From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, February 18, 2025 1:37 PM
To: Parin Patel
Subject: Automatic reply: Port Washington Data Center Zoning District Follow Up

Greetings:

The week of February 17th, I will be working with our new Human Resources Manager and will be away from my desk much of the time.

If you need immediate assistance, please contact Mandi at [redacted]

Thank you for your patience.

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Tuesday, February 18, 2025 1:37 PM
To: Melissa Gossett; Robert Harris; Sam A. Schultz; Jeff Lake; Craig Huebner (craig.huebner@graef-usa.com); doug.seymour@graef-usa.com; Travis Armistead; Lisak, Jim
Cc: Economic Development
Subject: RE: Port Washington Data Center Zoning District Follow Up

Hi Bob / Sam –

We do you have availability tomorrow morning to discuss the draft? I was thinking 9 am CST if that works for your team.

The Graeff – Team is putting together an exhibit so we can visualize the setback section of the draft ordinance.

Thanks
Parin Patel
Cloverleaf Infrastructure | Senior Development Manager
[redacted]

CLOVERLEAF

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, February 13, 2025 10:40 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

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Telephone: 262.284.2600 x1017

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Subject: RE: Port Washington Data Center Zoning District Follow Up
Attachments: I-3 Large Scale Tech District.docx

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Robert –

Appreciate the hard work! We will keep an eye out for it Thursday.

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mobile [redacted]

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Sent: Wednesday, February 5, 2025 2:26 PM
To: Robert Harris
Subject: RE: Port Washington Data Center Zoning District Follow Up

Thank you!

From: Huebner, Craig <Craig.Huebner@graef-usa.com>
Sent: Wednesday, February 5, 2025 1:40 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Seymour, Doug <doug.seymour@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Received. Thank you Bob.

Craig Huebner AICP
Senior Urban Designer | Associate
[redacted]direct

This email and any attachments may contain confidential information to be used only by the intended recipient(s). If you are not the intended recipient of this email, you are expected to disregard the content, delete the email message, and notify the original sender.

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Wednesday, February 5, 2025 1:06 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Huebner, Craig <Craig.Huebner@graef-usa.com>; Seymour, Doug <doug.seymour@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Relatedly, as a heads-up to everyone as we move along, here is the direction I received from the Mayor in regard to the zoning code district…

"I would like us to be very prescriptive as to the zoning code for the area for the data center:

- *Burming around the parameter to a height that will absorb sound and reduce visibility to the site from the interstate and county highways.*
- *A very aggressive forestry plan that will also serve as a visible border for the and significantly deter visibility sand sound - - evergreens etc.*
- *A very aggressive lightning plan that does not create a significant amount of light pollution from the property."*

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Monday, February 3, 2025 1:41 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>;

doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

All,

Here are my general notes, too. For next steps, who is going to take a stab at drafting the actual zoning text amendment language?

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct: [redacted] | samuel.schultz@vonbriesen.com

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Thursday, January 30, 2025 11:32 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: [EXTERNAL] Port Washington Data Center Zoning District Follow Up

All, as discussed at our meeting yesterday, please find attached a pdf of the architectural standards from the New Albany, OH zoning code that applies to at least some of the hyperscale data centers located nearby (e.g. Meta, Google, and AWS). As you will see on the attached pdf, I highlighted several overarching standards that I thought could be applied to a Port zoning district. I avoided getting into the weeds with smaller design standards given I do not yet know who the end user is and what their typical building designs are. Nevertheless, I do like the larger idea some of these standards are getting at – seeking to establish a unifying campus design aesthetic (or at least as close a data center campus / complex can have) that is relatively simple and clean and which, perhaps, can be a basis for the Port zoning district as we move forward with more specificity.

Relatedly, I have also attached a copy of New Albany's landscaping and roadways plan for their tech district. I do so only to illustrate their screening/buffering examples based on what we discussed yesterday in regard to using established landscaping plans for the campus as opposed to a points based system or a case to case, site to site system.

Feel free to review and opine as you see fit.
Bob

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

Give feedback on this interaction HERE.

Website | Facebook | Instagram | LinkedIn

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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Monday, February 3, 2025 1:47 PM
To: Sam A. Schultz; Robert Harris; Jeff Lake; Craig Huebner (craig.huebner@graef-usa.com); doug.seymour@graef-usa.com; Travis Armistead; Lisak, Jim; Melissa Gossett
Subject: RE: Port Washington Data Center Zoning District Follow Up

Thank you for your notes, Sam!
Craig and I will review yours and Bob's notes and draft the initial language for review.

Thanks
Parin Patel
Cloverleaf Infrastructure | Senior Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Monday, February 3, 2025 1:41 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

[Caution: This e-mail is from an external sender.]

All,

Here are my general notes, too. For next steps, who is going to take a stab at drafting the actual zoning text amendment language?

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct: [redacted] | samuel.schultz@vonbriesen.com

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Thursday, January 30, 2025 11:32 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: [EXTERNAL] Port Washington Data Center Zoning District Follow Up

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who the end user is and what their typical building designs are. Nevertheless, I do like the larger idea some of these standards are getting at – seeking to establish a unifying campus design aesthetic (or at least as close a data center campus / complex can have) that is relatively simple and clean and which, perhaps, can be a basis for the Port zoning district as we move forward with more specificity.

Relatedly, I have also attached a copy of New Albany's landscaping and roadways plan for their tech district. I do so only to illustrate their screening/buffering examples based on what we discussed yesterday in regard to using established landscaping plans for the campus as opposed to a points based system or a case to case, site to site system.

Feel free to review and opine as you see fit.
Bob

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

Give feedback on this interaction HERE.

Website | Facebook | Instagram | LinkedIn

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Thursday, January 9, 2025 9:29 AM
To: Rebecca Gries; Joel F Burow; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
Cc: Aaron Bilyeu; Travis Armistead; Parin Patel; Nur Bernhardt; Richard F Stasik; Jeff Lake; Megan Hakes; Sam Wisniewski; Brendan Conway
Subject: Re: Messaging

Good morning, everyone - Updating with some additional media coverage here.

Common Council meeting – media coverage:

- Milwaukee Business Journal: Meet Cloverleaf Infrastructure, the company behind a proposed Port Washington data center
- Fox 6 Wednesday night follow-up story: Port Washington data center project; idea explored
- Ozaukee Press:
  Town of Port has border agreement card to play
  Firm to pay city's data center review expenses
- Milwaukee Journal Sentinel:
  Port Washington to consider plans for sprawling data center, annexing town land
  Microsoft data center will need power equal to more than 300,000 homes (Port Washington project mentioned at the end; also worth reading to see how narratives generally are developing on power demands.)
- Wisconsin Daily Reporter: Port Washington announces plans for data center
- WAUK-AM: 4:30 pm news
- BizTimes Milwaukee: Massive data center project planned in Port Washington
- Fox 6 Milwaukee
  Website: Port Washington data center project; first meeting held
  Wednesday 6 am newscast
  Tuesday 9 pm newscast
- TMJ4 Milwaukee
  Website: Residents learn more about potential data center project in Port Washington
  Tuesday 6 pm newscast
  Tuesday 10 pm newscast
  Wednesday 5 am newscast
- Yahoo! News (republished Fox 6 story): Port Washington data center project; first meeting held

Previous coverage:

- Ozuakee Press: Massive data center complex planned for Port
- TMJ4 Milwaukee: Port Washington residents worried about possible data center project

---
Chris Jenkins
Vice President
H.PR Strategies
[redacted]

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Wednesday, January 8, 2025 5:01 PM
To: Rebecca Gries <rgries@mke7.com>; Joel F Burow <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Richard F Stasik <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Brendan Conway <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Hi, everyone — Updating with some additional media coverage:

BizTimes
MILWAUKEE BUSINESS NEWS

Breaking News

Massive data center project planned in Port Washington

Common Council meeting – media coverage:

- Ozaukee Press:
  Town of Port has border agreement card to play
  Firm to pay city's data center review expenses
- Milwaukee Journal Sentinel: Port Washington to consider plans for sprawling data center, annexing town land
- Wisconsin Daily Reporter: Port Washington announces plans for data center
- WAUK-AM: 4:30 pm news
- BizTimes Milwaukee: Massive data center project planned in Port Washington
- Fox 6 Milwaukee
  Website: Port Washington data center project; first meeting held
  Wednesday 6 am newscast
  Tuesday 9 pm newscast
- TMJ4 Milwaukee
  Website: Residents learn more about potential data center project in Port Washington
  Tuesday 6 pm newscast
  Tuesday 10 pm newscast
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Previous coverage:

- Ozuakee Press: Massive data center complex planned for Port
- TMJ4 Milwaukee: Port Washington residents worried about possible data center project

---
Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 8:49 PM
To: Rebecca Gries <rgries@mke7.com>; Joel F Burow <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Richard F Stasik <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Brendan Conway <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Also, for the City, remember that we have the following message to post on your social media along with the email address and presentation.

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

From: Chris Jenkins
Sent: Tuesday, January 7, 2025 8:26 PM
To: Rebecca Gries <rgries@mke7.com>; Joel F Burow <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Richard F Stasik <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Brendan Conway <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Hi everyone - the release is out to media. Thanks again!

Chris

Sent from my iPhone

> On Jan 7, 2025, at 16:18, Chris Jenkins <chris.jenkins@hprstrategies.com> wrote:
>
> Hi everyone — Attached is an updated version of the release that includes a quote from Ozaukee County. Given that the Ozaukee Press story is out and WTMJ TV (Milwaukee NBC affiliate) is planning to cover tonight's meeting, we **strongly recommend sending this release to Milwaukee Region media outlets right after the meeting tonight instead of tomorrow morning**. We'd have to finalize it now and then run it past the Town as a courtesy, as we discussed. Sending it tonight would help us set the narrative rather than react to it.
>
> Aaron, take a look at the quote we drafted for you (highlighted in yellow) and let us know if you have feedback.
>
> And I took the line out of Ted's quote about meetings with residents that Chris expressed concerns about.
>
> Thanks,
>
> Chris
>
> ---
> Chris Jenkins
> Vice President
> H.PR Strategies
> [redacted]
>
> <Outlook-jpfz0i5s>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 3:20 PM

To: Rebecca Gries <rgries@mke7.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Hi everyone -- Here is the Ozaukee Press story based on their interview with Ted and Aaron yesterday. Also attached at a PDF.
Massive data center complex planned for Port | Ozaukee Press

There are areas of the story where we'll take issue for sure, but at the same time, a lot of our key points were included.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<Outlook-acdra0ib>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 10:39 AM
To: Rebecca Gries <rgries@mke7.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Also, adding a draft of a potential Cloverleaf quote highlighted in yellow in the attached version — Aaron and team, please review and send back any feedback you have.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<Outlook-je2rx5dw>

From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, January 7, 2025 8:39 AM
To: Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: RE: Messaging

Chris,

Attached is a draft with the addition of Lake Drive and our board chair's quote. Note, I did accept Chris Smith's changes in this version.

I am waiting to hear back from Ozaukee County on their participation, but it should be later this morning.

Best,
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

<image003.png>

From: Burow, Joel F <Joel.Burow@wecenergygroup.com>
Sent: Monday, January 6, 2025 10:43 AM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: RE: Messaging

Adding @ Brendan Conway at We Energies.

From: Chris R. Smith <christopher.smith@vonbriesen.com>
Sent: Monday, January 6, 2025 10:34 AM
To: Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: RE: Messaging

*** Exercise caution: This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or in unexpected emails. ***

My proposed revisions are attached.

Thanks,

Chris R. Smith | von Briesen & Roper, s.c.
Direct: [redacted] | christopher.smith@vonbriesen.com

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Monday, January 6, 2025 10:20 AM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; richard.stasik@wecenergygroup.com; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: [EXTERNAL] Re: Messaging

Hi everyone -- Attached are updated messaging and community message documents, reflecting our discussion on Friday and feedback over the weekend. We also are adding a draft of a news release here - please review, and especially make sure that we're characterizing the anticipated Tuesday night Council action correctly. The release has a draft quote from Dan Benning, so he should have a chance to provide feedback on that quote. What's the best way to make that happen?

And here is a suggested outline for this afternoon's Ozaukee Press interview, along with some very general suggested timeframes for each part of the conversation. Rely on the messaging document to guide each part of the interview. Ted and Aaron, I'll see you at 1 pm:

- Ted (10 minutes): Brief overview - we're exploring the possibility of attracting a data center to land adjacent to I-43, briefly explain how we got here. Introduce Aaron.
- Aaron (15 minutes): What is a data center? Why this site makes sense for a data center, why they make good neighbors, how the process generally works.

- Ted (15 minutes): Reinforce why this makes sense for us. Benefits include more revenue, adds above-market jobs at a reasonable scale, potential infrastructure improvements. Won't cause major disruptions.
- Aaron and Ted (10 minutes): Talks with residents in immediate area of the project, no one is being forced out and are accepting offers at multiples of assessed value.
- Ted (10 minutes): Step we're taking this week, Council will consider potential to annex land from Town. Emphasize transparency throughout the process as this project plays out. Don't get too far ahead on next steps, Council discussion is our focus now.
- Questions (30 minutes): Be prepared for all potential questions as outlined in the messaging document, especially power and water issues, any anticipated opposition to project, and comparisons to Racine.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image004.jpg>

From: Chris Jenkins
Sent: Friday, January 3, 2025 2:32 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; richard.stasik@wecenergygroup.com <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: Messaging

Hi everyone — Attached, please find a messaging guide, along with drafts of a media statement and a message to the community derived from the messaging. There are a few portions highlighted in yellow where some additional information may be helpful. We look forward to our meeting at 3:30.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image005.jpg>

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

<Port Common Council news release 1.7.25 v4.docx>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Wednesday, January 8, 2025 5:02 PM
To: Rebecca Gries; Joel F Burow; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
Cc: Aaron Bilyeu; Travis Armistead; Parin Patel; Nur Bernhardt; Richard F Stasik; Jeff Lake; Megan Hakes; Sam Wisniewski; Brendan Conway
Subject: Re: Messaging

Hi, everyone — Updating with some additional media coverage:

BizTimes
MILWAUKEE BUSINESS NEWS

Breaking News

Massive data center project planned in Port Washington

Common Council meeting – media coverage:

- Ozaukee Press:
  Town of Port has border agreement card to play
  Firm to pay city's data center review expenses
- Milwaukee Journal Sentinel: Port Washington to consider plans for sprawling data center, annexing town land
- Wisconsin Daily Reporter: Port Washington announces plans for data center
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- Fox 6 Milwaukee
  Website: Port Washington data center project; first meeting held
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  Tuesday 9 pm newscast

- TMJ4 Milwaukee
  Website: Residents learn more about potential data center project in Port Washington
  Tuesday 6 pm newscast
  Tuesday 10 pm newscast
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- Yahoo! News (republished Fox 6 story): Port Washington data center project; first meeting held

Previous coverage:

- Ozuakee Press: Massive data center complex planned for Port

- TMJ4 Milwaukee: Port Washington residents worried about possible data center project

---

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 8:49 PM
To: Rebecca Gries <rgries@mke7.com>; Joel F Burow <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Richard F Stasik <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Brendan Conway <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Also, for the City, remember that we have the following message to post on your social media along with the email address and presentation.

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

From: Chris Jenkins
Sent: Tuesday, January 7, 2025 8:26 PM
To: Rebecca Gries <rgries@mke7.com>; Joel F Burow <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
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Subject: Re: Messaging

Hi everyone - the release is out to media. Thanks again!

Chris

Sent from my iPhone

> On Jan 7, 2025, at 16:18, Chris Jenkins <chris.jenkins@hprstrategies.com> wrote:
>
> Hi everyone — Attached is an updated version of the release that includes a quote from Ozaukee County. Given that the Ozaukee Press story is out and WTMJ TV (Milwaukee NBC affiliate) is planning to cover tonight's meeting, we **strongly recommend sending this release to Milwaukee Region media outlets right after the meeting tonight instead of tomorrow morning**. We'd have to finalize it now and then run it past the Town as a courtesy, as we discussed. Sending it tonight would help us set the narrative rather than react to it.
>
> Aaron, take a look at the quote we drafted for you (highlighted in yellow) and let us know if you have feedback.
>
> And I took the line out of Ted's quote about meetings with residents that Chris expressed concerns about.
>
> Thanks,
>
> Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<Outlook-jpfz0i5s>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 3:20 PM
To: Rebecca Gries <rgries@mke7.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Hi everyone -- Here is the Ozaukee Press story based on their interview with Ted and Aaron yesterday. Also attached at a PDF.
Massive data center complex planned for Port | Ozaukee Press

There are areas of the story where we'll take issue for sure, but at the same time, a lot of our key points were included.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<Outlook-acdra0ib>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 10:39 AM
To: Rebecca Gries <rgries@mke7.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik,

Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: Re: Messaging

Also, adding a draft of a potential Cloverleaf quote highlighted in yellow in the attached version — Aaron and team, please review and send back any feedback you have.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<Outlook-je2rx5dw>

From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, January 7, 2025 8:39 AM
To: Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: RE: Messaging

Chris,

Attached is a draft with the addition of Lake Drive and our board chair's quote. Note, I did accept Chris Smith's changes in this version.

I am waiting to hear back from Ozaukee County on their participation, but it should be later this morning.

Best,
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

<image003.png>

From: Burow, Joel F <Joel.Burow@wecenergygroup.com>
Sent: Monday, January 6, 2025 10:43 AM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: RE: Messaging

Adding @ Brendan Conway at We Energies.

From: Chris R. Smith <christopher.smith@vonbriesen.com>
Sent: Monday, January 6, 2025 10:34 AM
To: Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: RE: Messaging

*** Exercise caution: This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or in unexpected emails. ***

My proposed revisions are attached.

Thanks,

Chris R. Smith | **von Briesen & Roper, s.c.**
[redacted] christopher.smith@vonbriesen.com

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Monday, January 6, 2025 10:20 AM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; richard.stasik@wecenergygroup.com; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: [EXTERNAL] Re: Messaging

Hi everyone -- Attached are updated messaging and community message documents, reflecting our discussion on Friday and feedback over the weekend. We also are adding a draft of a news release here - please review, and especially make sure that we're characterizing the anticipated Tuesday night Council action correctly. The release has a draft quote from Dan Benning, so he

should have a chance to provide feedback on that quote. What's the best way to make that happen?

And here is a suggested outline for this afternoon's Ozaukee Press interview, along with some very general suggested timeframes for each part of the conversation. Rely on the messaging document to guide each part of the interview. Ted and Aaron, I'll see you at 1 pm:

- Ted (10 minutes): Brief overview - we're exploring the possibility of attracting a data center to land adjacent to I-43, briefly explain how we got here. Introduce Aaron.
- Aaron (15 minutes): What is a data center? Why this site makes sense for a data center, why they make good neighbors, how the process generally works.
- Ted (15 minutes): Reinforce why this makes sense for us. Benefits include more revenue, adds above-market jobs at a reasonable scale, potential infrastructure improvements. Won't cause major disruptions.
- Aaron and Ted (10 minutes): Talks with residents in immediate area of the project, no one is being forced out and are accepting offers at multiples of assessed value.
- Ted (10 minutes): Step we're taking this week, Council will consider potential to annex land from Town. Emphasize transparency throughout the process as this project plays out. Don't get too far ahead on next steps, Council discussion is our focus now.
- Questions (30 minutes): Be prepared for all potential questions as outlined in the messaging document, especially power and water issues, any anticipated opposition to project, and comparisons to Racine.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image004.jpg>

From: Chris Jenkins
Sent: Friday, January 3, 2025 2:32 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; richard.stasik@wecenergygroup.com <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: Messaging

Hi everyone — Attached, please find a messaging guide, along with drafts of a media statement and a message to the community derived from the messaging. There are a few portions highlighted in yellow where some additional information may be helpful. We look forward to our meeting at 3:30.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image005.jpg>

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

<Port Common Council news release 1.7.25 v4.docx>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Wednesday, January 8, 2025 11:16 AM
To: Katie Wiley
Cc: Aaron Bilyeu; Ted Neitzke; Chris R. Smith; Rebecca Gries; Megan Hakes; David Berry
Subject: Re: Port Wash follow

Sounds good - thanks, Katie. I will pass that along to the reporter.

Sent from my iPhone

On Jan 8, 2025, at 11:12, Katie Wiley <kwiley@cloverleafinfra.com> wrote:

Hi all,

I would just say that Red Granite DevCo LLC is a wholly owned subsidiary of Cloverleaf Infrastructure LLC. I would rather not get into the reasons why parties set up special purpose vehicles, etc.

Thanks so much.

Katie

Katie Wiley
Cloverleaf Infrastructure | General Counsel
mobile [redacted]

<image001.png>
<image002.jpg>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Wednesday, January 8, 2025 10:44 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: Ted Neitzke <tneitzke@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>; Rebecca Gries <rgries@mke7.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Katie Wiley <kwiley@cloverleafinfra.com>; David Berry <dberry@cloverleafinfra.com>
Subject: Re: Port Wash follow

[Caution: This e-mail is from an external sender.]

Thanks - they did receive the news release last night. Good answer on explaining the relationship with Red Granite but Katie, I'll wait for you to weigh in.

Chris

Sent from my iPhone

On Jan 8, 2025, at 10:40, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

+Dave and Katie

Hi Chris – we also got an inquiry from them directly through our website. Can you please confirm that they are responding to and were included in the press release from last night?

In terms of the first question – Red Granite is wholly owned subsidiary of Cloverleaf that has been established specifically for the Port Washington project. Real Estate firms typically establish special purpose entities such as LLC's for the projects as a means keeping flexibility, separating assesset from different projects, and the ability to more easily transfer ownership in the future.

@Katie Wiley – please chime if you would like to add or correct anything.

Defer to the City on the availability of the agreement, but suggest we share if it is a public document.

--
AWB

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Wednesday, January 8, 2025 9:23 AM
To: Ted Neitzke <tneitzke@portwashingtonwi.gov>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Rebecca Gries <rgries@mke7.com>; Megan Hakes <megan.hakes@hprstrategies.com>
Subject: Fwd: Port Wash follow

[Caution: This e-mail is from an external sender.]

Hi all - Rich from the Milwaukee Business Journal is asking to character use the relationship between Cloverleaf and Red Granite. Thoughts?

He also asked if there is a pre development agreement document that is public/available. Assuming not? Or does that get entered in the record?

Thanks,

Chris

Sent from my iPhone

Begin forwarded message:

> **From:** Richard Kirchen <rkirchen@bizjournals.com>
> **Date:** January 8, 2025 at 10:05:29 CST

To: Chris Jenkins <chris.jenkins@hprstrategies.com>
Subject: Re: Port Wash follow

Thanks Chris. Is there a document available for the pre-development deal? What, if anything, is the connection between Cloverleaf and Red Granite development?
Rich Kirchen

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Date: Wednesday, January 8, 2025 at 10:01 AM
To: Richard Kirchen <rkirchen@bizjournals.com>
Subject: Re: Port Wash follow

Hi Rich - They had an open working session to discuss the project, then their regular council meeting, then went into closed session to consider a pre development agreement. Briefly came back into open session to approve entering a pre development deal.

Next step would be agreeing to annexation with the Town of Port Washington. They've had discussions already.

Sent from my iPhone

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[redacted]

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Sent: Wednesday, January 8, 2025 11:12 AM
To: Chris Jenkins; Aaron Bilyeu
Cc: Ted Neitzke; Chris R. Smith; Rebecca Gries; Megan Hakes; David Berry
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Katie Wiley
Cloverleaf Infrastructure | General Counsel
mobile [redacted]

CLOVERLEAF

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To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
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> [redacted]

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Wednesday, January 8, 2025 10:41 AM
To: Chris Jenkins; Ted Neitzke; Chris R. Smith; Rebecca Gries; Megan Hakes; Katie Wiley
Cc: David Berry
Subject: RE: Port Wash follow

+Dave and Katie

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To: Ted Neitzke; Aaron Bilyeu; Chris R. Smith; Rebecca Gries; Megan Hakes
Subject: Fwd: Port Wash follow

Hi all - Rich from the Milwaukee Business Journal is asking to character use the relationship between Cloverleaf and Red Granite. Thoughts?

He also asked if there is a pre development agreement document that is public/available. Assuming not? Or does that get entered in the record?

Thanks,

Chris

Sent from my iPhone

Begin forwarded message:

> **From:** Richard Kirchen <rkirchen@bizjournals.com>
> **Date:** January 8, 2025 at 10:05:29 CST
> **To:** Chris Jenkins <chris.jenkins@hprstrategies.com>
> **Subject: Re: Port Wash follow**
>
> Thanks Chris. Is there a document available for the pre-development deal? What, if anything, is the connection between Cloverleaf and Red Granite development?
> Rich Kirchen
>
> ---
>
> **From:** Chris Jenkins <chris.jenkins@hprstrategies.com>
> **Date:** Wednesday, January 8, 2025 at 10:01 AM
> **To:** Richard Kirchen <rkirchen@bizjournals.com>
> **Subject:** Re: Port Wash follow
>
> Hi Rich - They had an open working session to discuss the project, then their regular council meeting, then went into closed session to consider a pre development agreement. Briefly came back into open session to approve entering a pre development deal.
>
> Next step would be agreeing to annexation with the Town of Port Washington. They've had discussions already.
>
> Sent from my iPhone
>
> On Jan 8, 2025, at 09:35, Richard Kirchen <rkirchen@bizjournals.com> wrote:

Hi Chris. Did the common council go into closed session? Press release says there was a discussion in open session. What action, if any, did the Common Council take last night after the closed session and/ or the open session? What are next steps – assigned to a committee, plan commission review?
Thanks
Rich Kirchen
[redacted]

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Wednesday, January 8, 2025 8:12 AM
To: Chris Jenkins; Rebecca Gries; Joel F Burow; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
Cc: Travis Armistead; Parin Patel; Nur Bernhardt; Richard F Stasik; Jeff Lake; Megan Hakes; Sam Wisniewski; Brendan Conway
Subject: RE: Messaging

Thanks for pulling this together, Chris. Appreciate everyone's help making last night successful.

--
AWB

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Wednesday, January 8, 2025 6:34 AM
To: Rebecca Gries <rgries@mke7.com>; Joel F Burow <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
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Subject: Re: Messaging

[Caution: This e-mail is from an external sender.]

Good morning, everyone — Here's a preliminary look at media coverage from last night and this morning. Generally neutral to positive, although TMJ4 (Milwaukee's NBC affiliate) focused on the resident's complaint; they had interviewed her previously. Also worth noting that Milwaukee's BizTimes sent a breaking news email to its subscribers last night.

BizTimes
MILWAUKEE BUSINESS NEWS

Breaking News

Massive data center project planned in Port Washington

Common Council meeting – media coverage:

- BizTimes Milwaukee: Massive data center project planned in Port Washington
- Fox 6 Milwaukee
  Website: Port Washington data center project; first meeting held
  Wednesday 6 am newscast
  Tuesday 9 pm newscast
- TMJ4 Milwaukee
  Website: Residents learn more about potential data center project in Port Washington
  Tuesday 6 pm newscast
  Tuesday 10 pm newscast
  Wednesday 5 am newscast
- Yahoo! News (republished Fox 6 story): Port Washington data center project; first meeting held

Previous coverage:

- Ozuakee Press: Massive data center complex planned for Port
- TMJ4 Milwaukee: Port Washington residents worried about possible data center project

---

Chris Jenkins
Vice President

H.PR Strategies
[redacted]

H.PR | STRATEGIES

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Also, for the City, remember that we have the following message to post on your social media along with the email address and presentation.

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Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

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> Aaron, take a look at the quote we drafted for you (highlighted in yellow) and let us know if you have feedback.
>
> And I took the line out of Ted's quote about meetings with residents that Chris expressed concerns about.
>
> Thanks,
>
> Chris
>
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>
> <Outlook-jpfz0i5s>

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Chris,

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I am waiting to hear back from Ozaukee County on their participation, but it should be later this morning.

Best,

Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

<image003.png>

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*** Exercise caution: This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or in unexpected emails. ***

My proposed revisions are attached.

Thanks,

Chris R. Smith | von Briesen & Roper, s.c.
Direct: [redacted] | christopher.smith@vonbriesen.com

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Subject: [EXTERNAL] Re: Messaging

Hi everyone -- Attached are updated messaging and community message documents, reflecting our discussion on Friday and feedback over the weekend. We also are adding a draft of a news release here - please review, and especially make sure that we're characterizing the anticipated Tuesday night Council action correctly. The release has a draft quote from Dan Benning, so he should have a chance to provide feedback on that quote. What's the best way to make that happen?

And here is a suggested outline for this afternoon's Ozaukee Press interview, along with some very general suggested timeframes for each part of the conversation. Rely on the messaging document to guide each part of the interview. Ted and Aaron, I'll see you at 1 pm:

- Ted (10 minutes): Brief overview - we're exploring the possibility of attracting a data center to land adjacent to I-43, briefly explain how we got here. Introduce Aaron.
- Aaron (15 minutes): What is a data center? Why this site makes sense for a data center, why they make good neighbors, how the process generally works.
- Ted (15 minutes): Reinforce why this makes sense for us. Benefits include more revenue, adds above-market jobs at a reasonable scale, potential infrastructure improvements. Won't cause major disruptions.
- Aaron and Ted (10 minutes): Talks with residents in immediate area of the project, no one is being forced out and are accepting offers at multiples of assessed value.

- Ted (10 minutes): Step we're taking this week, Council will consider potential to annex land from Town. Emphasize transparency throughout the process as this project plays out. Don't get too far ahead on next steps, Council discussion is our focus now.
- Questions (30 minutes): Be prepared for all potential questions as outlined in the messaging document, especially power and water issues, any anticipated opposition to project, and comparisons to Racine.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image004.jpg>

From: Chris Jenkins
Sent: Friday, January 3, 2025 2:32 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
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Subject: Messaging

Hi everyone — Attached, please find a messaging guide, along with drafts of a media statement and a message to the community derived from the messaging. There are a few portions highlighted in yellow where some additional information may be helpful. We look forward to our meeting at 3:30.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image005.jpg>

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

<Port Common Council news release 1.7.25 v4.docx>

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Sent: Tuesday, January 7, 2025 8:49 PM
To: Rebecca Gries; Joel F Burow; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
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Subject: Re: Messaging
Attachments: Constituent message 1.7.25 v5.docx

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H.PR | STRATEGIES

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- Questions (30 minutes): Be prepared for all potential questions as outlined in the messaging document, especially power and water issues, any anticipated opposition to project, and comparisons to Racine.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<image004.jpg>

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Sent: Friday, January 3, 2025 2:32 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; richard.stasik@wecenergygroup.com <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>
Subject: Messaging

Hi everyone — Attached, please find a messaging guide, along with drafts of a media statement and a message to the community derived from the messaging. There are a few portions highlighted in yellow where some additional information may be helpful. We look forward to our meeting at 3:30.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
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<image005.jpg>

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<Port Common Council news release 1.7.25 v4.docx>

From: Chris Jenkins <chris.jenkins@hprstrategies.com>
Sent: Tuesday, January 7, 2025 8:26 PM
To: Rebecca Gries; Joel F Burow; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
Cc: Aaron Bilyeu; Travis Armistead; Parin Patel; Nur Bernhardt; Richard F Stasik; Jeff Lake; Megan Hakes; Sam Wisniewski; Brendan Conway
Subject: Re: Messaging

Hi everyone - the release is out to media. Thanks again!

Chris

Sent from my iPhone

On Jan 7, 2025, at 16:18, Chris Jenkins <chris.jenkins@hprstrategies.com> wrote:

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Aaron, take a look at the quote we drafted for you (highlighted in yellow) and let us know if you have feedback.

And I took the line out of Ted's quote about meetings with residents that Chris expressed concerns about.

Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

<Outlook-jpfz0i5s>

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H.PR Strategies
[redacted]

<Outlook-acdra0ib>

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To: Rebecca Gries <rgries@mke7.com>; Burow, Joel F <Joel.Burow@wecenergygroup.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
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Chris

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[redacted]

<Outlook-je2rx5dw>

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Chris,

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I am waiting to hear back from Ozaukee County on their participation, but it should be later this morning.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

<image003.png>

From: Burow, Joel F <Joel.Burow@wecenergygroup.com>
Sent: Monday, January 6, 2025 10:43 AM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
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Adding @ Brendan Conway at We Energies.

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Subject: RE: Messaging

*** Exercise caution: This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or in unexpected emails. ***

My proposed revisions are attached.

Thanks,

Chris R. Smith | **von Briesen & Roper, s.c.**
Direct: [redacted] | christopher.smith@vonbriesen.com

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Vice President
H.PR Strategies
[redacted]

<image004.jpg>

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<image005.jpg>

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<Port Common Council news release 1.7.25 v4.docx>

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Sent: Tuesday, January 7, 2025 4:19 PM
To: Rebecca Gries; Burow, Joel F; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
Cc: Aaron Bilyeu; Travis Armistead; Parin Patel; Nur Bernhardt; Stasik, Richard F; Jeff Lake; Megan Hakes; Sam Wisniewski; Conway, Brendan
Subject: Re: Messaging
Attachments: Port Common Council news release 1.7.25 v4.docx

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H.PR Strategies
[redacted]

H.PR | STRATEGIES

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Best,
Rebecca

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Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

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Sent: Monday, January 6, 2025 10:43 AM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
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Thanks,

Chris R. Smith | von Briesen & Roper, s.c.
Direct: [redacted] christopher.smith@vonbriesen.com

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Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

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H.PR Strategies
414.828.2725

H.PR | STRATEGIES

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From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Tuesday, January 7, 2025 3:35 PM
To: Chris Jenkins; Rebecca Gries; Burow, Joel F; Chris R. Smith; Ted Neitzke IV; Melissa Pingel
Cc: Travis Armistead; Parin Patel; Nur Bernhardt; Stasik, Richard F; Jeff Lake; Megan Hakes; Sam Wisniewski; Conway, Brendan
Subject: RE: Messaging

Thanks for sending the Chris.

They got most of it right at the conceptual level but did miss/conflate several of the details – and make up some others. At least they got "blinky blinky" right!

Overall, I'd say I'm generally happy with how it came out.

--
AWB

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H.PR Strategies
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H.PR | STRATEGIES

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H.PR Strategies
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H.PR | STRATEGIES

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Cc: Aaron Bilyeu; Travis Armistead; Parin Patel; Nur Bernhardt; Stasik, Richard F; Jeff Lake; Megan Hakes; Sam Wisniewski; Conway, Brendan
Subject: Re: Messaging
Attachments: Ozaukee Press 1.7.25.pdf

Hi everyone -- Here is the Ozaukee Press story based on their interview with Ted and Aaron yesterday. Also attached at a PDF.
Massive data center complex planned for Port | Ozaukee Press

There are areas of the story where we'll take issue for sure, but at the same time, a lot of our key points were included.

