered species.**

*Invasive Species*

Invasive species are a major cause of biodiversity loss and are considered biological pollutants by the DNR. Invasive species can be moved on construction equipment, landscaping equipment, and other debris. The AUAR will include a discussion on best management practices to prevent the introduction and spread of invasive species during construction and operation.

*Stormwater*

Stormwater run-off can cause a number of environmental problems. When stormwater drains off a construction site, it can carry sediment and pollutants that harm lakes, rivers, streams, and wetlands which in turn may harm wildlife. Strategies for stormwater management and treatment of stormwater run-off within the study area will be discussed in Section 12 of the AUAR.

*Impacts to protected species and habitats*

The AUAR will further investigate the potential for impacts to any federally listed species, state-listed species, or protected wildlife habitats.

**d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.**

The AUAR will address any potential mitigation measures identified by the DNR and USFWS to minimize and avoid adverse impacts to any protected species and wildlife habitats.

**15. HISTORIC PROPERTIES**

**Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include 1) historic designations; 2) known artifact areas; and 3) architectural features. Attach letter received from the Minnesota State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.**

*AUAR Guidance: For an AUAR, contact with the State Historic Preservation Office and State Archeologist is required to determine whether there are areas of potential impacts to these resources. If any exist, an appropriate site survey of high probability areas is needed to address the issue in more detail. The mitigation plan must include mitigation for any impacts identified.*

The Minnesota Statewide Historic Inventory Portal (MnSHIP) was reviewed to identify historic resources. According to MnSHIP, there are three historic sites in the vicinity of the AUAR study area. None of the historic sites are listed on the National Register of Historic Places (NRHP).



**Table 10. Historic Sites**

Address	Property Name	National Register Listing Status	Distance from Study Area
8817 TH 25 Monticello Township, MN 55362	Nickerson Farm	Inventoried – Not Listed	Approximately 1700 feet north
7607 TH 25 Monticello Township, MN 55261	Goetzke Property	Inventoried – Not Listed	Approximately 2,000 feet west
N/A	Trunk Highway 25	Not eligible	Adjacent to northwest boundary

According to the Minnesota Office of the State Archeologist (OSA) Public Viewer map, there are known archeological records within and/or in the vicinity of the study area.

The AUAR will discuss the results of this database review and any potential impacts to archaeological, historical, and/or architectural resources as well as any applicable mitigation strategies.

**16. VISUAL**

**Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.**

*AUAR Guidance: Any impacts on scenic views and vistas present in the AUAR should be addressed. This would include both direct physical impacts and impacts on visual quality or integrity. EAW Guidelines contains a list of possible scenic resources.*

*If any non-routine visual impacts would occur from the anticipated development, this should be discussed here along with appropriate mitigation.*

There are no scenic views or vistas on or near the AUAR study area. The AUAR will discuss any potential visual impacts of the proposed development scenarios on the surrounding area and any applicable mitigation strategies.

**17. AIR**

- a. Stationary Source Emissions – Describe the type, sources, quantities, and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health, or applicable regulatory criteria. Include a discussion of any methods used to assess the project’s effect on air quality and the results of**

**that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

*AUAR Guidance: This item is not applicable to an AUAR. Any stationary air emissions source large enough to merit environmental review requires individual review.*

Not applicable to an AUAR. If any potential emission generation (e.g., from generators) from future development is above the threshold for an air quality permit/environmental review then that specific project would be subject to additional environmental review beyond what is evaluated in this AUAR.

- b. Vehicle Emissions – Describe the effect of the project’s traffic generation on air emissions. Discuss the project’s vehicle-related emissions effect on air quality. Identify measures (e.g., traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.**

*AUAR Guidance: Although the MPCA no longer issues Indirect Source Permits, traffic-related air quality may still be an issue if the analysis in Item 18 indicates that development would cause or worsen traffic congestion. The general guidance from the EAW form should still be followed. Questions about the details of air quality analysis should be directed to MPCA staff.*

The Minnesota Department of Transportation (MnDOT) has developed a screening method designed to identify intersections that will not cause a carbon monoxide (CO) impact above state standards. MnDOT has demonstrated that even the 10 highest traffic volume intersections in the Twin Cities do not experience CO impacts. Therefore, intersections with traffic volumes lower than these 10 highest intersections will not cause a CO impact above state standards. MnDOT’s screening method demonstrates that intersections with total daily approaching traffic volumes below 82,300 vehicles per day will not have the potential for causing CO air pollution problems. None of the intersections in the study area exceed the criteria that would lead to a violation of the air quality standards.<sup>24</sup>

No further air quality analysis is anticipated for the AUAR.

- c. Dust and Odors – Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under Item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.**

*AUAR Guidance: Dust and odors need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any dust control ordinances in effect.*

The AUAR will include discussion of dust control ordinances, including best management practices that would be applicable during demolition and construction within the AUAR study

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<sup>24</sup> MnDOT. Traffic Mapping Application. Available at: <https://mndot.maps.arcgis.com/apps/webappviewer/index.html?id=7b3be07daed84e7fa170a91059ce63bb>

area. Any demolition activities must comply with state and federal regulations that require inspection of the structure for hazardous materials such as asbestos, lead based paint, light ballasts, thermostats, stored chemicals, and ozone depleting chemicals.

## 18. GREENHOUSE GAS (GHG) EMISSIONS/CARBON FOOTPRINT

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- a. **GHG Quantification – For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.**

### *About Greenhouse Gases (GHGs)*

Certain gases in the earth’s atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. Solar radiation enters the earth’s atmosphere from space. A portion of the radiation is absorbed by the earth’s surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead “trapped,” resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth’s climate, known as global climate change or global warming.<sup>25</sup>

### *Project Related GHG Emissions*

The AUAR will include an estimated quantification of the following GHG emissions associated with the proposed scenarios:

- Carbon dioxide (CO<sub>2</sub>)
- Nitrous oxide (N<sub>2</sub>O)
- Methane (CH<sub>4</sub>)

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<sup>25</sup> Summarized from U.S. EPA, Overview of Greenhouse Gases: <https://www.epa.gov/ghgemissions/overview-greenhouse-gases>

The projected GHG emissions will be provided on an average annual basis using the CO<sub>2</sub> equivalent (CO<sub>2</sub>e) and include the proposer’s best estimate of average annual emissions over the proposed life/design service life of future development. The estimates will also include emissions from the construction and operating phases of the scenarios. Emissions will be estimated using the Minnesota Environmental Quality Board’s Climate Calculator Tool<sup>26</sup> and will be summarized by project phase (i.e., construction and operations) and source type (e.g., combustion from mobile equipment, off-site electricity).

**b. GHG Assessment**

**i. Describe any mitigation considered to reduce the project’s GHG emissions.**

The AUAR will describe potential design strategies and sustainability measures for the proposed scenarios to reduce emissions.

**ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project’s GHG emissions. Explain why the selected mitigation was preferred.**

The AUAR will describe and quantify reductions from selected mitigation options.

**iii. Quantify the proposed project’s predicted net lifetime GHG emissions (total tons per number of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.**

The Next Generation Energy Act requires the state to reduce greenhouse gas emissions in the state by 80 percent between 2005 and 2050, while supporting clean energy, energy efficiency, and supplementing other renewable energy standards in Minnesota. The MPCA’s biennial GHG emissions reduction report from 2023 identifies strategies for reducing emissions in the three economic sectors with the highest emissions – transportation, electricity generation, and agriculture, forestry, and land use.

The AUAR will discuss the expected lifespan of the proposed development scenarios and calculate how many estimated metric tons of CO<sub>2</sub> will be emitted over the development’s lifespan. The proposer will evaluate implementing the sustainability measures described in the AUAR. To reduce operational emissions to the extent practicable. The proposed development will be built in compliance with state regulations and city code.

**19. NOISE**

**Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area; 2) nearby sensitive receptors; 3)**

<sup>26</sup> Available at: <https://www.eqb.state.mn.us/environmental-review/climate-assessments>.

**conformance to state noise standards; and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.**

*AUAR Guidance: Construction noise need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any construction noise ordinances in effect.*

*If the area will include or adjoin major noise sources, a noise analysis is needed to determine if any noise levels in excess of standards would occur, and if so, to identify appropriate mitigation measures. With respect to traffic-generated noise, the noise analysis should be based on the traffic analysis of Item 18.*

#### *Existing Noise*

The AUAR study area is currently agricultural land. The existing noise sources at the site consist mainly of the surrounding roadways.

#### *Construction Noise*

As stated in the AUAR guidelines, construction noise need not be addressed unless there is some unusual reason to do so. No unusual circumstances have been identified that would necessitate a detailed construction noise analysis. The City’s municipal code regulates the hours of operation for construction equipment. Construction activities are only permitted between the hours of 7:00 a.m. and 10:00 p.m. Construction of the proposed project would comply with these requirements.

#### *Traffic Generated Noise*

A sound increase of 3 dBA is barely noticeable by the human ear, a 5 dBA increase is clearly noticeable, and a 10 dBA increase is heard as twice as loud. For example, if the sound energy is doubled (i.e., the amount of traffic doubles), there is a 3 dBA increase in noise, which is just barely noticeable to most people. On the other hand, if traffic increases by a factor of 10, the resulting sound level will increase by about 10 dBA and be heard as twice as loud.

Traffic volumes in the project area are either on roadways that do not have receivers that are sensitive to noise, or the traffic levels attributable to the project are well below the amount that would generate a sound increase that could be noticeable.

The change in traffic noise levels is not anticipated to be readily perceptible.

#### *Operational Noise*

##### Scenario 1 and 2

For Scenario 1, the main source of noise, depending on the type of technology park use, could include computers and ventilation systems within the building, and the testing of generators up to once per month and operating in the case of emergency. Operational noise from both scenarios could include emergency generators that are only expected to operate during maintenance and testing as well as during emergency conditions. Depending on the specific use for each Scenario, it is expected that Scenario 1 may require more backup generators than Scenario 2.

The State of Minnesota regulates industrial operations standards in Chapter 7030 of the Minnesota Administrative Rules (<https://www.revisor.mn.gov/rules/7030>). According to the current City Code

of Ordinances, noises emanating from any use shall comply with and be regulated by the State of Minnesota pollution control standards and rules.<sup>27</sup> As such, all future development within the study area will be required to comply with these requirements or those in place and applicable at the time of development. The AUAR will include a discussion of operational noise for both scenarios and identify potential operational noise mitigation measures. A noise analysis as a mitigation measure may be required.

## 20. TRANSPORTATION

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- a. Describe traffic-related aspects of project construction and operation. Include 1) existing and proposed additional parking spaces; 2) estimated total average daily traffic generated; 3) estimated maximum peak hour traffic generated and time of occurrence; 4) source of trip generation rates used in the estimates; and 5) availability of transit and/or other alternative transportation modes.**

The information listed above will be provided in the traffic and transportation analysis that will be included in the AUAR. Coordination will occur with the City of Monticello to determine analysis scenarios and trip generation for the traffic study. The trip generation will be calculated based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> Edition. Parking demand will be based on the City's adopted zoning ordinance requirements specific to each scenarios.

