

Archived: Thursday, February 26, 2026 1:47:57 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 19 Dec 2024 23:16:04 +0000

Subject: Comms Strategy Discussion- Port Washington

All,

Looking forward to the conversation tomorrow morning. Below is a high-level agenda for our discussion.

- Introductions (Cloverleaf and HPR)
- Overview of Cloverleaf and data center developments
 - Understand the business model and how the transaction works
 - How the project would benefit the community
 - What the experience would be like for residents who live in the immediate area of the project
 - How an end user would work to minimize disruptions to the community during construction and beyond
- Next steps on communications leading up to Jan 7th and at the common council meeting

Best,
Rebecca

Rebecca Gries

Executive Director &

Sr. Vice President, Corporate Attraction & Expansion

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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: 

Archived: Thursday, February 26, 2026 1:47:59 PM
From: [Ted Neitzke IV](#)
Mail received time: Wed, 25 Sep 2024 14:38:17 +0000
Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, September 24, 2024 5:18 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>
Subject: Port Washington Development

Mr. Mayor

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Thanks,

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President | Principal



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Archived: Thursday, February 26, 2026 1:48:00 PM
From: "[Kressin, Pat](#)"
Mail received time: Wed, 25 Sep 2024 16:42:44 +0000
Subject: RE: Port Washington Development

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Mail received time: Tue, 1 Oct 2024 12:55:57 +0000
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- Tuesday Oct 8: 8:00am-5:00pm
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- Thursday Oct 10: 12:00 ? 5:00pm

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Archived: Thursday, February 26, 2026 1:48:03 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

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Archived: Thursday, February 26, 2026 1:48:09 PM
From:
Mail received time: Mon, 7 Oct 2024 15:53:09 +0000
Subject: RE: Port Washington Development

Rob

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Friday, October 4, 2024 10:00 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

Good morning everyone – following up here as I'd like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
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- Monday Oct 7: 1:00-5:00pm
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- Thursday Oct 10: 12:00 – 5:00pm

Thanks,

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President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

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Thank you,

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262-483-3997



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Archived: Thursday, February 26, 2026 1:48:14 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 19 Dec 2024 23:16:04 +0000

Subject: Comms Strategy Discussion- Port Washington

All,

Looking forward to the conversation tomorrow morning. Below is a high-level agenda for our discussion.

- Introductions (Cloverleaf and HPR)
- Overview of Cloverleaf and data center developments
 - Understand the business model and how the transaction works
 - How the project would benefit the community
 - What the experience would be like for residents who live in the immediate area of the project
 - How an end user would work to minimize disruptions to the community during construction and beyond
- Next steps on communications leading up to Jan 7th and at the common council meeting

Best,
Rebecca

Rebecca Gries

Executive Director &

Sr. Vice President, Corporate Attraction & Expansion

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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: 

Archived: Thursday, February 26, 2026 1:48:15 PM

From: "[Kressin, Pat](#)"

Mail received time: Tue, 24 Sep 2024 22:18:27 +0000

Subject: Port Washington Development

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Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

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Patrick Kressin PLA, LEED AP
President | Principal



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Patrick J. Kressin is a registered Landscape Architect 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.

Archived: Thursday, February 26, 2026 1:48:21 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 4 Oct 2024 15:00:27 +0000
Subject: RE: Port Washington Development

Good morning everyone – following up here as I'd like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
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Archived: Monday, March 2, 2026 2:21:30 PM

From: [Theodore Neitzke](#)

Sent: Sunday, October 6, 2024 7:32:49 AM

To: [Aaron Bilyeu](#)

Cc: tneitzke@portwashingtonwi.gov

Subject: Re: Port Washington Development

Sensitivity: Normal

Attachments:

[image001.jpg](#) [image001.jpg](#)

Yes

Please use my city email for future com's.

Sincerely,



Ted Neitzke

CEO @ www.cesa6.org

Cell: [262.483.3997](tel:262.483.3997)

Twitter: [@tneitzke](#)

Podcast: Smart Thinking



This email was sent from my phone, so please excuse any spelling errors. The keys are really tiny!!



Ted Neitzke

CEO

✉ tneitzke@cesa6.org 🌐 cesa6.org

📍 [2300 State Rd 44, Oshkosh, WI 54904](#)



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On Oct 5, 2024, at 3:29 PM, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

+Rebecca –Almost everyone else

Hi Ted – Sorry to bother you on a weekend.

Any chance you can nudge Rob and Melissa on confirming a time? I'm currently planning to be in the area next Thursday but if they can't meet, I'll need to reschedule. I'm also getting concerned about our timelines internally to make decisions to gain support of our investors on this project ahead of the expiration of the real estate purchase agreements.

Thanks

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402.968.1962

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To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

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262-483-3997

<image002.png>

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GRÄEF

Archived: Thursday, February 26, 2026 1:51:24 PM
From: [Aaron Bilyeu](#)
Mail received time: Tue, 8 Oct 2024 00:31:18 +0000
Subject: RE: Port Washington Development

Switching Ted's email.

Thanks Rebecca for your help. Confirming our conversation from a minutes ago. Any time in that window will be fine for us. I would also like to meet with Bob to review the planning/zoning/annexation document that he sent in more detail as well. If you can help coordinate with GREAF to set the final time(s) and let us know, I would certainly appreciate it. It's probably an hour with Bob and 90 minutes on the public works side but am open to different timing options if GREAF and/or the City suggest something different.

--

AWB

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 7, 2024 3:30 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: Travis Armistead <tarmistead@cloverleafinfra.com>; tneitzke@cesa6.org
Subject: RE: Port Washington Development

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

Hi Aaron,

I connected with Rob at Port Washington today, and he is open to meeting between 2 and 4:30 p.m. this Thursday. How would you like to proceed? I am happy to connect with Pat at Graef to confirm the length of the meeting and send an invite.

Best,
Rebecca

Rebecca Gries
Senior Vice President, Corporate Attraction & Expansion
Milwaukee 7 (M7)
O: 414.287.4140 | M: 262.510.9938

Let's Connect: 

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Saturday, October 5, 2024 3:29 PM
To: tneitzke@cesa6.org
Cc: Rebecca Gries <rgries@mke7.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: FW: Port Washington Development

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Archived: Thursday, February 26, 2026 1:51:26 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 19 Dec 2024 23:16:04 +0000

Subject: Comms Strategy Discussion- Port Washington

All,

Looking forward to the conversation tomorrow morning. Below is a high-level agenda for our discussion.

- Introductions (Cloverleaf and HPR)
- Overview of Cloverleaf and data center developments
 - Understand the business model and how the transaction works
 - How the project would benefit the community
 - What the experience would be like for residents who live in the immediate area of the project
 - How an end user would work to minimize disruptions to the community during construction and beyond
- Next steps on communications leading up to Jan 7th and at the common council meeting

Best,
Rebecca

Rebecca Gries

Executive Director &

Sr. Vice President, Corporate Attraction & Expansion

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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: 

Archived: Thursday, February 26, 2026 1:51:28 PM

From: [Ted Neitzke IV](#)

Mail received time: Tue, 17 Dec 2024 16:52:15 +0000

Subject: Podcast

Hi,

It won't let me attach it. So here is a link to it: <https://notebooklm.google.com/notebook/5791e2c1-eb87-4cc1-a028-baab1b5d95cf>

Mayor Ted Neitzke

262-483-3997



Archived: Thursday, February 26, 2026 1:51:29 PM

From: [Ted Neitzke IV](#)

Mail received time: Tue, 17 Dec 2024 16:53:56 +0000

Subject: Quiz

Data Center Development Study Guide

Quiz

Instructions: Answer each question in 2-3 sentences.

What is the primary function of a data center and why are they important?

Briefly describe the four main types of data centers discussed in the document.

How do data centers differ from industrial warehouses?

Describe the typical security measures found at a hyperscale data center campus.

Explain the concept of "clustering" in the context of data centers.

What are some of the economic benefits that data centers can bring to a region?

How do data centers contribute to the sustainability of the electrical grid?

Explain how data centers use water for cooling, and what measures they take for sustainability.

What are some common missteps in planning for data centers, according to the document?

How do clear zoning rules benefit all parties involved in data center development?

Answer Key

Data centers serve as the backbone of the internet, housing servers that process, store, and provide access to data, enabling essential services like online commerce and national security systems. Their importance lies in their ability to support the digital infrastructure of modern society and the increasing demand for data processing and storage.

The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.

Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.

Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.

Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in the cluster is a node.

Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.

Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.

Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.

Common planning missteps include failing to allow sufficient building height for cooling systems, imposing

inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.

Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?

The document emphasizes the importance of clear zoning regulations for data centers. Analyze the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.

Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.

Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?

Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development of data centers?

Glossary of Key Terms

Air-cooled chiller system: A closed-loop cooling system that uses air to remove heat and typically uses very little or no water.

Clustering: The practice of linking servers at multiple data centers with high-speed, low-latency connections, creating a unified system.

Colocation data center: A multi-tenant data center where third-party operators lease space to multiple companies.

Corporate data center (enterprise data center): A data center owned and operated by a single organization for its own data processing and storage needs.

Data center: A building or campus that houses the infrastructure for computing functions.

Data hall: The rooms within a data center where data is processed and stored.

Hyperscale data center: A data center built for a single, very large tech company (hyperscaler) to meet its massive data processing and storage demands.

Latency: The time delay between a request for data and the data's delivery.

Load balancing: The distribution of network traffic across multiple servers at interconnected data centers to prevent overload.