Thanks,

Chris

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Sounds great — thanks, Rebecca. To address Chris' question about the line that says, "who have already held a series of meetings with residents near the proposed site," that's a reference to meetings with residents to make offers on their properties. If we want to change or delete that line, no problem at all.

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Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: RE: Messaging

Chris,

Attached is a draft with the addition of Lake Drive and our board chair's quote. Note, I did accept Chris Smith's changes in this version.

I am waiting to hear back from Ozaukee County on their participation, but it should be later this morning.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Burow, Joel F <Joel.Burow@wecenergygroup.com>
Sent: Monday, January 6, 2025 10:43 AM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>; Stasik, Richard F <richard.stasik@wecenergygroup.com>; Jeff Lake <jlake@cloverleafinfra.com>; Megan Hakes <megan.hakes@hprstrategies.com>; Sam Wisniewski <sam.wisniewski@hprstrategies.com>; Conway, Brendan <Brendan.Conway@wecenergygroup.com>
Subject: RE: Messaging

Adding @ Brendan Conway at We Energies.

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My proposed revisions are attached.

Thanks,

Chris R. Smith | von Briesen & Roper, s.c.
Direct: [redacted] | christopher.smith@vonbriesen.com

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Thanks,

Chris

Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

From: Chris Jenkins
Sent: Friday, January 3, 2025 2:32 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
Cc: Rebecca Gries <rgries@mke7.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead

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Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

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Sent: Monday, January 6, 2025 10:43 AM
To: Chris R. Smith; Chris Jenkins; Ted Neitzke IV; Melissa Pingel
Cc: Rebecca Gries; Aaron Bilyeu; Travis Armistead; Parin Patel; Nur Bernhardt; Stasik, Richard F; Jeff Lake; Megan Hakes; Sam Wisniewski; Conway, Brendan
Subject: RE: Messaging
Attachments: Port Common Council news release 1.6.25 (CS edits).docx

Adding @ Brendan Conway at We Energies.

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Direct: [redacted] | christopher.smith@vonbriesen.com

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Thanks,

Chris

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Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

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H.PR | STRATEGIES

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From: Burow, Joel F <Joel.Burow@wecenergygroup.com>
Sent: Monday, January 6, 2025 10:42 AM
To: Chris Jenkins; Ted Neitzke IV; Melissa Pingel; Chris R. Smith
Cc: Rebecca Gries; Aaron Bilyeu; Travis Armistead; Parin Patel; nbernhardt@cloverleafinfra.com; Stasik, Richard F; jlake@cloverleafinfra.com; megan.hakes@hprstrategies.com; Sam Wisniewski; Conway, Brendan
Subject: FW: Messaging
Attachments: Port Common Council news release 1.6.25.docx; Constituent message 1.6.25 v4.docx; Cloverleaf Project Messaging v5 1.6.25.docx

Adding @ Brendan Conway at We Energies.

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To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>
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Chris Jenkins
Vice President
H.PR Strategies
[redacted]

H.PR | STRATEGIES

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Chris Jenkins
Vice President
H.PR Strategies

[redacted]

H.PR | STRATEGIES

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Friday, December 27, 2024 4:54 PM
To: Rebecca Gries; Travis Armistead; Parin Patel; Ted Neitzke IV; Economic Development; Chris R. Smith; Sam A. Schultz; megan.hakes@hprstrategies.com; Chris Jenkins; Nur Bernhardt
Subject: RE: Call Next Friday - Availability Needed

Hi Rebecca – I could be available any time except between 11 and 1:30.

--
AWB

From: Rebecca Gries <rgries@mke7.com>
Sent: Friday, December 27, 2024 10:29 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Parin Patel <ppatel@cloverleafinfra.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>; Chris R. Smith <christopher.smith@vonbriesen.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; megan.hakes@hprstrategies.com; Chris Jenkins <chris.jenkins@hprstrategies.com>; Nur Bernhardt <nbernhardt@cloverleafinfra.com>
Subject: Call Next Friday - Availability Needed

[Caution: This e-mail is from an external sender.]

All,

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Can you share your availability on Friday from 10 am to 5 pm CST?

Once I have a consensus on availability, I'll send out an invite. Cloverleaf team, should I also reach out to We Energies?

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]
301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

Learn More About Milwaukee's 7 – County Region: www.mkeregion.com | MILWAUKEE 7 Regional Partnership

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Executive Director
Milwaukee 7 (M7)
[redacted]
301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

Learn More About
Milwaukee's 7 – County Region:
www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect:

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Monday, April 21, 2025 12:15 PM
To: Aaron Bilyeu; Sam A. Schultz; Katie Mendenhall; Chris R. Smith; Melissa Gossett; Ted Neitzke IV; Rebecca Gries; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Lisak, Jim
Subject: RE: Approval Schedule(42411367.1)

Hi Sam –

I just wanted to confirm that the SSA Amendment will be driven by the City. Please let us know if you need anything from our team regarding the SSA Amendment.

5/2 - City staff to send public hearing notice to Ozaukee Press (City Draft Notice)
5/8 - Ozaukee Press Publish Classs 1 public hearing notice
5/20 - Common Council to hold public hearing
9/1 - Southeastern Wisconsin Regional

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Monday, April 21, 2025 8:39 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: RE: Approval Schedule(42411367.1)

Thanks Sam and team! Love seeing the continued progress.

Hope everyone had a good weekend!

--
AWB

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Saturday, April 19, 2025 8:23 AM

To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: RE: Approval Schedule(42411367.1)

Hi Sam –

Thanks for sending this over. No changes from my end.

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, April 18, 2025 4:44 PM
To: Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: Approval Schedule(42411367.1)

[Caution: This e-mail is from an external sender.]

I just turned a few No boxes into Yes boxes after our week of meetings. Please let me know if I missed anything, if you have any updates, and feel free to forward to your teams.

I hope everyone has a happy Easter weekend.

Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

[redacted]
samuel.schultz@vonbriesen.com
vonbriesen.com

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Monday, April 21, 2025 8:39 AM
To: Parin Patel; Sam A. Schultz; Katie Mendenhall; Chris R. Smith; Melissa Gossett; Ted Neitzke IV; Rebecca Gries; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Lisak, Jim
Subject: RE: Approval Schedule(42411367.1)

Thanks Sam and team! Love seeing the continued progress.

Hope everyone had a good weekend!

--
AWB

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Saturday, April 19, 2025 8:23 AM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: RE: Approval Schedule(42411367.1)

Hi Sam –

Thanks for sending this over. No changes from my end.

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, April 18, 2025 4:44 PM
To: Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: Approval Schedule(42411367.1)

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Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
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Milwaukee, WI 53202

[redacted]

samuel.schultz@vonbriesen.com
vonbriesen.com

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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Saturday, April 19, 2025 10:23 AM
To: Sam A. Schultz; Katie Mendenhall; Chris R. Smith; Melissa Gossett; Ted Neitzke IV; Rebecca Gries; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Aaron Bilyeu; Lisak, Jim
Subject: RE: Approval Schedule(42411367.1)

Hi Sam –

Thanks for sending this over. No changes from my end.

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, April 18, 2025 4:44 PM
To: Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: Approval Schedule(42411367.1)

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I hope everyone has a happy Easter weekend.

Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

[redacted]

samuel.schultz@vonbriesen.com
vonbriesen.com

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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Friday, April 11, 2025 12:35 PM
To: Sam A. Schultz; Katie Mendenhall; Chris R. Smith; Melissa Pingel; Ted Neitzke IV; Rebecca Gries; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Aaron Bilyeu; Lisak, Jim
Subject: RE: Schedule Update 4/11

Hi Sam – The only update I would indicate is the following in red below:

WDOA started the clock on 4/8 with the reduction in the annexation area. This will not have any impacts to the schedule and will not push the critical path milestones downstream.

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, April 11, 2025 12:30 PM
To: Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: Schedule Update 4/11

[Caution: This e-mail is from an external sender.]

Here is the updated schedule for Friday, 4/11. Please forward to anyone else on your teams, and please let me know if you have any other updates. I noted changes in the comment boxes. Next week we have the following items scheduled.

Sam

4/11 – 17	**Cloverleaf**	**Submit petitions to City other jurisdictions**	**Annexation**	**Request I-3 District in annexed area (AG backup)**	**No**	**Signed, certified, notarized petitions**
4/15 5/5	Wisconsin Department of Administration	City to receive public interest determination from WDOA	Annexation		No	WDOA send letter to City and Town Clerks
4/15	Common Council	Hold public hearing	I-3 Zoning Text Amendment		No	None
4/15	Common Council	2nd Reading and Consideration	I-3 Zoning Text Amendment		No	Final ordinance
4/17	City staff	Send public hearing notice to Ozaukee Press	I-3 Zoning Map Amendment		No	City draft notice
4/17	Plan Commission	Approve	Concept Plan		No	Plan Commission approval
4/17	Plan Commission	Approve	Comprehensive Plan Amendment		No	Plan Commission resolution
4/17	Plan Commission	Recommend to Common Council	I-3 Zoning Map Amendment		No	Plan Commission recommendation

4/18	City staff	Send ordinance adoption notice to Ozaukee Press	I-3 Zoning Text Amendment		No	City draft notice

Sam A. Schultz | Land Use & Development Advisor
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Milwaukee, WI 53202

[redacted]

samuel.schultz@vonbriesen.com
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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Friday, April 11, 2025 8:49 AM
To: Sam A. Schultz; Katie Mendenhall; Chris R. Smith; Melissa Gossett; Ted Neitzke IV; Rebecca Gries; Economic Development; Deborah Tomczyk (dtomczyk@reinhartlaw.com); Joseph Franke; Travis Armistead; Jeff Lake; Aaron Bilyeu; Lisak, Jim; Chris Jenkins
Subject: RE: Approval Schedule 4/4/2025
Attachments: Approval Schedule 4-4.docx

Hi Sam –

I updated the schedule to address the reduction in annexation area. You will see edits highlighted in yellow. Please review and true up as needed. I expect you probably already address all this for the 4/11 update 😉

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, April 4, 2025 9:58 AM
To: Katie Mendenhall <kmendenhall@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Economic Development <economicdev@portwashingtonwi.gov>; Deborah Tomczyk (dtomczyk@reinhartlaw.com) <dtomczyk@reinhartlaw.com>; Joseph Franke <JFranke@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Chris Jenkins <chris.jenkins@hprstrategies.com>
Subject: Approval Schedule 4/4/2025

[Caution: This e-mail is from an external sender.]

Here is the updated approval schedule for this week. No major changes. Please let me know if you have any updates or clarifications. Also, I don't have access to the Ozaukee Press, so can someone please confirm they received the publishing certificates?

Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
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Milwaukee, WI 53202

[redacted]
samuel.schultz@vonbriesen.com
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Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

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samuel.schultz@vonbriesen.com
vonbriesen.com

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From: Jeff Lake <jlake@cloverleafinfra.com>
Sent: Wednesday, February 26, 2025 4:02 PM
To: Robert Harris; Melissa Gossett
Cc: Parin Patel
Subject: RE: Alternative CBRF Sites

Great info, thanks for sending and providing some good background on the properties. We will dig into these options and hopefully be able to present a plan to the City very soon.

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Wednesday, February 26, 2025 2:06 PM
To: Jeff Lake <jlake@cloverleafinfra.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Parin Patel <ppatel@cloverleafinfra.com>
Subject: RE: Alternative CBRF Sites

[Caution: This e-mail is from an external sender.]

Hi Jeff, thanks for your patience as I do owe you an email reply. I have reviewed sites in the city that have been considered for assisted living and/or senior living projects in the past. Looking at these sites more closely, the size of the CBRF currently located in the Town makes site selection difficult as the sites I was looking at as alternate sites are all on parcels of 10 or more acres and may impede future development – similar to the Harbor Village site. Of the remaining site we mentioned – the 1.5 acre vacant property on the other side of US 43, bookended by the park and ride lot and a hotel – that site was rezoned for higher density residential. I did locate one other site for their consideration: a half-acre vacant parcel on State Hwy 32 (S. Spring Street) directly across from a senior living apartment building located at 900 S. Spring Street. The property is privately owned by an investment LLC and I am unaware of any plans for that site.

Bob Harris

From: Jeff Lake <jlake@cloverleafinfra.com>
Sent: Wednesday, February 26, 2025 9:45 AM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Parin Patel <ppatel@cloverleafinfra.com>
Subject: Alternative CBRF Sites

Bob / Melissa-

I wanted to follow up on the conversation last Wednesday regarding the replacement property for the CBRF housing off Highlands Drive. I think you might have mentioned there might be a few ideas you had for alternative sites to the 4.5 acres south of the Harbor View property. Would you possibly be able to share any thoughts you might have on possible locations? We do need to get land control on the replacement site taken care of in the next week. Any insight would be greatly appreciated!

Jeff Lake
Cloverleaf Infrastructure | Development Principal
mobile [redacted]

CLOVERLEAF

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To: Jeff Lake <jlake@cloverleafinfra.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Parin Patel <ppatel@cloverleafinfra.com>
Subject: RE: Alternative CBRF Sites

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Bob Harris

From: Jeff Lake <jlake@cloverleafinfra.com>
Sent: Wednesday, February 26, 2025 9:45 AM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Parin Patel <ppatel@cloverleafinfra.com>
Subject: Alternative CBRF Sites

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Jeff Lake
Cloverleaf Infrastructure | Development Principal
mobile [redacted]

CLOVERLEAF

From: Jeff Lake <jlake@cloverleafinfra.com>
Sent: Wednesday, February 26, 2025 9:45 AM
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Cc: Parin Patel
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Jeff Lake
Cloverleaf Infrastructure | Development Principal
mobile [redacted]
CLOVERLEAF

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Monday, February 24, 2025 11:43 AM
To: Melissa Gossett; Robert Harris; Sam A. Schultz; Jeff Lake; Craig Huebner (craig.huebner@graef-usa.com); doug.seymour@graef-usa.com; Travis Armistead; Lisak, Jim
Cc: Economic Development
Subject: RE: Port Washington Data Center Zoning District Follow Up
Attachments: I-3 Large Scale Tech District - Cloverleaf edits (02-24-2025)v2.docx

Hi @Sam A. Schultz and @Robert Harris,

See attached I-3 Zoning District. Please review, redline and leave comments when you get a chance.

I recommend measuring setbacks from the property line rather than the road type fronting the property. Roads can change in classification or width over time, which can create inconsistencies. Using the property line provides a clear, fixed point that's easier to enforce. Love to you know your thoughts!

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, February 13, 2025 10:40 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

[Caution: This e-mail is from an external sender.]

Hi all-Please remove me from this string and add the Economic Development (included on this email) to your string. I need to keep these separated from my inbox to track progress.

Thank you.

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Thursday, February 13, 2025 10:28 AM

To: Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Hi Bob – Appreciate the first stab at it. Let our team review and we can add comments.

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Thursday, February 13, 2025 10:25 AM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

[Caution: This e-mail is from an external sender.]

All, attached is the working draft ordinance. I have added comments in the margin for further consideration and questions I have. You will note it is hardly complete as I need input from you all on this. Relatedly, this is a working group so please prod and poke the document as you see fit - I'm the data center newbie here.

Bob

From: Robert Harris
Sent: Tuesday, February 11, 2025 1:03 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

All, just a heads-up I will be sending a working draft document no later than this Thursday (Feb. 11). If you have any questions or comments for me, just let me know,

Bob Harris

From: Robert Harris
Sent: Wednesday, February 5, 2025 1:06 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Relatedly, as a heads-up to everyone as we move along, here is the direction I received from the Mayor in regard to the zoning code district…

"I would like us to be very prescriptive as to the zoning code for the area for the data center:

- *Burming around the parameter to a height that will absorb sound and reduce visibility to the site from the interstate and county highways.*

- *A very aggressive forestry plan that will also serve as a visible border for the and significantly deter visibility sand sound - - evergreens etc.*
- *A very aggressive lightning plan that does not create a significant amount of light pollution from the property."*

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Monday, February 3, 2025 1:41 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

All,

Here are my general notes, too. For next steps, who is going to take a stab at drafting the actual zoning text amendment language?

Sam A. Schultz | von Briesen & Roper, s.c.
Direct: [redacted] | samuel.schultz@vonbriesen.com

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Thursday, January 30, 2025 11:32 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: [EXTERNAL] Port Washington Data Center Zoning District Follow Up

All, as discussed at our meeting yesterday, please find attached a pdf of the architectural standards from the New Albany, OH zoning code that applies to at least some of the hyperscale data centers located nearby (e.g. Meta, Google, and AWS). As you will see on the attached pdf, I highlighted several overarching standards that I thought could be applied to a Port zoning district. I avoided getting into the weeds with smaller design standards given I do not yet know who the end user is and what their typical building designs are. Nevertheless, I do like the larger idea some of these standards are getting at – seeking to establish a unifying campus design aesthetic (or at least as close a data center campus / complex can have) that is relatively simple and clean and which, perhaps, can be a basis for the Port zoning district as we move forward with more specificity.

Relatedly, I have also attached a copy of New Albany's landscaping and roadways plan for their tech district. I do so only to illustrate their screening/buffering examples based on what we discussed yesterday in regard to using established landscaping plans for the campus as opposed to a points based system or a case to case, site to site system.

Feel free to review and opine as you see fit.
Bob

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

Give feedback on this interaction HERE.

Website | Facebook | Instagram | LinkedIn

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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Monday, February 24, 2025 11:43 AM
To: Melissa Gossett; Robert Harris; Sam A. Schultz; Jeff Lake; Craig Huebner (craig.huebner@graef-usa.com); doug.seymour@graef-usa.com; Travis Armistead; Lisak, Jim
Cc: Economic Development
Subject: RE: Port Washington Data Center Zoning District Follow Up
Attachments: I-3 Large Scale Tech District - Cloverleaf edits (02-24-2025)v2.docx

Hi @Sam A. Schultz and @Robert Harris,

See attached I-3 Zoning District. Please review, redline and leave comments when you get a chance.

I recommend measuring setbacks from the property line rather than the road type fronting the property. Roads can change in classification or width over time, which can create inconsistencies. Using the property line provides a clear, fixed point that's easier to enforce. Love to you know your thoughts!

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, February 13, 2025 10:40 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

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To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Sam A. Schultz | von Briesen & Roper, s.c.
Direct: [redacted] | samuel.schultz@vonbriesen.com

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To: Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Feel free to review and opine as you see fit.
Bob

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

Give feedback on this interaction HERE.

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This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Saturday, February 22, 2025 8:07 PM
To: Rebecca Gries; Parin Patel
Subject: FW: Concern about the Data Center - light pollution-Joyce Jentges
Attachments: DataCenterProjectLetter_20250221.pdf

Rebecca & Parin – passing this along to you for Cloverleaf.

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

PORT WASHINGTON WISCONSIN
The Premier Community on the Great Lakes

Website | Facebook | Instagram | LinkedIn

From: Joyce Jentges <joycejentges@hotmail.com>
Sent: Saturday, February 22, 2025 10:09 AM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Concern about the Data Center - light pollution-Joyce Jentges

Thank you for responding. We look forward to working with the developer if needed. Attached is a formal letter from my astronomy club, the Northern Cross Science Foundation, regarding our concerns about the Data Center.

Joyce Jentges

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Tuesday, February 11, 2025 7:27 PM
To: Joyce Jentges <joycejentges@hotmail.com>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Concern about the Data Center - light pollution-Joyce Jentges

Thank you! We look forward to partnering you with the developer if this moves forward.

Melissa Gossett

From: Joyce Jentges <joycejentges@hotmail.com>
Sent: Saturday, February 8, 2025 10:02 AM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Concern about the Data Center - light pollution-Joyce Jentges

Thank you for the response. The Northern Cross Science Foundation will gladly work with the developer to create outdoor lighting that will not impact the night sky.

Joyce Jentges

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Friday, February 7, 2025 8:39 AM
To: joycejentges@hotmail.com <joycejentges@hotmail.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: FW: Concern about the Data Center - light pollution-Joyce Jentges

Dear Joyce,

Thank you for reaching out to us with your question. While we are still relatively early in this process and many details are yet to be determined, one thing we have learned is this: Because a data center's operations are focused on the interior of the building, these campuses require very minimal exterior lighting that does not significantly disrupt the surrounding community.

As this process plays out, the City will address updating its zoning codes to accommodate a potential data center. We believe that having a clear view of the beautiful night sky is a great part of life in Port Washington, and we will keep your concern in mind as we plan.

Sincerely,

The City of Port Washington team

From: Joyce Jentges <joycejentges@hotmail.com>
Sent: Saturday, January 25, 2025 12:04 PM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Concern about the Data Center - light pollution

I am a member of the Northern Cross Science Foundation. We are an astronomy club in the Ozaukee/Washington are who have been working to educate the public about stargazing and space for 50 years. I am concerned about what light pollution this data center might bring to the area north of Port Washington. We have an observatory at Harrington Beach State Park which we use for our educational efforts. My concern is that if this building is built, that the lighting will destroy our ability to observe from Harrington Beach. Our sky is already way more light polluted then when we built the observatory in 2006. If this data center goes in we will have to move. What will be done to bring the lighting to an acceptable level? Light pollution means that light is going up into the night sky rather than down at the ground where it is needed. The globe lights in a newer subdivision in Belgium are a good example of this. I am giving you this

website to look at as it can help you understand what light pollution is. Lake Michigan is also an important migratory route for many species of birds. Stray light hampers their ability to migrate.

Joyce Jentges
[redacted]
Vice President - Northern Cross Science Foundation
www.NCSF.info

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Tuesday, February 18, 2025 7:58 PM
To: Parin Patel
Subject: RE: Port Washington Data Center Zoning District Follow Up

Could you forward me the invite?

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Tuesday, February 18, 2025 1:37 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
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Cc: Economic Development
Subject: RE: Port Washington Data Center Zoning District Follow Up

Yes- 9 works for me.
Bob Harris

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Sent: Tuesday, February 18, 2025 4:44 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
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Sent: Wednesday, February 5, 2025 1:06 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Relatedly, as a heads-up to everyone as we move along, here is the direction I received from the Mayor in regard to the zoning code district…

"I would like us to be very prescriptive as to the zoning code for the area for the data center:

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- *A very aggressive forestry plan that will also serve as a visible border for the and significantly deter visibility sand sound - - evergreens etc.*
- *A very aggressive lightning plan that does not create a significant amount of light pollution from the property."*

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Sent: Monday, February 3, 2025 1:41 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

All,

Here are my general notes, too. For next steps, who is going to take a stab at drafting the actual zoning text amendment language?

Sam A. Schultz | von Briesen & Roper, s.c.
Direct: [redacted] samuel.schultz@vonbriesen.com

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Thursday, January 30, 2025 11:32 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: [EXTERNAL] Port Washington Data Center Zoning District Follow Up

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Feel free to review and opine as you see fit.
Bob

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

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From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Tuesday, February 18, 2025 5:00 PM
To: Parin Patel; Sam A. Schultz; Jeff Lake; Craig Huebner (craig.huebner@graef-usa.com); doug.seymour@graef-usa.com; Travis Armistead; Lisak, Jim
Cc: Economic Development
Subject: RE: Port Washington Data Center Zoning District Follow Up

Yes- 9 works for me.
Bob Harris

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Tuesday, February 18, 2025 4:44 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Awesome I will send out the meeting invite for tomorrow 9 am CST

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Tuesday, February 18, 2025 4:40 PM
To: Parin Patel <ppatel@cloverleafinfra.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

[Caution: This e-mail is from an external sender.]

9:00 AM CST works for me.

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct: [redacted] samuel.schultz@vonbriesen.com

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Tuesday, February 18, 2025 1:37 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: [EXTERNAL] RE: Port Washington Data Center Zoning District Follow Up

Hi Bob / Sam –

We do you have availability tomorrow morning to discuss the draft? I was thinking 9 am CST if that works for your team.

The Graeff – Team is putting together an exhibit so we can visualize the setback section of the draft ordinance.

Thanks

Parin Patel
Cloverleaf Infrastructure | Senior Development Manager
mobile [redacted]

CLOVERLEAF

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, February 13, 2025 10:40 AM
To: Parin Patel <ppatel@cloverleafinfra.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

[Caution: This e-mail is from an external sender.]

Hi all-Please remove me from this string and add the Economic Development (included on this email) to your string. I need to keep these separated from my inbox to track progress.

Thank you.

From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Thursday, February 13, 2025 10:28 AM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

Hi Bob – Appreciate the first stab at it. Let our team review and we can add comments.

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Thursday, February 13, 2025 10:25 AM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

[Caution: This e-mail is from an external sender.]

All, attached is the working draft ordinance. I have added comments in the margin for further consideration and questions I have. You will note it is hardly complete as I need input from you all on this. Relatedly, this is a working group so please prod and poke the document as you see fit - I'm the data center newbie here.

Bob

From: Robert Harris
Sent: Tuesday, February 11, 2025 1:03 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Data Center Zoning District Follow Up

All, just a heads-up I will be sending a working draft document no later than this Thursday (Feb. 11). If you have any questions or comments for me, just let me know,

Bob Harris

From: Robert Harris
Sent: Wednesday, February 5, 2025 1:06 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Parin Patel <ppatel@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Craig Huebner (craig.huebner@graef-usa.com) <craig.huebner@graef-usa.com>; doug.seymour@graef-usa.com; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Bob

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, June 17, 2025 10:16 PM
To: Tracye Herrington
Subject: RE: Fire Alarm Testing - Wednesday, June 18 - 8:30-9:00 am

You bet! See you tomorrow.

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Tuesday, June 17, 2025 9:40 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Fire Alarm Testing - Wednesday, June 18 - 8:30-9:00 am

Thanks for the heads up!

VANTAGE
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, June 17, 2025 2:33 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: FW: Fire Alarm Testing - Wednesday, June 18 - 8:30-9:00 am

You don't often get email from mgossett@portwashingtonwi.gov. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FYI.

From: Carrie Arenz <carenz@portwashingtonwi.gov>
Sent: Tuesday, June 17, 2025 12:49 PM
To: Beth MacDonald <bmacdonald@portwashingtonwi.gov>; Carrie Arenz <carenz@portwashingtonwi.gov>; Gary Peterson <GPeterson@portwashingtonwi.gov>; Jolene Klein <jklein@portwashingtonwi.gov>; Kim Frakes <kfrakes@portwashingtonwi.gov>; Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Mark Emanuelson <memanuelson@portwashingtonwi.gov>; Mary Quentin <MQuentin@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Robert Harris <RHarris@portwashingtonwi.gov>; Robin Pena <rpena@portwashingtonwi.gov>; Roger Strohm <rstrohm@portwashingtonwi.gov>; Ross Kroeger <RKroeger@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Xai Khang <xkhang@portwashingtonwi.gov>

Cc: Steve Orvis <sorvis@portwashingtonwi.gov>
Subject: Fire Alarm Testing - Wednesday, June 18 - 8:30-9:00 am

Hello Everyone,

The Fire Alarms at City Hall will be tested tomorrow, Wednesday, June 18 between 8:30-9:00am.

The Fire Alarms may activate briefly during this time. Our apologies in advance for any inconvenience. Thanks!

Carrie

Carrie Arenz
Deputy City Clerk/Management Analyst
100 West Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262.284.5585

PORT WASHINGTON
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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Tuesday, June 17, 2025 9:40 PM
To: Melissa Gossett
Subject: Re: Fire Alarm Testing - Wednesday, June 18 - 8:30-9:00 am

Thanks for the heads up!

VANTAGE

Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

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Sent: Tuesday, June 17, 2025 2:33 PM
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Cc: Steve Orvis <sorvis@portwashingtonwi.gov>
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Carrie

Carrie Arenz
Deputy City Clerk/Management Analyst
100 West Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262.284.5585

Website | Facebook | Instagram | LinkedIn

From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Sent: Monday, June 16, 2025 2:16 PM
To: Praedel, Katie - DNR
Cc: Gossett, Melissa - MUN; Brittany Mazin
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations
Attachments: DRAFT Resources for Data Center Developers.docx

Hi Katie,

Thank you so much for these recommendations. I have added Brittany Mazin here, who leads our community engagement work.

It was great to meet you last week! I look forward to working with you on this.

Kaitlin

VANTAGE DATA CENTERS
Kaitlin Monaghan
Director, Public Policy, North America
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted] **Cell**
kaitlin.monaghan@vantage-dc.com
vantage-dc.com

From: Praedel, Katie - DNR <Katie.Praedel@wisconsin.gov>
Sent: Friday, June 13, 2025 2:08 PM
To: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Cc: Gossett, Melissa - MUN <mgossett@portwashingtonwi.gov>
Subject: Port Washington Community Engagement Projects and Natural Resource Considerations

You don't often get email from katie.praedel@wisconsin.gov. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kaitlin,

It was nice to meet you yesterday. I put together a list of considerations that could go a long way in your proposed development (see attached).

Melissa Gossett, City of Port Washington Administrator, mgossett@portwashingtonwi.gov, is a great resource for the wonderful project outlined in the word document and other projects in the region. She is directly involved with the mayor. I hope this helps.

Have a great day!

Katie Praedel
She, her, hers
Field Integration Leader
Southeast Region
Wisconsin Department of Natural Resources
Cell Phone: 608-910-2345
Katie.Praedel@Wisconsin.gov

dnr.wi.gov
Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Thursday, June 12, 2025 5:02 PM
To: Sam A. Schultz; Melissa Gossett; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith; Robert Harris; Susan Westerbeke; Courtney Horst; Ishika Punjabi; Preethi Chitharanjan
Subject: Re: CPW-DC Project - Port Washington Zoning and Plan Commission Info

That's a great idea. Thanks!

MARCELA DELONG, AIA
Corgan
[redacted]

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Thursday, June 12, 2025 6:01:17 PM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; RMATAR@VANTAGE-DC.COM <rmatar@vantage-dc.com>; CHRIS.WELCH@VANTAGE-DC.COM <Chris.Welch@vantage-dc.com>
Cc: Chris R. Smith <christopher.smith@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Courtney Horst <courtney.horst@vantage-dc.com>; Ishika Punjabi <Ishika.Punjabi@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>
Subject: RE: CPW-DC Project - Port Washington Zoning and Plan Commission Info

To my knowledge not any time soon, but it since everything is state-wide it would take state legislation to do it. I'd keep an eye on DSPS- I think they have some newsletters that you can sign up for.

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct: [redacted] samuel.schultz@vonbriesen.com

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Thursday, June 12, 2025 4:58 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith <christopher.smith@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Courtney Horst <courtney.horst@vantage-dc.com>; Ishika Punjabi <Ishika.Punjabi@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>
Subject: [EXTERNAL] Re: CPW-DC Project - Port Washington Zoning and Plan Commission Info

Sam, thank you very much for confirming. I should have asked above, but do you know when the next code change is expected generally so we can keep tabs on that?

MARCELA DELONG, AIA
Corgan

[redacted]

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Thursday, June 12, 2025 5:47:40 PM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; RMATAR@VANTAGE-DC.COM <RMATAR@VANTAGE-DC.COM>; CHRIS.WELCH@VANTAGE-DC.COM <CHRIS.WELCH@VANTAGE-DC.COM>
Cc: Chris R. Smith <christopher.smith@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Courtney Horst <courtney.horst@vantage-dc.com>; Ishika Punjabi <Ishika.Punjabi@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>
Subject: RE: CPW-DC Project - Port Washington Zoning and Plan Commission Info

That is correct.

Sam A. Schultz | von Briesen & Roper, s.c.
Direct: [redacted] | samuel.schultz@vonbriesen.com

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Thursday, June 12, 2025 3:21 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith <christopher.smith@vonbriesen.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Courtney Horst <courtney.horst@vantage-dc.com>; Ishika Punjabi <Ishika.Punjabi@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>
Subject: [EXTERNAL] RE: CPW-DC Project - Port Washington Zoning and Plan Commission Info

Melissa,

I know I am overdue in responding to you. Thank you very much for sharing this information.

I'd like to request your help confirming that per the zoning code (https://ecode360.com/30081141), we are to follow the Wisconsin Uniform Building Code (https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/361_366/361/i/05, which references the following ICC codes:

SPS 361.05 Adoption of the International Codes.

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Would you mind letting me know if this is accurate?

Thank you!

MARCELA DELONG, AIA
Corgan

[redacted]

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, May 21, 2025 2:45 PM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith <christopher.smith@vonbriesen.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: CPW-DC Project - Port Washington Zoning and Plan Commission Info

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Port Washington, Wisconsin
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Melissa, here are the two things I mentioned for the Vantage architect / planner:

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Sent: Thursday, June 12, 2025 4:58 PM
To: Sam A. Schultz; Melissa Gossett; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith; Robert Harris; Susan Westerbeke; Courtney Horst; Ishika Punjabi; Preethi Chitharanjan
Subject: Re: CPW-DC Project - Port Washington Zoning and Plan Commission Info

Sam, thank you very much for confirming. I should have asked above, but do you know when the next code change is expected generally so we can keep tabs on that?

MARCELA DELONG, AIA
Corgan

[redacted]

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Thursday, June 12, 2025 5:47:40 PM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; RMATAR@VANTAGE-DC.COM <RMATAR@VANTAGE-DC.COM>; CHRIS.WELCH@VANTAGE-DC.COM <CHRIS.WELCH@VANTAGE-DC.COM>
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Subject: RE: CPW-DC Project - Port Washington Zoning and Plan Commission Info

That is correct.

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct: [redacted] samuel.schultz@vonbriesen.com

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Thursday, June 12, 2025 3:21 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith <christopher.smith@vonbriesen.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Robert Harris <RHarris@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Courtney Horst <courtney.horst@vantage-dc.com>; Ishika Punjabi <Ishika.Punjabi@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>
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Subject:	CSM Pre-App Meeting
Location:	Microsoft Teams Meeting\; City Hall (Lower Level) Conference Room
Start:	Tue 6/10/2025 3:00 PM
End:	Tue 6/10/2025 4:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Robert Harris

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 290 296 720 545 8

Passcode: Ra6n9HY2

For organizers: Meeting options

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Monday, June 9, 2025 10:31 AM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Rabih Matar <rmatar@vantage-dc.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Claude Lois <clois@kapurinc.com>; Koslo, David <david.koslo@graef-usa.com>
Subject: RE: CSM Pre-App Meeting

Wonderful. Thanks, Bob. See you all in person at City Hall or virtually tomorrow at 3:00 PM.