### *Transit*

Currently, there are no convenient alternative transportation routes serving the study area. It is not anticipated that there will be significant change in transit usage.

### *Bike and Pedestrian Infrastructure*

There is currently no dedicated bike or pedestrian infrastructure serving the study area. The study area will be evaluated against existing planning documents for greenway and other pedestrian infrastructure connectivity for both development scenarios.

- b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance.**

*AUAR Guidance: For AUAR reviews, a detailed traffic analysis will be needed, conforming to the MnDOT guidance as listed on the EAW form. The results of the traffic analysis must be used in the response to Items 16 and 17.*

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<sup>27</sup> City of Monticello. 2024. *Code of Ordinances Section 153.091 Use-Specific Standards*. Available at: [https://codelibrary.amlegal.com/codes/monticellomn/latest/monticello\\_mn/0-0-0-3952](https://codelibrary.amlegal.com/codes/monticellomn/latest/monticello_mn/0-0-0-3952).

### *Traffic Impact Study*

A traffic impact study will be completed as part of the AUAR because the trip generation is anticipated to exceed the 250-trip peak hour vehicle threshold for both scenarios. The traffic impact study will be summarized in the AUAR, including information on estimated traffic generation, traffic impacts, relevant information from relevant transportation plans and traffic studies, and potential improvements and mitigation measures for both scenarios. The analysis will be completed for existing conditions as well as future no-build and build conditions for the opening year of the development and the 20-year forecasted condition. The AUAR will include intersection capacity analyses for intersections adjacent to the AUAR study area and will include the review of intersection operations at site access points, turn lane warrants and access spacing evaluations. The following intersections will be included in the analysis and are shown in Figure 12:

- 85th St and Edmonson Avenue
- MN 25 and 85th St
- MN 25 and County Road 37
- County Road 37 and Edmonson Ave
- County Road 37 and Davidson Ave
- Fallon Avenue and School Boulevard

The AUAR will include a 20-year forecasted roadway capacity analysis for the following roadway sections:

- Edmonson Avenue between School Boulevard and County Road 37 NE
- 85<sup>th</sup> Street between Highway 25 to Fallon Avenue
- Fallon Avenue between 85<sup>th</sup> Street and School Boulevard
- Review Connections to State Highway 25 between County Road 37 NE to 85th Street NE.

### *Construction Conditions Analysis for Scenario 1*

In addition to the traffic study, a construction conditions analysis will also be completed with a focus on Scenario 1 (Technology Park) as the construction period is anticipated to see significantly higher trip generation than what will occur at full build out during typical operations of this type of development. No construction analysis will be conducted for Scenario 2, as the construction is anticipated to be less trip-intensive than the typical operations of this development type and the peak trip generation would be the same for both scenarios during construction. However, length of construction is anticipated to vary between the two scenarios due to Scenario 2 being higher density and would likely be developed by multiple developments.

Construction trip generation of the development will be estimated to determine the Peak Construction Conditions (2030) traffic volumes. A capacity analysis will be conducted for this scenario to determine the impacts of the projected construction traffic on the roadway network.

*Future Road Network*

As shown on Figure 3: Development Scenario 1 and Figure 4: Development Scenario 2, it is anticipated that both development scenarios will include a future road network within the study area. Scenario 1 is expected to have a new public road connection off 85<sup>th</sup> Street NE into the site with only private roads internal to the site (not shown as these are end user dependent). Scenario 2 is anticipated to have a grid system of internal public roads to facilitate traffic between various tenants.

**c. Identify measures that will be taken to minimize or mitigate project related transportation effects.**

The AUAR will address any mitigation measures and outline the construction timing or phasing of required improvements identified through the traffic analysis.

Figure 12: Traffic Study Intersections



## 21. CUMULATIVE POTENTIAL EFFECTS

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*AUAR Guidance: Because the AUAR process by its nature is intended to deal with cumulative potential effects from all future developments within the AUAR area, it is presumed that the responses to all items on the EAW form automatically encompass the impacts from all anticipated developments within the AUAR area.*

*However, the total impact on the environment with respect to any of the items on the EAW form may also be influenced by past, present, and reasonably foreseeable future projects outside of the AUAR area. The cumulative potential effect descriptions may be provided as part of the responses to other appropriate EAW items, or in response to this item.*

**a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.**

Cumulative effects are defined as the “effect on the environment that results from the incremental effects of a project in addition to other projects in the environmentally relevant area that might reasonably be expected to affect the same environmental resources, including future projects actually planned or for which a basis of expectation has been laid, regardless of what person undertakes the other projects or what jurisdictions have authority over the projects.”<sup>28</sup> The geographic areas considered for cumulative effects are those areas adjacent to the AUAR study area, and the timeframe considered includes projects that would be constructed in the reasonably foreseeable future (by 2030).

**b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.**

The AUAR will identify any additional reasonably foreseeable projects that may interact with the environmental effects of either development scenario.

**c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.**

The AUAR will include a discussion of potential cumulative effects associated with nearby ongoing or planned projects.

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<sup>28</sup> Minnesota Rules, part 4410.0200, subpart 11a

## 22. OTHER POTENTIAL ENVIRONMENTAL EFFECTS

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*AUAR Guidance: If the project may cause any additional environmental effects not addressed by Items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.*

### *Additional Environmental Effects*

The AUAR will include a high-level overview of power need assumptions, the general description of the steps Scenario 1 would need to follow and how this relates to other resources (e.g., visual, noise, impacts).

The AUAR will also cover in this section a summary of security measures that may be needed for site planning for both scenarios and EMFs Electromagnetic Fields (EMF) as it relates to Scenario 1.

# **Appendix B:** Comment Responses

## OVERVIEW

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an Alternative Urban Areawide Review (AUAR) is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the Responsible Governmental Unit's (RGU's) draft order.

The 30-day Scoping Environmental Assessment Worksheet (EAW) comment period began August 5, 2025, and comments were accepted through September 4, 2025. During the public comment period, comments were received from four government agencies and 78 public comments. Responses to the agency comments are included in Table 1 and responses to the themes of the public comments are responded to in Table 2. Copies of the comment letters are included in Attachment C.

## AGENCY COMMENTS

Table 1. Government Agency Comments and Responses

Comment	Response
<b>1. Wright County</b>	
<p>We acknowledge that the land in question is all within the Transition Area as outlined in the 2007 Northeast Quadrant land Use Plan. The purpose of the Transition Area is to “properly manage the land at the urban/rural fringe and economically and efficiently accommodate growth pressures. Proper management of these areas should avoid premature annexation, prohibit large lot residential development, and limit the possibility of incompatible future land uses.”</p> <p>That said, this area is also directly adjacent to several known gravel mining operations and sits on top of millions of yards of aggregate resources as delineated in the 1991 report from the MNDNR. Though the area in question was not considered to be designated an official “Aggregate Resource Area”, it is a known gravel resource and is directly adjacent to the proposed (but not adopted) Aggregate Resource Area in the NEQ land use plan. Further, Minnesota Statute 473.859 states that “A land use plan must also include the local government's goals, intentions, and priorities concerning aggregate and other natural resources.” 84.94 further reiterates the need for aggregate planning and protection. The USGS paper by Richard Langer “Managing and Protecting</p>	<p>Thank you for your review. The city will consider the potential for mining of aggregate resources as it studies development scenarios.</p>

Comment	Response
<p>Aggregate Resources” supports the idea that land use decisions must weigh aggregate resources in planning. The Wright County Northwest Quadrant Land Use Plan acknowledges that urbanization is a major reason for “losing” aggregate resources. It “increases the demand for construction aggregates...and...tends to remove aggregate-bearing lands from production through land development...When sources of aggregate are eliminated locally...the costs of construction rise significantly.”</p> <p>Therefore, we ask that the city and all stakeholders strongly consider this resource during the next stage of this study and during the potential development of this property. To develop over the top of the resource is to practically lose it forever.</p>	
<b>2. Minnesota Department of Health</b>	
<p>Part A of the Geology, Soils, and Topography/Landforms section asserts that “There are no known sinkholes or unconfined/shallow aquifers located within the AUAR study area.” There is an unconfined aquifer within the study area as indicated by the Wright County Geologic Atlas Part B. The AUAR should discuss potential impacts to the water table, as it supplies water for nearby homeowners.</p>	<p>The Final Scoping Document and AUAR will be updated to indicate the presence of an unconfined aquifer within the study area. The AUAR will also discuss potential impacts to the water table.</p>
<p>Part A.ii of the Water Resources section notes the three known wells on-site and cites the Minnesota Well Index. However, there are likely many pre-code wells within the area that are not included in the Minnesota Well Index. The AUAR should identify locations of likely wells (homesteads without a water source) and discuss possible impacts to the additional wells.</p>	<p>Since the publication of the draft scoping document, an additional well was identified and updated in the Final Scoping Document.</p> <p>The AUAR will also discuss the potential for additional wells that may not be coded within the Minnesota Wells Index from homesteads within the study area and any impacts that could occur to these features.</p>
<p>Part B.iii of the Water Resources section identifies the water source to be Monticello’s municipal water system. The AUAR should identify the aquifer(s) source of Monticello’s municipal water system and describe impacts of increased water withdrawal to meet needs cited in the AUAR.</p>	<p>The AUAR will identify the aquifer(s) that sources the city’s municipal water system. The AUAR will also discuss if there are any potential impacts due to</p>

Comment	Response
	increased water appropriation and proposed mitigation.
Part A of the Contamination/Hazardous Materials review should also include a review of MN Department of Agriculture’s Agricultural Chemical Incidents and Agricultural Spills databases.	The Final Scoping Document has been updated to include that this review will be included in the AUAR.
<b>3. Minnesota Pollution Control Agency</b>	
<p>The design flow for the Monticello Wastewater Treatment Plant (WWTP) and the available treatment capacity based on existing average flow should be identified in the AUAR.</p> <p>A table should be provided that itemizes the wastewater design flow estimates for each of the development scenarios identified in Table 1.</p> <p>The discussion on the available sewer capacity in the existing collection system should be provided for the wastewater design flow from the proposed project area under each scenario. A figure that identifies the existing sanitary sewer system features in the surrounding area should also be provided.</p>	<p>The AUAR will include the design flow and available treatment capacity in a table.</p> <p>The AUAR will include a discussion for each scenario on whether design flow is feasible given current WWTP capacity.</p> <p>The AUAR will include a figure that maps proposed connections to the study area.</p>
<p>Section 7. Cover Types, indicates that 9.0 acres of wetland will be impacted after project completion. Section 8. Permits and Approvals Required, includes the U.S. Army Corps of Engineers (USACE) Section 404, and includes the MPCA Section 401 Water Quality Certification. Depending on final design and possible permanent impacts to wetlands, they will be mitigated at a replacement ratio acceptable to all regulatory agencies.</p> <p>In accordance with Minnesota Statutes, the AUAR should include the MPCA as a regulator of all surface waters as defined by Minn. Stat. § 115.01, subd. 22. Waters of the state. Even though there may be surface waters that are determined to be USACE non-jurisdictional or exempt from the Wetland Conservation Act, all surface waters are regulated by the MPCA, and any surface water impact needs to be described in the application and may require mitigation.</p> <p>The scope of a Clean Water Act Section 401 Certification is limited to assuring that a discharge from a federally licensed or permitted activity will comply with water quality requirements. In addition, the applicant must also submit to the MPCA the Antidegradation Assessment in</p>	<p>The AUAR will discuss any proposed impacts to aquatic resources. The developer would permit any aquatic resource impacts with the appropriate regulatory agencies according to the Wetland Conservation Act, Section 404 of the Clean Water Act, Minnesota Rules for Public Water Resources, and Minnesota Statutes for Waters of the State. If there are wetlands under the jurisdiction of the United States Army Corps of Engineers (USACE), a Section 404 authorization will be required and a Section 401 Water Quality Certification would be obtained. If the project results in USACE-</p>