Node: An individual server within a cluster of servers.

Phasing: The staged approach to data center construction, with projects completed in phases.

Power distribution units (PDUs): Devices that distribute electrical power to servers and other equipment within a data center.

Power purchase agreements (PPAs): Agreements where data center companies buy electricity from specific renewable energy projects.

Purple pipe system: A recycled water setup in which treated nonpotable water is distributed in plum-colored pipes.

Renewable energy certificate (REC): A tradable certificate representing one megawatt-hour (MWh) of power generated from a renewable source.

Switch: A networking device that connects multiple devices and routes data between them.

Switchgear: Power distribution equipment that controls, protects, and distributes electrical power.

Telecom data center: Data centers owned and operated by telecommunications companies where traffic from cell towers connects to the internet.

Uninterruptible power supply (UPS) system: A backup power system that provides temporary power to servers during a power outage.

Utility substation transformer: Equipment in a data center's electrical yard that reduces high-voltage electricity from the grid to lower, more usable levels.

Water-cooled chiller system: An open-loop cooling system in which water removes heat from the refrigerant.

Wholesale data center: A type of data center where a third-party developer rents large amounts of space and energy to one company.

Mayor Ted Neitzke

262-483-3997



Archived: Thursday, February 26, 2026 1:51:31 PM
From: [Ted Neitzke IV](#)
Mail received time: Fri, 20 Dec 2024 02:30:15 +0000
Subject: Re: Quiz

Nope. This is also what was created by NotebookLM.

Mayor Ted Neitzke
262.483.3997 cell

This was sent from my phone so please excuse any spelling errors.

On Dec 19, 2024, at 5:22â€PM, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

ï»¿
Good stuff here Ted!

Whatâ€™s the context? Do you want me to contribute or is this something for your council members?

--
AWB

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Tuesday, December 17, 2024 10:54 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Quiz

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

Data Center Development Study Guide

Quiz

Instructions: Answer each question in 2-3 sentences.

1. What is the primary function of a data center and why are they important?
2. Briefly describe the four main types of data centers discussed in the document.
3. How do data centers differ from industrial warehouses?
4. Describe the typical security measures found at a hyperscale data center campus.
5. Explain the concept of "clustering" in the context of data centers.
6. What are some of the economic benefits that data centers can bring to a region?
7. How do data centers contribute to the sustainability of the electrical grid?
8. Explain how data centers use water for cooling, and what measures they take for sustainability.
9. What are some common missteps in planning for data centers, according to the document?
10. How do clear zoning rules benefit all parties involved in data center development?

Answer Key

1. Data centers serve as the backbone of the internet, housing servers that process, store, and provide access to data, enabling essential services like online commerce and national security systems. Their importance lies in their ability to support the digital infrastructure of modern society and the increasing demand for data processing and storage.
2. The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.
3. Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.
4. Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.
5. Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in the cluster is a node.
6. Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.
7. Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.
8. Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.
9. Common planning missteps include failing to allow sufficient building height for cooling systems, imposing inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.
10. Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

1. Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?
2. The document emphasizes the importance of clear zoning regulations for data centers. Analyze the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.
3. Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.
4. Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?
5. Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development

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Mayor Ted Neitzke

262-483-3997

<image001.png>



Archived: Thursday, February 26, 2026 1:51:32 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 17 Oct 2024 17:01:54 +0000

Subject: PW Dinner Meeting in Milwaukee

Complimentary parking at 777 N Van Buren St. Please validate at the host stand.

Archived: Thursday, February 26, 2026 1:51:34 PM

From: [Rebecca Gries](#)

Mail received time: Tue, 12 Nov 2024 22:21:05 +0000

Subject: Prep Discussion for Monday's Group Meetings - PW

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 282 422 345 600

Passcode: hVT3fq

Dial in by phone

[+1 414-253-0585,,238002787#](#) United States, Milwaukee

[Find a local number](#)

Phone conference ID: 238 002 787#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Archived: Thursday, February 26, 2026 1:51:35 PM
From: [Rebecca Gries](#)
Mail received time: Wed, 18 Dec 2024 18:59:16 +0000
Subject: Comms Strategy Discussion- Port Washington

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 210 422 857 036

Passcode: yP9rk6jB

Dial in by phone

[+1 414-253-0585,,922996941#](#) United States, Milwaukee

[Find a local number](#)

Phone conference ID: 922 996 941#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Archived: Thursday, February 26, 2026 1:51:36 PM
From: [Ted Neitzke IV](#)
Mail received time: Wed, 25 Sep 2024 14:38:17 +0000
Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, September 24, 2024 5:18 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>
Subject: Port Washington Development

Mr. Mayor

I hope all is well!! GRAEF has been retained by Cloverleaf Infrastructure to help look at some development scenarios. Would we be able to schedule a meeting with your engineering and planning team to discuss the specifics?

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

Connect with us: www.graef-usa.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

GRAEF is the trade name of Graef-USA Inc.

Patrick J. Kressin is a registered Landscape Architect 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.

Archived: Thursday, February 26, 2026 1:51:38 PM

From: [Rebecca Gries](#)

Mail received time: Fri, 27 Dec 2024 17:29:28 +0000

Subject: Call Next Friday - Availability Needed

All,

After speaking with HPR Strategies, we'd like to schedule a Teams call for Friday, January 3rd, to discuss strategy for the Ozaukee Press interview on the 6th (time forthcoming) and review the agenda for January 7th. I'm unsure if all team members need to join the call, but I extended the invite in case it is helpful.

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)

O: 414.287.4140 | M: 262.510.9938

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: 

Archived: Thursday, February 26, 2026 1:51:39 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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.]

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

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



Let's Connect: 

Archived: Thursday, February 26, 2026 1:51:40 PM

From: [Rebecca Gries](#)

Mail received time: Fri, 27 Dec 2024 17:29:28 +0000

Subject: Call Next Friday - Availability Needed

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

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



Let's Connect: 

Archived: Thursday, February 26, 2026 1:51:41 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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.]

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www.mkeregion.com



Let's Connect: 

Archived: Thursday, February 26, 2026 1:51:42 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

Could we do Thursday the 10th? I'd like to attend in person if possible and I'm committed to a conference in the first part of the week.

--

AWB

From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, October 1, 2024 5:56 AM
To: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

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

Thanks!!

The following works for us.

- Monday Oct 7: 1:00-5:00pm
- Tuesday Oct 8: 8:00am-5:00pm
- Wednesday Oct 9: 10:00am – 5:00pm
- Thursday Oct 10: 12:00 – 5:00pm

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

From: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>
Sent: Monday, September 30, 2024 4:50 PM
To: Melissa Pingel <mpingel@portwashingtonwi.gov>; Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Subject: RE: Port Washington Development

Hi Melissa-

I'm sorry we weren't able to connect on our calendars. I'm currently available Oct. 7 anytime, Oct. 8 with the exception of our internal staff meetings, Oct. 9 until 3 pm, and anytime on Oct. 10.

Just let me know what works for you.

Thanks!

Rob

From: Melissa Pingel <mpingel@portwashingtonwi.gov>

Sent: Thursday, September 26, 2024 2:57 PM

To: Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>

Subject: RE: Port Washington Development

Rob – let's compare calendars tomorrow and see if we can pick a few dates the week of October 7th.

From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Wednesday, September 25, 2024 11:43 AM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: RE: Port Washington Development

Super. Thanks so much!! Please let us know when you would have some availability.

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Sent: Wednesday, September 25, 2024 9:38 AM

To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

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Hello:

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Thank you,

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262-483-3997



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To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: Port Washington Development

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Patrick J. Kressin is a registered Landscape Architect 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.

Archived: Thursday, February 26, 2026 1:51:44 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 4 Oct 2024 15:00:27 +0000
Subject: RE: Port Washington Development

Good morning everyone – following up here as I'd like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
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Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Wednesday, September 25, 2024 9:38 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>
Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

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Archived: Thursday, February 26, 2026 1:51:47 PM
From: [Aaron Bilyeu](#)
Mail received time: Sun, 6 Oct 2024 18:09:49 +0000
Subject: RE: Port Washington Development

Thank you! Much appreciated.

--

AWB

From: Theodore Neitzke <tneitzke@cesa6.org>
Sent: Sunday, October 6, 2024 5:16 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: tneitzke@portwashingtonwi.gov
Subject: Re: Port Washington Development

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

Yes

Please use my city email for future comâ€™s.

Sincerely,



Ted Neitzke
CEO @ www.cesa6.org
Cell: [262.483.3997](tel:262.483.3997)
Twitter: @tneitzke
Podcast: Smart Thinking



This email was sent from my phone, so please excuse any spelling errors. The keys are really tiny!!



Ted Neitzke
CEO

✉ tneitzke@cesa6.org 🌐 cesa6.org

📍 [2300 State Rd 44, Oshkosh, WI 54904](https://www.google.com/maps/place/2300+State+Rd+44,+Oshkosh,+WI+54904)





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On Oct 5, 2024, at 3:29â€PM, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

ï»¿

+Rebecca —Almost everyone else

Hi Ted — Sorry to bother you on a weekend.

Any chance you can nudge Rob and Melissa on confirming a time? Iâ€™m currently planning to be in the area next Thursday but if they canâ€™t meet, Iâ€™ll need to reschedule. Iâ€™m also getting concerned about our timelines internally to make decisions to gain support of our investors on this project ahead of the expiration of the real estate purchase agreements.