Sam

Sam A. Schultz | von Briesen & Roper, s.c.
Direct: [redacted] | samuel.schultz@vonbriesen.com

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Sent: Monday, June 9, 2025 9:55 AM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Rabih Matar <rmatar@vantage-dc.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Claude Lois <clois@kapurinc.com>; Koslo, David <david.koslo@graef-usa.com>
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Bob Harris

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Sent: Friday, June 6, 2025 10:31 PM
To: Lisak, Jim <jim.lisak@graef-usa.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>
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Thank you Jim.

I am available for Tuesday at 2 pm for a virtual session.

Thanks,

Rabih Matar
Senior Manager, Market Development, NA / Gestionnaire principal, Développement du marché, NA
2900 Marie Curie Avenue
Montreal (Quebec), Canada, H4S 2C2
[redacted] **Cell**
rmatar@vantage-dc.com

vantage-dc.com

From: Lisak, Jim <jim.lisak@graef-usa.com>
Sent: Friday, June 6, 2025 5:08:22 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Cc: Robert Harris <RHarris@portwashingtonwi.gov>; Claude Lois <clois@kapurinc.com>; Koslo, David <david.koslo@graef-usa.com>; Rabih Matar <rmatar@vantage-dc.com>
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Jim

James A Lisak, PE, LEED® AP
Practice Area Leader - Water | Principal

GRAEF

275 W. Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | [redacted] | jim.lisak@graef-usa.com

www.graef-usa.com

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James A Lisak is registered in WI. This email and any attachments may contain confidential information to be used only by the intended recipient(s). If you are not the intended recipient of this email, you are expected to disregard the content, delete the email message, and notify the original sender.

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, June 06, 2025 11:29 AM
To: Lisak, Jim <jim.lisak@graef-usa.com>
Cc: Robert Harris <RHarris@portwashingtonwi.gov>; Claude Lois <clois@kapurinc.com>
Subject: CSM Pre-App Meeting

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Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

[redacted]

samuel.schultz@vonbriesen.com
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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Monday, June 2, 2025 11:20 AM
To: Sam A. Schultz; Chris R. Smith; Economic Development; Melissa Gossett; tneitzke@portwashingtonwi.gov; Rebecca Gries; Katie Mendenhall; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Aaron Bilyeu; Lisak, Jim; Tracye Herrington
Subject: RE: Friday Schedule Update
Attachments: [Cleaned]Approval Schedule(42774436.1).xlsx

+ Tracye - Vantage

Hi Team –

Hope everyone had a great weekend! Looping in @Tracye Herrington from the Vantage Team as they begin transitioning into the project.

@Sam A. Schultz – Could you please add her to our Friday weekly call? Also the schedule is great! It's been getting the job done and hitting all our milestones!

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, May 30, 2025 4:57 PM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Economic Development <economicdev@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>; tneitzke@portwashingtonwi.gov; Rebecca Gries <rgries@mke7.com>; Katie Mendenhall <kmendenhall@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: Friday Schedule Update

[Caution: This e-mail is from an external sender.]

This week we've made the very exciting switch to Microsoft Excel. This thing was getting a bit long so hopefully this helps everyone sort each item a bit better. Let me know if you have any updates, questions, comments, pivot table tips, or formatting preferences (I deeply considered papyrus font).

Have a good weekend!

Sam

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Sent: Monday, June 2, 2025 11:20 AM
To: Sam A. Schultz; Chris R. Smith; Economic Development; Melissa Gossett; tneitzke@portwashingtonwi.gov; Rebecca Gries; Katie Mendenhall; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Aaron Bilyeu; Lisak, Jim; Tracye Herrington
Subject: RE: Friday Schedule Update
Attachments: [Cleaned]Approval Schedule(42774436.1).xlsx

+ Tracye - Vantage

Hi Team –

Hope everyone had a great weekend! Looping in @Tracye Herrington from the Vantage Team as they begin transitioning into the project.

@Sam A. Schultz – Could you please add her to our Friday weekly call? Also the schedule is great! It's been getting the job done and hitting all our milestones!

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

CLOVERLEAF

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Friday, May 30, 2025 4:57 PM
To: Chris R. Smith <christopher.smith@vonbriesen.com>; Economic Development <economicdev@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>; tneitzke@portwashingtonwi.gov; Rebecca Gries <rgries@mke7.com>; Katie Mendenhall <kmendenhall@mke7.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Parin Patel <ppatel@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Jeff Lake <jlake@cloverleafinfra.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>
Subject: Friday Schedule Update

[Caution: This e-mail is from an external sender.]

This week we've made the very exciting switch to Microsoft Excel. This thing was getting a bit long so hopefully this helps everyone sort each item a bit better. Let me know if you have any updates, questions, comments, pivot table tips, or formatting preferences (I deeply considered papyrus font).

Have a good weekend!

Sam

Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

[redacted]
samuel.schultz@vonbriesen.com
vonbriesen.com

This message (including attachments) is privileged and confidential. If you are not the intended recipient, please delete it without further distribution and reply to the sender that you have received the message in error.

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, May 21, 2025 2:45 PM
To: MARCELA.DELONG@CORGAN.COM; RMATAR@VANTAGE-DC.COM; CHRIS.WELCH@VANTAGE-DC.COM
Cc: Chris R. Smith; Sam A. Schultz; Robert Harris; Susan Westerbeke
Subject: CPW-DC Project - Port Washington Zoning and Plan Commission Info
Attachments: Ord 2025-06-New I-3 Zoning District (Tech Campus).pdf

Good afternoon:

As promised, here is the information we discussed this morning.

1. I-3 Ordinance/Zoning Code:
   - Attached is the zoning ordinance passed last night at the Common Council meeting.

2. Applications and Deadlines:
   - Visit the following link to the Planning and Development page: 2025 Plan Commission Application, Deadlines & Meeting Dates
   - Navigate down the page to the **2025 Plan Commission Application, Deadlines & Meeting Dates** tab.
     - This will take you directly to the relevant information about the application materials and due dates.

Should you have any questions or need further assistance, feel free to reach out.

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

PORT WASHINGTON WISCONSIN
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Melissa, here are the two things I mentioned for the Vantage architect / planner:

1) The I-3 Tech Campus District zoning code (it's still too new to be in eCode) so it is just in ordinance format – this is attached.
2) Link to the Planning Dept / Plan Commission information: https://www.portwashingtonwi.gov/departments/planning-and-development - click on the Plan Commission blue bar menu

Robert Harris | Director of Planning & Development
City of Port Washington, WI
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
Telephone: 262.284.2600 x1017

PORT WASHINGTON
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From: Parin Patel <ppatel@cloverleafinfra.com>
Sent: Monday, May 5, 2025 12:02 PM
To: Sam A. Schultz; Katie Mendenhall; Chris R. Smith; Melissa Pingel; Ted Neitzke IV; Rebecca Gries; Deborah C. Tomczyk; Travis Armistead; Jeff Lake; Aaron Bilyeu; Lisak, Jim
Cc: Economic Development
Subject: RE: Approval Schedule 5/2/2025

Hi Sam – As always much appreciated! Do you think you could revise the schedule to include CBRF milestones like design review board, Plan Commission etc.

Thanks
Parin Patel
Cloverleaf Infrastructure | Principal Development Manager
mobile [redacted]

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Here is the updated approval schedule. The only major updates were turning some no's into yes's (for example, on receiving the input from DOA), and moving the SSA back a month.

As always, please feel free to forward to your teams and let me know if I missed anything.

Have a good weekend,

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From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Friday, May 2, 2025 7:20 PM
To: Melissa Gossett
Subject: RE: Please call

Thanks for getting back to me Melissa. Turns out Ted called me on another matter a couple hours after I sent my email. I was wanting to talk to you about pushing forward with the CBRF house to design review board and planning commission on the 13th/15th respectively. Ted mentioned that he had already spoken to you about it and that we would be moving forward on that schedule.

Happy to discuss further if you have questions, but for now, I think we are covered.

Thanks and have a great weekend.

--
AWB

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Friday, May 2, 2025 4:41 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Re: Please call

[Caution: This e-mail is from an external sender.]

Aaron-apologies on the delay. I was in meetings all day and saw this at the end of today. If you still need to talk let me know and perhaps we can touch base tomorrow before 330 or Monday. Monday I am tied up with back to back meetings starting at 745 through 4 but could talk in the morning. For the most part, M-F, by 630 am I'm on the road and again around 430-6p I'm on the road as well. 920-228-0503

Melissa M. Gossett | City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Friday, May 2, 2025 9:52:54 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Please call

Hi Melissa – Can you please call me today when you have a moment?

Thank you.

--
Aaron W. Bilyeu, AIA
Chief Development Officer

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Friday, May 2, 2025 6:41 PM
To: Aaron Bilyeu
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Cloverleaf Infrastructure
[redacted]

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Chief Development Officer
Cloverleaf Infrastructure
[redacted]

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, August 4, 2025 4:54 PM
To: Melissa Gossett; Rebecca Gries; Susan Westerbeke
Cc: Kaitlin Monaghan; Hank Evans
Subject: Re: WI Community Syncs

Tomorrow's meeting is cancelled — we'll have more to report next week so we can regroup then!

From: Brittany Mazin
Sent: Tuesday, July 1, 2025 2:41 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Susan Westerbeke <swesterbeke@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: WI Community Syncs
When: Tuesday, August 5, 2025 9:30 AM-10:00 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, July 31, 2025 1:44 PM
To: Brittany Mazin; Rebecca Gries; Melissa Gossett
Subject: Re: WI Community Syncs

That works perfectly, thank you.
Susan

Get Outlook for iOS

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, July 31, 2025 12:57:12 PM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

Hello!
No problem at all—enjoy the time with your family!
We have our next standing meeting on Tuesday at 9:30 AM MT. Does that work for you? I'll forward the invite your way.
Best,
Brittany

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, July 31, 2025 9:35 AM
To: Rebecca Gries <rgries@mke7.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

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Hello,
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I'm out of the office taking a few days off to spend time with family that's in from Italy for a short visit. If we can reschedule for Tuesday - Friday next week that would be helpful. If this is a meeting that needs to be held prior to that let me know and I can make arrangements to do so from where I'm staying.
Susan

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From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, July 29, 2025 3:40:00 PM

To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

All,

Apologies for making this difficult. I can do the afternoon if that works for everyone between 1:30 - 3:15 CST/ 12:30 - 2:15 MT.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

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To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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My schedule just changed - how is 11:30 MT tomorrow?

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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I can make 11 MT/12 CST work. 😊

Rebecca

Rebecca Gries
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[redacted]

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To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Subject: Re: WI Community Syncs

Sure!
How is tomorrow at 11 am MT?
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 28, 2025 8:35 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
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Brittany-I have a scheduled conflicting meeting about the project. Can we pick another time?

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Sent: Monday, July 28, 2025 8:34 PM
To: Rebecca Gries; Melissa Gossett
Cc: Kaitlin Monaghan; Hank Evans
Subject: WI Community Syncs
When: Wednesday, July 30, 2025 9:00 AM-9:30 AM (UTC-07:00) Mountain Time (US & Canada).
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

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Meeting ID: 229 447 602 425 3

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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: RE: WI Community Syncs

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Brittany-I have a scheduled conflicting meeting about the project. Can we pick another time?

-----Original Appointment-----
From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 28, 2025 8:34 PM
To: Rebecca Gries; Melissa Gossett
Cc: Kaitlin Monaghan; Hank Evans
Subject: WI Community Syncs
When: Wednesday, July 30, 2025 9:00 AM-9:30 AM (UTC-07:00) Mountain Time (US & Canada).
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, July 31, 2025 10:35 AM
To: Rebecca Gries; Brittany Mazin; Melissa Gossett
Subject: Re: WI Community Syncs

Hello,
I'd like to apologize for missing our call yesterday. We had consecutive meetings throughout the day along with a substantial council agenda packet to coordinate and distribute.
I'm out of the office taking a few days off to spend time with family that's in from Italy for a short visit. If we can reschedule for Tuesday - Friday next week that would be helpful. If this is a meeting that needs to be held prior to that let me know and I can make arrangements to do so from where I'm staying.
Susan

Get Outlook for iOS

From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, July 29, 2025 3:40:00 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

All,

Apologies for making this difficult. I can do the afternoon if that works for everyone between 1:30 - 3:15 CST/ 12:30 - 2:15 MT.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 29, 2025 2:41 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

My schedule just changed - how is 11:30 MT tomorrow?

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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I can make 11 MT/12 CST work. ☺

Rebecca

Rebecca Gries
Executive Director
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Sent: Tuesday, July 29, 2025 3:40 PM
To: Brittany Mazin; Melissa Gossett; Susan Westerbeke
Subject: Re: WI Community Syncs

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Milwaukee 7 (M7)
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I can make 11 MT/12 CST work. 😊

Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

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Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, July 29, 2025 3:40 PM
To: Brittany Mazin; Melissa Gossett; Susan Westerbeke
Subject: Re: WI Community Syncs

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Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

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Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 29, 2025 2:42 PM
To: Rebecca Gries; Melissa Gossett
Subject: Re: WI Community Syncs

My schedule just changed - how is 11:30 MT tomorrow?

From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, July 29, 2025 9:31 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I can make 11 MT/12 CST work. 😊

Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 29, 2025 11:33 AM
To: Susan Westerbeke; Melissa Gossett; Rebecca Gries
Subject: Re: WI Community Syncs

I don't think Rebecca can make that work.
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Thanks!
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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, July 29, 2025 10:17 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
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Hello,

I can meet tomorrow any time between 9:00 am until 10:45 am CT. Other wise afternoon there are more openings.

Susan

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 29, 2025 10:59 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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Subject: RE: WI Community Syncs

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 29, 2025 10:13 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Subject: Re: WI Community Syncs

Sure!
How is tomorrow at 11 am MT?
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 28, 2025 8:35 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: RE: WI Community Syncs

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Sent: Monday, July 28, 2025 8:34 PM
To: Rebecca Gries; Melissa Gossett
Cc: Kaitlin Monaghan; Hank Evans

Subject: WI Community Syncs
When: Wednesday, July 30, 2025 9:00 AM-9:30 AM (UTC-07:00) Mountain Time (US & Canada).
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, July 29, 2025 11:18 AM
To: Melissa Gossett; Brittany Mazin; Rebecca Gries
Subject: RE: WI Community Syncs

Hello,

I can meet tomorrow any time between 9:00 am until 10:45 am CT. Other wise afternoon there are more openings.

Susan

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 29, 2025 10:59 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 29, 2025 10:56 AM
To: Rebecca Gries; Brittany Mazin
Subject: RE: WI Community Syncs

Unfortunately and fortunately, we are in meetings starting at 10 regarding the project with staff and Council members all day.

From: Rebecca Gries <rgries@mke7.com>
Sent: Tuesday, July 29, 2025 10:31 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

I can make 11 MT/12 CST work. ☺

Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 28, 2025 10:04 PM
To: Brittany Mazin
Subject: RE: Vantage Data Centers

Susan is the contact for this and she is checking for you.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 28, 2025 4:06 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Fw: Vantage Data Centers

Hi Melissa,
I just wanted to check in to make sure we're all set on the payment and backend details for Fish Days. Is there another contact we should reach out to for payment coordination? We haven't heard back from Michael

Thanks so much,
Brittany

From: Valerie Aguilar <valerie.aguilar@vantage-dc.com>
Sent: Monday, July 28, 2025 3:03 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: FW: Vantage Data Centers

Hi Brittany,

Is there another contact we can reach out to? Michael has not responded.

Valerie Aguilar

Vendor Onboarding Specialist

200 Clayton Street, Suite 450

Denver, CO 80206

[redacted] Cell

valerie.aguilar@vantage-dc.com

From: Valerie Aguilar
Sent: Monday, July 21, 2025 11:38 AM
To: mac_goebel@sbcglobal.net
Cc: Vendor Onboarding <vendoronboardingcr@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Vantage Data Centers

Hi Michael,

I wanted to follow up on the below.

Valerie Aguilar

Vendor Onboarding Specialist

200 Clayton Street, Suite 450

Denver, CO 80206

[redacted] Cell

valerie.aguilar@vantage-dc.com

From: Valerie Aguilar
Sent: Wednesday, July 16, 2025 10:51 AM
To: mac_goebel@sbcglobal.net
Cc: Vendor Onboarding <vendoronboardingcr@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Vantage Data Centers

Hi Michael,

I am trying to get your account into our system for a payment; I was provided the W9 and want to confirm if payment will be made via check or ACH? If ACH, please provide a voided check or bank details on a bank letterhead. The last step is a verbal confirmation, very short phone call.

Valerie Aguilar

Vendor Onboarding Specialist

200 Clayton Street, Suite 450

Denver, CO 80206

[redacted] **Cell**

valerie.aguilar@vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 28, 2025 9:36 PM
To: Brittany Mazin; Rebecca Gries
Cc: Kaitlin Monaghan; Hank Evans
Subject: RE: WI Community Syncs

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From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, July 28, 2025 8:03 PM
To: Brittany Mazin; Melissa Gossett
Cc: Kaitlin Monaghan; Hank Evans
Subject: Re: WI Community Syncs

That works well for me! Melissa, will that work for you?

Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 28, 2025 6:22:24 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: Re: WI Community Syncs

Absolutely! How is Wednesday morning?

Get Outlook for iOS

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, July 28, 2025 4:00:53 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: RE: WI Community Syncs

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Brittany and Melissa –

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Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 3:42 PM
To: Brittany Mazin; Rebecca Gries; Melissa Gossett
Cc: Kaitlin Monaghan; Hank Evans
Subject: WI Community Syncs
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Cc: Kaitlin Monaghan; Hank Evans
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From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, July 28, 2025 5:01 PM
To: Brittany Mazin; Melissa Gossett
Cc: Kaitlin Monaghan; Hank Evans
Subject: RE: WI Community Syncs

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Rebecca Gries
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For organizers: Meeting options

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 28, 2025 4:06 PM
To: Melissa Gossett
Subject: Fw: Vantage Data Centers

Hi Melissa,
I just wanted to check in to make sure we're all set on the payment and backend details for Fish Days. Is there another contact we should reach out to for payment coordination? We haven't heard back from Michael

Thanks so much,
Brittany

From: Valerie Aguilar <valerie.aguilar@vantage-dc.com>
Sent: Monday, July 28, 2025 3:03 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: FW: Vantage Data Centers

Hi Brittany,

Is there another contact we can reach out to? Michael has not responded.

VANTAGE DATA CENTERS

Valerie Aguilar
Vendor Onboarding Specialist
200 Clayton Street, Suite 450
Denver, CO 80206
[redacted] **Cell**
valerie.aguilar@vantage-dc.com

From: Valerie Aguilar
Sent: Monday, July 21, 2025 11:38 AM
To: mac_goebel@sbcglobal.net
Cc: Vendor Onboarding <vendoronboardingcr@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Vantage Data Centers

Hi Michael,

I wanted to follow up on the below.

Valerie Aguilar
Vendor Onboarding Specialist
200 Clayton Street, Suite 450
Denver, CO 80206
[redacted] - **Cell**
valerie.aguilar@vantage-dc.com

From: Valerie Aguilar
Sent: Wednesday, July 16, 2025 10:51 AM
To: mac_goebel@sbcglobal.net
Cc: Vendor Onboarding <vendoronboardingcr@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Vantage Data Centers

Hi Michael,

I am trying to get your account into our system for a payment; I was provided the W9 and want to confirm if payment will be made via check or ACH? If ACH, please provide a voided check or bank details on a bank letterhead. The last step is a verbal confirmation, very short phone call.

Valerie Aguilar
Vendor Onboarding Specialist
200 Clayton Street, Suite 450
Denver, CO 80206
[redacted] - **Cell**
valerie.aguilar@vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 6:29 PM
To: Brittany Mazin
Subject: RE: Question

That would be fine.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, July 24, 2025 5:43 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Question

Hi! Would it be okay for me to reach out to Sarah directly?

Get Outlook for iOS

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 3:24:11 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Question

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Hi Brittany-I am unclear what you need from us on this matter, could you let me know?

Thank you.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, July 24, 2025 3:59 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Emily Backus <Emily.Backus@vantage-dc.com>
Subject: Re: Question

Emily - Melissa/the city has worked with Sarah Majerus from Stantec on Sustainability efforts so we will connect you two.
Brittany

From: Brittany Mazin
Sent: Tuesday, July 22, 2025 3:22 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Emily Backus <Emily.Backus@vantage-dc.com>
Subject: Question

Hi! Do you happen to have a Stantec contact you'd recommend for my colleague on the Sustainability team to connect with while she's in town next week?
Brittany

Brittany Mazin

Senior Manager, Public Policy - Community Engagement, North America

200 Clayton Street, Suite 500

Denver, CO 80206

[redacted] **Cell**
brittany.mazin@vantage-dc.com

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VANTAGE DATA CENTERS

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Senior Manager, Public Policy - Community Engagement, North America

200 Clayton Street, Suite 500

Denver, CO 80206

[redacted] **Cell**
brittany.mazin@vantage-dc.com

vantage-dc.com

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Thursday, July 24, 2025 5:27 PM
To: Melissa Gossett
Subject: Re: Next week

Sounds good, thanks!

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 500
Denver, CO 80206
USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 6:22:41 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: RE: Next week

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Tracye – sounds good. Let us know if other spaces don't work and I can try to move some things at City Hall. 😊

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Thursday, July 24, 2025 4:03 PM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Next week

Okay. Thank you for confirming. I'll make alternate arrangements to keep it simple.

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Vice President, New Site Development, NA
200 Clayton St, Suite 500
Denver, CO 80206
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[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 5:01:55 PM

To: Tracye Herrington <tracye.herrington@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Next week

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Sent: Thursday, July 24, 2025 3:38 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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Port Washington, WI 53074
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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 5:24 PM
To: Brittany Mazin
Subject: RE: Question

Hi Brittany-I am unclear what you need from us on this matter, could you let me know?

Thank you.

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Sent: Thursday, July 24, 2025 3:59 PM
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Senior Manager, Public Policy - Community Engagement, North America

200 Clayton Street, Suite 500

Denver, CO 80206

[redacted] **Cell**
brittany.mazin@vantage-dc.com

vantage-dc.com

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Sent: Thursday, July 24, 2025 5:23 PM
To: Tracye Herrington
Subject: RE: Next week

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 4:02 PM
To: Tracye Herrington; Melissa Gossett
Subject: RE: Next week

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Sent: Thursday, July 24, 2025 3:53 PM
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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 4:49:00 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
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Subject: RE: Next week

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Tracye – you mentioned you may have closings next week…Susan and I are out the latter part of next week so I wanted to touch base if you still needed a room. Let us know.

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 3:49 PM
To: Tracye Herrington
Cc: Susan Westerbeke
Subject: RE: Next week

Wednesday may be hard because we have meetings in both Council Chambers and that conference room (I believe). Susan will touch base with you. ☺

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Thursday, July 24, 2025 3:38 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: Next week

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Can you accommodate all these?

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 500
Denver, CO 80206
USA
[redacted]cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 24, 2025 3:47:19 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Next week

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Microsoft Teams Need help?

Join the meeting now

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Passcode: vY7aA6xY

Dial in by phone

+1 848-200-2015,,627223885# United States, Metuchen

Find a local number

Phone conference ID: 627 223 885#

Join on a video conferencing device

Tenant key: teams@langan.com

Video ID: 111 910 445 2

More info

For organizers: Meeting options | Reset dial-in PIN

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 23, 2025 3:55 PM
To: Rebecca Gries; Gregory Winn; Kaitlin Monaghan; Melissa Gossett; Dupies, Alicia
Cc: Hank Evans
Subject: Re: WI: Construction/Workforce Discussion

Hi,

Here's a quick agenda ahead of tomorrow's call:

Agenda

- Wisconsin Labor Market & Workforce
- Local Market Conditions
- Community and/or AHJ Expectations

We're looking forward to introducing ourselves and learning more!

Brittany

From: Rebecca Gries
Sent: Sunday, July 20, 2025 1:14 PM
To: Rebecca Gries <rgries@mke7.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>; Gregory Winn <gregory.winn@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Dupies, Alicia <adupies@gilbaneco.com>
Subject: WI: Construction/Workforce Discussion
When: Thursday, July 24, 2025 3:30 PM-4:00 PM.
Where: Microsoft Teams Meeting

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Meeting ID: 278 052 773 380

Passcode: we3NZ3YL

For organizers: Meeting options

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Subject: Re: FW: WI1 - Emergency Response and Access Coordination
Attachments: Tower Turning Radius.pdf

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Join the meeting now

Meeting ID: 265 254 018 478 5

Passcode: vY7aA6xY

Dial in by phone

+1 848-200-2015,,627223885# United States, Metuchen

Find a local number

Phone conference ID: 627 223 885#

Join on a video conferencing device

Tenant key: teams@langan.com

Video ID: 111 910 445 2

More info

For organizers: Meeting options | Reset dial-in PIN

Org help

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From: Joseph DeBoer <jdeboer@portwashingtonwi.gov>
Sent: Wednesday, July 23, 2025 3:06 PM
To: Timothy O'Neill; Kevin Hingiss; Melissa Gossett; Economic Development; Rabih Matar; Deborah C. Tomczyk; Chris Welch; Andrew Uttan; Zack Gottlob; Pat McGovern; Claude Lois; Sam A. Schultz
Subject: Re: FW: WI1 - Emergency Response and Access Coordination
Attachments: Tower Turning Radius.pdf

Hello All:

Just wanted to follow up on our meeting yesterday as requested. Attached is the turning radius diagram for an apparatus very similar to our current ladder truck. With the outriggers extended, the vehicle requires a minimum width of 21 feet.

If you need anything further, please don't hesitate to reach out.

Thanks!

Joe DeBoer | Fire Chief/EMS Service Director
Port Washington Fire Department

100 W Grand Avenue
Port Washington, WI 53074
Office: (262) 284-2891 x 1101
Cell: (414) 467-4133
E-Mail: jdeboer@portwashingtonwi.gov

CONFIDENTIALITY: This e-mail (including any attachments) may contain confidential, protected, or privileged information. Unauthorized disclosure is prohibited. If you received this e-mail in error, please notify the sender and delete this e-mail from your system.

From: Timothy O'Neill
Sent: Wednesday, July 16, 2025 2:52 PM
To: Timothy O'Neill <toneill@langan.com>; Kevin Hingiss <KHingiss@portwashingtonwi.gov>; Joseph DeBoer <jdeboer@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>; Rabih Matar <rmatar@vantage-dc.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Chris Welch <chris.welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Zack Gottlob <zgottlob@langan.com>; Pat McGovern <pmcgovern@langan.com>; Claude Lois <clois@kapurinc.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>
Subject: FW: WI1 - Emergency Response and Access Coordination
When: Tuesday, July 22, 2025 11:00 AM-12:00 PM.
Where: Microsoft Teams Meeting

-----Original Appointment-----
From: Timothy O'Neill <toneill@langan.com>
Sent: Wednesday, July 16, 2025 2:53 PM
To: Timothy O'Neill; Melissa Gossett; Economic Development; Rabih Matar; Deborah C. Tomczyk; Chris Welch; Andrew Uttan; Zack Gottlob; Pat McGovern; Claude Lois; Sam A. Schultz

Subject: FW: WI1 - Emergency Response and Access Coordination
When: Tuesday, July 22, 2025 11:00 AM-12:00 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

-----Original Appointment-----
From: Timothy O'Neill <toneill@langan.com>
Sent: Wednesday, July 16, 2025 12:00 PM
To: Timothy O'Neill; Economic Development; Rabih Matar; Deborah C. Tomczyk; Chris Welch; Andrew Uttan; Zack Gottlob; Pat McGovern; Claude Lois; Sam A. Schultz
Subject: FW: WI1 - Emergency Response and Access Coordination
When: Tuesday, July 22, 2025 11:00 AM-12:00 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Melissa,

Please forward to fire and police chief.

Thanks,
Claude

-----Original Appointment-----
From: Timothy O'Neill <toneill@langan.com>
Sent: Wednesday, July 16, 2025 12:00 PM
To: Timothy O'Neill; Rabih Matar; Deborah C. Tomczyk; Chris Welch; Andrew Uttan; Zack Gottlob; Pat McGovern; Claude Lois; Sam A. Schultz; economicdev@portwashingtonwi.gov
Subject: WI1 - Emergency Response and Access Coordination
When: Tuesday, July 22, 2025 11:00 AM-12:00 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Claude, Sam,

Will you please forward this invitation to the appropriate Port Washington representative including the Emergency Services personnel?

Thank you,

Tim O'Neill

Utility Coordination		

	Required hydrants shall be freestanding and shall be located not more than 50 feet or less than 25 feet from the structure or building. One hydrant shall be located not more than 50 feet or less than 25 feet from the main entrance to such structure or building. Additional hydrants shall be provided around the perimeter of the structure building so that no fire hydrant is more than 300 feet from any other approved hydrant by normal access routes. All fire hydrants shall be located within 10 feet of an all-weather road and shall be always accessible to the Fire Department. Currently our roadway varies from 75' to 125' from building. Making it impossible to place hydrants both within 10' from roadway and maximum 50' from building. Is there a variance we can pursue, in order to properly place hydrants a greater distance from the buildings?	Variance for maximum dis
	Will hydrants be required throughout the site? Spacing?	
	What is the maximum hydrant spacing?	
	What is the design vehicle for emergency services for truck Turing movements?	
	Emergency vehicle access to face of building requirements? Where will fire lanes be required?	Main buildings are propose
	Where will City charged hydrants be required? Additional loop connections required?	100 ft from fire tank and pu site some north to south.

Microsoft Teams Need help?

Join the meeting now

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Passcode: vY7aA6xY

Dial in by phone

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 22, 2025 6:35 PM
To: Brittany Mazin; Michael McMahon
Subject: RE: Introduction

We looking forward to working together!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 22, 2025 4:27 PM
To: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

Thank you so much for the time today! I will keep you posted on my travel next week!
Brittany

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Thursday, July 10, 2025 9:26 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brittany,

Thank you so much for reaching out—I'm grateful Melissa connected us!

I'll be out of town on vacation next week, but I'd be happy to set up a time to connect the week of July 21st. Let me know what dates/times might work best for you, and I'll do my best to accommodate.

Looking forward to the conversation!

Michael McMahon, Ed.D
Superintendent
Port Washington-Saukville School District
PH-262-268-6010

On Wed, Jul 9, 2025 at 5:41 PM Brittany Mazin <brittany.mazin@vantage-dc.com> wrote:

> Hi Michael,
> My name is Brittany Mazin, and I lead Community Engagement efforts across North America for Vantage

Data Centers. Melissa shared your contact information with me, and I'd love the opportunity to connect for a brief virtual introduction.

Would you be available sometime next week?

Best regards,
Brittany

VANTAGE

Brittany Mazin

Senior Manager, Public Policy - Community Engagement, North America

200 Clayton Street, Suite 500

Denver, CO 80206

[redacted] **Cell**
brittany.mazin@vantage-dc.com

vantage-dc.com

This communication may contain confidential and/or privileged information. If you are not the intended recipient (or have received this communication in error) please notify the sender immediately and destroy this communication. Any unauthorized copying, disclosure or distribution of the material in this communication is strictly forbidden.

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Cc: Melissa Gossett
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>
> Would you be available sometime next week?
>
> Best regards,
> Brittany

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] Cell
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 22, 2025 4:22 PM
To: Melissa Gossett
Cc: Emily Backus
Subject: Question

Hi! Do you happen to have a Stantec contact you'd recommend for my colleague on the Sustainability team to connect with while she's in town next week?
Brittany

VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 22, 2025 3:02 PM
To: Michael McMahon; mgossett@portwashingtonwi.gov
Subject: Re: Meeting with Brittany Mazin - Vantage

Be right on!

From: Michael McMahon
Sent: Thursday, July 10, 2025 12:14 PM
To: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>; Brittany Mazin <brittany.mazin@vantage-dc.com>; mgossett@portwashingtonwi.gov <mgossett@portwashingtonwi.gov>
Subject: Meeting with Brittany Mazin - Vantage
When: Tuesday, July 22, 2025 2:00 PM-2:30 PM.
Where:

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This event has been updated
Changed: time

Join with Google Meet

Meeting link
meet.google.com/wps-hbgv-djm

Join by phone
(US) +1 513-909-4882
PIN: 721845889

More phone numbers

When CHANGED
Tuesday Jul 22, 2025 · 3pm – 3:30pm (Central Time - Chicago)
~~Tuesday Jul 22, 2025 · 2:30pm – 3:30pm (Central Time - Chicago)~~

Guests
Michael McMahon - organizer

brittany.mazin@vantage-dc.com
mgossett@portwashingtonwi.gov
View all guest info

Reply for brittany.mazin@vantage-dc.com

Yes	No	Maybe
More options		

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 21, 2025 8:01 PM
To: Melissa Gossett
Subject: Re: Meetings Verifications

Of course!!

Get Outlook for iOS

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 21, 2025 6:21:04 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Re: Meetings Verifications

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great, thanks for the update.

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 21, 2025 7:07:42 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Meetings Verifications

Hello!

have the meeting with the school district (Michael) tomorrow, followed by the construction conversation on Thursday.

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 21, 2025 4:09 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Meetings Verifications

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Brittany – could you verify which meetings we are having this week? I have two on my calendar for tomorrow; I have one at noon as a hold and then 3:30 with the school district? Then I have a hold for Wed at 11, and then one for Thursday at 4:30pm.

Thanks for clarifying.

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

PORT WASHINGTON
WISCONSIN
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Website | Facebook | Instagram | LinkedIn

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 21, 2025 7:21 PM
To: Brittany Mazin
Subject: Re: Meetings Verifications

Great, thanks for the update.

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

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Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Meetings Verifications

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100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

Website | Facebook | Instagram | LinkedIn

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 21, 2025 7:08 PM
To: Melissa Gossett
Subject: Re: Meetings Verifications

Hello!

have the meeting with the school district (Michael) tomorrow, followed by the construction conversation on Thursday.

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 21, 2025 4:09 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Meetings Verifications

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Brittany – could you verify which meetings we are having this week? I have two on my calendar for tomorrow; I have one at noon as a hold and then 3:30 with the school district? Then I have a hold for Wed at 11, and then one for Thursday at 4:30pm.