Comment	Response
<p>accordance with water quality standards Minn. R. 7050.0265 and should review the Antidegradation Requirements in Minn. R. 7050.0285.</p> <p>The 401 Water Quality Certification becomes an enforceable component of the associated federal license or permit, issued under either Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. The scope of a Clean Water Act Section 401 Certification is limited to assuring that a discharge from a federally licensed or permitted activity will comply with water quality requirements.</p>	<p>jurisdictional wetland impacts that exceed nationwide permit thresholds, an individual Section 401 Water Quality Certification would be obtained, see Section 9.</p>
<p><b>4. Minnesota Department of Natural Resources</b></p>	
<p>Page 5, Project Description. Scenario 2 proposes “light industrial” development, but it appears that data centers are also one of the possible uses for this scenario. What is the difference in proposed uses between Scenario 1 and Scenario 2? Do both scenarios propose data centers?</p>	<p>A data center is an allowable use under the City’s Future Land Use designation of Light Industrial Park, which is consistent with both Scenario 1 and 2. However, a data center is not the exclusive use that could be allowed under either development scenario so the Final Scoping Document has been revised to include other possible uses that could be allowed under a Scenario 1 (Technology Park) land use such as research and design facilities, technology, laboratories or research park uses.</p> <p>Scenario 2 (Light Industrial) could include process and production manufacturing which uses moderate amounts of partially processed materials, warehousing and distribution, machine shops, computer technology, professional and corporate offices, and industrial engineering facilities (but not</p>

Comment	Response
	<p>including data centers as a singular principal use).</p> <p>For the purposes of comparison between the two scenarios, the AUAR will use a data center as the assumed use for Scenario 1 and a typical light industrial use for Scenario 2.</p> <p>The project description in Section 6 has also been updated to reflect the differences between Scenarios 1 and 2.</p>
<p>Page 7-8, Project Description. Figure 3 and Figure 4 do not show the difference between the two scenarios despite a significant difference in developed square-footage. More detailed figures in the upcoming AUAR would be helpful to reviewers.</p>	<p>The Final Scoping Document was updated to include more detailed scenario figures with potential buildable area locations and road connections.</p>
<p>Page 9, Table 2. Climate Considerations and Adaptations. As energy needs and renewable energy goals put further pressure on agricultural lands, some communities have started to tap into industrial facilities to combine development with energy production through the use of rooftop solar. Installing solar panels on industrial facilities has the added benefit of producing energy right where it is needed without any additional facility footprint. We encourage the City as well as local energy providers to explore the feasibility of combining these land uses to help meet state climate goals as the City plans for the future.</p> <p>We encourage the developer to consider installing water reuse systems to reduce water usage, and utilize other water conservation measures to the greatest extent possible.</p>	<p>The city will consider incorporating rooftop solar and water reuse systems as adaptations in the AUAR.</p>
<p>Page 11, Cover Types. Table 3 only shows the existing cover types within the project area. The AUAR should also include the proposed cover types for each development scenario.</p>	<p>The AUAR will include proposed cover types with existing cover types in Table 3.</p>
<p>Page 26, Surface Water. An annexation of land by the city will prompt a review of any public waters within the annexation to determine if the public waters require classification. Currently,</p>	<p>The Final Scoping Document and AUAR will be updated to note the Unnamed MnDNR Public Water Wetland will be</p>

Comment	Response
<p>the proposed project area contains an unclassified basin, Unnamed Basin 86-394. Preliminary review of this basin indicates that it would have a classification of Natural Environment.</p>	<p>subject to the City of Monticello Shoreland Ordinance requirements after annexation occurs.</p>
<p>Page 34, Water Appropriation. The AUAR should address the water demands for the site and the existing city water system capacity as well as what is proposed for the future city water system. It will be important for the upcoming AUAR to follow the AUAR Guidance in the instructions that says, <i>“If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.”</i> In the upcoming AUAR, please include:</p> <p>a. Details on water demand for each of the scenarios, and compare that demand with the City’s current permitted volume and production capabilities. If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed. The siting of new well(s) would be very important to this analysis.</p> <p>b. Evaluation of a new or amended DNR Water Appropriation Permit must include consideration of the sustainability standard (MN statute 103G.287 Subd.5). As per instructions for completing 12.b.iii, please:</p> <p>i. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons.</p> <p>ii. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.</p> <p>iii. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.</p> <p>Please note that MN statute 103G.265, Subd. 5 was amended (effective immediately) during the recent legislative session. This allows permitting agencies to request preapplication information from the data center and or municipality that will be serving the data center, which will be helpful in assessing the factors affecting the ability of a water source to meet a projects water use needs at the proposed location. This includes:</p>	<p>The Final Scoping Document was updated to include more detail on existing wells within the study area water appropriation information in Section 12. The AUAR will discuss the water demand anticipated for both scenarios, proposed upgrades to the city’s water system, and potential locations of new wells if any are proposed. The AUAR will also discuss how each scenario could impact groundwater levels, how a lower groundwater level could impact other environmental factors, and any potential mitigations measures for a decrease in groundwater levels. Further, the AUAR will discuss how each scenario’s water use will be resilient despite changes to climate. The AUAR will also include avoidance, minimization, and mitigation measures as well as contingency plans for the proposed water appropriation.</p>

Comment	Response
<p>(1) a project description;</p> <p>(2) the project's estimated water use rates and volumes for the maximum day, maximum month, and average year;</p> <p>(3) the anticipated source of water; and</p> <p>(4) water quality or temperature requirements.</p> <p>The department may request any additional information necessary from the data center to assist it to assess the ability of a water source to meet a project's water use needs.</p>	
<p>Page 37, State-Listed Species. Please see the attached Natural Heritage Review letter dated August 14, 2025. Please note the requirements for the state-listed as threatened, Blanding's turtle, and include this information in the upcoming AUAR.</p>	<p>Thank you for the NHIS review. The AUAR will include a discussion of requirements pertaining to the Blanding's turtle.</p>
<p>Page 47, Cumulative Potential Effects. When considering cumulative potential effects, the AUAR should consider the water needs and source of the proposed scenarios and fully evaluate, based on if/where new wells would be constructed, what aquifer would be utilized, and what resources are within the vicinity that could be affected by the increase in groundwater pumping.</p>	<p>The AUAR will consider impacts to the larger environment due to increased water appropriation, potential changes in groundwater elevation, and locations of any new wells.</p>

## PUBLIC COMMENTS

In addition to the comments received from public agencies, 78 comments were received from the general public. These comments contained many common themes which are summarized below. The city has provided responses that address each of the common themes, see Table 2.

**Table 2. General Public Comments - Common Themes and Responses**

Comment Theme	Summary	Response
<b>Traffic Congestion</b>	The development scenarios could contribute to traffic congestion surrounding the study area.	The AUAR will include a traffic impact study that predicts traffic generation and impacts from the development scenarios. This study will also include potential improvements to infrastructure and mitigation measures for traffic congestion.
<b>Pedestrian Safety</b>	The development scenarios could increase vehicle traffic in residential areas. This could pose safety risks to pedestrians, especially children.	The AUAR will include a traffic impact study that predicts traffic generation and impacts from the development scenarios. The AUAR will also evaluate City and other regional park and trail plans for purposes of incorporating pedestrian and other multi-modal corridors within the study area. As specific development plans are submitted to the city for site plan and land use review and approval, the city will evaluate the traffic study and planning documents to determine the need for traffic calming measures and trail alignments based on the demand.
<b>Noise Pollution</b>	The development scenarios could create disruptive noise in residential areas.	Operational noise from a future development project is required to abide by Minnesota Statutes and Rules. The AUAR will include discussion of mitigation measures for operational noise and evaluate the specific development scenarios in relationship to noise potential.  Construction-related noise does not require discussion in an AUAR; however, contractors will need to abide by city noise ordinances for noise.

Comment Theme	Summary	Response
<b>Air Pollution</b>	The development scenarios could create harmful air pollution.	<p>The development scenarios do not propose stationary source emissions that exceed environmental review requirements. If the developer proposes a stationary emissions source that surpasses the threshold for an air quality permit or environmental review, that specific project would be evaluated independently of the AUAR.</p> <p>Vehicle emissions generated from the proposed development scenarios are not anticipated to surpass state standards as none of the intersections in the study area exceed the criteria that would lead to a violation of the air quality standards.</p> <p>The AUAR will discuss applicable state and federal regulations for building demolition as well as city dust ordinances. The AUAR will also include potential mitigation measures for construction related dust that could be implemented during construction.</p>
<b>Groundwater Pollution/Impacts</b>	<p>The study area is located within a Wellhead Protection Zone and Drinking Water Supply Management Area.</p> <p>The development scenarios could negatively impact groundwater resources, including contaminants, impact to aquifer, and local well water supply.</p> <p>There may be wells missing from the identified wells in the study area.</p>	<p>The AUAR will discuss any potential impacts to groundwater resources and applicable mitigation measures.</p> <p>Since the publication of the draft scoping document, an additional well was identified and updated in the Final Scoping Document.</p> <p>The AUAR will also discuss the potential for additional wells that may not be coded within the Minnesota Wells Index from homesteads within the study area and any impacts that could occur to these features.</p>

Comment Theme	Summary	Response
<b>Light Pollution</b>	The development scenarios could create an undesirable amount of light near the study area.	The AUAR will discuss any potential visual impacts of the proposed development scenarios on the surrounding area, and any applicable mitigation strategies.
<b>Industrial Pollution</b>	Concerns around the development scenarios generating industrial pollution related to electronic waste and industrial wastewater.	<p>Section 12 (Water Resources) of the AUAR will evaluate types of domestic wastewater expected from both scenarios; however, neither scenario is anticipated to generate industrial wastewater. Only domestic wastewater can be considered in an AUAR—industrial wastewater would be coming from industrial uses that are excluded from review through an AUAR process.</p> <p>Section 13 (Contamination/Hazardous Materials/Wastes) of the AUAR will evaluate any project related use/storage of hazardous materials.</p>
<b>Carbon Footprint/Sustainable Design</b>	The development scenarios would increase the carbon footprint of the study area by removing natural resources and requiring large amounts of energy.	The AUAR will describe potential design strategies and sustainability measures to reduce emissions. The AUAR will describe emission reductions from selected mitigation options. The project will consider implementing sustainable measures described in the AUAR to the extent practicable. The development scenarios will be built in compliance with agency rules and requirements as well as city ordinances.