Thanks

--

AWB
402.968.1962

From: Aaron Bilyeu
Sent: Friday, October 4, 2024 8:00 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

Good morning everyone — following up here as Iâ€™d like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
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[Caution: This e-mail is from an external sender.]

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Thanks!

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From: Melissa Pingel <mpingel@portwashingtonwi.gov>
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To: Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>
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<image002.png>

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Resident | Principal



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Archived: Thursday, February 26, 2026 1:51:49 PM
From: [Aaron Bilyeu](#)
Mail received time: Tue, 8 Oct 2024 00:31:18 +0000
Subject: RE: Port Washington Development

Switching Ted's email.

Thanks Rebecca for your help. Confirming our conversation from a minutes ago. Any time in that window will be fine for us. I would also like to meet with Bob to review the planning/zoning/annexation document that he sent in more detail as well. If you can help coordinate with GREAF to set the final time(s) and let us know, I would certainly appreciate it. It's probably an hour with Bob and 90 minutes on the public works side but am open to different timing options if GREAF and/or the City suggest something different.

--

AWB

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 7, 2024 3:30 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: Travis Armistead <tarmistead@cloverleafinfra.com>; tneitzke@cesa6.org
Subject: RE: Port Washington Development

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

Hi Aaron,

I connected with Rob at Port Washington today, and he is open to meeting between 2 and 4:30 p.m. this Thursday. How would you like to proceed? I am happy to connect with Pat at Graef to confirm the length of the meeting and send an invite.

Best,
Rebecca

Rebecca Gries
Senior Vice President, Corporate Attraction & Expansion
Milwaukee 7 (M7)
O: 414.287.4140 | M: 262.510.9938

Let's Connect: 

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Saturday, October 5, 2024 3:29 PM
To: tneitzke@cesa6.org
Cc: Rebecca Gries <rgries@mke7.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: FW: Port Washington Development

+Rebecca –Almost everyone else

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Archived: Thursday, February 26, 2026 1:51:51 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 19 Dec 2024 23:22:30 +0000
Subject: RE: Quiz

Good stuff here Ted!

What's the context? Do you want me to contribute or is this something for your council members?

--

AWB

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Tuesday, December 17, 2024 10:54 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Quiz

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

Data Center Development Study Guide

Quiz

Instructions: Answer each question in 2-3 sentences.

1. What is the primary function of a data center and why are they important?
2. Briefly describe the four main types of data centers discussed in the document.
3. How do data centers differ from industrial warehouses?
4. Describe the typical security measures found at a hyperscale data center campus.
5. Explain the concept of "clustering" in the context of data centers.
6. What are some of the economic benefits that data centers can bring to a region?
7. How do data centers contribute to the sustainability of the electrical grid?
8. Explain how data centers use water for cooling, and what measures they take for sustainability.
9. What are some common missteps in planning for data centers, according to the document?
10. How do clear zoning rules benefit all parties involved in data center development?

Answer Key

1. Data centers serve as the backbone of the internet, housing servers that process, store, and provide access to data, enabling essential services like online commerce and national security systems. Their importance lies in their ability to support the digital infrastructure of modern society and the increasing demand for data processing and storage.
2. The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.
3. Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.
4. Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.
5. Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in

the cluster is a node.

6. Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.
7. Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.
8. Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.
9. Common planning missteps include failing to allow sufficient building height for cooling systems, imposing inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.
10. Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

1. Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?
2. The document emphasizes the importance of clear zoning regulations for data centers. Analyze the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.
3. Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.
4. Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?
5. Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development of data centers?

Glossary of Key Terms

Air-cooled chiller system: A closed-loop cooling system that uses air to remove heat and typically uses very little or no water.

Clustering: The practice of linking servers at multiple data centers with high-speed, low-latency connections, creating a unified system.

Colocation data center: A multi-tenant data center where third-party operators lease space to multiple companies.

Corporate data center (enterprise data center): A data center owned and operated by a single organization for its own data processing and storage needs.

Data center: A building or campus that houses the infrastructure for computing functions.

Data hall: The rooms within a data center where data is processed and stored.

Hyperscale data center: A data center built for a single, very large tech company (hyperscaler) to meet its massive data processing and storage demands.

Latency: The time delay between a request for data and the data's delivery.

Load balancing: The distribution of network traffic across multiple servers at interconnected data centers to

prevent overload.

Node: An individual server within a cluster of servers.

Phasing: The staged approach to data center construction, with projects completed in phases.

Power distribution units (PDUs): Devices that distribute electrical power to servers and other equipment within a data center.

Power purchase agreements (PPAs): Agreements where data center companies buy electricity from specific renewable energy projects.

Purple pipe system: A recycled water setup in which treated nonpotable water is distributed in plum-colored pipes.

Renewable energy certificate (REC): A tradable certificate representing one megawatt-hour (MWh) of power generated from a renewable source.

Switch: A networking device that connects multiple devices and routes data between them.

Switchgear: Power distribution equipment that controls, protects, and distributes electrical power.

Telecom data center: Data centers owned and operated by telecommunications companies where traffic from cell towers connects to the internet.

Uninterruptible power supply (UPS) system: A backup power system that provides temporary power to servers during a power outage.

Utility substation transformer: Equipment in a data center's electrical yard that reduces high-voltage electricity from the grid to lower, more usable levels.

Water-cooled chiller system: An open-loop cooling system in which water removes heat from the refrigerant.

Wholesale data center: A type of data center where a third-party developer rents large amounts of space and energy to one company.

Mayor Ted Neitzke

262-483-3997



Archived: Thursday, February 26, 2026 1:51:52 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 20 Dec 2024 02:44:57 +0000
Subject: RE: Quiz

Yeah — that's impressive!

--

AWB

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Thursday, December 19, 2024 7:30 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Re: Quiz

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

Nope. This is also what was created by NotebookLM.

Mayor Ted Neitzke
262.483.3997 cell

This was sent from my phone so please excuse any spelling errors.

On Dec 19, 2024, at 5:22 PM, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

»

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3. Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.
4. Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.
5. Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in the cluster is a node.
6. Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.
7. Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.
8. Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.
9. Common planning missteps include failing to allow sufficient building height for cooling systems, imposing inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.
10. Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

1. Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?
2. The document emphasizes the importance of clear zoning regulations for data centers. Analyze

the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.

3. Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.
4. Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?
5. Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development of data centers?

Glossary of Key Terms

Air-cooled chiller system: A closed-loop cooling system that uses air to remove heat and typically uses very little or no water.

Clustering: The practice of linking servers at multiple data centers with high-speed, low-latency connections, creating a unified system.

Colocation data center: A multi-tenant data center where third-party operators lease space to multiple companies.

Corporate data center (enterprise data center): A data center owned and operated by a single organization for its own data processing and storage needs.

Data center: A building or campus that houses the infrastructure for computing functions.

Data hall: The rooms within a data center where data is processed and stored.

Hyperscale data center: A data center built for a single, very large tech company (hyperscaler) to meet its massive data processing and storage demands.

Latency: The time delay between a request for data and the data's delivery.

Load balancing: The distribution of network traffic across multiple servers at interconnected data centers to prevent overload.

Node: An individual server within a cluster of servers.

Phasing: The staged approach to data center construction, with projects completed in phases.

Power distribution units (PDUs): Devices that distribute electrical power to servers and other equipment within a data center.

Power purchase agreements (PPAs): Agreements where data center companies buy electricity from specific renewable energy projects.

Purple pipe system: A recycled water setup in which treated nonpotable water is distributed in plum-colored pipes.

Renewable energy certificate (REC): A tradable certificate representing one megawatt-hour (MWh) of power generated from a renewable source.

Switch: A networking device that connects multiple devices and routes data between them.

Switchgear: Power distribution equipment that controls, protects, and distributes electrical power.

Telecom data center: Data centers owned and operated by telecommunications companies where traffic from cell towers connects to the internet.

Uninterruptible power supply (UPS) system: A backup power system that provides temporary power to servers during a power outage.

Utility substation transformer: Equipment in a data center's electrical yard that reduces high-voltage electricity from the grid to lower, more usable levels.

Water-cooled chiller system: An open-loop cooling system in which water removes heat from the refrigerant.

Wholesale data center: A type of data center where a third-party developer rents large amounts of

space and energy to one company.

Mayor Ted Neitzke

262-483-3997

<image001.png>

Archived: Thursday, February 26, 2026 1:51:54 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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)

O: 414.287.4140 | M: 262.510.9938

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

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



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Let's Connect: 

Archived: Thursday, February 26, 2026 1:51:57 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

Could we do Thursday the 10th? I'd like to attend in person if possible and I'm committed to a conference in the first part of the week.

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Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

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Patrick Kressin PLA, LEED AP
President | Principal



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414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

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Just let me know what works for you.

Thanks!

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Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

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I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



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Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: Port Washington Development

Mr. Mayor

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Archived: Thursday, February 26, 2026 1:51:58 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 4 Oct 2024 15:00:27 +0000
Subject: RE: Port Washington Development

Good morning everyone – following up here as I'd like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
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Archived: Thursday, February 26, 2026 1:52:02 PM

From: [Jack Price](#)

Mail received time: Fri, 10 May 2024 18:28:03 +0000

Subject: FW: Property at 1777 W. Grand Avenue, Port Washington, WI (the "Property")

Attachments:

[For Sale - 1777 W. Grand Avenue, Port Washington, WI.pdf](#) 

Eric,

Thank you for your email. The property is still actively listed for sale at \$1,332,480. At this time, there are no accepted Offers or Options to Purchase on the property.