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Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

Website | Facebook | Instagram | LinkedIn

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Sunday, July 20, 2025 2:46 PM
To: Rebecca Gries; Melissa Gossett
Subject: Re: SME for Meeting Next Week

Thank you!!!

Get Outlook for iOS

From: Rebecca Gries <rgries@mke7.com>
Sent: Sunday, July 20, 2025 1:16:17 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: SME for Meeting Next Week

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Perfect! I sent you and the same group from Wednesday's call an invite.

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Sunday, July 20, 2025 8:51 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: SME for Meeting Next Week

We can do 4 - 4:30 CST on Thursday.
Thank you so much!
Brittany

From: Rebecca Gries <rgries@mke7.com>
Sent: Friday, July 18, 2025 3:06 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: SME for Meeting Next Week

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Hi Brittany,

What about 4-5 pm CST on Thursday? We may also be able to do 3:30 pm if needed.

Best,
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Friday, July 18, 2025 9:37:02 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: SME for Meeting Next Week

Hello!
I'll be traveling Wednesday through Friday next week, so that timing is a bit tricky. Is there any availability later in the afternoon on Thursday?

This SME sounds fantastic!

Best,
Brittany

From: Rebecca Gries <rgries@mke7.com>
Sent: Friday, July 18, 2025 6:07 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: SME for Meeting Next Week

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Morning –

Happy Friday! Would it be possible to reschedule our meeting next week with Greg? I have a great SME for our conversation who would be extremely beneficial to hear from, given her background in the local construction industry and working with the unions. I believe it's vital information, given how quickly the project is moving.

Wed 10 AM CST

Thurs 10 or 11:30 AM CST

If none of those times work for Greg or you both, please send a few that do, and we will make it work!

Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

Learn More About Milwaukee's 7 - County Region:
www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect:

From: Rebecca Gries <rgries@mke7.com>
Sent: Sunday, July 20, 2025 2:35 PM
To: Melissa Gossett; Brittany Mazin
Subject: RE: SME for Meeting Next Week

Hi Melissa,

At this time, I am bringing in a local private expert to share their insights on the Wisconsin construction ecosystem and workforce, including the role of unions. It sounded like Brittany would like to schedule a separate conversation with union members.

Will that work?
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Sunday, July 20, 2025 2:29 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Subject: RE: SME for Meeting Next Week

Is this virtual and what is the length of the meeting? I have a contact also from the Local 139 Construction Union that I want to bring into this conversation. 😊

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Sunday, July 20, 2025 8:51 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

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Thurs 10 or 11:30 AM CST

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Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

Learn More About
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www.mkeregion.com

MILWAUKEE 7
Regional Partnership

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Sent: Friday, July 18, 2025 6:07 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: SME for Meeting Next Week

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning –

Happy Friday! Would it be possible to reschedule our meeting next week with Greg? I have a great SME for our conversation who would be extremely beneficial to hear from, given her background in the local construction industry and working with the unions. I believe it's vital information, given how quickly the project is moving.

Wed 10 AM CST

Thurs 10 or 11:30 AM CST

If none of those times work for Greg or you both, please send a few that do, and we will make it work!

Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

Learn More About
Milwaukee's 7 – County Region:
www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect:

From: Rebecca Gries <rgries@mke7.com>
Sent: Sunday, July 20, 2025 2:16 PM
To: Brittany Mazin; Melissa Gossett
Subject: RE: SME for Meeting Next Week

Perfect! I sent you and the same group from Wednesday's call an invite.

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Sunday, July 20, 2025 8:51 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: SME for Meeting Next Week

We can do 4 - 4:30 CST on Thursday.
Thank you so much!
Brittany

From: Rebecca Gries <rgries@mke7.com>
Sent: Friday, July 18, 2025 3:06 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: SME for Meeting Next Week

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Hi Brittany,

What about 4-5 pm CST on Thursday? We may also be able to do 3:30 pm if needed.

Best,
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)

[redacted]

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
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To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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[redacted]

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Executive Director
Milwaukee 7 (M7)
[redacted]

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Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]
301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

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www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect:

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Saturday, July 19, 2025 10:53 AM
To: tneitzke@portwashingtonwi.gov
Subject: Fw: Concerning WDNR Call

See below.

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206
USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Andrew Stewart <Andrew.Stewart@vantage-dc.com>
Sent: Friday, July 18, 2025 18:04
To: Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>
Cc: Kristin Langhoff <KLanghoff@reinhartlaw.com>; Joseph Franke <JFranke@reinhartlaw.com>
Subject: RE: Concerning WDNR Call

Debby – Thanks for this. We are reviewing (and panicking) internally and will get back to you soon.

Andrew

Andrew Stewart
Director, Senior Corporate Counsel
Vantage Data Centers

From: Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>
Sent: Friday, July 18, 2025 5:17 PM
To: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Andrew Stewart <Andrew.Stewart@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>
Cc: Kristin Langhoff <KLanghoff@reinhartlaw.com>; Joseph Franke <JFranke@reinhartlaw.com>
Subject: RE: Concerning WDNR Call

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All:

Molly McNab called me again. She wanted to be crystal clear that, regardless of the type of wetland permit we apply for, given the scope and scale of the project ("the biggest datacenter in the US" according to news reports), DNR will require an EIS. A summary of the questions I posed to Molly and her answers follow (from memory while I was driving):

1. Q: Why are we first hearing about the EIS requirement within the last 8 days? A: Prior DNR meetings were high-level without any specific permit requests; only now has DNR appreciated the scope and scale of the project.
2. Q: Under what authority is DNR requiring an EIS? A: Due to the multiple permits being requested from DNR (air, wetland and stormwater) (presumably, NR 150.20(4)(b)(1) attached).
3. Q: If energy usage is a concern, won't We Energies/ATC pursue WEPA compliance; can we piggy-back off of that? A. No, WEPA compliance for PSC matters is different; VDC needs to comply with WEPA for its project independently regardless of the adverse impacts on schedule.
4. Q: Do all projects which require air, wetland and stormwater permits require an EIS. A: No, but projects of this scope and scale (undefined) do.
5. Q: Is DNR requiring an EIS for the Beaver Dam datacenter project? A: Molly did not know.
6. Q: Doesn't DNR have discretion to require an EIS? A: A project of this scale has lots of interest and DNR has to prepare for lawsuits. 2 types of lawsuits can arise for insufficient WEPA compliance: (A) lawsuits for DNR failing to require an EIS, and (B) lawsuits challenging the sufficiency of an EIS DNR required. DNR much prefers to defend, and will be more successful in defending, (B).
7. Q: DNR did not require an EIS for the Foxconn site because there was a special legislative exemption? A. Yes.

Ugh, Debby

Deborah C. Tomczyk

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700, Milwaukee, WI 53202

[redacted]
dtomczyk@reinhartlaw.com | reinhartlaw.com | Bio | vCard

Reinhart

From: Deborah C. Tomczyk
Sent: Thursday, July 10, 2025 4:48 PM
To: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Andrew Stewart <andrew.stewart@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>
Subject: Concerning WDNR Call

Vantage Folks:

WDNR Chief Legal Counsel Molly McNab just called me. (I've worked with Molly on other projects, and she wanted to reach out as soon as she had her arms around the scope, scale and speed of Vantage's Part Washington project.)

Contrary to what WDNR representatives said at the 6/27 meeting, Molly called to raise a red flag that WDNR likely would not be able to permit our project with the speed that Vantage needs.

Without having seen any plans, Molly shared concerns about:
1) Compliance with the Wisconsin Environmental Policy Act (WEPA, similar to NEPA): WDNR needs more information to even decide if an Environmental Impact Statement will be required. (An EIS will add months, if not years, to WDNR permitting.)
2) Bifurcating wetland permits: WDNR may need to consider the entire 1900 acres as a "single and complete project," making the first phase ineligible for a general permit and requiring an individual permit for the entire project.
3) Overall impacts of the project on consumption of energy, water and space.

Molly was informed by Katie Praedel that Hank and Kaitlyn have a 10am meeting with WDNR tomorrow (7/11), during which WDNR staff will start putting the brakes on.

The right folks representing Vantage and the State need to meet asap to get on the same page. Please let me know how Reinhart can help.

Best, Debby

Deborah C. Tomczyk

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700, Milwaukee, WI 53202

[redacted]
dtomczyk@reinhartlaw.com | reinhartlaw.com | Bio | vCard

Reinhart

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From: Rebecca Gries <rgries@mke7.com>
Sent: Friday, July 18, 2025 4:06 PM
To: Brittany Mazin; Melissa Gossett
Subject: Re: SME for Meeting Next Week

Hi Brittany,

What about 4-5 pm CST on Thursday? We may also be able to do 3:30 pm if needed.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

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Wed 10 AM CST
Thurs 10 or 11:30 AM CST

If none of those times work for Greg or you both, please send a few that do, and we will make it work!
Rebecca

Rebecca Gries

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[redacted]
301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

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MILWAUKEE 7
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Executive Director
Milwaukee 7 (M7)
[redacted]
301 W. Wisconsin Ave., Suite 220, Milwaukee, WI 53203

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Milwaukee's 7 – County Region:
www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect:

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 17, 2025 3:51 PM
To: Brittany Mazin; MICHAEL GOEBEL
Cc: Rebecca Gries
Subject: RE: Fish Days!

If she hooks up with the Friends group and Ted, they will be happy to show her around!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, July 17, 2025 3:42 PM
To: MICHAEL GOEBEL <mac_goebel@sbcglobal.net>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>
Subject: Fish Days!

Hi! My colleague Tracye is at Fish Days - anything in particular she should get plugged into?
Brittany

VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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Sent: Thursday, July 17, 2025 3:42 PM
To: MICHAEL GOEBEL; Melissa Gossett
Cc: Rebecca Gries
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VANTAGE
DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Thursday, July 17, 2025 7:22 AM
To: Melissa Gossett
Subject: Port Washington Celebratory Cruise
Attachments: Sunset Sail Celebration Invitation.pdf

Hi Melissa
We are delighted to invite you to a special **Sunset Sail Celebration** on the beautiful waters of Port Washington! Join us for an evening of great company, relaxing views, and a memorable sail as the sun sets over the water. Please see the invitation attached and the details below:
When: Thursday, July 24 | 6:00–10:00 PM
Itinerary:

- **6:00 PM** – Light bites & drinks at Inventor's Brewpub
  305 E. Washington Street, Port Washington, WI 53074
- **7:00 PM** – Boarding & takeoff for the evening sail
- **9:00 PM** – Return to dock with the option to continue the social at Inventor's

RSVP:
Space is limited, so please let us know if you can attend by clicking the RSVP link here.
We hope you can join us for this unique celebration!

--
Aaron W. Bilyeu, AIA
Chief Development Officer
Cloverleaf Infrastructure
[redacted]

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Wednesday, July 16, 2025 4:49 PM
To: toneill@langan.com; clois@kapurinc.com; Sam A. Schultz; rmatar@vantage-dc.com; dtomczyk@reinhartlaw.com; chris.welch@vantage-dc.com; auttan@lagnan.com; zgottlob@langan.com; pmcgovern@langan.com
Cc: Melissa Gossett
Subject: Red Granite-Emergency Response and Access Coordination & All Future Communications

Importance: High

Hello,

It came to our attention today that project related emails were sent to the city to communications@portwashingtonwi.gov. This mailbox is monitored by general city administrative staff not involved in this project and is used for internal city communications, website postings, social media, etc. Please send all future communications to the city relating to the data center project to economicdev@portwashingtonwi.gov. This is where all the project email is housed and monitored by the City Administrator and me, thank you.

Susan L. Westerbeke WCMC | Director of Administration / City Clerk
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

PORT WASHINGTON
WISCONSIN
The Premier Community on the Great Lakes

Website | Facebook | Instagram | LinkedIn

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 15, 2025 3:40 PM
To: Economic Development
Subject: FW: Brittany Mazin shared "Stakeholder Map - Port Washington" with you

---

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 15, 2025 12:11 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Brittany Mazin shared "Stakeholder Map - Port Washington" with you

Brittany Mazin shared a file with you

Here's the document that Brittany Mazin shared with you.

Stakeholder Map - Port Washington

This link only works for the direct recipients of this message.

Open

VANTAGE

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 15, 2025 12:11 PM
To: mgossett@portwashingtonwi.gov
Subject: Brittany Mazin shared "Stakeholder Map - Port Washington" with you

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l'expéditeur et détruire cette communication. Toute copie, divulgation ou distribution non autorisée du contenu de cette communication est strictement interdite.

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Tuesday, July 15, 2025 9:31 AM
To: Brittany Mazin
Cc: Melissa Gossett
Subject: Re: Introduction

Absolutely!

I have updated the invitation.

Michael McMahon, Ed.D
Superintendent
Port Washington-Saukville School District
PH-262-268-6010

On Fri, Jul 11, 2025 at 12:03 PM Brittany Mazin <brittany.mazin@vantage-dc.com> wrote:

Hello.

Can we do 1:30 MT?
Brittany

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Thursday, July 10, 2025 12:14 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brittany,

Thanks for the quick response. I'm available after 1:15 PM Mountain Time. I'll follow-up with a calendar invite for us to meet virtually through a google meet. If it is easier to do a phone call that works too. Just let me know the best number to reach you.

Have a great day!
Michael McMahon, Ed.D
Superintendent
Port Washington-Saukville School District
PH-262-268-6010

On Thu, Jul 10, 2025 at 10:48 AM Brittany Mazin <brittany.mazin@vantage-dc.com> wrote:

Hello!

I'm grateful too! Would the afternoon of July 22 work for you? I'm on Mountain Time and have flexibility that day.

Looking forward to connecting,
Brittany

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Thursday, July 10, 2025 9:26 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brittany,

Thank you so much for reaching out—I'm grateful Melissa connected us!

I'll be out of town on vacation next week, but I'd be happy to set up a time to connect the week of July 21st. Let me know what dates/times might work best for you, and I'll do my best to accommodate.

Looking forward to the conversation!

Michael McMahon, Ed.D
Superintendent
Port Washington-Saukville School District
PH-262-268-6010

On Wed, Jul 9, 2025 at 5:41 PM Brittany Mazin <brittany.mazin@vantage-dc.com> wrote:

Hi Michael,
My name is Brittany Mazin, and I lead Community Engagement efforts across North America for Vantage Data Centers. Melissa shared your contact information with me, and I'd love the opportunity to connect for a brief virtual introduction.

Would you be available sometime next week?

Best regards,
Brittany

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] Cell
brittany.mazin@vantage-dc.com
vantage-dc.com

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Subject:	Updated invitation: Meeting with Brittany Mazin - Vantage @ Tue Jul 22, 2025 2:30pm - 3:30pm (CDT) (mgossett@portwashingtonwi.gov)
Start:	Tue 7/22/2025 2:30 PM
End:	Tue 7/22/2025 3:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Michael McMahon

This event has been updated

Changed: time

When CHANGED

Tuesday Jul 22, 2025 · 2:30pm – 3:30pm (Central Time - Chicago)

~~Tuesday Jul 22, 2025 · 2:15pm – 3:15pm (Central Time - Chicago)~~

Guests

Michael McMahon - organizer
brittany.mazin@vantage-dc.com
mgossett@portwashingtonwi.gov
View all guest info

Reply for mgossett@portwashingtonwi.gov

Yes | No | Maybe
More options

Join with Google Meet

Meeting link

meet.google.com/wps-hbgv-djm

Join by phone

(US) +1 513-909-4882
PIN: 721845889

More phone numbers

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, July 14, 2025 10:08 PM
To: Brittany Mazin; Melissa Gossett
Subject: RE: WI Community Syncs

Talk to you in the morning!

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 14, 2025 3:06 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

Looking forward to tomorrow to review the stakeholder mapping list!

From: Brittany Mazin
Sent: Tuesday, July 1, 2025 2:41 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: WI Community Syncs
When: Tuesday, July 15, 2025 8:30 AM-9:00 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 14, 2025 3:06 PM
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Subject: Re: WI Community Syncs

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Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Friday, July 11, 2025 12:03 PM
To: Michael McMahon
Cc: Melissa Gossett
Subject: Re: Introduction

Hello.

Can we do 1:30 MT?
Brittany

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Thursday, July 10, 2025 12:14 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brittany,

Thanks for the quick response. I'm available after 1:15 PM Mountain Time. I'll follow-up with a calendar invite for us to meet virtually through a google meet. If it is easier to do a phone call that works too. Just let me know the best number to reach you.

Have a great day!
Michael McMahon, Ed.D
Superintendent
Port Washington-Saukville School District
PH-262-268-6010

On Thu, Jul 10, 2025 at 10:48 AM Brittany Mazin <brittany.mazin@vantage-dc.com> wrote:

Hello!

I'm grateful too! Would the afternoon of July 22 work for you? I'm on Mountain Time and have flexibility that day.

Looking forward to connecting,
Brittany

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Thursday, July 10, 2025 9:26 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

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Hello Brittany,

Thank you so much for reaching out—I'm grateful Melissa connected us!

I'll be out of town on vacation next week, but I'd be happy to set up a time to connect the week of July 21st. Let me know what dates/times might work best for you, and I'll do my best to accommodate.

Looking forward to the conversation!

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Superintendent
Port Washington-Saukville School District
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Hi Michael,
My name is Brittany Mazin, and I lead Community Engagement efforts across North America for Vantage Data Centers. Melissa shared your contact information with me, and I'd love the opportunity to connect for a brief virtual introduction.

Would you be available sometime next week?

Best regards,
Brittany

VANTAGE DATA CENTERS

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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Subject:	Invitation: Meeting with Brittany Mazin - Vantage @ Tue Jul 22, 2025 2:15pm - 3:15pm (CDT) (mgossett@portwashingtonwi.gov)
Start:	Tue 7/22/2025 2:15 PM
End:	Tue 7/22/2025 3:15 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Michael McMahon

When

Tuesday Jul 22, 2025 · 2:15pm – 3:15pm (Central Time - Chicago)

Guests

Michael McMahon - organizer
brittany.mazin@vantage-dc.com
mgossett@portwashingtonwi.gov
View all guest info

Reply for mgossett@portwashingtonwi.gov

Yes | No | Maybe
More options

Join with Google Meet

Meeting link

meet.google.com/wps-hbgv-djm

Join by phone

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PIN: 721845889

More phone numbers

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, July 10, 2025 1:20 PM
To: Michael McMahon; Brittany Mazin
Subject: RE: Introduction

Thank you! I will try to make it but I do have a couple other meetings that afternoon. 😊 Please send the invite to me too.

From: Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
Sent: Thursday, July 10, 2025 1:14 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction

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>
> Looking forward to connecting,
> Brittany
>
> ---
>
> **From:** Michael McMahon <michael.mcmahon@pwssd.k12.wi.us>
> **Sent:** Thursday, July 10, 2025 9:26 AM
> **To:** Brittany Mazin <brittany.mazin@vantage-dc.com>
> **Cc:** Melissa Gossett <mgossett@portwashingtonwi.gov>
> **Subject:** Re: Introduction

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Would you be available sometime next week?

Best regards,
Brittany

VANTAGE

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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VANTAGE

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VANTAGE DATA CENTERS

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Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
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vantage-dc.com

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Sent: Wednesday, July 9, 2025 5:41 PM
To: michael.mcmahon@pwssd.k12.wi.us
Cc: Melissa Gossett
Subject: Introduction

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 2:21 PM
To: Tracye Herrington
Cc: Susan Westerbeke
Subject: Vantage - Monday July 14th

Tracye: I booked Monday the 14th for you in the Council Conference Room. Please send us upcoming dates to make sure we reserve rooms…typically we have space but with Municipal Court and Assessment meetings, we want to make sure.

Thank you!

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Wednesday, July 9, 2025 10:31 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Sirens today

Thank you!

VANTAGE DATA CENTERS
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 9:02 AM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: FW: Sirens today

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FYI

From: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 9:59 AM
To: Jolene Klein <jklein@portwashingtonwi.gov>; Xai Khang <xkhang@portwashingtonwi.gov>; Kim Frakes <kfrakes@portwashingtonwi.gov>; Carrie Arenz <carenz@portwashingtonwi.gov>; Mary Quentin <MQuentin@portwashingtonwi.gov>

Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Sirens - Yay!

Morning!

I'm not sure if PD gave any of us a heads up, but FYI if we get calls.

Port Washington Police Department - Wisconsin
20m ·

Just a heads up - around 11:00 a.m. today maintenance will be done on our civil defense sirens. The process may take up to 3 hours, so you might hear the sirens sounding off periodically into the early afternoon.

No need for concern — it's only a test! ✅

Thanks for your understanding!

Thank you,
Mandi

Mandi Oelhafen
Assistant to the City Administrator, Communications Coordinator
100 West Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262.284.5585

Website | Facebook | Instagram | LinkedIn

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Tracye Herrington
Vice President, New Site Development, NA
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[redacted] cell
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Mandi Oelhafen
Assistant to the City Administrator, Communications Coordinator
100 West Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262.284.5585

Website | Facebook | Instagram | LinkedIn

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 10:49 AM
To: Brittany Mazin; Melissa Gossett
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

Hello Brittany,

We are both available here this afternoon at 3:30, which is 2:30 your time, does that work for you?

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 9, 2025 10:45 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

All good - I have another call in 15 minutes though so we might want to reschedule? I have some time later today!

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 9:43 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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Was tied up in another meeting, sorry.
I'm having issues with my connection, it will be a minute.

Get Outlook for iOS

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 9, 2025 10:33:24 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hello,
I am on the call. We are still meeting now?
Best,
Brittany

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, July 8, 2025 4:13 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>

Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Brittany,

Please confirm our call tomorrow at 9:30 your time with a meeting invite.
I was able to connect with Mike Goebel the lead organizer for Port Fish Days, and he will be come to my office tomorrow morning and be on the call with us all.

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 8, 2025 9:32 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hello!
It's so great to connect with you! Yes, we'd love to discuss further and would really appreciate a call. Do you happen to have availability tomorrow at 9:30 AM MT or sometime in the afternoon?

Best,
Brittany

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, July 8, 2025 8:23 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Hello Brittany,

We are both available here this afternoon at 3:30, which is 2:30 your time, does that work for you?

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Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 8, 2025 9:15 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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Hi Susan!

I hope you're doing well! I wanted to follow up to see how Vantage might be able to get involved in Fish Days—I know the event is coming up soon.

Looking forward to hearing from you!
Best,
Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 1:35 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>

Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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We would love to know how to support Fish Days.
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Brittany: It was lovely to meet you today!

Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

As a little extra information about Port; her office prepares this attached information, and her email address is: kschilling@ozaukeecounty.gov

We look forward to working with you!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 9, 2025 10:33 AM
To: Susan Westerbeke; Melissa Gossett
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hello,
I am on the call. We are still meeting now?
Best,
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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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Brittany,

Please confirm our call tomorrow at 9:30 your time with a meeting invite.
I was able to connect with Mike Goebel the lead organizer for Port Fish Days, and he will be come to my office tomorrow morning and be on the call with us all.

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We look forward to working with you!

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Wednesday, July 9, 2025 10:31 AM
To: Melissa Gossett
Subject: Re: Sirens today

Thank you!

VANTAGE DATA CENTERS
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 9:02 AM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: FW: Sirens today

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FYI

From: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
Sent: Wednesday, July 9, 2025 9:59 AM
To: Jolene Klein <jklein@portwashingtonwi.gov>; Xai Khang <xkhang@portwashingtonwi.gov>; Kim Frakes <kfrakes@portwashingtonwi.gov>; Carrie Arenz <carenz@portwashingtonwi.gov>; Mary Quentin <MQuentin@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Sirens - Yay!

Morning!

I'm not sure if PD gave any of us a heads up, but FYI if we get calls.

Port Washington Police Department - Wisconsin
20m ·

Just a heads up - around 11:00 a.m. today maintenance will be done on our civil defense sirens. The process may take up to 3 hours, so you might hear the sirens sounding off periodically into the early afternoon.

No need for concern — it's only a test! ✅

Thanks for your understanding!

Thank you,
Mandi

Mandi Oelhafen
Assistant to the City Administrator, Communications Coordinator
100 West Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262.284.5585

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WISCONSIN
The Premier Community on the Great Lakes

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 8, 2025 5:47 PM
To: Economic Development
Cc: Mandi Oelhafen; Rebecca Gries; Melissa Gossett
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Thank you!

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Tuesday, July 8, 2025 12:53 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Economic Development <economicdev@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Brittnay – the number for the senior center alone was actually $28M. I will try to track down if there were plans drawn and also a few examples out there that might be a good model. I talked to my Council member about the surveys and she will send me what she has and I will try to get that to you as well if it is helpful.

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 8, 2025 5:45 PM
To: Susan Westerbeke; Melissa Gossett
Cc: Hank Evans; Kaitlin Monaghan
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Thanks! I sent you an invite - can you please fwd to Mike?

Looking forward!
Brittany

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Sent: Tuesday, July 8, 2025 4:13 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Brittany,

Please confirm our call tomorrow at 9:30 your time with a meeting invite.
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We look forward to working with you!

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Sent: Tuesday, July 8, 2025 5:13 PM
To: Brittany Mazin; Melissa Gossett
Cc: Hank Evans; Kaitlin Monaghan
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

Brittany,

Please confirm our call tomorrow at 9:30 your time with a meeting invite.
I was able to connect with Mike Goebel the lead organizer for Port Fish Days, and he will be come to my office tomorrow morning and be on the call with us all.

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 8, 2025 9:32 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Hello!
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PORT WASHINGTON
WISCONSIN

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Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

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We look forward to working with you!

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Sent: Tuesday, July 8, 2025 9:32 AM
To: Susan Westerbeke; Melissa Gossett
Cc: Hank Evans; Kaitlin Monaghan
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hello!
It's so great to connect with you! Yes, we'd love to discuss further and would really appreciate a call. Do you happen to have availability tomorrow at 9:30 AM MT or sometime in the afternoon?

Best,
Brittany

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, July 8, 2025 8:23 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Sent: Tuesday, July 8, 2025 9:15 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Get Outlook for iOS

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Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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Cc: Mandi Oelhafen; Economic Development
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

great - should we include anyone else on this call?

Get Outlook for iOS

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Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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I will connect you with Susan about Fish Days.

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To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
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Brittany: It was lovely to meet you today!

Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

As a little extra information about Port; her office prepares this attached information, and her email address is: kschilling@ozaukeecounty.gov

We look forward to working with you!

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 7, 2025 2:56 PM
To: Brittany Mazin
Cc: Mandi Oelhafen; Economic Development
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

Brittany-The PWSSD Superintendent will be your main contact for our school district. We discussed that you may be reaching out to him about our schools and then also he may be able to help you with contacts at our local colleges. His information is below.

Michael McMahon michael.mcmahon@pwssd.k12.wi.us

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 1:35 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 2, 2025 3:39 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, July 7, 2025 11:51 AM
To: Brittany Mazin
Cc: Hank Evans; Kaitlin Monaghan; Melissa Gossett; Gregory Winn
Subject: RE: WI Community Syncs

Hi Brittany-

That makes sense. I'd guess they would be most helpful as a sub for one of the GCs on the project.

Would a call be helpful again, or an email intro?

Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
O: 414.287.4140 | **M:** 262.510.9938

Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 10:04 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Gregory Winn <gregory.winn@vantage-dc.com>
Subject: Re: WI Community Syncs

Hi,

I don't believe we've engaged with CD Smith yet (I'm looping in Greg, our incredible VP of Construction, for visibility). Rebecca — if you're open to making the introduction, that would be greatly appreciated.

Thanks so much!

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April Krahn

Senior Director of Strategic Development

CD Smith

[redacted]

akrahn@cdsmith.com

www.cdsmith.com

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Subject: WI Community Syncs
When: Tuesday, July 8, 2025 9:00 AM-9:30 AM.
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Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

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Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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Meeting ID: 229 447 602 425 3

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Sent: Monday, July 7, 2025 9:58 AM
To: Melissa Gossett; Rebecca Gries
Cc: Hank Evans; Kaitlin Monaghan
Subject: Re: WI Community Syncs

That works great! Thank you!

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From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Sent: Monday, July 7, 2025 9:30 AM
To: Melissa Gossett
Subject: Automatic reply: WI Community Syncs

Hello,
I am currently out of the office and will return on Monday, July 14. For any time-sensitive matters, please contact John Stephenson at john.stephenson@vantage-dc.com.

Thank you - Kaitlin

This communication may contain confidential and/or privileged information. If you are not the intended recipient (or have received this communication in error) please notify the sender immediately and destroy this communication. Any unauthorized copying, disclosure or distribution of the material in this communication is strictly forbidden.

Cette communication peut contenir des informations confidentielles et/ou privilégiées. Si vous n'êtes pas le destinataire prévu (ou si vous avez reçu cette communication par erreur), veuillez en informer immédiatement l'expéditeur et détruire cette communication. Toute copie, divulgation ou distribution non autorisée du contenu de cette communication est strictement interdite.

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Brittany - I do not have that as I am meeting with the school district this afternoon to start the discussion.

I hope to have something for you tomorrow.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 9:23 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: WI Community Syncs

Hi Melissa and Rebecca,

I'm looking forward to connecting tomorrow.

Melissa – do you happen to have a prioritization list of stakeholders, especially any hyperlocal contacts, that we can review in advance? That way, we can use our time to walk through the outreach plan together and discuss next steps. Mayor Ted texted Kaitlin about us reaching out to C.D. Smith Construction - I started a running list to cross reference with yours ☺

We can also discuss the community center idea — I'm looking forward to hearing the initial feedback from the council.

Thanks so much.

Excited to all work together!
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Cc: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI Community Syncs
When: Tuesday, July 8, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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Cc: Susan Westerbeke
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We would love to know how to support Fish Days.
Thanks!
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Microsoft Teams Need help?

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Meeting ID: 237 878 612 242 8
Passcode: Dg2W7tc6
<< RTF: Rich object >>
For organizers: Meeting options

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 3:56 PM
To: Brittany Mazin
Cc: Economic Development
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations
Attachments: 2025 City of Port Washington Profile 2 1.pdf

Brittany: It was lovely to meet you today!

Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

As a little extra information about Port; her office prepares this attached information, and her email address is: kschilling@ozaukeecounty.gov

We look forward to working with you!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 3:06 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Thank you so much for the call! What is Kathleen's last name? I don't think Hank has been connected.

From: Melissa Gossett
Sent: Tuesday, July 1, 2025 12:18 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
Subject: Port Washington Community Engagement Projects and Natural Resource Considerations
When: Tuesday, July 1, 2025 1:30 PM-2:00 PM.
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Sterling, VA 20166

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Katie Praedel
She, her, hers
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Microsoft Teams Need help?

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Passcode: Dg2W7tc6

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For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 1:46 PM
To: Mandi Oelhafen; Melissa Gossett
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Great, thanks!

From: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 12:28 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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We can do 1:30MT today (2:30 our time). We will only have a half hour, but that should work.

Mandi Oelhafen
Assistant to the City Administrator, Communications Coordinator
100 West Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262.284.5585

PORT WASHINGTON WISCONSIN
The Premier Community on the Great Lakes

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 1:22 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi,
Can you do 1:30 MT? There is a shift in scheduling.
Thank you so much!
Brittany

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Sent: Tuesday, July 1, 2025 12:18 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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Subject: Port Washington Community Engagement Projects and Natural Resource Considerations
When: Tuesday, July 1, 2025 1:00 PM-1:50 PM.
Where: Microsoft Teams Meeting

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For organizers: Meeting options

Subject:	Port Washington Community Engagement Projects and Natural Resource Considerations
Location:	Microsoft Teams Meeting
Start:	Tue 7/1/2025 2:30 PM
End:	Tue 7/1/2025 3:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Melissa Gossett

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Director, Public Policy, North America

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Cc: Gossett, Melissa - MUN <mgossett@portwashingtonwi.gov>
Subject: Port Washington Community Engagement Projects and Natural Resource Considerations

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Join the meeting now

Meeting ID: 237 878 612 242 8

Passcode: Dg2W7tc6

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For organizers: Meeting options

Subject:	Port Washington Community Engagement Projects and Natural Resource Considerations
Location:	Microsoft Teams Meeting
Start:	Tue 7/1/2025 2:00 PM
End:	Tue 7/1/2025 2:50 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Melissa Gossett

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From: Melissa Gossett
Sent: Monday, June 30, 2025 12:25 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
Subject: Port Washington Community Engagement Projects and Natural Resource Considerations
When: Tuesday, July 1, 2025 12:00 PM-12:50 PM.
Where: Microsoft Teams Meeting

> You don't often get email from mgossett@portwashingtonwi.gov. Learn why this is important

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ity Engagement Projects and Natural Resource Considerations

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Sterling, VA 20166

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Join the meeting now

Meeting ID: 237 878 612 242 8
Passcode: Dg2W7tc6
<< RTF: Rich object >>
For organizers: Meeting options

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Are we doing 2 central time?

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Location:	Microsoft Teams Meeting
Start:	Tue 7/1/2025 1:00 PM
End:	Tue 7/1/2025 1:50 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Melissa Gossett

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ntage-dc.com>

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Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>
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Meeting ID: 237 878 612 242 8

Passcode: Dg2W7tc6

For organizers: Meeting options

Subject:	Port Washington Community Engagement Projects and Natural Resource Considerations
Location:	Microsoft Teams Meeting
Start:	Tue 7/1/2025 1:00 PM
End:	Tue 7/1/2025 1:50 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Melissa Gossett

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ntage-dc.com>

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I am cc'ing my Communications Manager for the City in the email as she is our resident expert and if she can make the first meeting that would be wonderful.

Thank you for reaching out.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, June 30, 2025 9:25 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Melissa!
My name is Brittany Mazin and I handled community engagement on behalf of Vantage Data Centers - might you have time to connect this week?
Best,
Brittany

From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>

Sent: Monday, June 16, 2025 3:16 PM
To: Praedel, Katie - DNR <Katie.Praedel@wisconsin.gov>
Cc: Gossett, Melissa - MUN <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Katie,

Thank you so much for these recommendations. I have added Brittany Mazin here, who leads our community engagement work.

It was great to meet you last week! I look forward to working with you on this.

Kaitlin

Kaitlin Monaghan

Director, Public Policy, North America

45200 Vantage Data Plaza

Sterling, VA 20166

[redacted] **Cell**
kaitlin.monaghan@vantage-dc.com

vantage-dc.com

From: Praedel, Katie - DNR <Katie.Praedel@wisconsin.gov>
Sent: Friday, June 13, 2025 2:08 PM
To: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Cc: Gossett, Melissa - MUN <mgossett@portwashingtonwi.gov>
Subject: Port Washington Community Engagement Projects and Natural Resource Considerations

You don't often get email from katie.praedel@wisconsin.gov. Learn why this is important

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Hello Kaitlin,

It was nice to meet you yesterday. I put together a list of considerations that could go a long way in your proposed development (see attached).