Comment Theme	Summary	Response
<p><b>Land Use Change/General Location Opposition</b></p>	<p>The industrial uses proposed in the development scenarios are too close to residential areas. This could negatively impact property values.</p> <p>The development scenarios are not compatible with the Wright County Northeast Quadrant Land Use Plan or the Monticello 2040 Comprehensive Plan.</p> <p>Suggestions for how the zoning ordinances could be changed to provide protections for residents and environment including noise, pollution, and energy use mitigation.</p> <p>While the development of Monticello for economic purposes is necessary, residential or commercial development with more local job opportunities would be preferable.</p>	<p>The AUAR will review and discuss how each proposed scenario responds to current land use plans as detailed in the Scoping AUAR. The AUAR will also review current zoning regulations and status of regulations pertaining to the two scenarios.</p> <p>The AUAR will address mitigation strategies to buffer and reduce potential land use impact to adjacent uses, including residential uses.</p> <p>The City’s 2040 Land Use Plan addresses land use designations specific to employment creation and provides separate designation and land use areas for industrial and commercial employment creation.</p>
<p><b>Water Usage</b></p>	<p>The development scenarios propose an unsustainable amount of water usage. This could negatively impact the city’s water resources.</p> <p>Could the city place a restriction on water-based cooling systems? Is the proposed water usage sustainable given climate change considerations? Could the city consider alternative cooling methods?</p>	<p>The city has initiated a comprehensive utility study for the study area concurrent with the AUAR. This study will include information on system capacity and demand. The AUAR will also evaluate existing and proposed infrastructure needs under the development scenarios and will discuss the viability of supplementing city water with alternative water sources. The AUAR will also review impacts the development scenarios may have on surrounding water supply and wells. If mitigation measures are appropriate, the AUAR will identify them. The AUAR will also consider potential adaptations due to climate change related risks and vulnerabilities.</p>

Comment Theme	Summary	Response
<b>Warm Water Discharge</b>	The development scenarios could discharge warm water which can be harmful to local ecosystems.	The AUAR will discuss wastewater discharge for the development scenarios and applicable mitigation strategies or system improvements. The AUAR will also discuss impacts to fish, wildlife, plant communities, and sensitive ecological resources along with applicable mitigation strategies.
<b>Strain on Electrical Grid</b>	The development scenarios could require an unsustainable demand from the electrical grid.	The AUAR will include a high-level discussion of next steps and studies needed for power needs for both development scenarios.
<b>Loss of Natural Resources/Impact to Wildlife</b>	The development scenarios would destroy wetlands, farmland, and wildlife habitat as well as further impact impaired waters.	<p>The AUAR will discuss any proposed wetland or impaired water impacts. If there are impacts, applicable mitigation would also be discussed.</p> <p>Given there are fish, wildlife, plant communities, and sensitive ecological resources in the study area, the AUAR will include a discussion of potential impacts to these features and recommended mitigation.</p> <p>The city and project proposer acknowledge that intentional efforts to preserve and protect these resources are necessary. Mitigating environmental impacts primarily relies on using existing ordinances, rules, and regulations. The development scenarios do not change regulatory agencies' responsibilities or add new regulations.</p>
<b>Infrastructure Demand (water/sewer/roads)</b>	Development will induce demand on infrastructure and what is the capacity to handle the demands.	The AUAR will evaluate the existing infrastructure capacity and anticipated demand from both scenarios, as well as identify mitigation measures that will be needed for future infrastructure needs related to water, sewer, and the adjacent roadway network.

<p><b>Environmental Review Process</b></p>	<p>Why was an AUAR selected instead of an EIS for this study area.</p>	<p>Minnesota Rules part 4410 details the requirements for when the preparation of an environmental review is required. Development under Scenario 1 is anticipated to meet the State’s mandatory requirements for an environmental review process based on Minnesota Rules 4410.4400. Minnesota Rule 4410.3610 allows for an alternative form of review through an AUAR for qualifying projects, including these scenarios. An AUAR is a study document which provides an evaluation of the environmental impacts of future development, and the opportunity to manage and mitigate those impacts. The information and comments from an AUAR process assist communities as they contemplate local planning and zoning decisions.</p> <p>Additionally, the city determined that the AUAR would also undergo the scoping procedures for “large specific projects” detailed in Minn. R. 4410.3610, subp5a(A). The scoping process is needed when a specific development would exceed the EIS threshold or exceed 50% of the study area. It is reasonable to believe that a singular development under Scenario 1 would exceed an EIS threshold. While a potential land use could include a technology campus/data center under Scenario 1, a specific user, set of users or project has not been identified and therefore an EIS would not be the appropriate form of environmental review.</p> <p>The AUAR process is an alternate type of environmental review compared to an EAW or EIS, which are environmental reviews that focus on a single project. According to the EQB's Quick Reference, an AUAR helps understand the environmental impact of various development scenario(s) before they occur.</p>
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Comment Theme	Summary	Response
		<p>An AUAR examines multiple potential developments over a long period, making assumptions due to incomplete project details. To ensure compliance and accuracy, future development must align with the AUAR's assumptions; otherwise, the AUAR must be updated. Additionally, the AUAR must be reviewed and updated every five years until all developments are finalized.</p>

Comment Theme	Summary	Response
<p><b>Project Description</b></p>	<p>Public comments referred to or asked about a “proposed data center” within the study area and a comment requested clarification on the project description, including technology campus uses.</p>	<p>A data center is an allowable use under the City’s Future Land Use designation of Light Industrial Park, which is consistent with both Scenario 1 and 2, but only subject to specific evaluation criteria. A singular data center, or a group of data centers, is being evaluated as a use but is not the exclusive use that could be allowed under either development scenario so the Final Scoping Document has been revised to include other possible uses that could be allowed under Scenario 1 (Technology Park) such as manufacturing for technology components, laboratory or research park uses.</p> <p>Scenario 2 (Light Industrial) could include process and production manufacturing which uses moderate amounts of partially processed materials, warehousing and distribution, machine shops, computer technology, professional and corporate offices, and industrial engineering facilities. The project description for Scenario 2 has been revised to exclude data centers as a principal use, although data storage may accompany the other noted uses.</p> <p>For the purposes of comparison between the two scenarios, the AUAR will use a data center as the assumed use for Scenario 1 and a typical light industrial use for Scenario 2.</p> <p>The project description in Section 6 has also been updated to reflect the differences between Scenarios 1 and 2.</p>

Comment Theme	Summary	Response
<b>Scenario Descriptions</b>	Concern that the two scenarios proposed to be evaluated in the AUAR were not detailed enough within the scoping document narrative	The Final Scoping Document has been updated to provide more detail on the land uses that are being studied and the differences between the two scenarios in the project description in Section 6. Figure 3 (Development Scenario 1) and Figure 4 (Development Scenario 2) have also been updated to provide more proposed infrastructure and cover types information.

# Appendix C: Comments

**From:** Scott Deckert <Scott.Deckert@wrightcountymn.gov>  
**Sent:** Thursday, August 21, 2025 9:43 AM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Subject:** Monticello AUAR

Ms. Schumann,

Please see the following for Wright County Planning and Zoning's comments related to the [AUAR](#) process being pursued by the city of Monticello and others:

We acknowledge that the land in question is all within the Transition Area as outlined in the 2007 Northeast Quadrant land Use Plan. The purpose of the Transition Area is to “properly manage the land at the urban/rural fringe and economically and efficiently accommodate growth pressures. Proper management of these areas should avoid premature annexation, prohibit large lot residential development, and limit the possibility of incompatible future land uses.”

That said, this area is also directly adjacent to several known gravel mining operations and sits on top of millions of yards of aggregate resources as delineated in the [1991 report](#) from the MNDNR. Though the area in question was not considered to be designated an official “Aggregate Resource Area”, it is a known gravel resource and is directly adjacent to the proposed (but not adopted) Aggregate Resource Area in the NEQ land use plan. Further, [Minnesota Statute 473.859](#) states that “A land use plan must also include the local government's goals, intentions, and priorities concerning aggregate and other natural resources.” [84.94](#) further reiterates the need for aggregate planning and protection. The USGS paper by Richard Langer “[Managing and Protecting Aggregate Resources](#)” supports the idea that land use decisions must weigh aggregate resources in planning. The [Wright County Northwest Quadrant Land Use Plan](#) acknowledges that urbanization is a major reason for “losing” aggregate resources. It “increases the demand for construction aggregates...and...tends to remove aggregate-bearing lands from production through land development...When sources of aggregate are eliminated locally....the costs of construction rise significantly.”

Therefore, we ask that the city and all stakeholders strongly consider this resource during the next stage of this study and during the potential development of this property. To develop over the top of the resource is to practically lose it forever.

Feel free to reach out if you have questions or wish to discuss.

Scott



**Scott Deckert • Assistant Planning & Zoning Administrator**

*MPCA Lic. #C5356 - Intermediate Inspector*

**WRIGHT COUNTY, MINNESOTA: PLANNING & ZONING**

direct: (763) 684-2320 • fax: (763) 682-7872

Government Center, 3650 Braddock Ave NE, Room 1600, Buffalo, MN 55313

[www.co.wright.mn.us](http://www.co.wright.mn.us)



*Protecting, Maintaining and Improving the Health of All Minnesotans*

August 21, 2025

Angela Schumann  
City of Monticello  
505 Walnut St.  
Monticello, MN 55362

Dear Angela Schumann,

Thank you for providing the Minnesota Department of Health (MDH) with the opportunity to comment on the Monticello Industrial Alternative Urban Areawide Review (AUAR). The mission of MDH is to protect, maintain, and improve the health of all Minnesotans. The careful planning and development of projects such as this one supports this mission and is an important step in ensuring health in all policies.

MDH has the following comments for this AUAR:

Part A of the Geology, Soils, and Topography/Landforms section asserts that “There are no known sinkholes or unconfined/shallow aquifers located within the AUAR study area. There is an unconfined aquifer within the study area as indicated by the Wright County Geologic Atlas Part B. The AUAR should discuss potential impacts to the water table, as it supplies water for nearby homeowners.

Part A.ii of the Water Resources section notes the three known wells on-site and cites the Minnesota Well Index. However, there are likely many pre-code wells within the area that are not included in the Minnesota Well Index. The AUAR should identify locations of likely wells (homesteads without a water source) and discuss possible impacts to the additional wells.

Part B.iii of the Water Resources section identifies the water source to be Monticello’s municipal water system. The AUAR should identify the aquifer(s) source of Monticello’s municipal water system and describe impacts of increased water withdrawal to meet needs cited in the AUAR.

Part A of the Contamination/Hazardous Materials review should also include a review of MN Department of Agriculture’s Agricultural Chemical Incidents and Agricultural Spills databases.

Health starts where we live, learn, work, and play. To create and maintain healthy Minnesota communities, we must think in terms of health in all policies. Thank you again for the opportunity to provide comments on this Monticello Industrial Alternative Urban Areawide Review Update. Feel free to contact Anneka Munsell at (651) 201-5841 or [anneka.munsell@state.mn.us](mailto:anneka.munsell@state.mn.us) if you have any questions regarding this letter.