With respect to the Cancellation Agreement and Mutual Release between Aurora Healthcare and Bernard Bannon , it would be inappropriate for me to forward that document as the City was not a party to the Agreement, however, I can assure you that it has been received and was fully executed by all parties.

Please let me know if you have any additional questions. I look forward to working with the City on moving this deal forward.

Jack Price

Principal

The Boerke Company, Inc.

Direct: +1 414 203 3013

Mobile: +1 414 350 5207

Fax: +1 414 347 1606

jprice@boerke.com



From: Eric Eberhardt <eberhardt@wislawfirm.com>

Sent: Thursday, May 9, 2024 4:35:25 PM

To: Jack Price <jprice@boerke.com>

Cc: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>

Subject: Property at 1777 W. Grand Avenue, Port Washington, WI (the "Property")

Jack,

The Port Washington Common Council has directed me to contact you to determine the status of the above-referenced Property. Specifically, please advise whether the Property is still actively listed for sale, the current asking price, and whether there are any accepted and pending Offers or Options to Purchase the Property. In addition, I have not received from you a copy of the signed WB-45 Cancellation Agreement and Mutual Release between Aurora Healthcare and Bernard Bannon, which you indicated in your March 8, 2024, email to me had been received. Please provide me with a copy of that Agreement for my file.

Your immediate email reply will be appreciated since the City is examining the feasibility of acquiring the Property for use as a senior or community center, along with other capital improvement projects. I look forward to hearing from you.

Thank you, Jack.

Eric E. Eberhardt, Esq.
City Attorney



P.O. Box 366 / 2560 Highway 32
Port Washington, WI 53074-0366
Tele.: (262) 284-2664
Fax: (262) 284-6697
Email: eberhardt@wislawfirm.com

PRIVILEGE AND CONFIDENTIALITY NOTICE:

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FOR SALE



16,656 SF



1777 W. GRAND AVENUE

PORT WASHINGTON, WI 53074

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

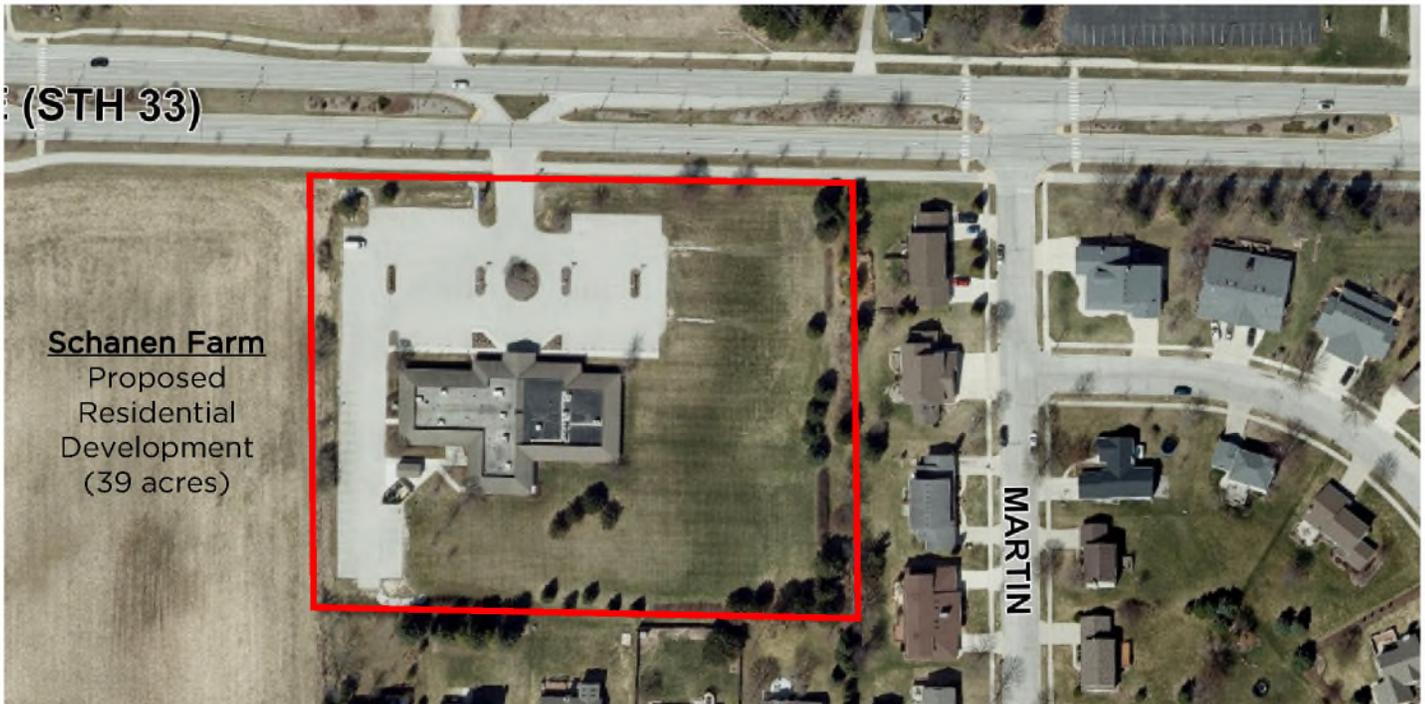
MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

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PROPERTY OVERVIEW



Parcel Number:	16-030-16-007.00
Total Building SF:	16,656 SF (per Assessor)
Year Built:	1992
Site Size:	4.27 acres
Parking:	± 95 stalls
Zoning:	B-1 Office District
Traffic Counts:	State Road 33 - 8,200 VPD County Road LL - 3,400 VPD

Features

- Approximately 1.15 miles east of I-43 Interchange
- Excellent visibility and monument signage along State Road 33 (Grand Avenue)
- Opportunity to purchase a well maintained, built-out clinic well below cost of new construction
- Located less than 2 miles from Downtown Port Washington and the shores of Lake Michigan
- Proposed residential development (Schanen Farm) out for RFP on the 39-acres immediately west of the property
- Located in close proximity to the ± 99-acre Northern Gateway Community Collective Development featuring a mix of single-family housing, multi-family housing, townhomes, active senior living units, retail, restaurants, a hotel, recreation center, and [Mel's Village](#)

Economics

Real Estate Taxes:	\$33,152.45 (2022)
Sale Price:	\$1,332,480 (\$80.00 PSF)

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

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FOR SALE
1777 W. GRAND AVENUE
PORT WASHINGTON, WI 53074



FLOOR PLAN



JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

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AERIAL MAP



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PRINCIPAL
414.203.3013
jprice@boerke.com

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

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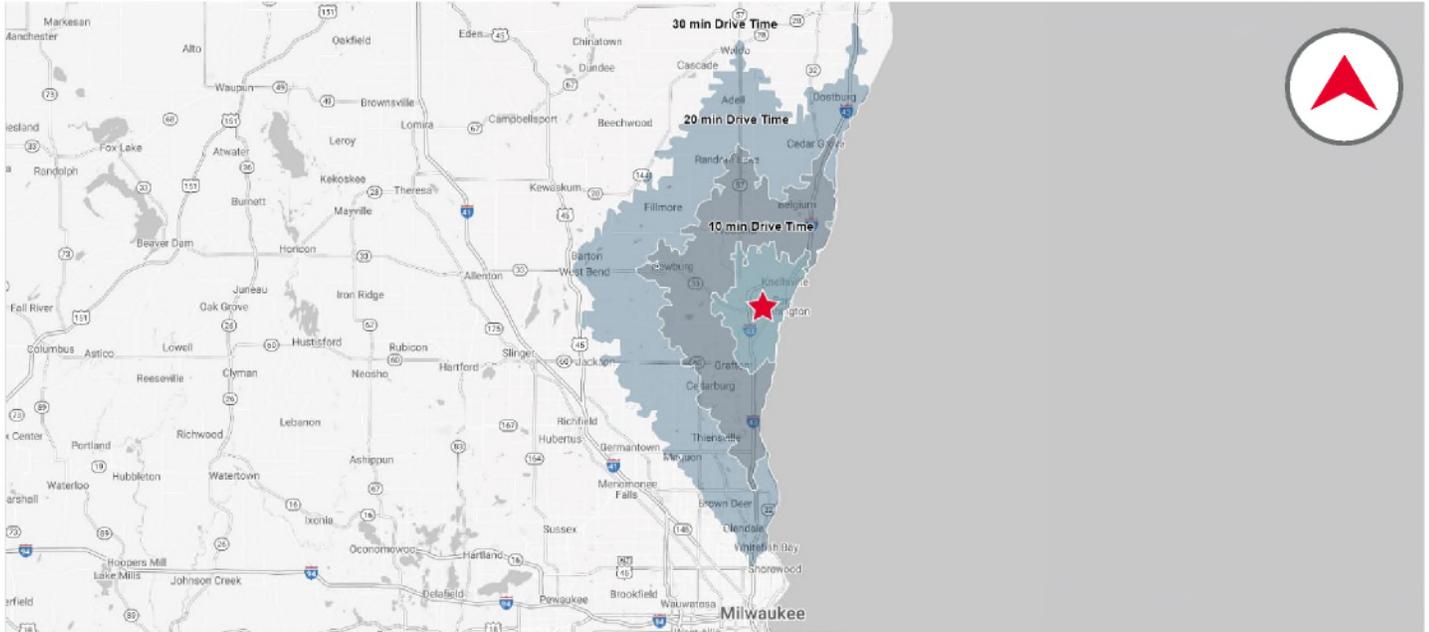
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AREA DEMOGRAPHICS