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Have a great day!

Katie Praedel
She, her, hers
Field Integration Leader

Southeast Region
Wisconsin Department of Natural Resources
Cell Phone: 608-910-2345
Katie.Praedel@Wisconsin.gov

dnr.wi.gov
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Kaitlin

VANTAGE DATA CENTERS
Kaitlin Monaghan
Director, Public Policy, North America
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted] **Cell**
kaitlin.monaghan@vantage-dc.com
vantage-dc.com

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Katie.Praedel@Wisconsin.gov

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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Tuesday, June 24, 2025 12:11 PM
To: Melissa Gossett
Subject: Re: This Thurs & Fri Council and Side Room Are Booked. ~Susan

Great, thank you so much!

VANTAGE
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, June 24, 2025 10:57 AM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: FW: This Thurs & Fri Council and Side Room Are Booked. ~Susan

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Tracye-we have the first floor conference room set for you this Thursday and Friday.

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, June 24, 2025 9:39 AM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Closings this Thur and Friday room reservation request
Importance: High

Susan – could you book the side conference room on this Thursday and Friday for the Council Conference room for Thursday and Friday 9-3? It looks like it is open but I wanted to make sure with you and have you book it like last time.

Thank you!

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin

100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

Website | Facebook | Instagram | LinkedIn

From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Sent: Monday, June 23, 2025 3:25 PM
To: Praedel, Katie - DNR
Cc: Gossett, Melissa - MUN; Brittany Mazin
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Got it. Thank you!

From: Praedel, Katie - DNR <Katie.Praedel@wisconsin.gov>
Sent: Monday, June 23, 2025 4:19 PM
To: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Cc: Gossett, Melissa - MUN <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Sorry about that! I hope this version works.

In summary: The City has been partnering with the Lakeshore Natural Resources Partnership (LNRP), Stantec, NFWF, USFWS, ABC, Fund for Lake Michigan, etc., over the past 4 years to improve the Valley Creek watershed and has received numerous grants for planning and engineering.

Katie Praedel
Phone: 608-910-2345
Katie.Praedel@Wisconsin.gov

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From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Sent: Monday, June 23, 2025 3:12 PM
To: Praedel, Katie - DNR <Katie.Praedel@wisconsin.gov>
Cc: Gossett, Melissa - MUN <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
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Hi Katie,

I'm not able to open the pdf on the Valley Creek improvement project. Can you please send that as an attachment?

Thank you!

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Attachments: City_Council_March2025.pdf

Sorry about that! I hope this version works.

In summary: The City has been partnering with the Lakeshore Natural Resources Partnership (LNRP), Stantec, NFWF, USFWS, ABC, Fund for Lake Michigan, etc., over the past 4 years to improve the Valley Creek watershed and has received numerous grants for planning and engineering.

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45200 Vantage Data Plaza

Sterling, VA 20166

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Katie.Praedel@Wisconsin.gov

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 2, 2025 11:49 AM
To: Rebecca Gries; Melissa Gossett
Cc: Kaitlin Monaghan
Subject: WI Community Syncs

Hello! Can we push this back 15 minutes? I'm having computer issues and with our IT team.

Get Outlook for iOS

From: Brittany Mazin
Sent: Tuesday, July 1, 2025 2:41:21 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: WI Community Syncs
When: Tuesday, September 2, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Friday, August 29, 2025 10:03 AM
To: Melissa Gossett
Subject: Automatic reply: Update from the City Administrator regarding the Data Center Project - 8.29.25

Hello! I'm out of the office until September 2. For immediate assistance, please contact Kaitlin Monaghan at kaitlin.monaghan@vantage-dc.com. I'll reply when I'm back.
Thank you!
Brittany

This communication may contain confidential and/or privileged information. If you are not the intended recipient (or have received this communication in error) please notify the sender immediately and destroy this communication. Any unauthorized copying, disclosure or distribution of the material in this communication is strictly forbidden.

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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, August 29, 2025 7:05 AM
To: tneitzke@portwashingtonwi.gov
Subject: Fw: Pre Plan Commission Meeting Follow-Up
Attachments: WI1 Red Granite_BSOP_Planning Commission 08282025.pdf

FYI

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206 USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Rabih Matar <rmatar@vantage-dc.com>
Sent: Friday, August 29, 2025 05:26
To: Robert Harris <RHarris@portwashingtonwi.gov>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Emily Backus <Emily.Backus@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Pre Plan Commission Meeting Follow-Up

+@Tracye Herrington +@Kaitlin Monaghan +@Hank Evans, +@Emily Backus

Good morning Bob,

Please see attached clean copy of our presentation deck that was presented at yesterday's Planning Commission meeting.

As discussed with Mayor Ted, this is clean copy that can be included in the packet to be published by the City related to our BSOP approval (the version shown yesterday appeared to have typo's).

Please advise if any further information or clarification is required on our side.

Best regards,

VANTAGE

Rabih Matar
Director, Market Development, NA / Directeur, Développement du marché, NA
2900 Marie Curie Avenue

Montreal (Quebec), Canada. H4S 2C2
[redacted] Cell
rmatar@vantage-dc.com
vantage-dc.com

From: Rabih Matar
Sent: August 27, 2025 4:35 PM
To: 'Robert Harris' <RHarris@portwashingtonwi.gov>; 'Deborah C. Tomczyk' <dtomczyk@reinhartlaw.com>; 'Sam A. Schultz' <samuel.schultz@vonbriesen.com>; Chris Welch <Chris.Welch@vantage-dc.com>
Cc: 'Economic Development' <economicdev@portwashingtonwi.gov>
Subject: RE: Pre Plan Commission Meeting Follow-Up

Hi Bob,

Also see attached copies of our updated renders.

Thanks,

Rabih Matar
Director, Market Development, NA / Directeur, Développement du marché, NA
2900 Marie Curie Avenue
Montreal (Quebec), Canada. H4S 2C2
[redacted] Cell
rmatar@vantage-dc.com
vantage-dc.com

From: Rabih Matar
Sent: August 27, 2025 4:00 PM
To: 'Robert Harris' <RHarris@portwashingtonwi.gov>; 'Deborah C. Tomczyk' <dtomczyk@reinhartlaw.com>; 'Sam A. Schultz' <samuel.schultz@vonbriesen.com>; Chris Welch <Chris.Welch@vantage-dc.com>
Cc: 'Economic Development' <economicdev@portwashingtonwi.gov>
Subject: RE: Pre Plan Commission Meeting Follow-Up

Hi Bob,

Please see attached copy of our landscaping plan.

Please advise whether this will be included as part of your presentation deck for tomorrow, or you would like us to include a slide covering landscaping.

Thanks,

Rabih Matar

Director, Market Development, NA / Directeur, Développement du marché, NA
2900 Marie Curie Avenue
Montreal (Quebec), Canada, H4S 2C2
[redacted] **Cell**
rmatar@vantage-dc.com
vantage-dc.com

From: Rabih Matar
Sent: August 25, 2025 8:58 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Chris Welch <Chris.Welch@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Pre Plan Commission Meeting Follow-Up

Hi Bob,

Please see attached copy of the updated site plan.

Thanks,

Rabih Matar
Director, Market Development, NA / Directeur, Développement du marché, NA
2900 Marie Curie Avenue
Montreal (Quebec), Canada, H4S 2C2
[redacted] **Cell**
rmatar@vantage-dc.com
vantage-dc.com

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: August 22, 2025 1:41 PM
To: Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>; Chris Welch <Chris.Welch@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>; Rabih Matar <rmatar@vantage-dc.com>
Subject: RE: Pre Plan Commission Meeting Follow-Up

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All, following up from our meeting Thursday AM, was the revised site plan (new north entrance /drive location and substation location) going to be sent to me today? I cannot recall this detail.

Bob

From: Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>
Sent: Wednesday, August 20, 2025 3:47 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Sam A. Schultz <samuel.schultz@vonbriesen.com>

Cc: Economic Development <economicdev@portwashingtonwi.gov>; Rabih Matar <rmatar@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>; Christopher R. Smith (christopher.smith@vonbriesen.com) <christopher.smith@vonbriesen.com>
Subject: RE: Port Washington Plan Commission Meeting Cancelled

Bob and Sam: The VDC team is now aware that tomorrow's Plan Commission meeting has been rescheduled to 8/28. I am also re-confirming that tomorrow's 10am meeting with City staff at City Hall is still ON. We look forward to seeing you tomorrow.

Best, Debby

Deborah C. Tomczyk

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700, Milwaukee, WI 53202

[redacted]
dtomczyk@reinhartlaw.com | reinhartlaw.com | Bio | vCard

Reinhart

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Wednesday, August 20, 2025 3:02 PM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Rebecca Gries <rgries@mke7.com>; Rabih Matar <rmatar@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: [EXTERNAL] Port Washington Plan Commission Meeting Cancelled
Importance: High

All, I am sorry to share that I have recently been informed two members of the Plan Commission are unable to attend tomorrow's Plan Commission meeting forcing the City to reschedule for next week, Thursday, August 28 at 6:00pm. The reason for the cancellation is lack of a proper quorum to hold the meeting. I will be sending out and posting the cancellation agenda this afternoon.

If you have any questions just let me know,
Bob Harris

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Tuesday, August 19, 2025 2:54 PM
To: Robert Harris <RHarris@portwashingtonwi.gov>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Rebecca Gries <rgries@mke7.com>; Rabih Matar <rmatar@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Pre-Plan Commission Meeting

All,

I just forwarded you the invite for Thursday morning at City Hall. Please forward to anyone else on your team who will be in town and want to attend. Here is the preliminary order of operations for the Thursday Plan Commission from Bob. I think this is a good agenda for the pre-meeting meeting, too.

1. Typical lead-off from Mayor
2. Typical introduction from me and the following PP slides:
    - Overall site (rendering) – what and where
    - Show data center elevations / design as relates to I-3
    - Touch on how BSOP meets zoning:
        1. Use
        2. Height
        3. Landscaping
        4. Light
        5. Other: sound, parking, dimensional
3. My suggestions for Vantage presentations: go over the narrative items we did not receive in the latest narrative but also some details mentioned at DRB:
    - Explain why the buildings are designed the way they are, i.e. (not the "flashy" office component type)
    - Explain purpose of the supporting structures: operations center; warehouse bldg; CUB bldgs; chillers; generators; transformers)
    - Describe mitigation measures for concerns from public: lighting plan, landscaping, sound mitigation measures
    - General: Type of data center and any details as shared at DRB meeting

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct: [redacted] | samuel.schultz@vonbriesen.com

From: Robert Harris <RHarris@portwashingtonwi.gov>
Sent: Tuesday, August 19, 2025 9:47 AM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Subject: [EXTERNAL] RE: Pre-Plan Commission Meeting

Hi Sam – 10:00 am works for me in the lower conference room

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Tuesday, August 19, 2025 9:29 AM
To: Rabih Matar <rmatar@vantage-dc.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Robert Harris <RHarris@portwashingtonwi.gov>
Cc: Economic Development <economicdev@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>
Subject: RE: Pre-Plan Commission Meeting

Can we do 10:00 to 11:00 AM?

@Bob Harris, does that time work for you?

Sam A. Schultz | **von Briesen & Roper, s.c.**
Direct [redacted] samuel.schultz@vonbriesen.com

From: Rabih Matar <rmatar@vantage-dc.com>
Sent: Tuesday, August 19, 2025 7:59 AM
To: Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>; Sam A. Schultz <samuel.schultz@vonbriesen.com>
Cc: Bob Harris <RHarris@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>
Subject: [EXTERNAL] Re: Pre-Plan Commission Meeting

Thursday morning works for us.

We can also meet the City team in person as we'll be staying in Port Washington for next 3 days.

Does 9 to 10 am CT work?

Thanks,

Rabih Matar
Director, Market Development, NA / Directeur, Développement du marché, NA
2900 Marie Curie Avenue
Montreal (Quebec), Canada. H4S 2C2
[redacted] **Cell**
rmatar@vantage-dc.com
vantage-dc.com

From: Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>
Sent: Tuesday, August 19, 2025 8:52:52 AM
To: Sam A. Schultz <samuel.schultz@vonbriesen.com>; Rabih Matar <rmatar@vantage-dc.com>
Cc: Bob Harris <RHarris@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>
Subject: RE: Pre-Plan Commission Meeting

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I could meet today (8/19) after 2pm or Thursday (8/21) morning but NOT Wednesday (8/20) between 1-3pm.

Best, Debby

Deborah C. Tomczyk

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700, Milwaukee, WI 53202

[redacted]
dtomczyk@reinhartlaw.com | reinhartlaw.com | Bio | vCard

Reinhart

From: Sam A. Schultz <samuel.schultz@vonbriesen.com>
Sent: Monday, August 18, 2025 9:41 PM
To: Rabih Matar <rmatar@vantage-dc.com>; Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>
Cc: Bob Harris <RHarris@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>;

Rebecca Gries <rgries@mke7.com>; Chris R. Smith <christopher.smith@vonbriesen.com>
Subject: [EXTERNAL] Pre-Plan Commission Meeting

Rabih/Debby,

Does your team have any availability between 1:00 PM – 4:00 PM or Thursday morning any time to meet before Plan Commission? The city staff would like to have one more time to discuss the application before the meeting, and we also discussed the pre-meeting idea earlier today.

Let me know and I can coordinate a virtual meeting on our side.

Sam

Sam A. Schultz | Land Use & Development Advisor
von Briesen & Roper, s.c.
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

[redacted]

samuel.schultz@vonbriesen.com
vonbriesen.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, August 20, 2025 12:11 PM
To: Chris R. Smith; Sam A. Schultz; Todd Taves; tracye.herrington@vantage-dc.com; Moerke, Jerimiah; Claude Lois; Aaron R. Groh
Subject: Press Release -Data Center Development
Attachments: Data Center Press Release - 82025.pdf

Greetings:

I just wanted to share the press release about this exciting project all of you were part of over the past 8+ months.

Have a great day!

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

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From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Wednesday, August 20, 2025 12:09 PM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Press Release -Data Center Development

Please see attached press release about the Data Center project.

From: Mike Ansay <Mike.Ansay@ansay.com>
Sent: Thursday, October 2, 2025 9:35 AM
To: tneitzke@portwashingtonwi.gov; tracye.herrington@vantage-dc.com
Cc: tracye.herrington@vantage.cc.com; Karen Early
Subject: FW: Port Washington, WI - Data Center

Ted and Tracye-
Below is the message that Mike submitted to the Editor at the Ozaukee Press.

Thanks
Karen

From: Mike Ansay <Mike.Ansay@ansay.com>
Sent: Thursday, September 25, 2025 12:52 PM
To: Bill Schanen IV <editor@ozaukeepress.com>
Cc: Karen Early <Karen.Early@ansay.com>; Tom Meaux <Tom.Meaux@ansay.com>; Mike Ansay <Mike.Ansay@ansay.com>
Subject: Port Washington, WI - Data Center

Bill- FYI, thoughts from Mike.

The Vantage Group's proposed data center north of Port Washington is more than an economic investment — it is a model for balancing growth and biodiversity. By aligning with the region's unique environmental assets, this project creates lasting value for our community, economy, and future generations.

🌿 Environmental & Biodiversity Commitments • Beyond Compliance: Vantage's plan exceeds regulatory standards, protecting local habitats and natural ecosystems.
• Biodiversity Focus: Designed to safeguard species diversity across the region's natural corridors.
• Preservation of Landmarks: Integrates with Harrington Beach State Park, the Dunes, the Flyway Project, the Ansay Family Nature Preserve, and Lion's Den Gorge.
• Gold Standard for Sustainability: Demonstrates how commerce and conservation can work together.

📈 Economic & Community Benefits
• Local Jobs: Creates new employment opportunities during construction and long-term operation.
• Stronger Schools: Expands the tax base to support education and community services.
• Innovation Hub: Positions Port Washington as a leader in next-generation technology and green development.
• Generational Impact: Builds a balanced future where economic progress and environmental responsibility thrive together.

⚡ Why Now? (Urgency Matters)
• Global Competition: Data centers of this scale are being sought worldwide; regions that act quickly are securing them.
• Narrow Window: Without timely community support and permit approvals, Port Washington risks losing this once-in-a-generation opportunity.
• Defining Moment: Acting now ensures we claim our place as a leader in sustainable growth instead of watching the opportunity move elsewhere.

💡 A Masterpiece for Generations

This project turns the partnership between commerce and the environment into a living example for communities nationwide. Port Washington has the chance to lead with vision — ensuring prosperity while safeguarding biodiversity and natural beauty for decades to come.

Respectfully,
Michael Ansay

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, September 25, 2025 2:41 PM
To: PW Main Street; Susan Westerbeke
Cc: vjester@tcco.com; zstewart@tcco.com; Melissa Gossett
Subject: Re: Introduction to the Vantage Data Center Team- Making Connections with the Community on Projects and Events

Hello!

Are there still opportunities to support the Fall Street Festival?

I'm available on October 1st from 12- 1 PM MT if that works to connect.

Thank you again for the warm welcome — we're excited to be part of the community!

Best,
Brittany

From: PW Main Street <pwmainstreetdirector@gmail.com>
Sent: Tuesday, September 23, 2025 12:44 PM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Brittany Mazin <brittany.mazin@vantage-dc.com>; vjester@tcco.com <vjester@tcco.com>; zstewart@tcco.com <zstewart@tcco.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Introduction to the Vantage Data Center Team- Making Connections with the Community on Projects and Events

> You don't often get email from pwmainstreetdirector@gmail.com. Learn why this is important

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Hi everyone,

Welcome to Port Washington, Brittany, Vanessa, and Zola! I would love to meet with you to share about our nonprofit Port Washington Main Street and what we do here. We are all excited about the new development in town and look forward to learning how we might work together to ensure the vitality of the community here.

Fall Street Festival is just around the corner on October 4th, and my schedule is a little tight until then, however, next week Wednesday the 1st looks to have some availability. Are you all free either between 9 and 11 am or in the afternoon from 1 to 4 pm?

If not the 1st, please shoot out some dates that work for you.

Looking forward to meeting you.

Thanks,

Kristina Tadeo
Executive Director

Port Main Street Inc.
222 E. Main Street, Suite 222
Port Washington, WI 53074
[redacted]
downtownport.com

pwmainstreetdirector@gmail.com

On Mon, Sep 22, 2025 at 3:56 PM Susan Westerbeke <SWesterbeke@portwashingtonwi.gov> wrote:

Hello Kristina,

I'd like to introduce you to the Vantage Data Center Team who is making connections with the community on projects and events they are interested in learning more about.

I've included Brittany, Vanessa, and Zola on this email as the contacts for this group. They would be interested in learning more about the events and other projects that Port Main Street is involved in annually.

Susan

Susan L. Westerbeke WCMC | Director of Administration / City Clerk

Port Washington, Wisconsin

100 W Grand Avenue, P.O. Box 307

Port Washington, WI 53074

O: 262.284.5585 | F: 262-284-7224

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Sunday, September 21, 2025 1:25 PM
To: Melissa Gossett; Susan Westerbeke; Dawn St George
Cc: Jester, Vanessa - (Ohio); Stewart, Zola L - (CHI)
Subject: Re: Thank you and follow up

Hello!

Dawn - might you have time this week to connect? Thursday and Friday have some availability on this end.
Thanks!
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, September 18, 2025 3:38 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Dawn St George <edporthist@gmail.com>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>
Subject: RE: Thank you and follow up

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Dawn-I am emailing you to make an introduction with the Vantage Team working on community projects that I recently shared with you.

I mentioned on Tuesday at a meeting with the group how much the Lighthouse means to us and told them about the projects we are working on together.

If you want to reach out to Brittany and schedule a phone call to discuss the projects, that would be great. I am happy to be part of a call, if needed, otherwise I am here to support the project in any way possible.

Thanks all!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, September 18, 2025 11:17 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>
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Your insights into the historical restoration projects—the Lighthouse, Eghart House, and Veterans Memorial—were especially valuable. We recognize the significance of these landmarks and the role they play in

preserving civic pride and heritage. We'll begin exploring ways to support these efforts, including potential trade partner engagement and volunteer opportunities during procurement.

Our construction team lead, Rick, has a meeting with Judy today to discuss the Eghart House.

Melissa, when you have a moment, could you please connect us with Dawn at the Historical Society?

I'll be reaching out to Kristina shortly to gather more information on Christmas on the Corner and the Fall Festival, and I'll also connect with Mike to discuss the Veterans Memorial project.

Warm regards,
Brittany Mazin

VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
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Brittany Mazin

VANTAGE
DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, September 19, 2025 10:03 AM
To: tneitzke@portwashingtonwi.gov
Cc: Kaitlin Monaghan
Subject: Sustainability plan overview
Attachments: WI1 External Sustainability Plan_9.19.25.pdf

Ted,

Here's a brief on our sustainability plan that can also be used for talking points, etc.

VANTAGE

Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, September 19, 2025 7:49 AM
To: Ted Neitzke IV
Cc: Kaitlin Monaghan
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206 USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, September 19, 2025 7:41:28 AM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Fw: WI1: Scale aerial view of Port Washington and our WI1 Campus

Aerial showing accurate proportions

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206 USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Chris Welch <Chris.Welch@vantage-dc.com>
Sent: Monday, September 8, 2025 9:26:48 AM
To: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Hank,

I am fine with proportions. This is accurate to scale.

It is brown because that is the satellite image they used from that season.

Chris Welch
Director, Preconstruction - NA
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted] **Cell**
chris.welch@vantage-dc.com

From: Hank Evans <hank.evans@vantage-dc.com>
Sent: Monday, September 8, 2025 10:15 AM
To: Chris Welch <Chris.Welch@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye

Herrington <tracye.herrington@vantage-dc.com>
Cc: Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Just Vantage

Is it just me or does the data center still look huge compared to PW? Do we need to zoom it out even more? Also why is everything so brown?

VANTAGE
DATA CENTERS
Hank Evans
Senior Manager, Public Policy, NA - Economic Development
7000 Central Parkway, Suite 1000
Sandy Springs, GA 30328
[redacted] **Cell**
hank.evans@vantage-dc.com
vantage-dc.com

From: Timothy O'Neill <toneill@langan.com>
Sent: Thursday, September 4, 2025 5:50 PM
To: Chris Welch <Chris.Welch@vantage-dc.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Claudia Morles <Claudia.Morles@corgan.com>; Marcela DeLong <marcela.delong@corgan.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

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Good to go!

Just to confirm we will be sending the zoomed out with the city included only version, correct?

(Reattaching the zoom out for Kaitlin / Tracye)

Timothy O'Neill
Senior Project Manager

LANGAN

[redacted]
File Sharing Link
www.langan.com

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From: Chris Welch <Chris.Welch@vantage-dc.com>
Sent: Thursday, September 4, 2025 4:30 PM
To: Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Claudia Morles <Claudia.Morles@corgan.com>; Marcela DeLong <marcela.delong@corgan.com>; Timothy O'Neill <toneill@langan.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Thanks Preethi. These look OKAY to me.

Langan or VDC design, any other comments?

@Kaitlin Monaghan @Tracye Herrington with respect to Mayor Ted's ask from last weeks BSOP meeting. See attached below,

Chris Welch
Director, Preconstruction - NA
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted]**Cell**
chris.welch@vantage-dc.com

From: Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>
Sent: Thursday, September 4, 2025 5:14 PM
To: Claudia Morles <Claudia.Morles@corgan.com>; Marcela DeLong <marcela.delong@corgan.com>; Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

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Hi All,
Updated rendered images have been sent through Newforma. Please let me know if you are having issues downloading the files

Thank you

PREETHI CHITHARANJAN

Project Coordinator
Corgan

From: Claudia Morles <Claudia.Morles@corgan.com>
Sent: Thursday, September 4, 2025 6:20 AM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson <Jason.Anderson@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Hi all,

Please see link below to requested images. Let me know if anyone has any issues accessing the link.

WI1 Campus Aerial View

Each image has been exported in the following formats:

Email Size - A reduced size preview for email (attached)
JPG - Full size general use format for PowerPoint presentations
Tiff - Best Quality Full Size Format for prints on boards

Let me know if you need anything else.

CLAUDIA MORLES
Corgan

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Thursday, September 4, 2025 11:03 AM
To: Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson <Jason.Anderson@corgan.com>; Claudia Morles <Claudia.Morles@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

@Claudia Morles please reply all here with the rendering link.

MARCELA DELONG
Associate Principal
Corgan

From: Timothy O'Neill <toneill@langan.com>
Sent: Tuesday, September 2, 2025 5:55:15 PM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson <Jason.Anderson@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Hi Marcela,

See below for the high-res, recent images.

Thanks!

New files have been posted for you at the Langan Client Services site and can be retrieved until 9/12/2025 by clicking on the link below.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1465562189

Name	Type	Size
543000301-R-IA0101 - Standard	.zip	27.58 MB

If you have any questions regarding the use of the Langan Client Services, please contact Langan IT (helpdesk@langan.com).

Timothy O'Neill
Senior Project Manager

LANGAN

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From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Monday, September 1, 2025 7:15 AM
To: Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan

<Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson <Jason.Anderson@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Tim,

Send us the high res for the crop view we are looking for and we will ask the Media Lab to get the rendered campus on it from a "top view/satellite image view". I believe it should not be an issue.

Thanks!

+@Preethi Chitharanjan @Ryan Purnell @Jason Anderson team, this is re: Red Granite, due COB Thurs 9/4.

MARCELA DELONG
Associate Principal
Corgan

From: Timothy O'Neill <toneill@langan.com>
Sent: Friday, August 29, 2025 2:10 PM
To: Chris Welch <Chris.Welch@vantage-dc.com>; Marcela DeLong <Marcela.DeLong@corgan.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Chris,

We can provide a high-definition aerial image that was taken on 05/04/2025 of the entire area including Port Washington. We do not have a top down rendering generated but is something we could working on.

Corgan team,

Is it easier to start with the perspective views you have already created and generate a top-down, plan view version? If so, we could impose that to scale on the zoomed out aerial image.

If we want to keep this simple, we can overlay the black and white and site plan on the image and add some very basic color to represent the final conditions rather then the existing at the site location.

Thanks,

Timothy O'Neill
Senior Project Manager

LANGAN

[redacted]

[redacted]
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From: Chris Welch <Chris.Welch@vantage-dc.com>
Sent: Friday, August 29, 2025 1:00 PM
To: Marcela DeLong <marcela.delong@corgan.com>; Andrew Uttan <auttan@langan.com>; Timothy O'Neill <toneill@langan.com>; Allan Price <allan.price@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI1: Scale aerial view of Port Washington and our WI1 Campus

All,

Yesterday at our BSOP meeting, the mayor requested an aerial view showing the city of Port Washington in relation to our campus. This should be a satellite image type and the ask comes from the fact that the view of our campus looking south does not do justice to the size of the city of PW given the angle and distance to the city.

I believe I have seen a few of these floating around.. are there any that you guys have already that can be dropped here that we can start working through?

I would like to get something out by next Thursday, 9/4, by 5pmCT to the Mayor and the planning commission so they can have this.

Who wants to start us off? ☺

Chris Welch
Director, Preconstruction - NA
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted] **Cell**
chris.welch@vantage-dc.com

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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, September 19, 2025 7:41 AM
To: Ted Neitzke IV
Cc: Kaitlin Monaghan
Subject: Fw: WI1: Scale aerial view of Port Washington and our WI1 Campus
Attachments: image.png; image001.png

Aerial showing accurate proportions

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206 USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Chris Welch <Chris.Welch@vantage-dc.com>
Sent: Monday, September 8, 2025 9:26:48 AM
To: Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Hank,

I am fine with proportions. This is accurate to scale.

It is brown because that is the satellite image they used from that season.

Chris Welch
Director, Preconstruction - NA
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted] **Cell**
chris.welch@vantage-dc.com

From: Hank Evans <hank.evans@vantage-dc.com>
Sent: Monday, September 8, 2025 10:15 AM
To: Chris Welch <Chris.Welch@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Just Vantage

Is it just me or does the data center still look huge compared to PW? Do we need to zoom it out even more? Also why is everything so brown?

VANTAGE DATA CENTERS
Hank Evans
Senior Manager, Public Policy, NA - Economic Development
7000 Central Parkway, Suite 1000
Sandy Springs, GA 30328
[redacted]Cell
hank.evans@vantage-dc.com
vantage-dc.com

From: Timothy O'Neill <toneill@langan.com>
Sent: Thursday, September 4, 2025 5:50 PM
To: Chris Welch <Chris.Welch@vantage-dc.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Claudia Morles <Claudia.Morles@corgan.com>; Marcela DeLong <marcela.delong@corgan.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
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Good to go!

Just to confirm we will be sending the zoomed out with the city included only version, correct?

(Reattaching the zoom out for Kaitlin / Tracye)

Timothy O'Neill
Senior Project Manager

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Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

Thanks Preethi. These look OKAY to me.

Langan or VDC design, any other comments?

@Kaitlin Monaghan @Tracye Herrington with respect to Mayor Ted's ask from last weeks BSOP meeting. See attached below,

Chris Welch
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chris.welch@vantage-dc.com

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Thank you

PREETHI CHITHARANJAN
Project Coordinator
Corgan

From: Claudia Morles <Claudia.Morles@corgan.com>
Sent: Thursday, September 4, 2025 6:20 AM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson

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Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Hi all,

Please see link below to requested images. Let me know if anyone has any issues accessing the link.

WI1 Campus Aerial View

Each image has been exported in the following formats:

Email Size - A reduced size preview for email (attached)
JPG - Full size general use format for PowerPoint presentations
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Let me know if you need anything else.

CLAUDIA MORLES
Corgan

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Thursday, September 4, 2025 11:03 AM
To: Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson <Jason.Anderson@corgan.com>; Claudia Morles <Claudia.Morles@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: WI1: Scale aerial view of Port Washington and our WI1 Campus

@Claudia Morles please reply all here with the rendering link.

MARCELA DELONG
Associate Principal
Corgan

From: Timothy O'Neill <toneill@langan.com>
Sent: Tuesday, September 2, 2025 5:55:15 PM
To: Marcela DeLong <Marcela.DeLong@corgan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson

<Jason.Anderson@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Hi Marcela,

See below for the high-res, recent images.

Thanks!

New files have been posted for you at the Langan Client Services site and can be retrieved until 9/12/2025 by clicking on the link below.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1465562189

Name	Type	Size
543000301-R-IA0101 - Standard	.zip	27.58 MB

If you have any questions regarding the use of the Langan Client Services, please contact Langan IT (helpdesk@langan.com).

Timothy O'Neill
Senior Project Manager

LANGAN

[redacted]

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www.langan.com

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ILLINOIS NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC OHIO NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON OREGON NEVADA CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA

From: Marcela DeLong <Marcela.DeLong@corgan.com>
Sent: Monday, September 1, 2025 7:15 AM
To: Timothy O'Neill <toneill@langan.com>; Chris Welch <Chris.Welch@vantage-dc.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>; Preethi Chitharanjan <Preethi.Chitharanjan@corgan.com>; Ryan Purnell <Ryan.Purnell@corgan.com>; Jason Anderson <Jason.Anderson@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Tim,

Send us the high res for the crop view we are looking for and we will ask the Media Lab to get the rendered campus on it from a "top view/satellite image view". I believe it should not be an issue.

Thanks!

+@Preethi Chitharanjan @Ryan Purnell @Jason Anderson team, this is re: Red Granite, due COB Thurs 9/4.

MARCELA DELONG
Associate Principal
Corgan

From: Timothy O'Neill <toneill@langan.com>
Sent: Friday, August 29, 2025 2:10 PM
To: Chris Welch <Chris.Welch@vantage-dc.com>; Marcela DeLong <Marcela.DeLong@corgan.com>; Andrew Uttan <auttan@langan.com>; Allan Price <Allan.Price@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: WI1: Scale aerial view of Port Washington and our WI1 Campus

Chris,

We can provide a high-definition aerial image that was taken on 05/04/2025 of the entire area including Port Washington. We do not have a top down rendering generated but is something we could working on.

Corgan team,

Is it easier to start with the perspective views you have already created and generate a top-down, plan view version? If so, we could impose that to scale on the zoomed out aerial image.

If we want to keep this simple, we can overlay the black and white and site plan on the image and add some very basic color to represent the final conditions rather then the existing at the site location.

Thanks,

Timothy O'Neill
Senior Project Manager

LANGAN

[redacted]

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From: Chris Welch <Chris.Welch@vantage-dc.com>
Sent: Friday, August 29, 2025 1:00 PM
To: Marcela DeLong <marcela.delong@corgan.com>; Andrew Uttan <auttan@langan.com>; Timothy O'Neill <toneill@langan.com>; Allan Price <allan.price@corgan.com>
Cc: Tracye Herrington <tracye.herrington@vantage-dc.com>; Rabih Matar <rmatar@vantage-dc.com>; Courtney Horst <courtney.horst@vantage-dc.com>; Akhil Badjatia <akhil.badjatia@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI1: Scale aerial view of Port Washington and our WI1 Campus

All,

Yesterday at our BSOP meeting, the mayor requested an aerial view showing the city of Port Washington in relation to our campus. This should be a satellite image type and the ask comes from the fact that the view of our campus looking south does not do justice to the size of the city of PW given the angle and distance to the city.

I believe I have seen a few of these floating around.. are there any that you guys have already that can be dropped here that we can start working through?

I would like to get something out by next Thursday, 9/4, by 5pmCT to the Mayor and the planning commission so they can have this.

Who wants to start us off? ☺

Chris Welch
Director, Preconstruction - NA
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted]**Cell**
chris.welch@vantage-dc.com

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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, September 19, 2025 6:52 AM
To: tneitzke@portwashingtonwi.gov
Cc: Kaitlin Monaghan
Subject: BSOP prez to common council from 8/28
Attachments: WI1 Red Granite_BSOP_Planning Commission 08282025.pdf

More to come

VANTAGE DATA CENTERS
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, September 18, 2025 4:39 PM
To: Brittany Mazin; Susan Westerbeke; Dawn St George
Cc: Jester, Vanessa - (Ohio); Stewart, Zola L - (CHI)
Subject: RE: Thank you and follow up

Dawn-I am emailing you to make an introduction with the Vantage Team working on community projects that I recently shared with you.