Sincerely,

Anneka Munsell, PE  
Source Water Protection District Hydrologist  
Environmental Health Division  
Minnesota Department of Health  
PO Box 64975  
Saint Paul, MN 55164-0975

CC:

David Bell, MDH, Environmental Review Coordinator  
John Woodside, MDH, Hydrologist Supervisor  
Steve Robertson, MDH, Source Water Protection Manager  
Abby Shea, MDH, Source Water Protection Planner

August 26, 2025

VIA EMAIL

Angela Schumann  
City of Monticello  
505 Walnut Street  
Monticello, Minnesota 55362  
[angela.schumann@monticellomn.gov](mailto:angela.schumann@monticellomn.gov)

RE: Monticello Industrial Alternative Urban Areawide Review (AUAR)

Dear Angela Schumann:

Thank you for the opportunity to review and comment on the AUAR for the Monticello Industrial AUAR project (Project) located in Wright County, Minnesota. The Project consists of an area totaling approximately 546 acres on 15 parcels in Monticello Township, Wright County, Minnesota (shown on Figure 2). Monticello Tech, LLC is proposing to develop the study area from existing farmland to a technology park or light industrial uses. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

#### **Wastewater**

- The design flow for the Monticello Wastewater Treatment Plant (WWTP) and the available treatment capacity based on existing average flow should be identified in the AUAR.
- A table should be provided that itemizes the wastewater design flow estimates for each of the development scenarios identified in Table 1.
- The discussion on the available sewer capacity in the existing collection system should be provided for the wastewater design flow from the proposed project area under each scenario. A figure that identifies the existing sanitary sewer system features in the surrounding area should also be provided.

#### **401 Certification**

- Section 7. Cover Types, indicates that 9.0 acres of wetland will be impacted after project completion. Section 8. Permits and Approvals Required, includes the U.S. Army Corps of Engineers (USACE) Section 404, and includes the MPCA Section 401 Water Quality Certification. Depending on final design and possible permanent impacts to wetlands, they will be mitigated at a replacement ratio acceptable to all regulatory agencies.
- In accordance with Minnesota Statutes, the AUAR should include the MPCA as a regulator of all surface waters as defined by Minn. Stat. § 115.01, subd. 22. Waters of the state. Even though there may be surface waters that are determined to be USACE non-jurisdictional or exempt from the Wetland Conservation Act, all surface waters are regulated by the MPCA, and any surface water impact needs to be described in the application and may require mitigation.

- The scope of a Clean Water Act Section 401 Certification is limited to assuring that a discharge from a federally licensed or permitted activity will comply with water quality requirements. In addition, the applicant must also submit to the MPCA the Antidegradation Assessment in accordance with water quality standards Minn. R. 7050.0265 and should review the Antidegradation Requirements in Minn. R. 7050.0285.
- The 401 Water Quality Certification becomes an enforceable component of the associated federal license or permit, issued under either Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. The scope of a Clean Water Act Section 401 Certification is limited to assuring that a discharge from a federally licensed or permitted activity will comply with water quality requirements.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit actions by the MPCA. Ultimately, it is the responsibility of the Project Proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this AUAR, please contact me by email at [chris.green@state.mn.us](mailto:chris.green@state.mn.us) or by telephone at 507-476-4258.

Sincerely,

*Chris Green*

This document has been electronically signed.

Chris Green, Project Manager  
Environmental Review Unit  
Resource Management and Assistance Division

CG:rs

Attachment

cc: Dan Card, MPCA (w/attachment)  
Deepa deAlwis, MPCA (w/attachment)  
Jeffrey Hedman, MPCA (w/attachment)  
Julie Henderson, MPCA (w/attachment)  
Nicole Peterson, MPCA (w/attachment)  
David Sahli, MPCA (w/attachment)  
Matthew Moon, MPCA (w/attachment)  
William Wilde, MPCA (w/attachment)  
Innocent Eyoh, MPCA (w/attachment)  
Lauren Dickerson, MPCA (w/attachment)  
Melinda Neville, MPCA (w/attachment)

Division of Ecological and Water Resources  
Region 3 Headquarters  
1200 Warner Road  
Saint Paul, MN 55106  
September 4, 2025

Transmitted by Email

Angela Schumann  
Community Development Director  
City of Monticello  
505 Walnut Street  
Monticello, MN 55362

Dear Angela Schumann,

Thank you for the opportunity to review the Monticello Industrial Scoping Document in preparation for an Alternative Urban Areawide Review (AUAR) for the project area located in Wright County. The DNR respectfully submits the following comments for your consideration:

1. Page 5, Project Description. Scenario 2 proposes “light industrial” development, but it appears that data centers are also one of the possible uses for this scenario. What is the difference in proposed uses between Scenario 1 and Scenario 2? Do both scenarios propose data centers?
2. Page 7-8, Project Description. Figure 3 and Figure 4 do not show the difference between the two scenarios despite a significant difference in developed square-footage. More detailed figures in the upcoming AUAR would be helpful to reviewers.
3. Page 9, Table 2. Climate Considerations and Adaptations. As energy needs and renewable energy goals put further pressure on agricultural lands, some communities have started to tap into industrial facilities to combine development with energy production through the use of rooftop solar. Installing solar panels on industrial facilities has the added benefit of producing energy right where it is needed without any additional facility footprint. We encourage the City as well as local energy providers to explore the feasibility of combining these land uses to help meet state climate goals as the City plans for the future.

We encourage the developer to consider installing water reuse systems to reduce water usage, and utilize other water conservation measures to the greatest extent possible.

4. Page 11, Cover Types. Table 3 only shows the existing cover types within the project area. The AUAR should also include the proposed cover types for each development scenario.
5. Page 26, Surface Water. An annexation of land by the city will prompt a review of any public waters within the annexation to determine if the public waters require classification. Currently,

the proposed project area contains an unclassified basin, Unnamed Basin 86-394. Preliminary review of this basin indicates that it would have a classification of Natural Environment.

6. Page 34, Water Appropriation. The AUAR should address the water demands for the site and the existing city water system capacity as well as what is proposed for the future city water system. It will be important for the upcoming AUAR to follow the AUAR Guidance in the instructions that says, *“If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.”* In the upcoming AUAR, please include:
  - a. Details on water demand for each of the scenarios, and compare that demand with the City’s current permitted volume and production capabilities. If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed. The siting of new well(s) would be very important to this analysis.
  - b. Evaluation of a new or amended DNR Water Appropriation Permit must include consideration of the sustainability standard (MN statute 103G.287 Subd.5). As per instructions for completing 12.b.iii, please:
    - i. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons.
    - ii. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.
    - iii. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

Please note that [MN statute 103G.265, Subd. 5](#) was amended (effective immediately) during the recent legislative session. This allows permitting agencies to request preapplication information from the data center and or municipality that will be serving the data center, which will be helpful in assessing the factors affecting the ability of a water source to meet a projects water use needs at the proposed location. This includes:

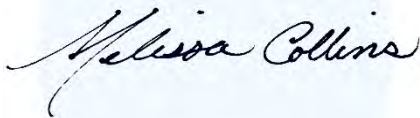
- (1) a project description;
- (2) the project's estimated water use rates and volumes for the maximum day, maximum month, and average year;
- (3) the anticipated source of water; and
- (4) water quality or temperature requirements.

The department may request any additional information necessary from the data center to assist it to assess the ability of a water source to meet a project's water use needs.

7. Page 37, State-Listed Species. Please see the attached Natural Heritage Review letter dated August 14, 2025. Please note the requirements for the state-listed as threatened, Blanding's turtle, and include this information in the upcoming AUAR.
8. Page 47, Cumulative Potential Effects. When considering cumulative potential effects, the AUAR should consider the water needs and source of the proposed scenarios and fully evaluate, based on if/where new wells would be constructed, what aquifer would be utilized, and what resources are within the vicinity that could be affected by the increase in groundwater pumping.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Collins". The signature is written in black ink on a light blue rectangular background.

Melissa Collins  
Regional Environmental Assessment Ecologist | Ecological and Water Resources  
Minnesota Department of Natural Resources  
Phone: 651-259-5755  
Email: melissa.collins@state.mn.us

CC: Nick Frattalone, Monticello Tech, LLC

*Equal Opportunity Employer*

## Angela Schumann

---

**From:** Callie Hendrickson [REDACTED]  
**Sent:** Monday, August 11, 2025 9:38 PM  
**To:** Angela Schumann  
**Subject:** Monticello Data Center Development

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  
314 Elm St, Monticello, MN 55362

## Angela Schumann

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**From:** Peg Jensen [REDACTED]  
**Sent:** Monday, August 11, 2025 5:47 PM  
**To:** Angela Schumann  
**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](#)

## Angela Schumann

---

**From:** Kelsey Hamel [REDACTED]  
**Sent:** Tuesday, August 12, 2025 8:29 AM  
**To:** Angela Schumann  
**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

## Angela Schumann

---

**From:** Development Services  
**Sent:** Monday, August 18, 2025 9:22 AM  
**To:** Angela Schumann  
**Cc:** Jennifer Schreiber  
**Subject:** FW: Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC..

AUAR Comment

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Tuesday, August 12, 2025 8:38 PM  
**To:** Development Services <Community.Development@MonticelloMN.gov>  
**Subject:** Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC..

Do do this proposed development of an approximately 550-acre technology campus by Monticello Tech LLC.. You will completely wreck the city of Monticello.

## Angela Schumann

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**From:** Jennifer Schreiber  
**Sent:** Monday, August 18, 2025 9:41 AM  
**To:** Development Services  
**Subject:** RE: Data center

Received.

### Jennifer Schreiber

*City Clerk*

763-271-3204

505 Walnut St, Suite 1, Monticello, MN 55362

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**From:** Development Services <Community.Development@MonticelloMN.gov>  
**Sent:** Monday, August 18, 2025 9:22 AM  
**To:** Angela Schumann <Angela.Schumann@MonticelloMN.gov>  
**Cc:** Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>  
**Subject:** FW: Data center

AUAR Comment

**From:** fred hoiles [REDACTED]  
**Sent:** Tuesday, August 12, 2025 5:04 PM  
**To:** Development Services <Community.Development@MonticelloMN.gov>  
**Subject:** Data center

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.

## Angela Schumann

---

**From:** Kelly Johnson [REDACTED]  
**Sent:** Tuesday, August 12, 2025 9:53 AM  
**To:** Angela Schumann

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

## Angela Schumann

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**From:** amberkoch [REDACTED]  
**Sent:** Tuesday, August 12, 2025 5:02 PM  
**To:** Development Services

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.