POPULATION	10 MIN DRIVETIME	20 MIN DRIVETIME	30 MIN DRIVETIME
Estimated Population (2023)	21,578	73,355	202,214
Median Age (2023)	39.8	41.7	41.9
Any College (Some College or Higher)	10,301	38,058	105,239
College Degree + (Bachelor Degree or Higher)	5,721	24,057	66,894
HOUSEHOLDS	10 MIN DRIVETIME	20 MIN DRIVETIME	30 MIN DRIVETIME
Estimated Households (2023)	9,213	30,293	84,066
Estimated Average Household Income (2023)	\$109,618	\$126,403	\$133,466
OCCUPATION	10 MIN DRIVETIME	20 MIN DRIVETIME	30 MIN DRIVETIME
White Collar Workers (2023)	6,820	24,174	66,419
Blue Collar Workers (2023)	4,671	13,174	33,535

JACK PRICE PRINCIPAL 414.203.3013 jprice@boerke.com	MIKE KEANE PRINCIPAL 414.203.3019 mkeane@boerke.com	MILWAUKEE OFFICE 731 N Jackson Street Suite 700 Milwaukee, WI 53202	MADISON OFFICE 33 E Main Street Suite 241 Madison, WI 53703
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FOR SALE
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PROPERTY PHOTOS



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414.203.3013
jprice@boerke.com

MIKE KEANE
PRINCIPAL
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mkeane@boerke.com

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JACK PRICE PRINCIPAL

jprice@boerke.com

414.203.3013

MIKE KEANE PRINCIPAL

mkeane@boerke.com

414.203.3019

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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

FOR SALE



16,656 SF



1777 W. GRAND AVENUE

PORT WASHINGTON, WI 53074

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

MILWAUKEE OFFICE
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Suite 700
Milwaukee, WI 53202

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PROPERTY OVERVIEW



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Total Building SF: 16,656 SF (per Assessor)
Year Built: 1992
Site Size: 4.27 acres
Parking: ± 95 stalls
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Traffic Counts: State Road 33 - 8,200 VPD
County Road LL - 3,400 VPD

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Sale Price: \$1,332,480 (\$80.00 PSF)

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FLOOR PLAN



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AERIAL MAP



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414.203.3019
mkeane@boerke.com

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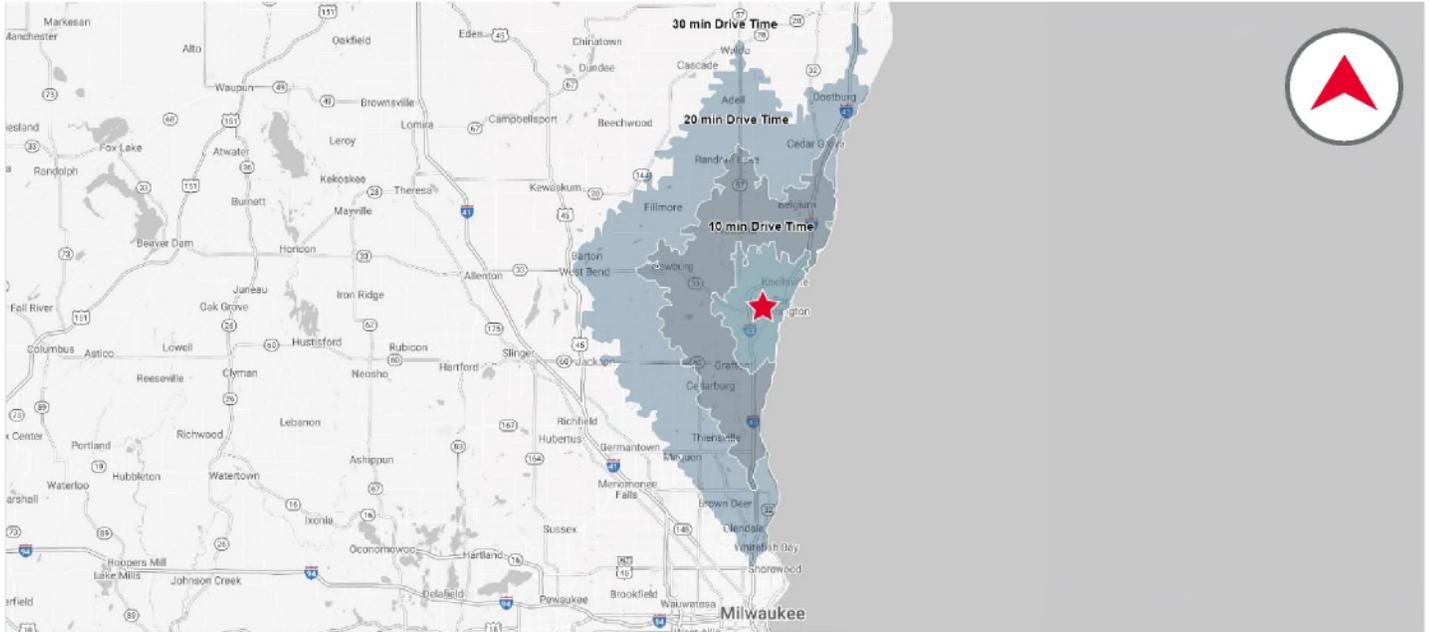
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PORT WASHINGTON, WI 53074



AREA DEMOGRAPHICS



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PROPERTY PHOTOS



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Archived: Thursday, February 26, 2026 2:00:06 PM

From: [Jack Price](#)

Mail received time: Fri, 10 May 2024 18:28:03 +0000

Subject: FW: Property at 1777 W. Grand Avenue, Port Washington, WI (the "Property")

Attachments:

[For Sale - 1777 W. Grand Avenue, Port Washington, WI.pdf](#) 

Eric,

Thank you for your email. The property is still actively listed for sale at \$1,332,480. At this time, there are no accepted Offers or Options to Purchase on the property.

With respect to the Cancellation Agreement and Mutual Release between Aurora Healthcare and Bernard Bannon , it would be inappropriate for me to forward that document as the City was not a party to the Agreement, however, I can assure you that it has been received and was fully executed by all parties.

Please let me know if you have any additional questions. I look forward to working with the City on moving this deal forward.

Jack Price

Principal

The Boerke Company, Inc.

Direct: +1 414 203 3013

Mobile: +1 414 350 5207

Fax: +1 414 347 1606

jprice@boerke.com



From: Eric Eberhardt <eberhardt@wislawfirm.com>

Sent: Thursday, May 9, 2024 4:35:25 PM

To: Jack Price <jprice@boerke.com>

Cc: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Susan Westerbeke <SWesterbeke@portwashingtonwi.gov>

Subject: Property at 1777 W. Grand Avenue, Port Washington, WI (the "Property")

Jack,

The Port Washington Common Council has directed me to contact you to determine the status of the above-referenced Property. Specifically, please advise whether the Property is still actively listed for sale, the current asking price, and whether there are any accepted and pending Offers or Options to Purchase the Property. In addition, I have not received from you a copy of the signed WB-45 Cancellation Agreement and Mutual Release between Aurora Healthcare and Bernard Bannon, which you indicated in your March 8, 2024, email to me had been received. Please provide me with a copy of that Agreement for my file.

Your immediate email reply will be appreciated since the City is examining the feasibility of acquiring the Property for use as a senior or community center, along with other capital improvement projects. I look forward to hearing from you.

Thank you, Jack.

Eric E. Eberhardt, Esq.
City Attorney



P.O. Box 366 / 2560 Highway 32
Port Washington, WI 53074-0366
Tele.: (262) 284-2664
Fax: (262) 284-6697
Email: eberhardt@wislawfirm.com

PRIVILEGE AND CONFIDENTIALITY NOTICE:

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Archived: Thursday, February 26, 2026 2:00:04 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

Could we do Thursday the 10th? I'd like to attend in person if possible and I'm committed to a conference in the first part of the week.

--

AWB

From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, October 1, 2024 5:56 AM
To: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

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

Thanks!!

The following works for us.

- Monday Oct 7: 1:00-5:00pm
- Tuesday Oct 8: 8:00am-5:00pm
- Wednesday Oct 9: 10:00am ? 5:00pm
- Thursday Oct 10: 12:00 ? 5:00pm

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

From: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>
Sent: Monday, September 30, 2024 4:50 PM
To: Melissa Pingel <mpingel@portwashingtonwi.gov>; Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Subject: RE: Port Washington Development

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From: Melissa Pingel <mpingel@portwashingtonwi.gov>

Sent: Thursday, September 26, 2024 2:57 PM

To: Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>

Subject: RE: Port Washington Development

Rob ? let's compare calendars tomorrow and see if we can pick a few dates the week of October 7th.

From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Wednesday, September 25, 2024 11:43 AM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>

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Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

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262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

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Archived: Thursday, February 26, 2026 2:00:02 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 4 Oct 2024 15:00:27 +0000
Subject: RE: Port Washington Development

Good morning everyone – following up here as I'd like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
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Archived: Thursday, February 26, 2026 2:00:00 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
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Archived: Thursday, February 26, 2026 2:01:17 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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,

After speaking with HPR Strategies, we'd like to schedule a Teams call for Friday, January 3rd, to discuss strategy for the Ozaukee Press interview on the 6th (time forthcoming) and review the agenda for January 7th. I'm unsure if all team members need to join the call, but I extended the invite in case it is helpful.