I mentioned on Tuesday at a meeting with the group how much the Lighthouse means to us and told them about the projects we are working on together.

If you want to reach out to Brittany and schedule a phone call to discuss the projects, that would be great. I am happy to be part of a call, if needed, otherwise I am here to support the project in any way possible.

Thanks all!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, September 18, 2025 11:17 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>
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Our construction team lead, Rick, has a meeting with Judy today to discuss the Eghart House.

Melissa, when you have a moment, could you please connect us with Dawn at the Historical Society?

I'll be reaching out to Kristina shortly to gather more information on Christmas on the Corner and the Fall Festival, and I'll also connect with Mike to discuss the Veterans Memorial project.

Warm regards,
Brittany Mazin

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Rebecca Gries <rgries@mke7.com>
Sent: Thursday, September 18, 2025 11:19 AM
To: Tracye Herrington; Ted Neitzke IV
Subject: Fw: Press Release: Gov. Evers, Microsoft Officials Announce New $4 Billion Investment in Mount Pleasant Datacenter

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

From: Gov Evers Press <GovPress@evers.wi.gov>
Sent: Thursday, September 18, 2025 9:29:32 AM
To: Rebecca Gries <rgries@mke7.com>
Subject: Press Release: Gov. Evers, Microsoft Officials Announce New $4 Billion Investment in Mount Pleasant Datacenter

FOR IMMEDIATE RELEASE: September 18, 2025
Contact: GovPress@wisconsin.gov

Gov. Evers, Microsoft Officials Announce New $4 Billion Investment in Mount Pleasant Datacenter

Microsoft's $7 billion total investment will help make Wisconsin home to the world's most powerful AI datacenter

RACINE — Gov. Tony Evers today joined Microsoft officials and local leaders to announce that Microsoft is investing an additional $4 billion to further expand its planned datacenter campus in Mount Pleasant, raising Microsoft's total investment in Wisconsin to more than $7 billion.

"Throughout our history, innovation has been the key to Wisconsin's success, championing ideas of discoveries that have transformed people's lives the world over, and this announcement is no different," said Gov. Evers. "Microsoft's investment puts Wisconsin on the very cutting edge of AI power, not just in the U.S., but throughout the world, while creating good, family-supporting jobs, growing our communities, and bolstering our critical biohealth, personalized medicine, and advanced manufacturing sectors here at

home. We are grateful for Microsoft's continued investment in our state and look forward to continuing to partner together to support Wisconsin's workforce, economy, and communities."

This comes as, in 2023, Gov. Evers announced Microsoft would invest billions of dollars to expand its datacenter footprint in Mount Pleasant, a move that would bring significant benefits to both the local community and the entire state. Last May, Microsoft officials confirmed that it will invest $3.3 billion by the end of 2026 in the Mount Pleasant datacenter, bringing thousands of union construction jobs to the area, as well as providing long-term employment opportunities over the next several years. The company is on track to complete construction and bring this first artificial intelligence (AI) datacenter online in early 2026 and has begun hiring full-time workers for the operation.

According to Microsoft officials, the company has also committed to building a second datacenter, which will be similar in size and scale and in the same area at a cost of approximately $4 billion by the end of 2028, raising Microsoft's total investment in Wisconsin to over $7 billion. The datacenter campus in Mount Pleasant is part of a distributed training supercomputer spanning multiple locations.

"In the heart of the American Midwest, a modern marvel is rising," said Microsoft Vice Chair and President Brad Smith. "We're in the final phases of building the world's most powerful AI datacenter in Mount Pleasant, Wisconsin—part of a region forged by generations of hard work and ingenuity. This facility is more than a technological feat. It's a promise to grow responsibly, invest deeply, and create opportunities for Wisconsin and for the nation."

Construction of the first Microsoft datacenter has already provided family-sustaining jobs for almost 10,000 Wisconsin workers, including more than 3,000 construction workers during peak operations. Those workers have included electricians, plumbers, carpenters, pipefitters, structural iron and steel workers, concrete workers, and earth movers. The company indicated the second data center is expected to require a similar workforce.

In addition to the datacenter in Mount Pleasant, Microsoft has established a Microsoft AI Co-Innovation Lab at the University of Wisconsin-Milwaukee, where hundreds of owners of small- and medium-sized businesses are learning how to use AI to improve productivity and remain competitive. The Wisconsin Economic Development Corporation (WEDC) is providing a $500,000 grant to support capital improvements necessary for the success of the lab. WEDC has led the state's efforts to bring Microsoft to Wisconsin and ensure it has the trained workforce, site development, and community resources needed to grow.

"Microsoft's commitment to Wisconsin demonstrates that our state can attract and support the most innovative, forward-looking businesses in the world," said WEDC Secretary and CEO Missy Hughes. "This is a huge win, not just for the communities directly involved in this project, but for our entire state."

In response to Microsoft's commitment to make significant investments in Wisconsin, Gov. Evers signed bipartisan legislation in the 2023-25 Biennial Budget designed to put the state in a more competitive position for datacenter investments. In addition, Wisconsin's designation as a Regional Tech Hub also acted as a catalyst for Microsoft's decision to develop in the state. Additionally, earlier this year, Gov. Evers signed a bipartisan bill that creates exceptions for Tax Increment District (TID) Number 5 in the city of Port Washington and TID Number 10 in the city of Beaver Dam to support attracting new datacenters to these communities and to continue growing this multi-billion-dollar industry in the state.

Gov. Evers also previously signed an executive order creating the Governor's Task Force on Workforce and Artificial Intelligence to study how AI will transform business, education, and other key sectors of the state economy. This task force submitted its final report and action plan in July 2024. Building on this work, the

final 2025-27 Biennial Budget Gov. Evers signed into law in July invests $2 million to provide grants to technical college district boards to support the adoption and use of AI to prepare our workers to be ready for the future of AI.

An online version of this release is available here.

###

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Press Office Email: GovPress@wisconsin.gov

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, September 18, 2025 11:19 AM
To: Melissa Gossett; Susan Westerbeke
Cc: Jester, Vanessa - (Ohio); Stewart, Zola L - (CHI)
Subject: Re: Thank you and follow up

Would you mind making an intro to Kristina also? I thought I had her contact information but just had Judy's. Thank you!
Brittany

From: Brittany Mazin
Sent: Thursday, September 18, 2025 10:17 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <swesterbeke@portwashingtonwi.gov>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>
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VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Wednesday, September 17, 2025 6:53 AM
To: 'Brittany Mazin'; Melissa Gossett
Cc: Stewart, Zola L - (CHI); Melissa Gossett
Subject: RE: Community Engagement Discussion with City of Port Washington x Intros

Hello Brittany,

Meeting at 11:00 a.m. this morning will work with my schedule, see you then.

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, 16 September 2025 10:30 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Stewart, Zola L - (CHI) <zstewart@tcco.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Community Engagement Discussion with City of Port Washington x Intros

Sounds good. Thank you!!!

Get Outlook for iOS

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 16, 2025 10:02:11 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Stewart, Zola L - (CHI) <zstewart@tcco.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Community Engagement Discussion with City of Port Washington x Intros

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To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Cc: Stewart, Zola L - (CHI) <zstewart@tcco.com>
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Subject: Community Engagement Discussion with City of Port Washington x Intros
When: Wednesday, September 17, 2025 9:00 AM-10:00 AM.
Where: 100 W. Grand Avenue, Port Washington, WI 53074

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 241 095 801 178 9

Passcode: ji24yr29

For organizers: Meeting options

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Wednesday, September 17, 2025 6:53 AM
To: 'Brittany Mazin'; Melissa Gossett
Cc: Stewart, Zola L - (CHI); Melissa Gossett
Subject: RE: Community Engagement Discussion with City of Port Washington x Intros

Hello Brittany,

Meeting at 11:00 a.m. this morning will work with my schedule, see you then.

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, 16 September 2025 10:30 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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Subject: Re: Community Engagement Discussion with City of Port Washington x Intros

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Get Outlook for iOS

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, September 9, 2025 3:51 PM
To: Brittany Mazin; Melissa Gossett
Subject: RE: WI Community Syncs

Let's meet on Wednesday, September 17th at 10:00 a.m. here at City Hall. If that works for you, please send an invite, thank you.

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 9, 2025 3:40 PM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

Excellent!
We're meeting with Mike McMahon on Wednesday afternoon from 2:45–3:45 p.m. (Central Time). Would you like to meet earlier that day in Port? We'll be with our GC kicking off some workforce development efforts, so the timing works out really well.

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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Tuesday, September 9, 2025 3:38 PM
To: Brittany Mazin; Melissa Gossett
Subject: RE: WI Community Syncs

Hello Brittany,

At this point next week Wednesday both Melissa and I have some availability. Could you suggest some time slots that day and we can go from there.

Susan

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 9, 2025 3:03 PM
To: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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To: Brittany Mazin
Cc: Deb Roensch; Economic Development
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I included her here.

Please confirm Sept 15th after the meeting he has in Milwaukee with M7. This is the time she held for him to meet you.

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I think Kaitlin has his cell but if not, let me know.

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[redacted] **Cell**
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Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Friday, September 5, 2025 9:07 AM
To: Brittany Mazin
Subject: RE: Mayor Meeting - WI visit

Sounds good. I am tied up on the 15th but hopefully that week we can connect.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, September 4, 2025 2:28 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Mayor Meeting - WI visit

Thank you! Kaitlin is out sick but I'll touch base with her.
Appreciate your help!
Looking forward to seeing you the week of the 15th!
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 6:34 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Mayor Meeting - WI visit

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Brittnay-unfortunately, I do not have this information.

I would recommend that Kaitlin give the Mayor a call. He is very infrequently here at City Hall and is on the road a ton. I don't manage his calendar and maybe a call with him would help answer these questions in short order?

I think Kaitlin has his cell but if not, let me know.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 2:44 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Mayor Meeting - WI visit

One more question: Kaitlin mentioned the Mayor was going to send a list of key community events, do you happen to have that info? I don't think we received.

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 1:13 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Rebecca Gries <rgries@mke7.com>
Subject: RE: Mayor Meeting - WI visit

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Brittnay-he runs a really tight schedule. Are you able to make that day work?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 1:17 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
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Hi!
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HI Rebecca – when will your meeting be done in MKE on the 15th? If Ted could meet with Brittnay right after, that would likely be good timing but wanted to touch base on the meeting you have on the books with Ted.

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Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI visit

Hi Melissa,
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Best,
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VANTAGE DATA CENTERS
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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 7:35 PM
To: Brittany Mazin
Subject: RE: Mayor Meeting - WI visit

Brittnay-unfortunately, I do not have this information.

I would recommend that Kaitlin give the Mayor a call. He is very infrequently here at City Hall and is on the road a ton. I don't manage his calendar and maybe a call with him would help answer these questions in short order?

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Sent: Wednesday, September 3, 2025 2:44 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Mayor Meeting - WI visit

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Sent: Wednesday, September 3, 2025 2:44 PM
To: Melissa Gossett
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To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Rebecca Gries <rgries@mke7.com>
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Subject: Re: Mayor Meeting - WI visit

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Brittany

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To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Mayor Meeting - WI visit

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HI Rebecca – when will your meeting be done in MKE on the 15th? If Ted could meet with Brittnay right after, that would likely be good timing but wanted to touch base on the meeting you have on the books with Ted.

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Sent: Tuesday, September 2, 2025 1:57 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>

Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI visit

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Brittany Mazin
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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 2:41 PM
To: Melissa Gossett
Cc: Rebecca Gries
Subject: Re: Mayor Meeting - WI visit

Which day is best for him? I can make it work!

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 1:13 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Rebecca Gries <rgries@mke7.com>
Subject: RE: Mayor Meeting - WI visit

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Sent: Wednesday, September 3, 2025 1:17 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>
Subject: Re: Mayor Meeting - WI visit

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HI Rebecca – when will your meeting be done in MKE on the 15th? If Ted could meet with Brittnay right after, that would likely be good timing but wanted to touch base on the meeting you have on the books with Ted.

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To: Melissa Gossett <mgossett@portwashingtonwi.gov>

Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 2:14 PM
To: Brittany Mazin
Cc: Rebecca Gries
Subject: RE: Mayor Meeting - WI visit

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 12:22 PM
To: Melissa Gossett; Rebecca Gries
Subject: Re: Vantage -Current Project Needs

Can you provide a few options for projects some that require small dollar amounts and some that require more?

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 11:19 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Subject: RE: Vantage -Current Project Needs

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I don't know what you mean?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 11:58 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Subject: Re: Vantage -Current Project Needs

Hi!
If you can provide some options that range in dollar amounts that would be great.
Thanks!
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 2, 2025 9:24 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Vantage -Current Project Needs

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Brittany-is there a dollar amount you have in mind?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 2, 2025 3:07 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Subject: Question

Hi! Are there any local projects—beyond the community center—that we should address right away? For example, a local baseball team needing new jerseys or a shelter at risk of closing.

Brittany

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
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brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, September 3, 2025 12:19 PM
To: Brittany Mazin; Rebecca Gries
Subject: RE: Vantage -Current Project Needs

I don't know what you mean?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 11:58 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Subject: Re: Vantage -Current Project Needs

Hi!
If you can provide some options that range in dollar amounts that would be great.
Thanks!
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 2, 2025 9:24 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Vantage -Current Project Needs

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Brittany-is there a dollar amount you have in mind?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 2, 2025 3:07 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>
Subject: Question

Hi! Are there any local projects—beyond the community center—that we should address right away? For example, a local baseball team needing new jerseys or a shelter at risk of closing.
Brittany

VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, September 3, 2025 8:00 AM
To: Melissa Gossett
Cc: Rebecca Gries; Kaitlin Monaghan
Subject: Re: Mayor Meeting - WI visit

Up to you! It would be great for you to join!

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 2, 2025 9:16 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Mayor Meeting - WI visit

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HI Rebecca – when will your meeting be done in MKE on the 15th? If Ted could meet with Brittnay right after, that would likely be good timing but wanted to touch base on the meeting you have on the books with Ted.

Brittany-would you want me at this meeting too?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 2, 2025 1:57 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI visit

Hi Melissa,
Thank you for the check in this morning! Following up to see Mayor Ted's availability the week of September 15th. I look forward to coming into town. Once we know his schedule, we can plan other community meetings.
Best,
Brittany

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From: Rebecca Gries <rgries@mke7.com>
Sent: Wednesday, September 3, 2025 6:52 AM
To: Melissa Gossett; Brittany Mazin
Cc: Kaitlin Monaghan
Subject: RE: Mayor Meeting - WI visit

Hi Melissa,

Our board meeting runs from 12 – 1:30 pm on the 15th. I have a hold on our conference room for the afternoon as we determine the best time for the meeting.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 2, 2025 10:17 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Mayor Meeting - WI visit

HI Rebecca – when will your meeting be done in MKE on the 15th? If Ted could meet with Brittnay right after, that would likely be good timing but wanted to touch base on the meeting you have on the books with Ted.

Brittany-would you want me at this meeting too?

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 2, 2025 1:57 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI visit

Hi Melissa,
Thank you for the check in this morning! Following up to see Mayor Ted's availability the week of September 15th. I look forward to coming into town. Once we know his schedule, we can plan other community meetings.
Best,
Brittany

Brittany Mazin
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200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 2, 2025 10:24 PM
To: Brittany Mazin; Rebecca Gries
Cc: Melissa Gossett
Subject: Vantage -Current Project Needs

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Subject: Question

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Brittany

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, September 2, 2025 10:17 PM
To: Brittany Mazin
Cc: Rebecca Gries; Kaitlin Monaghan; Melissa Gossett
Subject: Mayor Meeting - WI visit

HI Rebecca – when will your meeting be done in MKE on the 15th? If Ted could meet with Brittnay right after, that would likely be good timing but wanted to touch base on the meeting you have on the books with Ted.

Brittany-would you want me at this meeting too?

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To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Rebecca Gries <rgries@mke7.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: WI visit

Hi Melissa,
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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, September 2, 2025 3:07 PM
To: Melissa Gossett; Rebecca Gries
Subject: Question

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, October 16, 2025 12:04 PM
To: Kathleen Schilling; Melissa Gossett; Deb Roensch
Cc: Kaitlin Monaghan; Amanda DeGruccio; Rebecca Gries
Subject: Re: 10/28 Event Sync

Hello,

Quick update: we're moving this event to later in November—likely the first or second week—and will be focusing on small businesses.

@Deb Roensch - can you please let us know some dates that work for Ted?
@Melissa Gossett – Could we please update the list to reflect who should be included? We'd love to hear your thoughts first, and then Ted's as well.

Best,
Brittany

From: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Sent: Wednesday, October 8, 2025 7:27 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Stewart, Zola L - (CHI) <zstewart@tcco.com>; Jester, Vanessa - (Ohio) <vjester@tcco.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: 10/28 Event Sync

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Brittany

Here is the list, I saw your draft outline. The meeting last night was very contentious so my only concern with the program is it might need to be invite only and/or focus very specifically on people or it could become challenging. Here is who I had on my list.

Business Owners

Mike	Ansay	President	Ansay & Associates/Ansay Development
Kate	Ansay		Ansay Development
Ian	McCain		Ansay Development
James	Schowalter	President	Port Washington State Bank
Kelly	Brown	Owner	Locally Inspired

Carla	LaFever	President	Aurora Medical Center - Grafton
John	Joyce	President	Ascension
Todd	Endres	CFO	Charter Manufacturing
Gerry	Schwarz	President	KMC Stampings
Brian	Sprinkman	President	Molded Dimensions
Bob	Steffes	Director of Manufacturing	Allen Edmonds
Gertjen	van de Broek	President	NewPort Holdings

Looking for small businesses - we can send the flyer through Port Main Street
if we want to go into a bigger geographic area, we could go to the Saukville Chamber and Grafton Chamber

Civic Leaders

Lee	Schlenvogt	Chairman	Ozaukee County
Pat	Foy	Vice Chair	Ozaukee County
Jason	Dzwinel	Administrator	Ozaukee County
Kristia	Tadeo		Port Main Street/Port Tourism
Barbara	Bates Nelson		United Way Northern Ozaukee

Education Leaders/Workforce Development

Dr	McMahon	Port Washington Saukville School District
Elizabeth	Freeman	Rocket Academy/Cedar Grove Belgium School District
Jeff	Nelson	Grafton School School District
Jonathon	Mies	MATC
Dean	Rennicke	Concordia University
appropriate rep from UW-Milwaukee		
Cindy	Simmons	Forward Careers
Annaleise	Smith	WOW Workforce Development

Kathleen

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, October 8, 2025 7:38 PM
To: Rebecca Gries <rgries@mke7.com>; Kathleen Schilling <kschilling@ozaukeecounty.gov>
Cc: Stewart, Zola L - (CHI) <zstewart@tcco.com>; Jester, Vanessa - (Ohio) <vjester@tcco.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: 10/28 Event Sync

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Thank you so much for the quick sync yesterday. When you have a moment, could you please send over the invite list, Kathleen?

I've sent the draft event outline and would really appreciate your thoughts. Depending on when the bids are announced, I like the idea of incorporating the trades and possibly doing a version of the trade partner breakfast. I brought this to Turner's attention.

Looping in our Turner leads and Kaitlin here as well.

Brittany

From: Brittany Mazin
Sent: Monday, October 6, 2025 7:22 PM
To: Rebecca Gries <rgries@mke7.com>; Kathleen Schilling <kschilling@ozaukeecounty.gov>
Subject: 10/28 Event Sync
When: Tuesday, October 7, 2025 2:30 PM-3:00 PM.
Where: Microsoft Teams Meeting

Hoping this works!

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 246 133 266 103 7

Passcode: Pz3FT9TT

For organizers: Meeting options

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Wednesday, October 15, 2025 6:55 PM
To: Tracye Herrington
Subject: Fwd: Playground at Lincoln School

Mayor Ted Neitzke
[redacted] cell

This was sent from my phone so please excuse any spelling errors.

Begin forwarded message:

> **From:** Patricia Kindschy <pkindschy@yahoo.com>
> **Date:** October 15, 2025 at 6:39:24 PM CDT
> **To:** Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
> **Subject: Playground at Lincoln School**
>
> Dear Mayor Neitzke:
>
> I hope you can watch the TMJ broadcast tonight at 10:00 tonight. My granddaughter, Marlowe Nevle, a second grader at Lincoln will be interviewed because she and her classmates are making bracelets to help raise money to repair their playground equipment that the school district doesn't have fund for. Perhaps you can ask Vantage to fund the project since they will be such a great partner in our community.
>
> Patricia Kindschy
> [redacted]
> Port washington
>
> Sent from my iPad

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, October 15, 2025 11:37 AM
To: Melissa Gossett
Cc: Susan Westerbeke; Amanda DeGruccio
Subject: Re: WI Community Syncs

Great! Adding my new colleague Amanda to this chain. We can find time to meet in person on the 23rd. When is good?
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 8:05 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I do have a little time in the afternoon only.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 14, 2025 5:15 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Hi!
We will be getting into town later on the 21st so we can do virtual that morning or Melissa and Susan are you free on the 23rd for in person?
Brittany

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 13, 2025 8:18 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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HI Brittany,

Unfortunately, I am unavailable on the 22nd and 23rd due to a few commitments across the region. I am available anytime after 11 am on the 21st if you and Melissa are available.

Best,
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 13, 2025 9:56 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

Hello! I'll be in town in person this week — would it be possible to find time to meet on the 22nd?

Brittany

From: Brittany Mazin
Sent: Tuesday, July 1, 2025 2:41 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: WI Community Syncs
When: Tuesday, October 21, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, October 15, 2025 11:37 AM
To: Melissa Gossett
Cc: Susan Westerbeke; Amanda DeGruccio
Subject: Re: WI Community Syncs

Great! Adding my new colleague Amanda to this chain. We can find time to meet in person on the 23rd. When is good?
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 8:05 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I do have a little time in the afternoon only.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 14, 2025 5:15 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
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HI Brittany,

Unfortunately, I am unavailable on the 22nd and 23rd due to a few commitments across the region. I am available anytime after 11 am on the 21st if you and Melissa are available.

Best,
Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

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Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

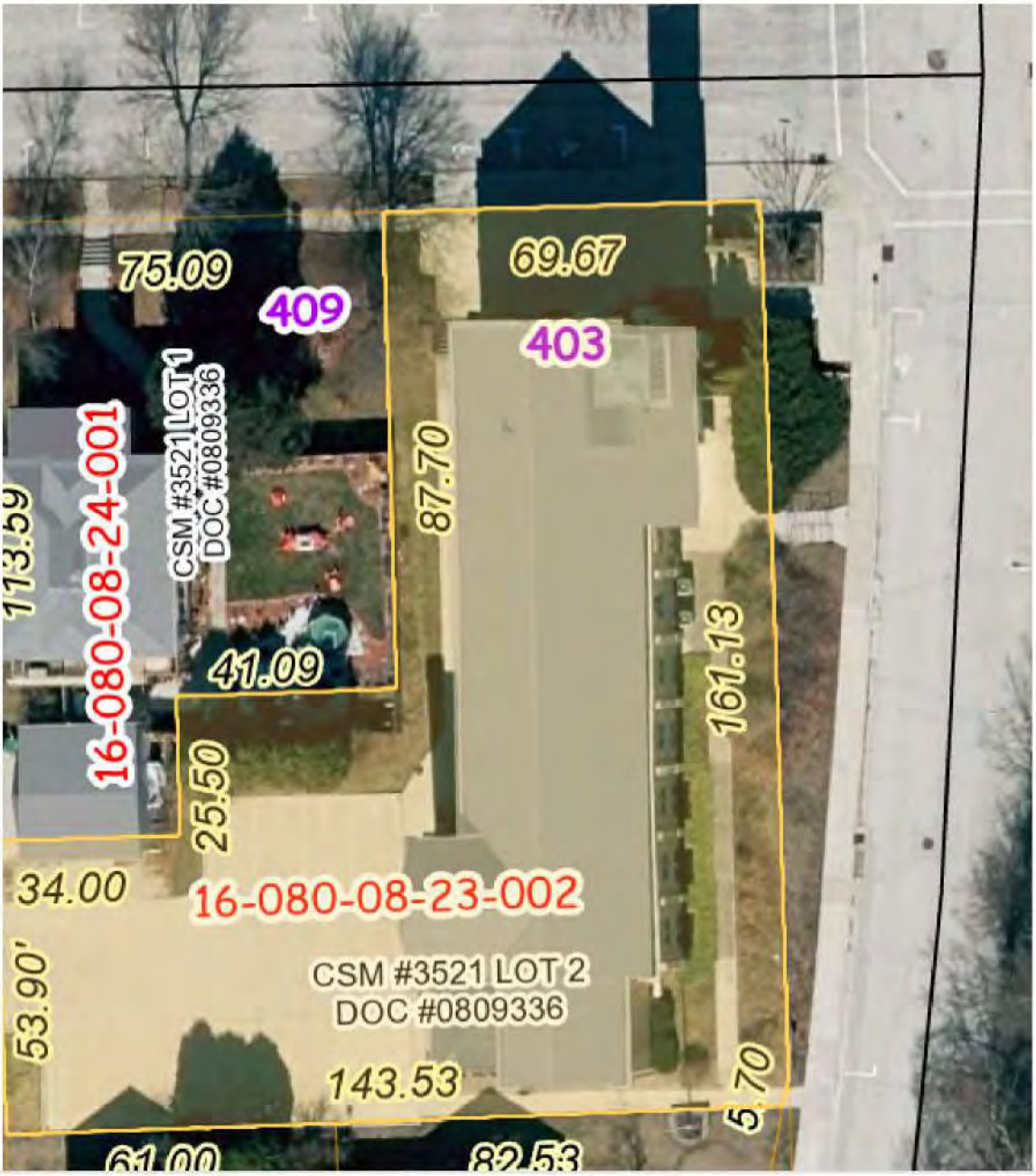
From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 10:46 PM
To: gregory.winn@vantage-dc.com
Cc: Ted Neitzke IV; Melissa Gossett
Subject: Senior Center Plan - Vantage Project Discussion
Attachments: Final Report.pdf

Greg-Thank you for taking an early call from me today! As promised on the call, this is what I have on file regarding the Senior Center and what we would like is to create into a Community Center for all ages.

This is somewhat dated, and we have new surveys and new leadership at the City. There may be different feelings and direction our Council may want to take as we work through this together. If you want to digest that and then we can talk again? I am on the road 3 hours a day, so I can easily do so before or after hours, if that would work best for you. You just let me know. 😊 This is very important to our Mayor and the Council, so I am excited to work on this together.

This report talks about where the SC was located but the current senior center is an old church with poor parking and not a great space for accessibility.

Pictures below are of the current location of the Senior Center and the second is our Recreation Dept we would like to fold into a community center.



From: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>

Thanks for your interest in partnering with us! My cell-920-228-0503

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

Website | Facebook | Instagram | LinkedIn

Hi Melissa-
There is plenty of additional background information on this that I would be happy to share if you are interested.
Thanks!
Rob

Robert J Vanden Noven, P.E. | Director of Public Works
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.268-4267 | F: 262-284-7669

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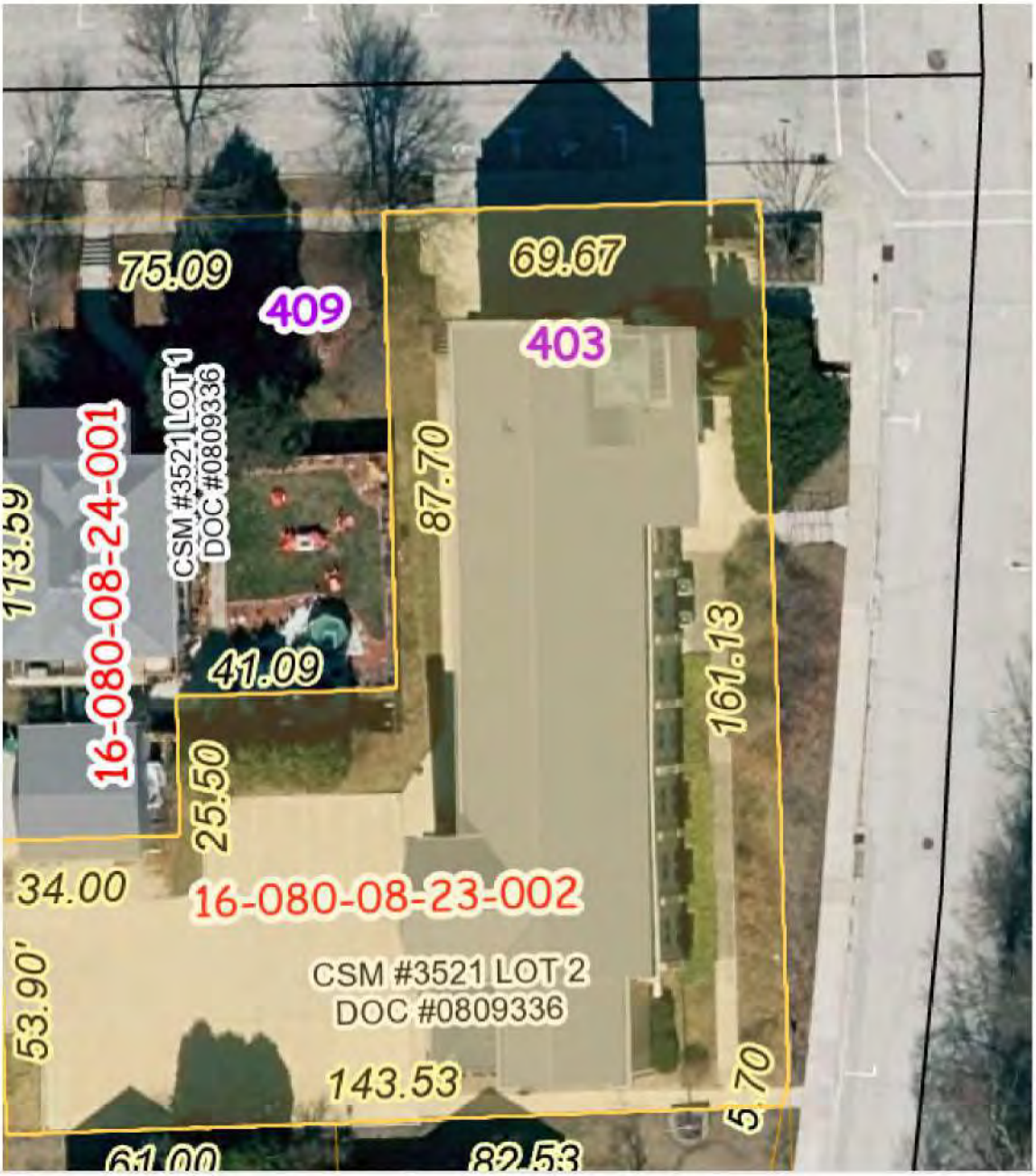

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 9:19 PM
To: Gregory Winn
Cc: Melissa Gossett
Subject: Community Center/Senior Center Port Washington Community Engagement Projects and Natural Resource Considerations

Greg-I am trying to track down that report we discussed this morning from Public Works. I hope to get it tomorrow.

From: Gregory Winn <gregory.winn@vantage-dc.com>
Sent: Sunday, October 12, 2025 12:50 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Yes Melissa, that should work. Please call me at the number below.

VANTAGE DATA CENTERS

Gregory Winn

Vice President, Construction NA West

[redacted] Cell

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Friday, October 10, 2025 12:21 PM
To: Gregory Winn <gregory.winn@vantage-dc.com>
Subject: FW: Port Washington Community Engagement Projects and Natural Resource Considerations

You don't often get email from mgossett@portwashingtonwi.gov. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Greg – are you in central time and do you want an in person meeting or a call? I could do a call on Tuesday morning at 7:15-7:55.

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Sent: Friday, October 10, 2025 2:15 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>

Cc: Gregory Winn <gregory.winn@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Melissa,

I'm introducing you to my colleague Greg from the Construction team. Could we please set up some time next week to connect? He's interested in learning more about the community center concept and would really appreciate the opportunity to speak with you.

Thanks so much!
Brittany

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 9:06 PM
To: Brittany Mazin
Cc: Susan Westerbeke
Subject: RE: WI Community Syncs

I do have a little time in the afternoon only.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 14, 2025 5:15 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Executive Director
Milwaukee 7 (M7)
[redacted]

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Passcode: ro6xE7wb

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Passcode: ro6xE7wb

For organizers: Meeting options

From: Emily Backus <Emily.Backus@vantage-dc.com>
Sent: Monday, October 13, 2025 2:32 PM
To: Kaitlin Monaghan; Tracye Herrington; tneitzke@portwashingtonwi.gov
Subject: RE: An Important Opportunity.

Ted, I just left a message for Shawn and will update you when we speak. The recommendations document is very reasonable and I look forward to working with him.

Emily Backus
Sustainability Director, NA
[redacted] Cell
emily.backus@vantage-dc.com

From: Emily Backus <Emily.Backus@vantage-dc.com>
Sent: Sunday, October 12, 2025 12:01 PM
To: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: Re: An Important Opportunity.

Hi,

Yes, I'd be happy to have this meeting. American Bird Conservancy is one of the funders of the design for the Valley Creek project so that will be a good tie in.

Emily

Emily Backus
Sustainability Director, North America
Vantage Data Centers

Sent from my mobile device

From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Sent: Sunday, October 12, 2025 10:31:58 AM
To: Emily Backus <Emily.Backus@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: Fw: An Important Opportunity.

Hi Emily-- Please see below. Let me know your thoughts, we should get back to the mayor on this this week. Thank you!

Kaitlin Monaghan
Sr. Director, Public Policy, North America
Vantage Data Centers
[redacted]

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Saturday, October 11, 2025 5:54:21 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: An Important Opportunity.

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Hi,

Would you be able to contact Shawn this week to get a meeting on the books about the environmental considerations being taken on the new site?

Shawn is an old friend and he's very reasonable. Please close the loop with me ASAP.

Shawn Graff
Vice President, U.S. & Canada
American Bird Conservancy
[redacted]
Slinger, WI 53086
Phone: [redacted]

He was at the meeting I had with our regional environmentalists a few weeks ago.

I am going to be interviewed this week for Milwaukee public radio and it'd be helpful to share that you're all meeting.

See attached.

Mayor Ted Neitzke
[redacted]cell

This was sent from my phone so please excuse any spelling errors.

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Sent: Monday, October 13, 2025 9:56 AM
To: Rebecca Gries; Melissa Gossett
Cc: Kaitlin Monaghan; Susan Westerbeke
Subject: Re: WI Community Syncs

Hello! I'll be in town in person this week — would it be possible to find time to meet on the 22nd?