### 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.

Sent from my Verizon, Samsung Galaxy smartphone

## Angela Schumann

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**From:** Joe Kraft [REDACTED]  
**Sent:** Tuesday, August 12, 2025 11:03 AM  
**To:** Angela Schumann  
**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

## Angela Schumann

---

**From:** Allisonlansing [REDACTED]  
**Sent:** Tuesday, August 12, 2025 9:43 AM  
**To:** Angela Schumann  
**Subject:** Featherstone - Please Listen

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**

## Angela Schumann

---

**From:** Monica Vosmek [REDACTED]  
**Sent:** Tuesday, August 12, 2025 3:29 PM  
**To:** Development Services  
**Subject:** Fw: Opposition to Data Center

----- Forwarded Message -----

**From:** Monica Vosmek [REDACTED]  
**To:** angela.schumann@MonticelloMN.gov <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

## Angela Schumann

---

**From:** shawn [REDACTED] [REDACTED]  
**Sent:** Wednesday, August 13, 2025 1:08 PM  
**To:** Angela Schumann  
**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

## Angela Schumann

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**From:** Q Turner [REDACTED]  
**Sent:** Wednesday, August 13, 2025 6:50 PM  
**To:** Angela Schumann

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-

## Angela Schumann

---

**From:** Jennifer Schreiber  
**Sent:** Tuesday, September 2, 2025 7:59 AM  
**To:** Angela Schumann  
**Subject:** FW: Data centers

Sorry.

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**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.

## Angela Schumann

---

**From:** Jonathan Jones [REDACTED]  
**Sent:** Monday, August 18, 2025 7:42 PM  
**To:** Angela Schumann  
**Subject:** Monticello Tech LLC Data Center Concerns

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

## Angela Schumann

---

**From:** lisa Keenan [REDACTED]  
**Sent:** Monday, August 18, 2025 1:05 PM  
**To:** Development Services  
**Subject:** Fwd: Data Center

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/Jf1FFqbZ1X8?si=UUs9gXYHnxRYrtLh>

Regards,

Lisa Keenan

8270 State Highway 25 NE

Monticello, MN 55362

## Angela Schumann

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**From:** megan sanborn [REDACTED]  
**Sent:** Monday, August 18, 2025 10:15 PM  
**To:** Angela Schumann  
**Subject:** Community Opposition: Monticello Tech LLC Data Center

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](#)

## Angela Schumann

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**From:** Feanna Sobania [REDACTED]  
**Sent:** Monday, August 18, 2025 7:36 PM  
**To:** Angela Schumann  
**Subject:** Data center concerns

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

**Angela Schumann**

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**From:** Bonita Stromberg [REDACTED]  
**Sent:** Monday, August 18, 2025 7:15 PM  
**To:** Angela Schumann  
**Subject:** Data park

Absolutely not in favor of this. Not sure that it is in Monticello's best interests.

Bonnie Stromberg  
Sent from my iPhone

## Angela Schumann

---

**From:** Kara Thornton [REDACTED]  
**Sent:** Monday, August 18, 2025 8:53 PM  
**To:** Development Services; Angela Schumann; Charlotte Gabler; Lloyd Hilgart; Tracy Hinz; Lee Martie; Kip Christianson  
**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

6073 Deer St, Monticello, MN 55362

## Angela Schumann

---

**From:** Eli gindele [REDACTED]  
**Sent:** Tuesday, August 19, 2025 6:53 PM  
**To:** Angela Schumann  
**Subject:** Data center

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

## Angela Schumann

---

**From:** Paul and Kelsey [REDACTED] hamel [REDACTED]  
**Sent:** Tuesday, August 19, 2025 1:00 PM  
**To:** Angela Schumann  
**Subject:** Data Center Concern

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

## Angela Schumann

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**From:** Kelsey Hubred [REDACTED]  
**Sent:** Tuesday, August 19, 2025 1:01 PM  
**To:** Angela Schumann  
**Subject:** Stop the data center

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

## Angela Schumann

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**From:** Rachelle Kylochko [REDACTED]  
**Sent:** Tuesday, August 19, 2025 10:58 AM  
**To:** Angela Schumann  
**Subject:** No AI data center!!!

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  
[REDACTED]

## Angela Schumann

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**From:** Scott Nelson [REDACTED]  
**Sent:** Tuesday, August 19, 2025 12:55 PM  
**To:** Angela Schumann; Jennifer Schreiber; Development Services  
**Subject:** Data Center Feedback

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 (4124 Eaton Cir NE) [REDACTED]. 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

## Angela Schumann

---

**From:** Angel Petitta [REDACTED]  
**Sent:** Tuesday, August 19, 2025 12:02 PM  
**To:** Development Services  
**Subject:** Data Center

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

## Angela Schumann

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**From:** candace [REDACTED]  
**Sent:** Tuesday, August 19, 2025 12:21 PM  
**To:** Angela Schumann  
**Subject:** Public Comment on AUAR – Draft Order for the City of Monticello Industrial Development Alternative Urban Areawide Review (AUAR) As the Responsible Governmental Unit (RGU),

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

7765 Aladdin Ave NW

Buffalo MN 55313

## Angela Schumann

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**From:** Ashley Andersen [REDACTED]  
**Sent:** Wednesday, August 20, 2025 1:28 PM  
**To:** Development Services  
**Subject:** Feedback on the new data center

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

## Angela Schumann

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Wednesday, August 20, 2025 9:45 PM  
**To:** Angela Schumann  
**Subject:** Fw: Public Comment - Data Center Consideration

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.

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**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

505 Walnut St, Suite 1, Monticello, MN 55362

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## Angela Schumann

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**From:** Nicole Puckett [REDACTED]  
**Sent:** Thursday, August 21, 2025 6:43 AM  
**To:** Angela Schumann  
**Subject:** Monticello Data Center

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](#)

## Angela Schumann

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Friday, August 22, 2025 9:02 PM  
**To:** Angela Schumann  
**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.

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**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.

## Angela Schumann

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**From:** Beth Heck [REDACTED]  
**Sent:** Friday, August 22, 2025 1:34 PM  
**To:** Angela Schumann  
**Subject:** Data Center

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, 106 Marvin Elwood Rd, Monticello

## Angela Schumann

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**From:** Christa Duggan [REDACTED]  
**Sent:** Sunday, August 24, 2025 5:38 PM  
**To:** Angela Schumann  
**Subject:** Data Center

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

## Angela Schumann

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**From:** Jeanne Yohn [REDACTED]  
**Sent:** Saturday, August 23, 2025 8:44 PM  
**To:** Angela Schumann; Tyler Bevier; Development Services  
**Subject:** Data Centers Objection

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

## Angela Schumann

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**From:** Charlotte Gabler  
**Sent:** Monday, August 25, 2025 9:17 AM  
**To:** Tina Forster  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re:

Good Morning Tina-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024- one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

Please continue to share feedback as you see items on the city website for public notices/meeting agendas. Any questions please give City Hall a call 763-295-2711

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:** 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. [REDACTED]

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

## Angela Schumann

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**From:** Harlan Hamson [REDACTED]  
**Sent:** Sunday, August 24, 2025 11:44 AM  
**To:** Lloyd Hilgart; Angela Schumann  
**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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## Angela Schumann

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**From:** Ted [REDACTED]  
**Sent:** Sunday, August 24, 2025 5:14 PM  
**To:** Angela Schumann  
**Subject:** Don't approve the data center

Hello,

My name is Theodore Keith and I live at 8662 Darlington Ave NE, 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.techtarget.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.>

## Angela Schumann

---

**From:** Sara Lyrenmann [REDACTED]  
**Sent:** Monday, August 25, 2025 3:55 PM  
**To:** Angela Schumann  
**Subject:** Data Center

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

Angela Schumann

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**From:** Felicia Olson [REDACTED]  
**Sent:** Monday, August 25, 2025 3:04 PM  
**To:** Angela Schumann  
**Subject:** Proposed Data Center

**Ms. Schumann,**

**My daughter and I own a home at 4350 86th St NE, 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**

**4350 86th St NE**

**Monticello, MN 55362**

## Angela Schumann

---

**From:** bgreteman [REDACTED]  
**Sent:** Tuesday, August 26, 2025 1:44 PM  
**To:** Angela Schumann  
**Subject:** Data center

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  
607 W River St  
Monticello

Sent from my Verizon, Samsung Galaxy smartphone

<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

## Angela Schumann

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**From:** Charlotte Gabler  
**Sent:** Tuesday, August 26, 2025 8:33 AM  
**To:** Anna Hennes  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re: Concerns with potential Data Center

Good Morning Anna-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024- one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

Please continue to share feedback as you see items on the city website for public notices/meeting agendas. Any questions please give City Hall a call 763-295-2711

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:** 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

## Angela Schumann

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**From:** Charlotte Gabler  
**Sent:** Thursday, August 28, 2025 11:59 AM  
**To:** Sarah Scribner  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re: Proposed Data Center

Good Afternoon Sarah-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024- one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

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Thank you!  
Charlotte

Thank you and have a productive day!

Charlotte Gabler  
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**From:** Sarah Scribner [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 88th St NE 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

## Angela Schumann

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**From:** Charlotte Gabler  
**Sent:** Thursday, August 28, 2025 12:05 PM  
**To:** bil keenan  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re: Proposed data center

Good Afternoon Bil;-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024- one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

The City is not in any financial holes per your comment below. All financial reports and budgets are located on the City website [www.monticellomn.gov](http://www.monticellomn.gov) under Finance Department. Residents/businesses are free to read through these documents.

I have NOT signed any NDA's regarding data centers and their interested parties. You can certainly send in a data request to City Hall <https://www.monticellomn.gov/DocumentCenter/View/203/City-of-Monticello-Data-Request-Form-PDF?bidId=>

Please continue to share feedback as you see items on the city website for public notices/meeting agendas. Any questions please give City Hall a call 763-295-2711

Thank you!  
Charlotte

Thank you and have a productive day!  
Charlotte Gabler  
Monticello City Council Member  
Term Expires Dec 31st, 2026  
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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 8270 State Highway 25 NE, 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.

**From:** Charlotte Gabler  
**Sent:** Wednesday, September 3, 2025 10:46 AM  
**To:** Harlan Hamson  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re: SAY NO TO THE DATA CENTER

Good Morning Harlan-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024-one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

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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:** 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

Get [Outlook for iOS](#)

## Angela Schumann

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**From:** Lisa Murphy [REDACTED]  
**Sent:** Saturday, August 30, 2025 4:02 PM  
**To:** Angela Schumann  
**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

## Angela Schumann

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**From:** Mary Beth Noll [REDACTED]  
**Sent:** Saturday, August 30, 2025 7:31 PM  
**To:** Angela Schumann  
**Subject:** Data Center

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  
9530 Bishop Ave NW  
Monticello, MN 55362

## Angela Schumann

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**From:** Charlotte Gabler  
**Sent:** Wednesday, September 3, 2025 10:45 AM  
**To:** ryan buboltz  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re: Data Center Application

Good Morning Ryan-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024- one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

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Thank you!  
Charlotte

Thank you and have a productive day!

Charlotte Gabler  
Monticello City Council Member  
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**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

## Angela Schumann

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**From:** Alexander Coady [REDACTED]  
**Sent:** Monday, September 1, 2025 9:44 AM  
**To:** Angela Schumann  
**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.

## Angela Schumann

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**From:** Russ Hendrickson [REDACTED]  
**Sent:** Monday, September 1, 2025 3:57 PM  
**To:** Development Services  
**Subject:** Rezoning.

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.