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)

O: 414.287.4140 | M: 262.510.9938

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

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



Let's Connect: 

Archived: Thursday, February 26, 2026 2:01:16 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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Learn More About
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www.mkeregion.com



Let's Connect: 

Archived: Thursday, February 26, 2026 2:01:14 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 20 Dec 2024 02:44:57 +0000
Subject: RE: Quiz

Yeah — that's impressive!

--

AWB

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Thursday, December 19, 2024 7:30 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Re: Quiz

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

Nope. This is also what was created by NotebookLM.

Mayor Ted Neitzke
262.483.3997 cell

This was sent from my phone so please excuse any spelling errors.

On Dec 19, 2024, at 5:22 PM, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

»

Good stuff here Ted!

What's the context? Do you want me to contribute or is this something for your council members?

--

AWB

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Tuesday, December 17, 2024 10:54 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Quiz

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

Data Center Development Study Guide Quiz

Instructions: Answer each question in 2-3 sentences.

1. What is the primary function of a data center and why are they important?
2. Briefly describe the four main types of data centers discussed in the document.

3. How do data centers differ from industrial warehouses?
4. Describe the typical security measures found at a hyperscale data center campus.
5. Explain the concept of "clustering" in the context of data centers.
6. What are some of the economic benefits that data centers can bring to a region?
7. How do data centers contribute to the sustainability of the electrical grid?
8. Explain how data centers use water for cooling, and what measures they take for sustainability.
9. What are some common missteps in planning for data centers, according to the document?
10. How do clear zoning rules benefit all parties involved in data center development?

Answer Key

1. Data centers serve as the backbone of the internet, housing servers that process, store, and provide access to data, enabling essential services like online commerce and national security systems. Their importance lies in their ability to support the digital infrastructure of modern society and the increasing demand for data processing and storage.
2. The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.
3. Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.
4. Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.
5. Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in the cluster is a node.
6. Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.
7. Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.
8. Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.
9. Common planning missteps include failing to allow sufficient building height for cooling systems, imposing inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.
10. Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

1. Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?
2. The document emphasizes the importance of clear zoning regulations for data centers. Analyze

the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.

3. Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.
4. Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?
5. Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development of data centers?

Glossary of Key Terms

Air-cooled chiller system: A closed-loop cooling system that uses air to remove heat and typically uses very little or no water.

Clustering: The practice of linking servers at multiple data centers with high-speed, low-latency connections, creating a unified system.

Colocation data center: A multi-tenant data center where third-party operators lease space to multiple companies.

Corporate data center (enterprise data center): A data center owned and operated by a single organization for its own data processing and storage needs.

Data center: A building or campus that houses the infrastructure for computing functions.

Data hall: The rooms within a data center where data is processed and stored.

Hyperscale data center: A data center built for a single, very large tech company (hyperscaler) to meet its massive data processing and storage demands.

Latency: The time delay between a request for data and the data's delivery.

Load balancing: The distribution of network traffic across multiple servers at interconnected data centers to prevent overload.

Node: An individual server within a cluster of servers.

Phasing: The staged approach to data center construction, with projects completed in phases.

Power distribution units (PDUs): Devices that distribute electrical power to servers and other equipment within a data center.

Power purchase agreements (PPAs): Agreements where data center companies buy electricity from specific renewable energy projects.

Purple pipe system: A recycled water setup in which treated nonpotable water is distributed in plum-colored pipes.

Renewable energy certificate (REC): A tradable certificate representing one megawatt-hour (MWh) of power generated from a renewable source.

Switch: A networking device that connects multiple devices and routes data between them.

Switchgear: Power distribution equipment that controls, protects, and distributes electrical power.

Telecom data center: Data centers owned and operated by telecommunications companies where traffic from cell towers connects to the internet.

Uninterruptible power supply (UPS) system: A backup power system that provides temporary power to servers during a power outage.

Utility substation transformer: Equipment in a data center's electrical yard that reduces high-voltage electricity from the grid to lower, more usable levels.

Water-cooled chiller system: An open-loop cooling system in which water removes heat from the refrigerant.

Wholesale data center: A type of data center where a third-party developer rents large amounts of

space and energy to one company.

Mayor Ted Neitzke

262-483-3997

<image001.png>

Archived: Thursday, February 26, 2026 2:01:12 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 19 Dec 2024 23:22:30 +0000
Subject: RE: Quiz

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2. The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.
3. Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.
4. Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.
5. Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in

the cluster is a node.

6. Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.
7. Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.
8. Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.
9. Common planning missteps include failing to allow sufficient building height for cooling systems, imposing inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.
10. Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

1. Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?
2. The document emphasizes the importance of clear zoning regulations for data centers. Analyze the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.
3. Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.
4. Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?
5. Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development of data centers?

Glossary of Key Terms

Air-cooled chiller system: A closed-loop cooling system that uses air to remove heat and typically uses very little or no water.

Clustering: The practice of linking servers at multiple data centers with high-speed, low-latency connections, creating a unified system.

Colocation data center: A multi-tenant data center where third-party operators lease space to multiple companies.

Corporate data center (enterprise data center): A data center owned and operated by a single organization for its own data processing and storage needs.

Data center: A building or campus that houses the infrastructure for computing functions.

Data hall: The rooms within a data center where data is processed and stored.

Hyperscale data center: A data center built for a single, very large tech company (hyperscaler) to meet its massive data processing and storage demands.

Latency: The time delay between a request for data and the data's delivery.

Load balancing: The distribution of network traffic across multiple servers at interconnected data centers to

prevent overload.

Node: An individual server within a cluster of servers.

Phasing: The staged approach to data center construction, with projects completed in phases.

Power distribution units (PDUs): Devices that distribute electrical power to servers and other equipment within a data center.

Power purchase agreements (PPAs): Agreements where data center companies buy electricity from specific renewable energy projects.

Purple pipe system: A recycled water setup in which treated nonpotable water is distributed in plum-colored pipes.

Renewable energy certificate (REC): A tradable certificate representing one megawatt-hour (MWh) of power generated from a renewable source.

Switch: A networking device that connects multiple devices and routes data between them.

Switchgear: Power distribution equipment that controls, protects, and distributes electrical power.

Telecom data center: Data centers owned and operated by telecommunications companies where traffic from cell towers connects to the internet.

Uninterruptible power supply (UPS) system: A backup power system that provides temporary power to servers during a power outage.

Utility substation transformer: Equipment in a data center's electrical yard that reduces high-voltage electricity from the grid to lower, more usable levels.

Water-cooled chiller system: An open-loop cooling system in which water removes heat from the refrigerant.

Wholesale data center: A type of data center where a third-party developer rents large amounts of space and energy to one company.

Mayor Ted Neitzke

262-483-3997



Archived: Thursday, February 26, 2026 2:01:10 PM
From: [Aaron Bilyeu](#)
Mail received time: Tue, 8 Oct 2024 00:31:18 +0000
Subject: RE: Port Washington Development

Switching Ted's email.

Thanks Rebecca for your help. Confirming our conversation from a minutes ago. Any time in that window will be fine for us. I would also like to meet with Bob to review the planning/zoning/annexation document that he sent in more detail as well. If you can help coordinate with GREAF to set the final time(s) and let us know, I would certainly appreciate it. It's probably an hour with Bob and 90 minutes on the public works side but am open to different timing options if GREAF and/or the City suggest something different.

--

AWB

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 7, 2024 3:30 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: Travis Armistead <tarmistead@cloverleafinfra.com>; tneitzke@cesa6.org
Subject: RE: Port Washington Development

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

Hi Aaron,

I connected with Rob at Port Washington today, and he is open to meeting between 2 and 4:30 p.m. this Thursday. How would you like to proceed? I am happy to connect with Pat at Graef to confirm the length of the meeting and send an invite.

Best,
Rebecca

Rebecca Gries
Senior Vice President, Corporate Attraction & Expansion
Milwaukee 7 (M7)
O: 414.287.4140 | M: 262.510.9938

Let's Connect: 

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Saturday, October 5, 2024 3:29 PM
To: tneitzke@cesa6.org
Cc: Rebecca Gries <rgries@mke7.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: FW: Port Washington Development

+Rebecca –Almost everyone else

Hi Ted – Sorry to bother you on a weekend.

Any chance you can nudge Rob and Melissa on confirming a time? I'm currently planning to be in the area next Thursday but if they can't meet, I'll need to reschedule. I'm also getting concerned about our timelines internally to make decisions to

gain support of our investors on this project ahead of the expiration of the real estate purchase agreements.

Thanks

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AWB
402.968.1962

From: Aaron Bilyeu
Sent: Friday, October 4, 2024 8:00 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
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Can we set some time for Thursday the 10th?

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President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
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Thanks!

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Thank you,

Mayor Ted Neitzke

262-483-3997



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Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: Port Washington Development

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Archived: Thursday, February 26, 2026 2:01:07 PM
From: [Aaron Bilyeu](#)
Mail received time: Sun, 6 Oct 2024 18:09:49 +0000
Subject: RE: Port Washington Development

Thank you! Much appreciated.

--

AWB

From: Theodore Neitzke <tneitzke@cesa6.org>
Sent: Sunday, October 6, 2024 5:16 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: tneitzke@portwashingtonwi.gov
Subject: Re: Port Washington Development

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

Yes

Please use my city email for future comâ€™s.