Brittany

From: Brittany Mazin
Sent: Tuesday, July 1, 2025 2:41 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: WI Community Syncs
When: Tuesday, October 21, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 13, 2025 9:56 AM
To: Rebecca Gries; Melissa Gossett
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Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 13, 2025 8:46 AM
To: Tracye Herrington; Ted Neitzke IV
Cc: Dana Adams; Kaitlin Monaghan; Mark Freeman
Subject: RE: Vantage general contractors

A really great idea, Ted.

Vantage team, please let me know if there is anything I can assist with, whether it's connecting with local groups or helping roll out a PR strategy.

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Saturday, October 11, 2025 8:54 AM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Dana Adams <Dana.Adams@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>; Mark Freeman <mfreeman@vantage-dc.com>
Subject: Re: Vantage general contractors

Ted,

Yes, we'll work with them to do that.

Vantage Data Centers
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206 USA
[redacted]cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Saturday, October 11, 2025 6:55:13 AM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Cc: Dana Adams <Dana.Adams@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Subject: Re: Vantage general contractors

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Thank you.

As your contractors begin acquiring sub's and vendors from Wisconsin would they be willing to announce to the press and social channels who they've brought in to start to demonstrate Wisconsin impact?

I think a steady stream of media related to the project and who is doing the work will be very helpful.

We need to shift the narrative and demonstrate proof that this project is happening and has local, state, and national impact.

Thanks,
Mayor Ted Neitzke
[redacted]cell

This was sent from my phone so please excuse any spelling errors.

On Oct 10, 2025, at 6:28 PM, Tracye Herrington <tracye.herrington@vantage-dc.com> wrote:

Ted,

Our GCs for the project are:

- **Whiting Turner** (**Michel's** is a sub to WT) for sitework, building 1, and warehouse.
- **Weitz** for building 2 and ops center.
- a JV between **Turner** and **McCarthy** for buildings 3 and 4.
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VANTAGE
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted]cell
tracye.herrington@vantage-dc.com
vantage-dc.com

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From: Gregory Winn <gregory.winn@vantage-dc.com>
Sent: Sunday, October 12, 2025 12:50 PM
To: Melissa Gossett
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Yes Melissa, that should work. Please call me at the number below.

Gregory Winn

Vice President, Construction NA West

[redacted]Cell

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Friday, October 10, 2025 12:21 PM
To: Gregory Winn <gregory.winn@vantage-dc.com>
Subject: FW: Port Washington Community Engagement Projects and Natural Resource Considerations

You don't often get email from mgossett@portwashingtonwi.gov. Learn why this is important

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Hi Greg – are you in central time and do you want an in person meeting or a call? I could do a call on Tuesday morning at 7:15-7:55.

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Sent: Friday, October 10, 2025 2:15 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Gregory Winn <gregory.winn@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Melissa,

I'm introducing you to my colleague Greg from the Construction team. Could we please set up some time next week to connect? He's interested in learning more about the community center concept and would really appreciate the opportunity to speak with you.

Thanks so much!
Brittany

From: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Sent: Sunday, October 12, 2025 11:31 AM
To: Ted Neitzke IV; Tracye Herrington
Subject: Re: An Important Opportunity.

Absolutely. On it

Kaitlin Monaghan
Sr. Director, Public Policy, North America
Vantage Data Centers
[redacted]

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Saturday, October 11, 2025 5:54:21 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: An Important Opportunity.

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Hi,

Would you be able to contact Shawn this week to get a meeting on the books about the environmental considerations being taken on the new site?

Shawn is an old friend and he's very reasonable. Please close the loop with me ASAP.

Shawn Graff
Vice President, U.S. & Canada
American Bird Conservancy
[redacted]
Slinger, WI 53086
Phone: [redacted]

He was at the meeting I had with our regional environmentalists a few weeks ago.

I am going to be interviewed this week for Milwaukee public radio and it'd be helpful to share that you're all meeting.

See attached.

Mayor Ted Neitzke
[redacted]cell

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Sent: Saturday, October 11, 2025 8:54 AM
To: Ted Neitzke IV
Cc: Dana Adams; Kaitlin Monaghan; Rebecca Gries; Mark Freeman
Subject: Re: Vantage general contractors

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Vice President, New Site Development, NA
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VANTAGE

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Vice President, New Site Development, NA
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From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Saturday, October 11, 2025 7:55 AM
To: Tracye Herrington
Cc: Dana Adams; Kaitlin Monaghan; Rebecca Gries
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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Friday, October 10, 2025 6:29 PM
To: Ted Neitzke IV
Cc: Dana Adams; Kaitlin Monaghan
Subject: Vantage general contractors

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Friday, October 10, 2025 2:22 PM
To: gregory.winn@vantage-dc.com
Subject: FW: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Greg – are you in central time and do you want an in person meeting or a call? I could do a call on Tuesday morning at 7:15-7:55.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Friday, October 10, 2025 2:15 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Gregory Winn <gregory.winn@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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Thanks so much!
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Thanks so much!
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, October 9, 2025 2:23 PM
To: Brittany Mazin
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

Brittany-what exactly are you looking for. Some of the plans are not the City's and I am hesitant to share because we had an architect. Can you tell me what you want and I can gather info.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, October 9, 2025 1:59 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Melissa,
I'm following up on the below question.
Thank you!
Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 8:11 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Fw: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Melissa,

Looking through my emails, I only have the information below on the community center. My apologies if you already sent the examples and the details from your council member—would you mind resending them when you get a chance?

Thanks so much!
Brittany

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Tuesday, July 8, 2025 1:53 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Economic Development <economicdev@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

Brittnay – the number for the senior center alone was actually $28M. I will try to track down if there were plans drawn and also a few examples out there that might be a good model. I talked to my Council member about the surveys and she will send me what she has and I will try to get that to you as well if it is helpful.

Melissa M. Gossett

Melissa M. Gossett|City Administrator

Port Washington, Wisconsin

100 W Grand Avenue, P.O. Box 307

Port Washington, WI 53074

O: 262.284.5585 | F: 262-284-7224

PORT WASHINGTON WISCONSIN

The Premier Community on the Great Lakes

Website | Facebook | Instagram | LinkedIn

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 6:40 PM
To: Economic Development <economicdev@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

great - should we include anyone else on this call?

Get Outlook for iOS

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Monday, July 7, 2025 4:24:33 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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This contact is about the local high schools.

Fish Days is an event that I am not involved with that Susan will have to update you on.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 3:55 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Thank you! Just to clarify—is this introduction separate from Fish Days, or would it be a single call to discuss multiple efforts? Also, is there anyone else who should be included on the call?

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Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Brittany-The PWSSD Superintendent will be your main contact for our school district. We discussed that you may be reaching out to him about our schools and then also he may be able to help you with contacts at our local colleges. His information is below.

Michael McMahon michael.mcmahon@pwssd.k12.wi.us

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 1:35 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Susan,

I wanted to follow up to see how it might make sense for Vantage to support Fish Days. Happy to jump on a call if easier!

Best,

Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 2, 2025 3:39 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Susan!

We would love to know how to support Fish Days.

Thanks!

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 9:30 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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I will connect you with Susan about Fish Days.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 7:07 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

One more question: should we work with you to participate in Fish Day?

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
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Brittany: It was lovely to meet you today!

Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

As a little extra information about Port; her office prepares this attached information, and her email address is: kschilling@ozaukeecounty.gov

We look forward to working with you!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
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To: Melissa Gossett
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

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Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074

O: 262.284.5585 | F: 262-284-7224

Website | Facebook | Instagram | LinkedIn

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 1:35 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Susan,

I wanted to follow up to see how it might make sense for Vantage to support Fish Days. Happy to jump on a call if easier!

Best,

Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 2, 2025 3:39 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Susan!

We would love to know how to support Fish Days.

Thanks!

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 9:30 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I will connect you with Susan about Fish Days.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 7:07 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

One more question: should we work with you to participate in Fish Day?

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 2:55 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Brittany: It was lovely to meet you today!

Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

As a little extra information about Port; her office prepares this attached information, and her email address is: kschilling@ozaukeecounty.gov

We look forward to working with you!

From: Dube, James <James.Dube@whiting-turner.com>
Sent: Wednesday, October 8, 2025 9:20 AM
To: mgossett@portwashingtonwi.gov; clois@kapurinc.com; jdeboer@portwashingtonwi.gov; GPeterson@portwashingtonwi.gov; rpena@portwashingtonwi.gov; agroh@kapurinc.com; tom.marshall@vantage-dc.com; John.Gibbs@wisconsin.gov; bill.anthony
Cc: tmellon@tcco.com; O'Day, Charles; Meyer, Adam; Graham, Michael; Sipe, Eli; Williamson, Randy
Subject: DC Project Hold for Kapur/Fire/Building Inspector Meeting Minutes
Attachments: 2025 Change of Occupancy Permit.pdf

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    - Need clearly defined parameters before we can start.
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    - Occupancy Fee $200 (????)
- Future meeting invitation – Melissa Gosset
- GCs to provide temporary provisions and logistics list for 10/14 meeting - All GC's
- Temporary Houses need Change of Occupancy Permit – Vantage
    - See attached
- Extension of Work Hours, explore when and what these would be, if any - All GC's

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Tuesday, October 7, 2025
1:59 PM

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a. Weitz Introduction (WI-12 & Operations Center)
b. Whiting-Turner (Site Controlling Contractor/WI-11/Warehouse/Mass Earth + Utilities)
c. Turner/McCarthy (WI-13/WI-14)
d. Logistics - **This will be a focus for the 10/14 re-sync of this meeting**
    i. Parking lots/tents & lunch facilities overview
    ii. Trailer City overview
    iii. Batch plant has been removed from the site
    iv. Full-site security, badged access, maintaining safety will be key
    v. Questions to be held at next session for the group

3. City Introductions
    a. City present
    b. Kapur Present
    c. DSPS Lead present
    d. Fire Department, including Chief, present
    e. State Electrical Inspectors Present
    f. County Present
4. Permitting Process Overview
    a. Corgan issues IFP drawings
    b. Corgan submits IFP drawings to State of Wisconsin Department of Safety and Professional Services
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    d. DSPS issues letter to City of Port Washington
        i. GC can pick up a permit at this point
            1. **unclear what this process/formalities are**
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        i. This is sent to Gary Peterson with the City and copy Claude from Kapur
    f. "Early start permit" - this is inclusive of footings and foundations, this is an option for the commercial building permit that is permissible following the DSPS letter "go-ahead"
        i. Cost $270
    g. Temporary Structures -**This will be a focus for the 10/14 re-sync of this meeting**
        i. This will fall under semi-permanent structures for the City
            1. Follow-up questions & answers, City & Fire Department need to discuss and review. This is a never before seen scale for the City/FD and they will review ahead of next week.
                a. Fire-life safety requirements
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5. Trade Partner Permit
    a. City of Port Washington needs to confirm and follow up if trade subcontractors will need to have a state and city permit, OR just a city permit, OR both...

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ii. Heating and AC
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v. Sign Permit
vi. Demolition
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        i. WT team to create temporary provision measures on what we will have and what permitting inspections will come with them based on City's findings
            1. 2-4PM running meeting starting next week to get this going, next week we will focus on temporary conditions & logistics
    b. No high-pressure wells per cities comments
3. Inspection Process and Administrative Process
    a. Points of Contact for each GC will be provided
    b. State will own following inspections, also previously mentioned above but there seems to be conflicting information between the two lists below.
        i. Foundations
        ii. Steel
        iii. Steel Framing
        iv. Drywall
        v. In-Wall
        vi. Overhead
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[redacted]
www.whiting-turner.com

From: Dube, James <James.Dube@whiting-turner.com>
Sent: Wednesday, October 8, 2025 9:20 AM
To: mgossett@portwashingtonwi.gov; clois@kapurinc.com; jdeboer@portwashingtonwi.gov; GPeterson@portwashingtonwi.gov; rpena@portwashingtonwi.gov; agroh@kapurinc.com; tom.marshall@vantage-dc.com; John.Gibbs@wisconsin.gov; bill.anthony
Cc: tmellon@tcco.com; O'Day, Charles; Meyer, Adam; Graham, Michael; Sipe, Eli; Williamson, Randy
Subject: DC Project Hold for Kapur/Fire/Building Inspector Meeting Minutes
Attachments: 2025 Change of Occupancy Permit.pdf

Team

I want to say thank you for taking the time to setup a meeting to discuss the upcoming project, below are high level meeting minutes discussed during the meeting, please make sure to respond to the email string within 24 hours if your understanding differs from below.

GENERAL NOTES

- The city is going to set up a reoccurring Tuesday 2-4PM meeting that will be hosted at a larger location starting next week.
    - 2-3PM next week will focus on Permitting/Inspections of Temporary Means + Logistics, with a follow up on the below actions from today 10/7/25.
    - 3-4PM next week will be a sit town with Local PD, Fire Department, EMT, to align on our plans and resolve questions/concerns.

ACTION ITEMS

- City Permitting vs. State Permitting Matrix - KAPUR/CITY
    - Need clearly defined parameters before we can start.
- GCs to get over Permit Fee assumptions for Commercial Building Permit - All GC's
    - Manufacturing and Industrial $.36/sq ft per
    - Early Start Permit (Footing & Foundations Only) $270
    - Plan Examination Fee $285
    - Occupancy Fee $200 (????)
- Future meeting invitation – Melissa Gosset
- GCs to provide temporary provisions and logistics list for 10/14 meeting - All GC's
- Temporary Houses need Change of Occupancy Permit – Vantage
    - See attached
- Extension of Work Hours, explore when and what these would be, if any - All GC's

MEETING MINUTES

10.7.2025 City of Port Washington Kapur/GC/VDC/CITY Meeting
Tuesday, October 7, 2025
1:59 PM

1. Safety Topic
    a. Site will open to all from the City & Inspectors who want to visit, team would love to include the Fire Department, Police Department, and any EMT Services on all training opportunities that present themselves.
2. GC Introductions & Project Overview

a. Weitz Introduction (WI-12 & Operations Center)
b. Whiting-Turner (Site Controlling Contractor/WI-11/Warehouse/Mass Earth + Utilities)
c. Turner/McCarthy (WI-13/WI-14)
d. Logistics - **This will be a focus for the 10/14 re-sync of this meeting**
    i. Parking lots/tents & lunch facilities overview
    ii. Trailer City overview
    iii. Batch plant has been removed from the site
    iv. Full-site security, badged access, maintaining safety will be key
    v. Questions to be held at next session for the group

3. City Introductions
    a. City present
    b. Kapur Present
    c. DSPS Lead present
    d. Fire Department, including Chief, present
    e. State Electrical Inspectors Present
    f. County Present
4. Permitting Process Overview
    a. Corgan issues IFP drawings
    b. Corgan submits IFP drawings to State of Wisconsin Department of Safety and Professional Services
    c. DSPS reviews drawings and provides comments back to Corgan
    d. DSPS issues letter to City of Port Washington
        i. GC can pick up a permit at this point
            1. **unclear what this process/formalities are**
    e. Commercial Building Construction Permit will run through the City of Port Washington
        i. This is sent to Gary Peterson with the City and copy Claude from Kapur
    f. "Early start permit" - this is inclusive of footings and foundations, this is an option for the commercial building permit that is permissible following the DSPS letter "go-ahead"
        i. Cost $270
    g. Temporary Structures -**This will be a focus for the 10/14 re-sync of this meeting**
        i. This will fall under semi-permanent structures for the City
            1. Follow-up questions & answers, City & Fire Department need to discuss and review. This is a never before seen scale for the City/FD and they will review ahead of next week.
                a. Fire-life safety requirements
                b. Lighting
                c. Exits
                d. Etc.
5. Trade Partner Permit
    a. City of Port Washington needs to confirm and follow up if trade subcontractors will need to have a state and city permit, OR just a city permit, OR both...

The below list is to be confirmed at the 10/14 re-sync next week

i. Electrical
ii. Heating and AC
iii. Plumbing
iv. Sprinkler
v. Sign Permit
vi. Demolition
vii. Sewer Connection

a. As of now, electrical is the only trade that will hold a state permit, see below for information... However, state will perform inspections on all the above??

1. Permit Fees
    a. Manufacturing and Industrial $.36/sq ft per what Weitz found through research

b. ISLA website contains information for Electrical Permit Fees, based on device count and installations **WT to investigate this themselves, along with other trades based on findings from Kapur on jurisdictions??**
    i. Feeders/branch circuits/transformers/FA devices will play a factor on fee
c. UG and building electrical contractors will have separate permits
d. The State of WI will hold the electrical permitting process & fees
    i. No inspection fees, it is included in the permit fee
e. Each electrical contractor will hold their own permits, based on installation estimates
    i. Will include a fee schedule and permit fee
f. Temporary electrical
    i. Will house the same permitting process as the permanent power
g. Check is preferred as a payment method

2. Cannot do portable well/septic/no underground wastewater tanks **topic of discussion for 10/14 re-sync**
    a. Tanks above ground would be OK from the city, potentially
        i. WT team to create temporary provision measures on what we will have and what permitting inspections will come with them based on City's findings
            1. 2-4PM running meeting starting next week to get this going, next week we will focus on temporary conditions & logistics
    b. No high-pressure wells per cities comments
3. Inspection Process and Administrative Process
    a. Points of Contact for each GC will be provided
    b. State will own following inspections, also previously mentioned above but there seems to be conflicting information between the two lists below.
        i. Foundations
        ii. Steel
        iii. Steel Framing
        iv. Drywall
        v. In-Wall
        vi. Overhead
    c. State will be onsite 2-3 days/week to start inspections
        i. State would like to get on a trust basis and dial back these inspections once a system is in place
            1. WT mentioned this may require a full-time everyday inspector due to the scale and timing of all the buildings going on "at once"
        ii. GC teams to have a kick-off meeting once trade partners are onboarded, with the State to align everyone 2 weeks ahead of each of the below trades. WT recommends creating a consistent agenda for this each time.
            1. Foundations
            2. SWPPP
            3. UG Utilities
            4. Footings
            5. Foundations Walls
            6. Structural Steel
                a. Welders need to be WI certified welders
            7. UG Dry Utilities
            8. In-Wall Rough In
            9. Above ceiling rough in
            10. Electrical and Mechanical
        iii. State will be AHJ with Fire Department for TCO
        iv. This will come back to Port Washington for Certificate
        v. Team will need to eventually turnover a phasing plan to the State for TCO
4. Utility Tie-Ins
    a. City will inspect at the connection point/site LOD, we will own everything past that

b. Water from next Phase of the project will come from the west
    i. Designed this winter
    ii. Installed next summer

5. 6AM-8PM Work Hours
    a. GCs to submit requests to Claude on any revisions on this for review and he will pass onto the city
6. High risk rescue situations will require the City of Port Washington to call a crew from Milwaukee for Safety Measures
7. DNR Permit
    a. No land disturbances allowed until WDNR Permit is in-hand
        i. This includes fencing in their eyes
        ii. Only .9 acres (need to confirm) of each parcel is allowed to be disturbed without the DNR permit
        iii. Wetlands cannot be touched until the DNR permit is in-hand
            1. AKA no wetland protection or BMPs
8. Existing Houses
    a. City + Kapur advised STRONGLY to not use the houses as offices as it sends a "poor message" to the community
    b. City + Kapur mentioned the house will need a new permit to switch its occupancy to commercial
        i. Unsure if we truly need this is Vantage owns it, VDC to own this permit?
    c. City would like to continue training in the houses that will not be abated within the next two weeks of starting, Vantage to supply these addresses.

Thanks

WHITING-TURNER

James Dube
Superintendent
The Whiting-Turner Contracting Company
West End Office Park Plaza
1660 Highway 100 S, Suite 430
St. Louis Park, Minnesota 55416-1533
[redacted]
www.whiting-turner.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 8, 2025 12:50 AM
To: Megan Lee [C]
Subject: RE: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector

Apologies for not having the meeting up. We should have it sorted for our next meeting.

From: Megan Lee [C] <megan.lee@vantage-dc.com>
Sent: Tuesday, October 7, 2025 2:12 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Claude Lois <clois@kapurinc.com>
Subject: Re: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector

Melissa/Claude,

I am only able to join the teams meeting today, could someone please join?

Thank you,

Megan Lee
Project Engineer
[redacted]**Cell**
megan.lee@vantage-dc.com
vantage-dc.com

From: Melissa Gossett
Sent: Monday, October 6, 2025 2:12 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Megan Lee <megan.lee@vantage-dc.com>; Gibbs, John - DSPS <john.gibbs@wisconsin.gov>; Tom Marshall <tom.marshall@vantage-dc.com>; Aaron R. Groh <agroh@kapurinc.com>; Claude Lois <clois@kapurinc.com>
Subject: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector
When: Tuesday, October 7, 2025 2:00 PM-3:50 PM.
Where: City Hall (Lower Level) Conference Room

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-----Original Appointment-----
From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 1, 2025 1:44 PM
To: Melissa Gossett; Gibbs, John - DSPS; Tom Marshall; Aaron R. Groh; Claude Lois
Subject: FW: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector
When: Tuesday, October 7, 2025 2:00 PM-3:50 PM (UTC-06:00) Central Time (US & Canada).
Where: City Hall (Lower Level) Conference Room

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Please forward to who ever you think should be at this meeting next week .

Claude

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Subject: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector
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Where: City Hall (Lower Level) Conference Room

Holding for you

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 238 204 112 291 9

Passcode: BJ7Qm9Vj

For organizers: Meeting options

From: Megan Lee [C] <megan.lee@vantage-dc.com>
Sent: Tuesday, October 7, 2025 2:12 PM
To: Melissa Gossett; Claude Lois
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I am only able to join the teams meeting today, could someone please join?

Thank you,

VANTAGE
Megan Lee
Project Engineer
[redacted] **Cell**
megan.lee@vantage-dc.com
vantage-dc.com

From: Melissa Gossett
Sent: Monday, October 6, 2025 2:12 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Megan Lee <megan.lee@vantage-dc.com>; Gibbs, John - DSPS <john.gibbs@wisconsin.gov>; Tom Marshall <tom.marshall@vantage-dc.com>; Aaron R. Groh <agroh@kapurinc.com>; Claude Lois <clois@kapurinc.com>
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Holding for you

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 238 204 112 291 9

Passcode: BJ7Qm9Vj

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 9:11 PM
To: Melissa Gossett
Subject: Fw: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Melissa,

Looking through my emails, I only have the information below on the community center. My apologies if you already sent the examples and the details from your council member—would you mind resending them when you get a chance?

Thanks so much!
Brittany

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Tuesday, July 8, 2025 1:53 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Economic Development <economicdev@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

Brittnay – the number for the senior center alone was actually $28M. I will try to track down if there were plans drawn and also a few examples out there that might be a good model. I talked to my Council member about the surveys and she will send me what she has and I will try to get that to you as well if it is helpful.

Melissa M. Gossett

Melissa M. Gossett|City Administrator
Port Washington, Wisconsin
100 W Grand Avenue, P.O. Box 307
Port Washington, WI 53074
O: 262.284.5585 | F: 262-284-7224

PORT WASHINGTON
WISCONSIN
The Premier Community on the Great Lakes

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 6:40 PM
To: Economic Development <economicdev@portwashingtonwi.gov>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

great - should we include anyone else on this call?

Get Outlook for iOS

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Monday, July 7, 2025 4:24:33 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This contact is about the local high schools.

Fish Days is an event that I am not involved with that Susan will have to update you on.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 3:55 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Thank you! Just to clarify—is this introduction separate from Fish Days, or would it be a single call to discuss multiple efforts? Also, is there anyone else who should be included on the call?

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, July 7, 2025 1:55 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Mandi Oelhafen <moelhafen@portwashingtonwi.gov>; Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Brittany-The PWSSD Superintendent will be your main contact for our school district. We discussed that you may be reaching out to him about our schools and then also he may be able to help you with contacts at our local colleges. His information is below.

Michael McMahon michael.mcmahon@pwssd.k12.wi.us

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, July 7, 2025 1:35 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Hank Evans <hank.evans@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Susan,

I wanted to follow up to see how it might make sense for Vantage to support Fish Days. Happy to jump on a call if easier!

Best,

Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, July 2, 2025 3:39 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

Hi Susan!

We would love to know how to support Fish Days.

Thanks!

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 9:30 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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I will connect you with Susan about Fish Days.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, July 1, 2025 7:07 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Port Washington Community Engagement Projects and Natural Resource Considerations

One more question: should we work with you to participate in Fish Day?

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, July 1, 2025 2:55 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Economic Development <economicdev@portwashingtonwi.gov>
Subject: RE: Port Washington Community Engagement Projects and Natural Resource Considerations

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Brittany: It was lovely to meet you today!

Her name is Kathleen Cady Schilling, Executive Director Ozaukee County Economic Development.

As a little extra information about Port; her office prepares this attached information, and her email address is: kschilling@ozaukeecounty.gov

We look forward to working with you!

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 4:03 PM
To: Melissa Gossett; Rebecca Gries
Cc: Susan Westerbeke; Kaitlin Monaghan
Subject: Re: 10/28 Vantage in the community-Confirm no City Staff needed

Thanks! We are good other than having the Mayor present.

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 6, 2025 2:54 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: 10/28 Vantage in the community-Confirm no City Staff needed

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Brittany & Rebecca – could you please confirm that you do not need anything from City Staff this day. I will be at a training out of town that day that has been on the books for quite some time.

From: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Sent: Monday, October 6, 2025 9:07 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: 10/28 Vantage in the community

Brittany

I am available at 10 am, 2:30 pm or 3:30 pm on Thursday. Do any of those work for you?

Kathleen

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 9:00 AM
To: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: 10/28 Vantage in the community

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Hi Kathleen,
I hope you've been doing well! I'm sure by now you've spoken with Rebecca about the upcoming community

event we're planning with the Mayor in Port Washington. We'll be hosting it on Monday, 10/28, from 8:20 a.m. to 12:30 p.m., and we're looking at Inventors Pub as the venue.

This will be a great opportunity for Vantage executives to meet local community members — including small business owners, educators, and other partners — and continue building strong local connections.

I have a draft event outline ready and would love to connect this week to talk through details and make sure we're aligned on next steps. What does your Thursday schedule look like?

Best,
Brittany

VANTAGE
DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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Subject: RE: 10/28 Vantage in the community

Brittany

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Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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Sent: Monday, October 6, 2025 3:54 PM
To: Brittany Mazin; Rebecca Gries
Cc: Susan Westerbeke
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Importance: High

Brittany & Rebecca – could you please confirm that you do not need anything from City Staff this day. I will be at a training out of town that day that has been on the books for quite some time.

From: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Sent: Monday, October 6, 2025 9:07 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: 10/28 Vantage in the community

Brittany

I am available at 10 am, 2:30 pm or 3:30 pm on Thursday. Do any of those work for you?

Kathleen

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 9:00 AM
To: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: 10/28 Vantage in the community

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Hi Kathleen,
I hope you've been doing well! I'm sure by now you've spoken with Rebecca about the upcoming community event we're planning with the Mayor in Port Washington. We'll be hosting it on Monday, 10/28, from 8:20 a.m. to 12:30 p.m., and we're looking at Inventors Pub as the venue.

This will be a great opportunity for Vantage executives to meet local community members — including small business owners, educators, and other partners — and continue building strong local connections.

I have a draft event outline ready and would love to connect this week to talk through details and make sure we're aligned on next steps. What does your Thursday schedule look like?

Best,
Brittany

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 6, 2025 3:54 PM
To: Brittany Mazin; Rebecca Gries
Cc: Susan Westerbeke
Subject: RE: 10/28 Vantage in the community-Confirm no City Staff needed

Importance: High

Brittany & Rebecca – could you please confirm that you do not need anything from City Staff this day. I will be at a training out of town that day that has been on the books for quite some time.

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Sent: Monday, October 6, 2025 9:07 AM
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Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: 10/28 Vantage in the community

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 9:00 AM
To: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Cc: Jester, Vanessa - (Ohio) <vjester@tcco.com>; Stewart, Zola L - (CHI) <zstewart@tcco.com>; Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: 10/28 Vantage in the community

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Brittany Mazin
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From: O'Day, Charles <Charles.O'Day@whiting-turner.com>
Sent: Monday, October 6, 2025 3:24 PM
To: Tom Marshall; Melissa Gossett; bill.anthony; Mellon, Travis - (GCF); Gibbs, John - DSPS; Marisol\\\"" <msfeavel@mccarthy.com>, Aaron R. Groh"; Meyer, Adam; Claude Lois; Dube, James
Cc: Megan Lee
Subject: RE: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector

+James Dube

Charles O'Day
Senior Project Manager
The Whiting-Turner Contracting Company
550 South Hope Street, Suite 2750
Los Angeles, California 90071
[redacted]
www.whiting-turner.com

From: Tom Marshall <tom.marshall@vantage-dc.com>
Sent: Monday, October 6, 2025 2:29 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; bill.anthony <bill.anthony@weitz.com>; Mellon, Travis - (GCF) <tmellon@tcco.com>; Gibbs, John - DSPS <john.gibbs@wisconsin.gov>; Marisol\" <msfeavel@mccarthy.com>; O'Day, Charles <Charles.O'Day@whiting-turner.com>; Aaron R. Groh <agroh@kapurinc.com>; Meyer, Adam <Adam.Meyer@whiting-turner.com>; Claude Lois <clois@kapurinc.com>
Cc: Megan Lee <megan.lee@vantage-dc.com>
Subject: RE: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector

Team, as noted last week, meeting in City Hall as carry on from the previous inspection meeting.

Please come prepared with questions and help drive the meeting for the inspection process.

Proposed agenda topics:

- Meet and greet
- Each GC review the construction timelines with the inspection team
- Frequency of inspections
- Clarify notification process if needed prior to getting the inspection scheduled

Tom Marshall
Director, Construction, NA
[redacted]**Cell**
tom.marshall@vantage-dc.com
vantage-dc.com

-----Original Appointment-----
From: Tom Marshall **On Behalf Of** Melissa Gossett
Sent: Wednesday, October 1, 2025 3:25 PM
To: Bill Anthony; Mellon, Travis - (GCF); Marisol\"; O'Day, Charles; Meyer, Adam
Subject: FW: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector
When: Tuesday, October 7, 2025 3:00 PM-4:50 PM (UTC-05:00) Indiana (East).
Where: City Hall (Lower Level) Conference Room

Meeting in City Hall as discussed during the meeting this morning. Forwarding to the GC City contacts. Feel free to forward onto others, however my thoughts are to keep the group small while we align on the process.

GCs – please come prepared with your questions and to help run the meeting.

-----Original Appointment-----
From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 1, 2025 1:44 PM
To: Melissa Gossett; Gibbs, John - DSPS; Tom Marshall; Aaron R. Groh; Claude Lois
Subject: FW: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector
When: Tuesday, October 7, 2025 2:00 PM-3:50 PM (UTC-06:00) Central Time (US & Canada).
Where: City Hall (Lower Level) Conference Room

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Please forward to who ever you think should be at this meeting next week .

Claude

-----Original Appointment-----
From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 1, 2025 12:39 PM
To: Melissa Gossett; Claude Lois
Subject: Tentative meeting DC Project Hold for Kapur/Fire/Building Inspector
When: Tuesday, October 7, 2025 2:00 PM-3:50 PM (UTC-06:00) Central Time (US & Canada).
Where: City Hall (Lower Level) Conference Room

Holding for you

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 238 204 112 291 9

Passcode: BJ7Qm9Vj

For organizers: Meeting options

From: Tom Marshall <tom.marshall@vantage-dc.com>
Sent: Monday, October 6, 2025 2:29 PM
To: Melissa Gossett; Bill Anthony; Mellon, Travis - (GCF); Gibbs, John - DSPS; Marisol\\\"" <msfeavel@mccarthy.com>, O'Day; Charles"; Aaron R. Groh; Meyer, Adam; Claude Lois
Cc: Megan Lee
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VANTAGE DATA CENTERS
Tom Marshall
Director, Construction, NA
[redacted] **Cell**
tom.marshall@vantage-dc.com
vantage-dc.com

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To: Bill Anthony; Mellon, Travis - (GCF); Marisol\"; O'Day, Charles; Meyer, Adam
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Holding for you

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 238 204 112 291 9

Passcode: BJ7Qm9Vj

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 6, 2025 9:00 AM
To: Kathleen Schilling
Cc: Jester, Vanessa - (Ohio); Stewart, Zola L - (CHI); Rebecca Gries; Melissa Gossett
Subject: 10/28 Vantage in the community

Hi Kathleen,
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VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, October 2, 2025 9:32 PM
To: Brittany Mazin
Subject: RE: Follow up: community center

Brittany-nothing has changed since I sent you the information initially. If you need something else, let me know.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, October 2, 2025 9:04 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: Follow up: community center

Hi Melissa,

I wanted to reach out to better understand the most up-to-date details around the community center vision. I remember you shared an example previously, and as we begin thinking about longer-term community investments, it would be helpful to know if there's a general sense of the anticipated size and funding needs and if anything has evolved since we spoke.

Thank you!
Brittany

VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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Thank you!
Brittany

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Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, October 2, 2025 4:06 PM
To: Tracye Herrington
Subject: RE: Data project and house demolition

Thank you so much!! They will appreciate it so much.

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Thursday, October 2, 2025 3:48 PM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Data project and house demolition

I'll call her.

VANTAGE DATA CENTERS
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Economic Development <economicdev@portwashingtonwi.gov>
Sent: Thursday, October 2, 2025 2:31 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: FW: Data project and house demolition

You don't often get email from economicdev@portwashingtonwi.gov. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tracye-I need help with this inquiry because we have been trying to get help through our contacts. Who can I reach out to help Jenny?

From: Jenny Young <young@hjt1.org>
Sent: Friday, September 26, 2025 3:44 PM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Data project and house demolition

Hi there!
So, I have not heard any information as of Friday afternoon. I do understand this is a huge project and my questions are pretty small in comparison. Hoping to get permission to go onto the properties on Highland Dr

so my 85, 87 and 91 year old uncles and dad can see their childhood homes once again before they are gone. I read in the paper that things are starting in October. Or... do you think we could just go there on our own. I just don't want to get into trouble since it's not our property.
Thanks for any advice.

On Wed, Sep 24, 2025 at 3:48 PM Jenny Young <young@hjt1.org> wrote:

Thank you again!