## Angela Schumann

---

**From:** [REDACTED]  
**Sent:** Monday, September 1, 2025 3:48 PM  
**To:** Angela Schumann  
**Subject:** Data Center Zoning Ordinance

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

## Angela Schumann

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**From:** Paula Zychowski [REDACTED]  
**Sent:** Monday, September 1, 2025 5:14 PM  
**To:** Angela Schumann  
**Subject:** Fwd: Data Center

----- Forwarded message -----

**From:** Paula Zychowski [REDACTED]  
**Date:** Mon, Sep 1, 2025 at 5:04 PM  
**Subject:** Data Center  
**To:** <[Angela.Schumann@monticellomn.gov](mailto:Angela.Schumann@monticellomn.gov)>, <[jim.thares@monticellomn.gov](mailto:jim.thares@monticellomn.gov)>, <[tyler.bevier@monticellomn.gov](mailto:tyler.bevier@monticellomn.gov)>, <[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@monticellomn.gov](mailto:lee.martie@monticellomn.gov)>, <[lloyd.hilgert@monticellomn.gov](mailto:lloyd.hilgert@monticellomn.gov)>

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 out comes 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 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

## Angela Schumann

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**From:** Charlotte Gabler  
**Sent:** Wednesday, September 3, 2025 10:44 AM  
**To:** Kate Brown  
**Cc:** Rachel Leonard; Angela Schumann  
**Subject:** Re: Vote NO to data center

Good Morning Kate-

Thank you for the email. I am including City Administrator Rachel Leonard on this as well as Community Development Director Angela Schumann.

I appreciate your feedback.

There are a lot of unknowns at this time but please know we are doing our diligence to make sure we understand pros/cons/impacts.

No formal applications have been submitted. We have had 2 interested parties reach out since 2024- one was interested in a site within the Otter Creek Business Park and the other is in the orderly annexation/growth area south of town-the 500+/- acre area. No decisions have been made about any specific projects, just relating to land use/zoning codes. Land use/zoning codes help us better regulate. Because of the interest in the 500+/- area, this also triggered a much bigger review for environmental, city infrastructure (water, sewer, roads), and those interested parties also have to work with Xcel to see if Xcel is able to provide the necessary power. The Xcel analysis can take a while as well.

Please continue to share feedback as you see items on the city website for public notices/meeting agendas. Any questions please give City Hall a call 763-295-2711

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

**NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.**

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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  
Get [Outlook for Android](#)

## Angela Schumann

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**From:** Shannon Bye [REDACTED]  
**Sent:** Tuesday, September 2, 2025 4:13 PM  
**To:** Angela Schumann  
**Subject:** comments for DRAFT AUAR: due 9/4, sent 9/2

### **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 advance 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

## Angela Schumann

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**From:** Mary Egan [REDACTED]  
**Sent:** Tuesday, September 2, 2025 6:52 PM  
**To:** Development Services  
**Subject:** Data Center

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

## Angela Schumann

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**From:** Gabe & Hannah Graveldinger [REDACTED]  
**Sent:** Tuesday, September 2, 2025 8:06 PM  
**To:** Angela Schumann  
**Subject:** Public comment on the proposed data center

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

## Angela Schumann

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**From:** [REDACTED]  
**Sent:** Tuesday, September 2, 2025 1:32 AM  
**To:** Angela Schumann  
**Cc:** Rachel Leonard; Lloyd Hilgart; Development Services  
**Subject:** Further Comments with questions  
**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  
4334 86<sup>th</sup> Street NE  
Monticello, MN 55362  
[REDACTED]

# 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 –**

**Item 7. Examples of Data Centers**

- **Waco Street, Elk River MN – Is the Planning Commission aware that recent measurements of the sound levels at this facility were recently recorded at 3-4 dBA above the limits established by the MPCA guidelines? – Yes or No –**
- **Waco Street, Elk River MN – Is the Planning Commission aware that there are only (6) small cooling towers at this facility and not the dozens of larger units that would be required for a much larger installation? – Yes or No –**
- **The photos provided are not clearly labeled and in some cases mislabeled completely.**
- **3482 S 11<sup>th</sup> Street and 1430 Veterans Memorial Drive are the same facility**
- **The facility located on White Crane Road has its photo in place of 1430 Veterans Drive.**

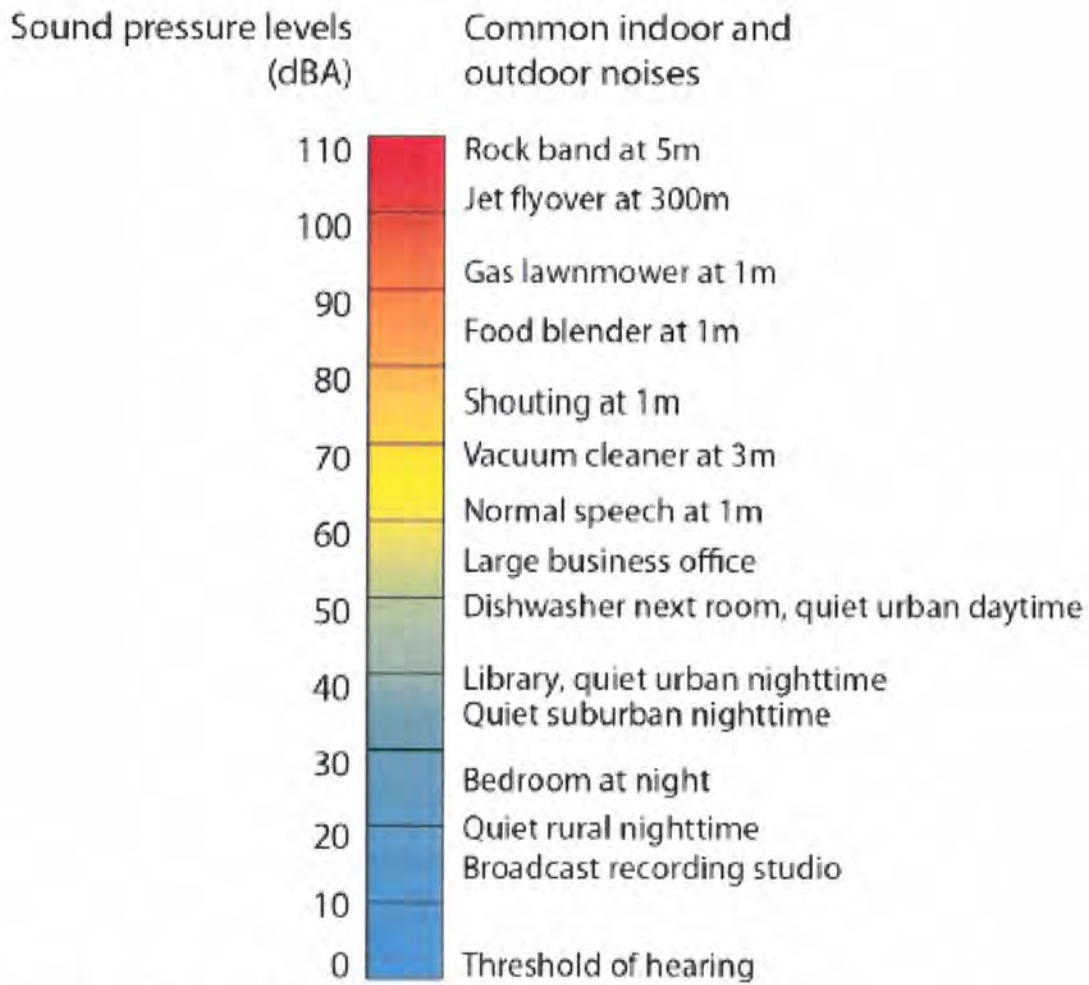


- **Most every example has a distinctive absence of high density single family housing in close proximity.**

- 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 -**

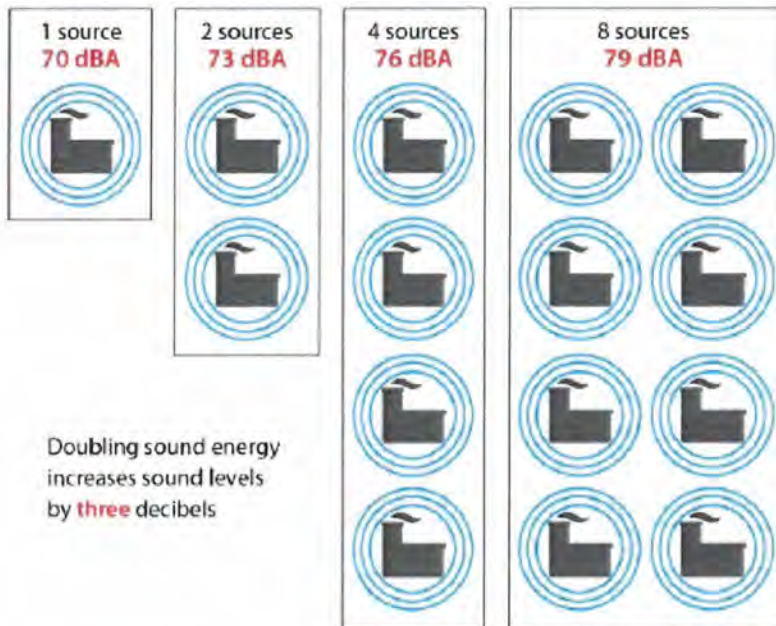


**Figure 3. Decibel levels of common noise sources**

## 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

## Angela Schumann

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**From:** Eloise Lee [REDACTED]  
**Sent:** Tuesday, September 2, 2025 4:29 PM  
**To:** Angela Schumann  
**Subject:** Data Center

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.

## Angela Schumann

---

**From:** Lisa Murphy [REDACTED]  
**Sent:** Tuesday, September 2, 2025 10:07 PM  
**To:** Angela Schumann  
**Subject:** Re: Data center

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.cudasvc.com/url?a=https%3a%2f%2fMonticelloMN.gov&c>

> =E,1,IGCJ28G5xcmKfa2NXkMIGf4vis0EUUpGkZWeBPQCdld9WVPeqLtiwCcZ3\_G2FrahLbbgw\_Ufr3QbTFtoPibdi-Y0vtWXqO4W9qsnVfNnt01abBIMI2tpQJ8,&typo=1 | Facebook | Subscribe to E-News Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Government Data Practices Act and may be disclosed to third parties.

>

> -----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 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 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

## Angela Schumann

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**From:** Christina Johnson Koshiol [REDACTED]  
**Sent:** Wednesday, September 3, 2025 11:00 PM  
**To:** Angela Schumann  
**Subject:** Data Center Concerns

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 Bertram 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/ordinance 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

## Angela Schumann

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**From:** Rylie Averill [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:40 PM  
**To:** Angela Schumann  
**Subject:** Data center

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.

**Angela Schumann**

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**From:** [REDACTED]  
**Sent:** Thursday, September 4, 2025 7:58 PM  
**To:** Development Services  
**Subject:** Data centers

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  
355 Prairie Rd  
Monticello, MN

Sent from my iPhone

## Angela Schumann

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**From:** Cutsforth, Scott M [REDACTED]  
**Sent:** Thursday, September 4, 2025 1:40 PM  
**To:** Angela Schumann  
**Cc:** Scott Cutsforth  
**Subject:** Proposed Data Center - Comment Period

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  
[REDACTED]

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recipient or intended recipient's authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

## Angela Schumann

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**From:** Teresa Dongoski [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:29 PM  
**To:** Angela Schumann  
**Subject:** Monticello Data center

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

## Angela Schumann

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**From:** Adam Felix [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:06 PM  
**To:** Angela Schumann  
**Subject:** Monticello data center.