Sincerely,



Ted Neitzke
CEO @ www.cesa6.org
Cell: [262.483.3997](tel:262.483.3997)
Twitter: @tneitzke
Podcast: Smart Thinking



This email was sent from my phone, so please excuse any spelling errors. The keys are really tiny!!



Ted Neitzke
CEO

✉ tneitzke@cesa6.org 🌐 cesa6.org

📍 [2300 State Rd 44, Oshkosh, WI 54904](https://www.google.com/maps/place/2300+State+Rd+44,+Oshkosh,+WI+54904)





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ï»¿

+Rebecca —Almost everyone else

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Thank you,

Mayor Ted Neitzke

262-483-3997

<image002.png>

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Resident | Principal



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Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

Could we do Thursday the 10th? I'd like to attend in person if possible and I'm committed to a conference in the first part of the week.

--

AWB

From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, October 1, 2024 5:56 AM
To: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

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

Thanks!!

The following works for us.

- Monday Oct 7: 1:00-5:00pm
- Tuesday Oct 8: 8:00am-5:00pm
- Wednesday Oct 9: 10:00am – 5:00pm
- Thursday Oct 10: 12:00 – 5:00pm

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

From: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>
Sent: Monday, September 30, 2024 4:50 PM
To: Melissa Pingel <mpingel@portwashingtonwi.gov>; Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Subject: RE: Port Washington Development

Hi Melissa-

I'm sorry we weren't able to connect on our calendars. I'm currently available Oct. 7 anytime, Oct. 8 with the exception of our internal staff meetings, Oct. 9 until 3 pm, and anytime on Oct. 10.

Just let me know what works for you.

Thanks!

Rob

From: Melissa Pingel <mpingel@portwashingtonwi.gov>

Sent: Thursday, September 26, 2024 2:57 PM

To: Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>

Subject: RE: Port Washington Development

Rob – let's compare calendars tomorrow and see if we can pick a few dates the week of October 7th.

From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Wednesday, September 25, 2024 11:43 AM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: RE: Port Washington Development

Super. Thanks so much!! Please let us know when you would have some availability.

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Sent: Wednesday, September 25, 2024 9:38 AM

To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>

Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

Subject: Port Washington Development

Mr. Mayor

I hope all is well!! GRAEF has been retained by Cloverleaf Infrastructure to help look at some development scenarios. Would we be able to schedule a meeting with your engineering and planning team to discuss the specifics?

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

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Archived: Thursday, February 26, 2026 2:01:02 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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,

After speaking with HPR Strategies, we'd like to schedule a Teams call for Friday, January 3rd, to discuss strategy for the Ozaukee Press interview on the 6th (time forthcoming) and review the agenda for January 7th. I'm unsure if all team members need to join the call, but I extended the invite in case it is helpful.

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)

O: 414.287.4140 | M: 262.510.9938

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

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



Let's Connect: 

Archived: Thursday, February 26, 2026 2:01:01 PM

From: [Rebecca Gries](#)

Mail received time: Fri, 27 Dec 2024 17:29:28 +0000

Subject: Call Next Friday - Availability Needed

All,

After speaking with HPR Strategies, we'd like to schedule a Teams call for Friday, January 3rd, to discuss strategy for the Ozaukee Press interview on the 6th (time forthcoming) and review the agenda for January 7th. I'm unsure if all team members need to join the call, but I extended the invite in case it is helpful.

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Best,
Rebecca

Rebecca Gries

Executive Director

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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

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www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect: 

Archived: Thursday, February 26, 2026 2:01:00 PM

From: [Aaron Bilyeu](#)

Mail received time: Fri, 27 Dec 2024 22:54:19 +0000

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,

After speaking with HPR Strategies, we'd like to schedule a Teams call for Friday, January 3rd, to discuss strategy for the Ozaukee Press interview on the 6th (time forthcoming) and review the agenda for January 7th. I'm unsure if all team members need to join the call, but I extended the invite in case it is helpful.

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Best,
Rebecca

Rebecca Gries

Executive Director

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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www.mkeregion.com



Let's Connect: 

Archived: Thursday, February 26, 2026 2:00:58 PM

From: [Rebecca Gries](#)

Mail received time: Fri, 27 Dec 2024 17:29:28 +0000

Subject: Call Next Friday - Availability Needed

All,

After speaking with HPR Strategies, we'd like to schedule a Teams call for Friday, January 3rd, to discuss strategy for the Ozaukee Press interview on the 6th (time forthcoming) and review the agenda for January 7th. I'm unsure if all team members need to join the call, but I extended the invite in case it is helpful.

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)

O: 414.287.4140 | M: 262.510.9938

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

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



Let's Connect: 

Archived: Thursday, February 26, 2026 2:00:57 PM
From: [Ted Neitzke IV](#)
Mail received time: Wed, 25 Sep 2024 14:38:17 +0000
Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, September 24, 2024 5:18 PM
To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>
Subject: Port Washington Development

Mr. Mayor

I hope all is well!! GRAEF has been retained by Cloverleaf Infrastructure to help look at some development scenarios. Would we be able to schedule a meeting with your engineering and planning team to discuss the specifics?

Thanks,

Patrick Kressin PLA, LEED AP
Resident | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

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Archived: Thursday, February 26, 2026 2:00:56 PM
From: [Rebecca Gries](#)
Mail received time: Wed, 18 Dec 2024 18:59:16 +0000
Subject: Comms Strategy Discussion- Port Washington

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 210 422 857 036

Passcode: yP9rk6jB

Dial in by phone

[+1 414-253-0585,,922996941#](#) United States, Milwaukee

[Find a local number](#)

Phone conference ID: 922 996 941#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Archived: Thursday, February 26, 2026 2:00:55 PM

From: [Rebecca Gries](#)

Mail received time: Tue, 12 Nov 2024 22:21:05 +0000

Subject: Prep Discussion for Monday's Group Meetings - PW

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 282 422 345 600

Passcode: hVT3fq

Dial in by phone

[+1 414-253-0585,,238002787#](#) United States, Milwaukee

[Find a local number](#)

Phone conference ID: 238 002 787#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Archived: Thursday, February 26, 2026 2:00:53 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 17 Oct 2024 17:01:54 +0000

Subject: PW Dinner Meeting in Milwaukee

Complimentary parking at 777 N Van Buren St. Please validate at the host stand.



Archived: Thursday, February 26, 2026 2:00:52 PM
From: [Ted Neitzke IV](#)
Mail received time: Fri, 20 Dec 2024 02:30:15 +0000
Subject: Re: Quiz

Nope. This is also what was created by NotebookLM.

Mayor Ted Neitzke
262.483.3997 cell

This was sent from my phone so please excuse any spelling errors.

On Dec 19, 2024, at 5:22â€PM, Aaron Bilyeu <abilyeu@cloverleafinfra.com> wrote:

ï»¿
Good stuff here Ted!

Whatâ€™s the context? Do you want me to contribute or is this something for your council members?

--
AWB

From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Tuesday, December 17, 2024 10:54 AM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Subject: Quiz

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

Data Center Development Study Guide

Quiz

Instructions: Answer each question in 2-3 sentences.

1. What is the primary function of a data center and why are they important?
2. Briefly describe the four main types of data centers discussed in the document.
3. How do data centers differ from industrial warehouses?
4. Describe the typical security measures found at a hyperscale data center campus.
5. Explain the concept of "clustering" in the context of data centers.
6. What are some of the economic benefits that data centers can bring to a region?
7. How do data centers contribute to the sustainability of the electrical grid?
8. Explain how data centers use water for cooling, and what measures they take for sustainability.
9. What are some common missteps in planning for data centers, according to the document?
10. How do clear zoning rules benefit all parties involved in data center development?

Answer Key

1. Data centers serve as the backbone of the internet, housing servers that process, store, and provide access to data, enabling essential services like online commerce and national security systems. Their importance lies in their ability to support the digital infrastructure of modern society and the increasing demand for data processing and storage.
2. The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.
3. Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.
4. Hyperscale data centers have extensive security measures, including tall fences with movement detection, infrared surveillance, and multiple security checkpoints staffed by personnel who check visitor credentials and employee badges.
5. Clustering is the practice of linking servers at multiple data centers through high-speed connections so they can work together as one unified system. This interconnected group is called a cluster, and each server in the cluster is a node.
6. Data centers provide economic benefits through increased tax revenue from the capital-intensive developments and their high-value equipment and also generate direct and ancillary jobs during construction and operation, as well as creating community incentive packages.
7. Data centers, especially hyperscalers, often have strong commitments to renewable energy and place considerable pressure on utility providers to use cleaner energy, leading to a faster transition to a greener grid and the modernization of our electrical infrastructure.
8. Data centers use water for cooling in water-cooled chiller systems and evaporative cooling, and also, when available, nonpotable or recycled water. They prioritize sustainable options and may finance their own treatment plants when needed.
9. Common planning missteps include failing to allow sufficient building height for cooling systems, imposing inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.
10. Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

1. Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?
2. The document emphasizes the importance of clear zoning regulations for data centers. Analyze the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.
3. Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.
4. Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?
5. Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development

of data centers?

Glossary of Key Terms

Air-cooled chiller system: A closed-loop cooling system that uses air to remove heat and typically uses very little or no water.

Clustering: The practice of linking servers at multiple data centers with high-speed, low-latency connections, creating a unified system.

Colocation data center: A multi-tenant data center where third-party operators lease space to multiple companies.

Corporate data center (enterprise data center): A data center owned and operated by a single organization for its own data processing and storage needs.

Data center: A building or campus that houses the infrastructure for computing functions.