On Wed, Sep 24, 2025 at 3:10 PM Economic Development <economicdev@portwashingtonwi.gov> wrote:

Jennifer-we are working with Vantage on who the right contact is but they are working on it. ☺

From: Jenny Young <young@hjt1.org>
Sent: Wednesday, September 24, 2025 7:43 AM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Re: Data project and house demolition

Thank you for your help.

On Tue, Sep 23, 2025 at 7:47 PM Economic Development <economicdev@portwashingtonwi.gov> wrote:

Hi Jennifer – I am sending this on to Vantage to see how they can assist since they are the property owners.

From: Jenny Young <young@hjt1.org>
Sent: Tuesday, September 23, 2025 1:28 PM
To: Economic Development <economicdev@portwashingtonwi.gov>
Subject: Data project and house demolition

Hi there,
My name is Jennifer Young (Prom). My father (Fredrick Prom) was born in the log house on 4198 Highland Dr. back in 1938. In the 50's my grandpa built the brick house next to it. I know the land has been sold and houses will be demolished. I was wondering who I could contact about getting permission to go onto those 2 properties with my dad and his two surviving brothers. I would love for them to be on their family homestead one more time before it is gone.
Thank you so much for your help.
Jennifer Young
[redacted] or replying to this email is good too.

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 3:46 PM
To: Amanda DeGruccio
Subject: RE: Vantage Business Event

Amanda:

I was responding to the question about sending invites. "We're good to move forward once confirmed, but did Ted provide any specific language he wants included?"
He hasn't sent anything to me.

Have you connected with Kaitlin? From my conversations with Ted, this is a Vantage-hosted event, not a City event.
You'll need to confirm details directly with the Mayor, as I don't have the full context of their discussions.
I recommend holding off on sending any invitations until you've clarified the purpose and messaging of the event with both Vantage and the Mayor.

From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Monday, October 27, 2025 3:02 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: Vantage Business Event

Hey Melissa –

For clarity – did you pass along the comments and questions to Ted and you haven't heard back yet? Or should we plan to add names to the list based on the excel you sent and move forward with our invite without Ted's input due to his availability?

We just want to make sure everything is aligned and Ted has input if he wishes to.

Best,

VANTAGE DATA CENTERS
Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 1:55 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>

Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: Vantage Business Event

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Brittany -I have not heard from Ted.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 27, 2025 1:22 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Vantage Business Event

Thanks, Melissa!

Adding Kaitlin here as well — I believe she and Ted have already spoken about the goal and agenda for this meeting, including our recommendation to focus on small businesses. If this has changed that works but wanting to make sure we are all on the same page.

To recap: we were hoping you could help expand the list of invitees. The initial list we shared (which also went to Ted, though we haven't heard back) was quite small and came from Kathleen and Rebecca. We'd really appreciate your help in building it out further. **Can you please add names to the list?**

Kristina is transitioning out of her role at PW Main and connected us to Martin. He mentioned he can't share a list of small businesses directly but is willing to send our invite out on our behalf.

We are good to send invites. Did you get specific language Ted would like on the invites?

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 11:55 AM
To: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Vantage Business Event

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi – I spoke with Ted this morning. His understanding is that this event will be Vantage's introduction to the broader Port Washington community—not just small businesses. He sees it as an opportunity for Vantage to share what they're doing, how it will impact the community and local businesses, and how people can get involved. The list you sent does not encompass all the businesses, but only 10 larger ones.

He planned to connect with Kaitlin today as well, so hopefully you've been able to touch base with her.

I'm in meetings most of the day, so here's a quick recap with what I can provide:

- Attached is an older business list from before I started in 2024. It's not actively maintained by the City but may help as a starting point.
- Kristina at PW Main Street should have an updated downtown business list: **pwmainstreetdirector@gmail.com**
- Kathleen Schilling (Economic Development) would be a good contact too as you are already working with her.

Important: Invitations must come directly from **Vantage**. This is a **Vantage-hosted community event for City businesses**, not a City-run or City-sponsored event. Please make sure that distinction is clear in all communication and outreach.

Invite list: Lastly, Wendy Braam (**kikibraam@gmail.com**) is a good contact for future community engagement (not for planning this event) but she should be invited to this event as well as Dawn St. George from the Historical Society/Lighthouse (**edporthist@gmail.com**).

From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Monday, October 27, 2025 10:19 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Thank you and follow up

Hey Melissa,

I hope you're having a good start to the week! How'd the meeting with Ted go this morning? Did you have time to talk through our Small Business Event planned for Nov 6th?

Also – I'm remembering you mentioned Wendy from Parks & Rec as a good potential contact for us in the community. Would you mind making an intro for us?

Thanks in advance for whatever insights you can provide!

Best,

VANTAGE DATA CENTERS
Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Saturday, October 25, 2025 6:38 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Thank you and follow up

Hi Melissa,

It was great to meet you in person yesterday! As a follow-up, Amanda put together a recommended key details & a Run of Show for you to bring to Ted on Monday morning.

Key Details
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Date: November 6, 2025
Time: 9:00 AM – 11:00 AM
Location: Inventors Brewpub – Edison Hall
Catering: Provided by Inventors Brewpub
Coffee: Local vendor (TBD – Java Dock Café)
Invite List: See attached - please let us know if there are any edits.

Tentative Run of Show
9:05 – 9:35 AM | Speaker Introductions & Welcome

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  **Remarks on small business support at other Vantage sites and community engagement in Port Washington

9:35 – 11:00 AM | Open Networking

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Thank you!
Brittany

VANTAGE DATA CENTERS
Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Monday, October 27, 2025 3:02 PM
To: Melissa Gossett; Brittany Mazin
Cc: Kaitlin Monaghan
Subject: RE: Vantage Business Event

Hey Melissa –

For clarity – did you pass along the comments and questions to Ted and you haven't heard back yet? Or should we plan to add names to the list based on the excel you sent and move forward with our invite without Ted's input due to his availability?

We just want to make sure everything is aligned and Ted has input if he wishes to.

Best,

VANTAGE DATA CENTERS
Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 1:55 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: Vantage Business Event

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Brittany -I have not heard from Ted.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 27, 2025 1:22 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: Vantage Business Event

Thanks, Melissa!

Adding Kaitlin here as well — I believe she and Ted have already spoken about the goal and agenda for this meeting, including our recommendation to focus on small businesses. If this has changed that works but wanting to make sure we are all on the same page.

To recap: we were hoping you could help expand the list of invitees. The initial list we shared (which also went to Ted, though we haven't heard back) was quite small and came from Kathleen and Rebecca. We'd really appreciate your help in building it out further. **Can you please add names to the list?**

Kristina is transitioning out of her role at PW Main and connected us to Martin. He mentioned he can't share a list of small businesses directly but is willing to send our invite out on our behalf.

We are good to send invites. Did you get specific language Ted would like on the invites?

Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 11:55 AM
To: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
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I'm in meetings most of the day, so here's a quick recap with what I can provide:

- Attached is an older business list from before I started in 2024. It's not actively maintained by the City but may help as a starting point.
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From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Monday, October 27, 2025 10:19 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Subject: RE: Thank you and follow up

Hey Melissa,

I hope you're having a good start to the week! How'd the meeting with Ted go this morning? Did you have time to talk through our Small Business Event planned for Nov 6th?

Also – I'm remembering you mentioned Wendy from Parks & Rec as a good potential contact for us in the community. Would you mind making an intro for us?

Thanks in advance for whatever insights you can provide!

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amanda.degruccio@vantage-dc.com
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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Saturday, October 25, 2025 6:38 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Thank you and follow up

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 2:55 PM
To: Brittany Mazin; Amanda DeGruccio
Cc: Kaitlin Monaghan
Subject: RE: Vantage Business Event

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To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
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To: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
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To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
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Cc: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Monday, October 27, 2025 12:56 PM
To: Amanda DeGruccio; Brittany Mazin
Subject: Vantage Business Event
Attachments: NON DOWNTON BUSINESSES - 05-10-2022 phones-emails-websites.xlsx

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Invite List: See attached - please let us know if there are any edits.

Tentative Run of Show
9:05 – 9:35 AM | Speaker Introductions & Welcome

- Mayor Ted Neitzke – City Welcome
- Edwin van Velzen – SVP, Development Delivery & Construction NA
- Jordan Engeman – VP, Procurement NA
- Amy Garner – VP, Human Resources NA

**Remarks on small business support at other Vantage sites and community engagement in Port Washington

9:35 – 11:00 AM | Open Networking

Please let us know if Ted has any feedback on the agenda/event. We plan to start sending out invites on Monday afternoon. We've already drafted language and can work with Kathleen and you to begin distributing them.

Thank you!

Brittany

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
+1.914.552.4590 **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

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From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Monday, October 27, 2025 10:19 AM
To: Brittany Mazin; Melissa Gossett
Subject: RE: Thank you and follow up

Hey Melissa,

I hope you're having a good start to the week! How'd the meeting with Ted go this morning? Did you have time to talk through our Small Business Event planned for Nov 6th?

Also – I'm remembering you mentioned Wendy from Parks & Rec as a good potential contact for us in the community. Would you mind making an intro for us?

Thanks in advance for whatever insights you can provide!

Best,

VANTAGE DATA CENTERS
Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Saturday, October 25, 2025 6:38 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Thank you and follow up

Hi Melissa,

It was great to meet you in person yesterday! As a follow-up, Amanda put together a recommended key details & a Run of Show for you to bring to Ted on Monday morning.

Key Details
Title: Coffee, Collaboration, Conversation
Date: November 6, 2025
Time: 9:00 AM – 11:00 AM
Location: Inventors Brewpub – Edison Hall
Catering: Provided by Inventors Brewpub
Coffee: Local vendor (TBD – Java Dock Café)
Invite List: See attached - please let us know if there are any edits.

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 27, 2025 8:29 AM
To: Rebecca Gries; Melissa Gossett
Cc: Susan Westerbeke; Kaitlin Monaghan; Amanda DeGruccio
Subject: Re: WI Community Syncs

+ Amanda

Get Outlook for iOS

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 27, 2025 7:28:07 AM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Re: WI Community Syncs

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Hi Brittany,

I am available from 10:30 - 11 am and 4:30 - 5 pm CST that day. Melissa, would you happen to have availability at one of those times?

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

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Sent: Friday, October 24, 2025 5:50 PM
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Hello! Can we find another time to connect Wednesday?
Brittany

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Subject: WI Community Syncs
When: Tuesday, October 28, 2025 10:00 AM-10:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

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Sent: Friday, October 24, 2025 5:12 PM
To: dadams@vantage-dc.com; schoksi@vantage-dc.com
Cc: zpeters@atcllc.com; ztretow@atcllc.com; amiller@eimerstahl.com; rwalsh@eimerstahl.com; patti@pattiplough.com; Patti Plough; andrewmccomb@gmail.com; Thomas Stolp; cjanik@fredoniawi.gov; jdepies@fredoniawi.gov; beichner@fredoniawi.gov; sjentges@fredoniawi.gov; jstemper@fredoniawi.gov; townoffice@fredoniawi.gov; chairman@townofsaukville.wi.gov; clerk@townofsaukville.wi.gov; curtrutkowski@townofsaukville.wi.gov; m.nosko@townofsaukville.wi.gov; tneitzke@portwashingtonwi.gov; dpostl@portwashingtonwi.gov; pneumyer@portwashingtonwi.gov; mgasper@portwashingtonwi.gov; dbenning@portwashingtonwi.gov; jpleitner@portwashingtonwi.gov; ptearney@portwashingtonwi.gov; mmueller@portwashingtonwi.gov; swesterbeke@portwashingtonwi.gov; jdzwinel@ozaukeecounty.gov; kkretlow@ozaukeecounty.gov; benjamin.lindsay@da.wi.gov; Rep.Rob.brooks@legis.Wisconsin.gov; Sen.HabushSinykin@legis.wi.gov; GOVAppointments@wisconsin.gov; Gromacki, Joseph P.; Townsend, Diana L.
Subject: Letter from Joseph P. Gromacki to Vantage Data Centers, dated October 24, 2025, Concerning Routing of Power Lines to Transmit Power to Proposed Port Washington Data Center
Attachments: Letter from Joseph P. Gromacki to Vantage Data Centers 10.24.25.2.pdf; Kelton House Farm Gardens booklet.pdf

Please see the attached letter.

Joseph P. Gromacki

Joseph P. Gromacki

Jenner & Block LLP
353 N. Clark Street
Chicago, IL 60654-3456 | jenner.com
[redacted] Tel
Mobile
JGromacki@jenner.com
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Attachments: Letter from Joseph P. Gromacki to Vantage Data Centers 10.24.25.2.pdf; Kelton House Farm Gardens booklet.pdf

Please see the attached letter.

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As you will see in the letter, the City of Port Washington and Mayor Theodore Neitzke IV have issued a public proclamation and formal letter urging the Public Service Commission of Wisconsin to reject the "preferred" and "preferred contingent" power routes and instead approve the alternative route that follows existing infrastructure and minimizes harm to the environment and local landowners.

Our coalition strongly supports the mayor's leadership and joins the City of Port Washington, as well as the Towns of Fredonia and Saukville, in advocating for this responsible alternative. We respectfully urge Vantage Data Centers to review the attached letter and consider issuing a similar statement of support for the alternative route.

Thank you for your time and consideration.

Warm regards,

Patti Plough and Andy McComb
Co-Chairs, Protect Fredonia Coalition
protectfredoniacoalition@gmail.com

PROTECT FREDONIA

From: protectfredoniacoalition@gmail.com
Sent: Friday, October 24, 2025 4:16 PM
To: dadams@vantage-dc.com; schoksi@vantage-dc.com; vfinberg@vantage-dc.com
Cc: zpeters@atcllc.com; ztretow@atcllc.com; amiller@eimerstahl.com; rwalsh@eimerstahl.com; jgromacki@jenner.com; cjanik@fredoniawi.gov; jdepies@fredoniawi.gov; beichner@fredoniawi.gov; sjentges@fredoniawi.gov; jstemper@fredoniawi.gov; townoffice@fredoniawi.gov; chairman@townofsaukville.wi.gov; clerk@townofsaukville.wi.gov; curtrutkowski@townofsaukville.wi.gov; m.nosko@townofsaukville.wi.gov; tneitzke@portwashingtonwi.gov; dpostl@portwashingtonwi.gov; pneumyer@portwashingtonwi.gov; mgasper@portwashingtonwi.gov; dbenning@portwashingtonwi.gov; jpleitner@portwashingtonwi.gov; ptearney@portwashingtonwi.gov; mmueller@portwashingtonwi.gov; swesterbeke@portwashingtonwi.gov; jdzwinel@ozaukeecounty.gov; kkretlow@ozaukeecounty.gov; benjamin.lindsay@da.wi.gov; Rep.Rob.brooks@legis.Wisconsin.gov; Sen.HabushSinykin@legis.wi.gov; GOVAppointments@wisconsin.gov
Subject: Letter from Protect Fredonia Coalition Regarding Proposed Data Center Power Route
Attachments: Letter from Protect Fredonia Coalition to Vantage Data Centers 10.24.25.pdf

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PROTECT FREDONIA

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Friday, October 24, 2025 11:06 AM
To: Melissa Gossett
Subject: Fw: Small Business Community Event Update
Attachments: Small Business Community Event 11_2025.xlsx

Get Outlook for iOS

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, October 22, 2025 3:53 PM
To: Ted Neitzke <tneitzke@cesa6.org>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Small Business Community Event Update

Hi Ted,

I hope this note finds you well! We're making good progress with planning the small business community event - a few updates and clarifying questions:

Invite List

Please take a look at the attached list — the entities highlighted in blue are those identified as small businesses we should invite. Melissa and Rebecca have already reviewed it. Would you like to send the invites out? Let us know how you want to handle the invites - happy to support. We'll also be inviting our general contractors, and executives from the construction team will be attending.

Event Details

We've confirmed Inventors Brewpub as the venue and will be checking it out tomorrow.
We scheduled the event for November 6, from 8:30 AM - noon. We may want to shorten that, but we have the time blocked off.

Day-of Agenda

We want to make sure we're aligned on the flow and agenda for the day. Would you like to say a few words to open the event? We can also have one of our executives kick things off if you prefer. We haven't discussed the flow yet, so would appreciate your thoughts.

Next Steps

Who would you recommend we continue working with on the event details and logistics from your side?

Looking forward to your thoughts!
Brittany

Brittany Mazin
Senior Manager, Public Policy - Community Engagement, North America
200 Clayton Street, Suite 500
Denver, CO 80206
[redacted] **Cell**
brittany.mazin@vantage-dc.com
vantage-dc.com

Subject:	Lunch w/ Melissa & Vantage
Location:	Fork & Tap (203 E Main St, Port Washington, WI 53074)
Start:	Fri 10/24/2025 11:00 AM
End:	Fri 10/24/2025 11:50 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Amanda DeGruccio

Hello Melissa –

We're excited we were able to find some time to meet during our latest visit to Port Washington! We'll see you at Fork & Tap tomorrow.

Feel free to email with any updates or text/call me at [redacted]

Best,

VANTAGE DATA CENTERS
Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

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Subject:	Lunch w/ Melissa & Vantage
Location:	Fork & Tap (203 E Main St, Port Washington, WI 53074)
Start:	Fri 10/24/2025 11:00 AM
End:	Fri 10/24/2025 12:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Amanda DeGruccio

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Best,

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, October 23, 2025 8:47 PM
To: Amanda DeGruccio
Subject: RE: Friday Lunch

Amanda-I have from 11-12 available. Let's meet at Tap and Fork.

From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Wednesday, October 22, 2025 9:36 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Re: Friday Lunch

Hey Melissa,

Tomorrow our schedule is pretty packed, but we have some availability between 4:30 - 6 if you wanted to meet up during that time. Otherwise, we can still plan for lunch Friday. Let us know what works best for you.

Best,
Amanda DeGruccio

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 22, 2025 9:20:57 PM
To: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Friday Lunch

You don't often get email from mgossett@portwashingtonwi.gov. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there – Susan is going to be out of the office on Friday. Are you in town tomorrow that we maybe able to sneak something in rather than Friday?

From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Wednesday, October 22, 2025 8:45 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Friday Lunch

Good morning Melissa –

We would love to meet for lunch. We need to be at Port Washington High School by 12:15 PM on Friday, but could certainly meet before that. Any suggestions on a place nearby and time that works well for you?

Best,

Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

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From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, October 23, 2025 5:24 PM
To: Brittany Mazin; Melissa Gossett
Cc: Amanda DeGruccio
Subject: Re: WI Community Syncs

Brittany,
I'm out of town for a few days. Let me know if there is anything specific you need from me.
Susan

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From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, October 23, 2025 4:46:15 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Hello,
Should we stick to the lunch tomorrow?

Susan - we can catch up virtually another time if easier. We will be back in town the first week in November!
Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 21, 2025 8:13 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Hello! What's your availability otherwise? We will also be in Port Washington Friday morning.
Thanks!
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Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: FW: WI Community Syncs

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Hi Brittany-Unfortunately, I am meeting with the DNR that afternoon at 3.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 20, 2025 4:56 PM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Hi Melissa,
Following up to see when you are free on the 23rd. Might 3:30 work?
Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Wednesday, October 15, 2025 10:36 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Great! Adding my new colleague Amanda to this chain. We can find time to meet in person on the 23rd. When is good?
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 8:05 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I do have a little time in the afternoon only.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
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To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
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Hi!
We will be getting into town later on the 21st so we can do virtual that morning or Melissa and Susan are you free on the 23rd for in person?
Brittany

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 13, 2025 8:18 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
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HI Brittany,

Unfortunately, I am unavailable on the 22nd and 23rd due to a few commitments across the region. I am available anytime after 11 am on the 21st if you and Melissa are available.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

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Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: WI Community Syncs
When: Tuesday, October 21, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Sent: Thursday, October 23, 2025 5:24 PM
To: Brittany Mazin; Melissa Gossett
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Subject: Re: WI Community Syncs

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Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I do have a little time in the afternoon only.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 14, 2025 5:15 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
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HI Brittany,

Unfortunately, I am unavailable on the 22nd and 23rd due to a few commitments across the region. I am available anytime after 11 am on the 21st if you and Melissa are available.

Best,

Rebecca

Rebecca Gries

Executive Director
Milwaukee 7 (M7)
[redacted]

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Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: WI Community Syncs
When: Tuesday, October 21, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Thursday, October 23, 2025 4:46 PM
To: Melissa Gossett
Cc: Susan Westerbeke; Amanda DeGruccio
Subject: Re: WI Community Syncs

Hello,
Should we stick to the lunch tomorrow?

Susan - we can catch up virtually another time if easier. We will be back in town the first week in November!
Brittany

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 21, 2025 8:13 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
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Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Wednesday, October 22, 2025 9:36 PM
To: Melissa Gossett; Brittany Mazin
Subject: Re: Friday Lunch

Hey Melissa,

Tomorrow our schedule is pretty packed, but we have some availability between 4:30 - 6 if you wanted to meet up during that time. Otherwise, we can still plan for lunch Friday. Let us know what works best for you.

Best,
Amanda DeGruccio

Get Outlook for iOS

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 22, 2025 9:20:57 PM
To: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: RE: Friday Lunch

You don't often get email from mgossett@portwashingtonwi.gov. Learn why this is important

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Hi there – Susan is going to be out of the office on Friday. Are you in town tomorrow that we maybe able to sneak something in rather than Friday?

From: Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Sent: Wednesday, October 22, 2025 8:45 AM
To: Melissa Gossett <mgossett@portwashingtonwi.gov>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Friday Lunch

Good morning Melissa –

We would love to meet for lunch. We need to be at Port Washington High School by 12:15 PM on Friday, but could certainly meet before that. Any suggestions on a place nearby and time that works well for you?

Best,

VANTAGE DATA CENTERS
Amanda DeGruccio
Community Engagement Specialist, NA
200 Clayton Street
Denver, CO 80206
amanda.degruccio@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Wednesday, October 22, 2025 9:21 PM
To: Amanda DeGruccio; Brittany Mazin
Subject: RE: Friday Lunch

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From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Wednesday, October 22, 2025 12:54 PM
To: Ted Neitzke IV
Subject: Fw: Final WI PR
Attachments: Vantage Lighthouse Press Release v10222025FINAL.docx

FYI

VANTAGE
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Mark Freeman <mfreeman@vantage-dc.com>
Sent: Wednesday, October 22, 2025 11:33 AM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: Final WI PR

Attached is the final PR if you want to share with the mayor and governor. This will go live today at 4:05 PM ET. Thanks!

VANTAGE
Mark Freeman
Vice President, Global Marketing
45200 Vantage Data Plaza
Sterling, VA 20166
[redacted] Cell
mfreeman@vantage-dc.com
vantage-dc.com

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From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 21, 2025 10:35 PM
To: Brittany Mazin
Subject: RE: WI Community Syncs

I could do lunch on Friday.

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Passcode: ro6xE7wb

For organizers: Meeting options

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Tuesday, October 21, 2025 6:07 PM
To: Ted Neitzke IV
Subject: Fw: Announcement Tomorrow

See below...FYI

VANTAGE DATA CENTERS
Tracye Herrington
Vice President, New Site Development, NA
200 Clayton Street, Suite 450
Denver, CO 80206
USA
[redacted] cell
tracye.herrington@vantage-dc.com
vantage-dc.com

From: Mark Freeman <mfreeman@vantage-dc.com>
Sent: Tuesday, October 21, 2025 4:50 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Brittany Mazin <brittany.mazin@vantage-dc.com>
Subject: Announcement Tomorrow

Kris at the Ozaukee Press is under embargo until 4 PM ET tomorrow.

We will issue the release at 4:30 PM ET tomorrow.

Tracye – can you let the mayor know?

Kaitlin – same for the gov's office? Please keep me posted if we get a quote. I'll assume we'll proceed without it unless I hear back from you. Once live, you/Brittany can connect with community partners, unions, etc.

Please reach out with any questions, etc. Thanks again!

VANTAGE
Mark Freeman
Vice President, Global Marketing
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Thanks!
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Get Outlook for iOS

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Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Great! Adding my new colleague Amanda to this chain. We can find time to meet in person on the 23rd. When is good?
Brittany

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Tuesday, October 14, 2025 8:05 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>
Cc: Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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I do have a little time in the afternoon only.

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Tuesday, October 14, 2025 5:15 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>
Subject: Re: WI Community Syncs

Hi!
We will be getting into town later on the 21st so we can do virtual that morning or Melissa and Susan are you free on the 23rd for in person?
Brittany

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 13, 2025 8:18 PM

To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: RE: WI Community Syncs

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HI Brittany,

Unfortunately, I am unavailable on the 22nd and 23rd due to a few commitments across the region. I am available anytime after 11 am on the 21st if you and Melissa are available.

Best,
Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]
Let's Connect:

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 13, 2025 9:56 AM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: Re: WI Community Syncs

Hello! I'll be in town in person this week — would it be possible to find time to meet on the 22nd?

Brittany

From: Brittany Mazin
Sent: Tuesday, July 1, 2025 2:41 PM
To: Rebecca Gries <rgries@mke7.com>; Melissa Gossett <mgossett@portwashingtonwi.gov>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Hank Evans <hank.evans@vantage-dc.com>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>
Subject: WI Community Syncs
When: Tuesday, October 21, 2025 9:00 AM-9:30 AM.
Where: Microsoft Teams Meeting

Setting up time to discuss local & regional community efforts.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 229 447 602 425 3

Passcode: ro6xE7wb

For organizers: Meeting options

From: Brittany Mazin <brittany.mazin@vantage-dc.com>
Sent: Monday, October 20, 2025 4:56 PM
To: Melissa Gossett
Cc: Susan Westerbeke; Amanda DeGruccio
Subject: Re: WI Community Syncs

Hi Melissa,
Following up to see when you are free on the 23rd. Might 3:30 work?
Brittany

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Join the meeting now

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Passcode: ro6xE7wb

For organizers: Meeting options

From: Dana Adams <Dana.Adams@vantage-dc.com>
Sent: Saturday, October 18, 2025 9:21 PM
To: Judith Judson; Tracye Herrington; Ted Neitzke IV; Kaitlin Monaghan
Subject: Re: Heartfelt Thanks for Your Support and Leadership

Ok - thanks both. Yes, it sounds like a call on Monday to get everyone aligned would be very helpful.

Get Outlook for iOS

From: Judith Judson <judith.judson@vantage-dc.com>
Sent: Saturday, October 18, 2025 7:07:13 PM
To: Tracye Herrington <tracye.herrington@vantage-dc.com>; Dana Adams <Dana.Adams@vantage-dc.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: Heartfelt Thanks for Your Support and Leadership

Thanks Tracye

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Saturday, October 18, 2025 7:06 PM
To: Dana Adams <Dana.Adams@vantage-dc.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Judith Judson <judith.judson@vantage-dc.com>
Subject: Re: Heartfelt Thanks for Your Support and Leadership

Already submitted to PSC is what I meant.

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Tracye Herrington
Vice President, New Site Development, NA
200 Clayton St, Suite 450
Denver, CO 80206 USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

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Denver, CO 80206 USA
[redacted] cell
Tracye.Herrington@vantage-dc.com
Vantage-dc.com

From: Dana Adams <Dana.Adams@vantage-dc.com>
Sent: Saturday, October 18, 2025 6:08:17 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>; Judith Judson <judith.judson@vantage-dc.com>
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Dana

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To: Dana Adams <Dana.Adams@vantage-dc.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye Herrington <tracye.herrington@vantage-dc.com>
Subject: Fw: Heartfelt Thanks for Your Support and Leadership

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We can help them and we should.

Mayor Ted Neitzke
262-483-3997

From: protectfredoniacoalition@gmail.com <protectfredoniacoalition@gmail.com>
Sent: Saturday, October 18, 2025 4:50 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: 'A. McComb' <andrewmccomb@gmail.com>
Subject: Heartfelt Thanks for Your Support and Leadership

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Thank you again for your time, compassion, and action.
With heartfelt appreciation,
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Chair, Protect Fredonia Board

PROTECT FREDONIA

Phone: [redacted]
Email: protectfredoniacoalition.com
Website: www.protectfredoniacoalition.com

From: Judith Judson <judith.judson@vantage-dc.com>
Sent: Saturday, October 18, 2025 8:07 PM
To: Tracye Herrington; Dana Adams; Ted Neitzke IV; Kaitlin Monaghan
Subject: RE: Heartfelt Thanks for Your Support and Leadership

Thanks Tracye

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Saturday, October 18, 2025 7:06 PM
To: Dana Adams <Dana.Adams@vantage-dc.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Judith Judson <judith.judson@vantage-dc.com>
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Tracye.Herrington@vantage-dc.com
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To: Dana Adams <Dana.Adams@vantage-dc.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Judith Judson <judith.judson@vantage-dc.com>
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Sent: Saturday, October 18, 2025 6:08:17 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Tracye

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We can help them and we should.

Mayor Ted Neitzke

[redacted]

PORT WASHINGTON WISCONSIN

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Sent: Saturday, October 18, 2025 4:50 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: 'A. McComb' <andrewmccomb@gmail.com>
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PROTECT FREDONIA

Phone: [redacted]
Email: protectfredoniacoalition.com
Website: www.protectfredoniacoalition.com

From: Tracye Herrington <tracye.herrington@vantage-dc.com>
Sent: Saturday, October 18, 2025 8:06 PM
To: Dana Adams; Ted Neitzke IV; Kaitlin Monaghan; Judith Judson
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Subject: Fw: Heartfelt Thanks for Your Support and Leadership

Hi,

I will be writing a letter to our public service commission that will be strongly worded and asking them to use a different route for power to the site. The alternative route impacts barely anyone. I have gotten our state elected officials to join me in making the request and am hoping Tracye can meet with the groups this week if she is in town. She has a great regional reputation and this would be a great victory for Vantage. I am submitting my letter on Wednesday and will be reading it Tuesday night at council as well as a proclamation from council.

We can help them and we should.

Mayor Ted Neitzke

[redacted]

From: protectfredoniacoalition@gmail.com <protectfredoniacoalition@gmail.com>
Sent: Saturday, October 18, 2025 4:50 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: 'A. McComb' <andrewmccomb@gmail.com>
Subject: Heartfelt Thanks for Your Support and Leadership

Dear Mayor Neitzke,
I want to extend my sincere gratitude for inviting us to today's meeting and for the strong leadership and advocacy you've shown on behalf of our communities. Your willingness to write a letter, explore a meeting with Vantage, and do whatever you can to help guide the power lines toward the pre-existing corridors or the alternative route means more than I can express.
It was such a pleasure meeting you in person. Your commitment to collaboration and your understanding of the local impact give us renewed hope that our collective voices will make a difference.
Thank you again for your time, compassion, and action.
With heartfelt appreciation,
Pastor Patti Plough

Chair, Protect Fredonia Board

Phone: [redacted]
Email: protectfredoniacoalition.com
Website: www.protectfredoniacoalition.com

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Chair, Protect Fredonia Board

PROTECT FREDONIA

Phone: [redacted]
Email: protectfredoniacoalition.com
Website: www.protectfredoniacoalition.com

From: protectfredoniacoalition@gmail.com
Sent: Friday, October 17, 2025 7:57 AM
To: 'Ted Neitzke IV'
Cc: andrewmccomb@gmail.com; 'Shelly Martens'
Subject: RE: Follow Up: Questions for ATC

Good morning, Ted,

This email is to confirm that Protect Fredonia will be in attendance Saturday at 10am at City Hall.

Sincerely Yours,

Pastor Patti

PROTECT FREDONIA

Phone: [redacted]
Email: protectfredoniacoalition.com
Website: www.protectfredoniacoalition.com

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Thursday, October 16, 2025 8:05 AM
To: protectfredoniacoalition@gmail.com
Cc: protectfredoniacoalition@gmail.com
Subject: Re: Follow Up: Questions for ATC

I'm in receipt. Thank you.

Let's plan on meeting at City hall this Saturday at 10:00am?

Mayor Ted Neitzke
[redacted]cell

This was sent from my phone so please excuse any spelling errors.

On Oct 15, 2025, at 2:28 PM, protectfredoniacoalition@gmail.com wrote:

Good afternoon, Ted,

Thank you for taking the time to speak with me this morning and for offering to hold a debrief during the week of the 27th following your meeting with ATC.

We also appreciate your willingness to facilitate a meeting with Vantage to explore potential alternative routes for their data center.

Attached are several questions that remain unanswered from ATC, which we hope can be addressed in your upcoming discussions.

Sincerely Yours,

Pastor Patti

<Letter to Eimer Stahl and ATC 10.15.25.pdf>
<Questions for ATC 10.15.25.pdf>

From: Rebecca Gries <rgries@mke7.com>
Sent: Thursday, October 16, 2025 12:31 PM
To: Melissa Gossett; Brittany Mazin; Kathleen Schilling; Deb Roensch
Cc: Kaitlin Monaghan; Amanda DeGruccio
Subject: RE: 10/28 Event Sync

Brittany,

The invite list has been updated with the city and patterns.

Rebecca

Rebecca Gries
Executive Director
Milwaukee 7 (M7)
[redacted]

Let's Connect:

From: Melissa Gossett <mgossett@portwashingtonwi.gov>
Sent: Thursday, October 16, 2025 12:22 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Kathleen Schilling <kschilling@ozaukeecounty.gov>; Deb Roensch <droensch@cesa6.org>
Cc: Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>; Amanda DeGruccio <amanda.degruccio@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
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@Deb Roensch - can you please let us know some dates that work for Ted?
@Melissa Gossett – Could we please update the list to reflect who should be included? We'd love to hear your thoughts first, and then Ted's as well.

Best,
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From: Kathleen Schilling <kschilling@ozaukeecounty.gov>
Sent: Wednesday, October 8, 2025 7:27 PM
To: Brittany Mazin <brittany.mazin@vantage-dc.com>; Rebecca Gries <rgries@mke7.com>
Cc: Stewart, Zola L - (CHI) <zstewart@tcco.com>; Jester, Vanessa - (Ohio) <vjester@tcco.com>; Kaitlin Monaghan <kaitlin.monaghan@vantage-dc.com>
Subject: RE: 10/28 Event Sync

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Looping in our Turner leads and Kaitlin here as well.

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Sent: Monday, October 6, 2025 7:22 PM
To: Rebecca Gries <rgries@mke7.com>; Kathleen Schilling <kschilling@ozaukeecounty.gov>
Subject: 10/28 Event Sync
When: Tuesday, October 7, 2025 2:30 PM-3:00 PM.
Where: Microsoft Teams Meeting

Hoping this works!

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 246 133 266 103 7

Passcode: Pz3FT9TT

For organizers: Meeting options

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