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

## Angela Schumann

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

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  
112 Hillcrest Road, Monticello, MN

## Angela Schumann

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**From:** Barb Gaddo [REDACTED]  
**Sent:** Thursday, September 4, 2025 11:32 AM  
**To:** Angela Schumann  
**Subject:** Public Comment on the Monticello Tech LLC Technology Campus AUAR

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 4502 86<sup>th</sup> Street NE, 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*

4502 86<sup>th</sup> St NE, Monticello, MN 55362

[REDACTED]

## Angela Schumann

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**From:** Gabriel Graveldinger [REDACTED]  
**Sent:** Thursday, September 4, 2025 10:19 AM  
**To:** Charlotte Gabler; Angela Schumann; Rachel Leonard  
**Subject:** Data center comment

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  
Davern Ave, Monticello township

## Angela Schumann

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**From:** Lysa Holmstrom [REDACTED]  
**Sent:** Thursday, September 4, 2025 10:21 AM  
**To:** Angela Schumann  
**Subject:** Data center

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

## Angela Schumann

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**From:** Bernard Lang [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:02 PM  
**To:** Angela Schumann  
**Subject:** Proposed Development of local acreage

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



## Angela Schumann

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**From:** Annie Miles [REDACTED]  
**Sent:** Thursday, September 4, 2025 1:22 PM  
**To:** Angela Schumann  
**Subject:** data center / AUAR

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

## Angela Schumann

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**From:** JOSH NEISCH [REDACTED]  
**Sent:** Friday, September 5, 2025 9:42 AM  
**To:** Development Services  
**Subject:** Monticello proposed data centers

I am strongly against the proposed data centers in Monticello. Please do not allow them.  
Josh Neisch  
9821 Aetna Ave Ne  
Monticello MN 55362

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

## Angela Schumann

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**From:** Dwayne Olson [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:35 PM  
**To:** Angela Schumann  
**Subject:** AUAR Scoping Document

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 dosen't containment 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.

## Angela Schumann

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**From:** leah.schmitz [REDACTED]  
**Sent:** Thursday, September 4, 2025 9:43 AM  
**To:** Angela Schumann  
**Subject:** Annexation/Rezoning

Dear Angela and Whom All it May Concern,

My name is Leah Schmitz, I live at 3328 88th Street NE 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

## Angela Schumann

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**From:** Matthew Schwinghammer [REDACTED]  
**Sent:** Thursday, September 4, 2025 11:32 AM  
**To:** Angela Schumann  
**Subject:** Monticello Data Center

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

## Angela Schumann

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**From:** James Statts [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:23 PM  
**To:** Angela Schumann  
**Subject:** Swans and wildlife

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

## Angela Schumann

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**From:** Bob Stein [REDACTED]  
**Sent:** Thursday, September 4, 2025 1:12 PM  
**To:** Angela Schumann  
**Subject:** AUAR Comments regarding Data Center

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, thats 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

## Angela Schumann

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**From:** Jami Vokaty [REDACTED]  
**Sent:** Thursday, September 4, 2025 11:35 AM  
**To:** Angela Schumann  
**Subject:** Database Monticello - Strong Public Disapproval

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:** [REDACTED]  
**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

**Minnesota Center for Environmental Advocacy’s  
Comments on the Monticello Industrial AUAR Scoping Document**

**September 2, 2025**

**INTRODUCTION**

Minnesota Center for Environmental Advocacy (MCEA) respectfully submits the following comments on its own behalf and on behalf of thousands of supporters across the state, including in the City of Monticello (City). MCEA is a nonprofit with expertise in environmental law, policy, and science. For over 50 years, we have worked in the courts, at the legislature, and with public agencies to enact, strengthen, and enforce smart environmental laws. Our mission includes working with communities to protect Minnesota’s environment, its natural resources, and the health of its people.

The Scoping Document presents two build-out scenarios across 546 acres: a 3,000,000-square-foot “technology park” (Scenario 1) and a 5,000,000-square-foot “light industrial” program (Scenario 2).<sup>1</sup> City communications suggest that these proposals are tied to an anticipated hyperscale data center development.<sup>2</sup> However, the City’s Draft AUAR Scoping Document omits a full “description of the specific large

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<sup>1</sup> City of Monticello, Draft Scoping Document for the City of Monticello Industrial Development Alternative Urban Areawide Review (Aug. 5, 2025) (invoking Minn. R. 4410.3610, subp. 5a(A)).

<sup>2</sup> City of Monticello, *Data Centers*, <https://www.monticellomn.gov/728/Data-Centers> (last visited Sept. 2, 2025).

project or projects to be included in the review.”<sup>3</sup>

The City must amend its Draft AUAR Scoping Document to include a thorough description of the proposal. If the facility is in fact a hyperscale data center, the project should be reviewed in an Environmental Impact Statement. Unlike most local projects, hyperscale data centers can directly threaten the stability of the electricity grid and water sources. These are inherently regional challenges, which a state body like the Department of Natural Resources, or the Environmental Quality Board itself, could be best equipped to study.

**I. The Draft AUAR Scoping Document fails to adequately describe the Project, precluding meaningful scoping comments and environmental review**

The City must provide a thorough description of the specific project that is the subject of the Draft AUAR Scoping Document. The City clearly stated in its Draft Order that the City is proceeding pursuant to Minn. R. 4410.2610, subp. 5a.<sup>4</sup> Subpart 5a only applies when the contemplated development to be reviewed is “a large specific project.”<sup>5</sup> Per MEPA regulations, any AUAR reviewing a large specific project must undergo a

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<sup>3</sup> *Id.*

<sup>4</sup> City of Monticello, Draft Scoping Document for the City of Monticello Industrial Development Alternative Urban Areawide Review (Aug. 5, 2025) (invoking Minn. R. 4410.3610, subp. 5a(A)).

<sup>5</sup> Minn. R. 4410.3610, subp. 4, 5a(A), and 5a(B). Subp. 5a(A) states that “The procedures of this subpart must be followed in addition to those of subpart 5 if **a specific project will be reviewed....**” (emphasis added).

scoping process that requires the City to describe the project at a level “comparable to that of a scoping EAW.”<sup>6</sup>

The Minnesota Environmental Quality Board (“EQB”) instructs that this description should provide a “brief summary” of the project, followed by a “complete description” focused on all “aspects of the project that may directly or indirectly manipulate, alter or impact the physical or natural environment.”<sup>7</sup> The description should contemplate a project’s “construction and operational activities,” “project components and structures,” the “location and relationships of project components,” and “associated infrastructure” required to serve the facility.<sup>8</sup> The EQB stresses that project descriptions are the “most important item” of environmental review.<sup>9</sup> The key principle is that “clear, complete and detailed project descriptions are essential to understanding the potential for environmental effects.”<sup>10</sup>

The Draft AUAR Scoping Document’s project description falls far short of this bar. The City describes “multiple buildings for a total of 3,000,000 square feet of proposed technology park development,” and it recognizes that this development “would include new infrastructure to serve the development scenario, including City water service and

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<sup>6</sup> Minn. R. 4410.2610, subp. 5a(B) (the AUAR for any “large specific project” must undergo a scoping process that describes the large project to an extent “comparable to that of a scoping EAW”); Minn R. 4410.1200(C) (a “major category” of an EAW is a “description of the project.”).

<sup>7</sup> Minn. Env’tl. Quality Bd., *EAW Guidelines: Preparing Environmental Assessment Worksheets* 11 (2013) (“EAW Guidance”).

<sup>8</sup> *Id.*

<sup>9</sup> *Id.*

<sup>10</sup> *Id.*

sewer, stormwater management, streets, and utilities.”<sup>11</sup> These generic terms fail to convey any sense of what the project is, let alone provide a “clear, complete and detailed” understanding of all aspects of the project that might alter the natural environment.<sup>12</sup>

The purpose of scoping is frustrated by the City’s lack of transparency. The public cannot offer “alternatives to the specific large project,” as suggested in Minn. R. 4410.3610, subp. 5a(C), when the public is unaware of what the specific project is. And there is no way for the public to suggest environmental issues that may be relevant to include in the pending draft AUAR for this specific project. The City’s failure to provide any description of the facility it purports to study violates the letter and the spirit of Minnesota law on environmental review.

## **II. Environmental review of hyperscale data centers should be conducted in an Environmental Impact Statement**

If, as is likely, the proposed project is a hyperscale data center, it would be part of a rapid statewide rollout of these facilities. This wave of new, intensive developments will likely strain the regional electricity grid, threatening service reliability, ratepayer costs, and utilities’ ability to achieve state climate energy targets.<sup>13</sup> The rollout will also introduce enormous competition for limited water supplies, at a time when increasing

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<sup>11</sup> City of Monticello, Draft Order for the City of Monticello Industrial Development Alternative Urban Area-wide Review 6 (Aug. 5, 2025).

<sup>12</sup> EAW Guidance at 11.

<sup>13</sup> See Eliza Martin & Ari Peskoe, *Extracting Profits from the Public: How Utility Ratepayers Are Paying for Big Tech’s Power*, Harvard Law School Environmental and Energy Law Program (Mar. 2025), [https://eelp.law.harvard.edu/extracting-profits-from-the-public-how-utility-ratepayers-are-paying-for-big-techs-power/?utm\\_source=eelpTracker](https://eelp.law.harvard.edu/extracting-profits-from-the-public-how-utility-ratepayers-are-paying-for-big-techs-power/?utm_source=eelpTracker) March25.

competition for water is posing problems for drinking wells and Minnesota’s streams, lakes, and rivers.<sup>14</sup>

These are inherently regional challenges. At the local level, it may be impossible to ask a city to conduct environmental review of a project so large that it could require new energy infrastructure, drive up electricity rates, surpass city water appropriations, cause significant drawdown to regionally significant aquifers, or have other regional impacts. As a result, the AUAR process is ill-suited for assessing the environmental impacts of hyperscale data centers. MCEA strongly recommends that the environmental review of hyperscale data centers be completed in a full Environmental Impact Statement and conducted by regional or state RGUs that are best equipped to review data centers’ cross-jurisdictional effects.

## CONCLUSION

For the above reasons, the City should decline to move forward with this review and should request that an EIS be conducted for the project. In the alternative, the Draft AUAR Scoping Document must be revised to contain a “clear, complete and detailed” description of what the project is.<sup>15</sup>

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<sup>14</sup> See, e.g., Minn. Dep’t. of Nat. Res., *Minnesota Water Conservation Report 6* (2020), [https://files.dnr.state.mn.us/waters/watermgmt\\_section/water\\_conservation/statewide-report.pdf](https://files.dnr.state.mn.us/waters/watermgmt_section/water_conservation/statewide-report.pdf); Minn. Dep’t. of Nat. Res., *Well Interference Resolution Process*, [https://www.dnr.state.mn.us/waters/watermgmt\\_section/appropriations/interference.html](https://www.dnr.state.mn.us/waters/watermgmt_section/appropriations/interference.html).

<sup>15</sup> EAW Guidance at 11.