Data hall: The rooms within a data center where data is processed and stored.

Hyperscale data center: A data center built for a single, very large tech company (hyperscaler) to meet its massive data processing and storage demands.

Latency: The time delay between a request for data and the data's delivery.

Load balancing: The distribution of network traffic across multiple servers at interconnected data centers to prevent overload.

Node: An individual server within a cluster of servers.

Phasing: The staged approach to data center construction, with projects completed in phases.

Power distribution units (PDUs): Devices that distribute electrical power to servers and other equipment within a data center.

Power purchase agreements (PPAs): Agreements where data center companies buy electricity from specific renewable energy projects.

Purple pipe system: A recycled water setup in which treated nonpotable water is distributed in plum-colored pipes.

Renewable energy certificate (REC): A tradable certificate representing one megawatt-hour (MWh) of power generated from a renewable source.

Switch: A networking device that connects multiple devices and routes data between them.

Switchgear: Power distribution equipment that controls, protects, and distributes electrical power.

Telecom data center: Data centers owned and operated by telecommunications companies where traffic from cell towers connects to the internet.

Uninterruptible power supply (UPS) system: A backup power system that provides temporary power to servers during a power outage.

Utility substation transformer: Equipment in a data center's electrical yard that reduces high-voltage electricity from the grid to lower, more usable levels.

Water-cooled chiller system: An open-loop cooling system in which water removes heat from the refrigerant.

Wholesale data center: A type of data center where a third-party developer rents large amounts of space and energy to one company.

Mayor Ted Neitzke

262-483-3997

<image001.png>

Archived: Thursday, February 26, 2026 2:00:50 PM

From: [Ted Neitzke IV](#)

Mail received time: Tue, 17 Dec 2024 16:53:56 +0000

Subject: Quiz

Data Center Development Study Guide

Quiz

Instructions: Answer each question in 2-3 sentences.

What is the primary function of a data center and why are they important?

Briefly describe the four main types of data centers discussed in the document.

How do data centers differ from industrial warehouses?

Describe the typical security measures found at a hyperscale data center campus.

Explain the concept of "clustering" in the context of data centers.

What are some of the economic benefits that data centers can bring to a region?

How do data centers contribute to the sustainability of the electrical grid?

Explain how data centers use water for cooling, and what measures they take for sustainability.

What are some common missteps in planning for data centers, according to the document?

How do clear zoning rules benefit all parties involved in data center development?

Answer Key

Data centers serve as the backbone of the internet, housing servers that process, store, and provide access to data, enabling essential services like online commerce and national security systems. Their importance lies in their ability to support the digital infrastructure of modern society and the increasing demand for data processing and storage.

The four main types are: corporate/enterprise centers (serving a single company), colocation centers (leasing space to multiple companies), telecom centers (owned by telecom companies), and hyperscale centers (built for a single large tech company). Each type varies in size, purpose, and ownership.

Unlike warehouses, data centers do not have truck traffic and are odorless. They also require external electrical and mechanical equipment, multiple layers of redundancy, and significant security measures.

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inappropriate building code, parking, and plumbing standards, inconsistent zoning regarding substations, and creating confusion about construction phases and their timeframes.

Clear zoning rules streamline the planning process, reduce the amount of planning done by exception, and enable municipalities to gain maximum financial benefits from data center developments, while also mitigating potential negative impacts on communities.

Essay Questions

Discuss the challenges and opportunities that data centers present to local municipalities, focusing on both economic impacts and sustainability concerns. How can a city effectively balance these considerations when planning for data center development?

The document emphasizes the importance of clear zoning regulations for data centers. Analyze the various planning options available to local authorities (overlay districts, PIRT districts, etc.) and evaluate the pros and cons of each approach.

Considering the long-term implications for a city or town, explain why the document recommends allowing data centers by right in certain areas. Discuss the reasoning behind this approach, especially in contrast to granting permits or variances for each project individually.

Assess the role of data centers in supporting essential national infrastructure and economic growth, using examples from the document to support your points. How might the growth of data centers impact the global economy?

Explore the different aspects of data center sustainability including power, water, and materials, and assess the various strategies used by data center operators to minimize their environmental impact. What can municipalities do to encourage more sustainable development of data centers?

Glossary of Key Terms

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Wholesale data center: A type of data center where a third-party developer rents large amounts of space and energy to one company.

Mayor Ted Neitzke

262-483-3997



Archived: Thursday, February 26, 2026 2:00:49 PM

From: [Ted Neitzke IV](#)

Mail received time: Tue, 17 Dec 2024 16:52:15 +0000

Subject: Podcast

Hi,

It won't let me attach it. So here is a link to it: <https://notebooklm.google.com/notebook/5791e2c1-eb87-4cc1-a028-baab1b5d95cf>

Mayor Ted Neitzke

262-483-3997



Archived: Thursday, February 26, 2026 2:00:47 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 19 Dec 2024 23:16:04 +0000

Subject: Comms Strategy Discussion- Port Washington

All,

Looking forward to the conversation tomorrow morning. Below is a high-level agenda for our discussion.

- Introductions (Cloverleaf and HPR)
- Overview of Cloverleaf and data center developments
 - Understand the business model and how the transaction works
 - How the project would benefit the community
 - What the experience would be like for residents who live in the immediate area of the project
 - How an end user would work to minimize disruptions to the community during construction and beyond
- Next steps on communications leading up to Jan 7th and at the common council meeting

Best,
Rebecca

Rebecca Gries

Executive Director &

Sr. Vice President, Corporate Attraction & Expansion

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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

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www.mkeregion.com

MILWAUKEE 7
Regional Partnership

Let's Connect: 

Archived: Thursday, February 26, 2026 2:00:45 PM
From: [Aaron Bilyeu](#)
Mail received time: Tue, 8 Oct 2024 00:31:18 +0000
Subject: RE: Port Washington Development

Switching Ted's email.

Thanks Rebecca for your help. Confirming our conversation from a minutes ago. Any time in that window will be fine for us. I would also like to meet with Bob to review the planning/zoning/annexation document that he sent in more detail as well. If you can help coordinate with GREAF to set the final time(s) and let us know, I would certainly appreciate it. It's probably an hour with Bob and 90 minutes on the public works side but am open to different timing options if GREAF and/or the City suggest something different.

--

AWB

From: Rebecca Gries <rgries@mke7.com>
Sent: Monday, October 7, 2024 3:30 PM
To: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Cc: Travis Armistead <tarmistead@cloverleafinfra.com>; tneitzke@cesa6.org
Subject: RE: Port Washington Development

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

Hi Aaron,

I connected with Rob at Port Washington today, and he is open to meeting between 2 and 4:30 p.m. this Thursday. How would you like to proceed? I am happy to connect with Pat at Graef to confirm the length of the meeting and send an invite.

Best,
Rebecca

Rebecca Gries
Senior Vice President, Corporate Attraction & Expansion
Milwaukee 7 (M7)
O: 414.287.4140 | M: 262.510.9938

Let's Connect: 

From: Aaron Bilyeu <abilyeu@cloverleafinfra.com>
Sent: Saturday, October 5, 2024 3:29 PM
To: tneitzke@cesa6.org
Cc: Rebecca Gries <rgries@mke7.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: FW: Port Washington Development

+Rebecca –Almost everyone else

Hi Ted – Sorry to bother you on a weekend.

Any chance you can nudge Rob and Melissa on confirming a time? I'm currently planning to be in the area next Thursday but if they can't meet, I'll need to reschedule. I'm also getting concerned about our timelines internally to make decisions to

gain support of our investors on this project ahead of the expiration of the real estate purchase agreements.

Thanks

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AWB
402.968.1962

From: Aaron Bilyeu
Sent: Friday, October 4, 2024 8:00 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
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Can we set some time for Thursday the 10th?

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- Monday Oct 7: 1:00-5:00pm
- Tuesday Oct 8: 8:00am-5:00pm
- Wednesday Oct 9: 10:00am – 5:00pm
- Thursday Oct 10: 12:00 – 5:00pm

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

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Thanks!

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Subject: Re: Port Washington Development

Hello:

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Thank you,

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262-483-3997



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Sent: Tuesday, September 24, 2024 5:18 PM

To: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>

Cc: Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>; Lisak, Jim <jim.lisak@graef-usa.com>; Hansen, James <james.hansen@graef-usa.com>

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GRÄEF

Archived: Monday, March 2, 2026 2:21:30 PM

From: [Theodore Neitzke](#)

Sent: Sunday, October 6, 2024 7:32:49 AM

To: [Aaron Bilyeu](#)

Cc: tneitzke@portwashingtonwi.gov

Subject: Re: Port Washington Development

Sensitivity: Normal

Attachments:

[image001.jpg](#) [image001.jpg](#)

Yes

Please use my city email for future com's.

Sincerely,



Ted Neitzke

CEO @ www.cesa6.org

Cell: [262.483.3997](tel:262.483.3997)

Twitter: [@tneitzke](#)

Podcast: Smart Thinking



This email was sent from my phone, so please excuse any spelling errors. The keys are really tiny!!



Ted Neitzke

CEO

✉ tneitzke@cesa6.org 🌐 cesa6.org

📍 [2300 State Rd 44, Oshkosh, WI 54904](#)



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262-483-3997

<image002.png>

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Archived: Thursday, February 26, 2026 2:00:36 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 4 Oct 2024 15:00:27 +0000
Subject: RE: Port Washington Development

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President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500
414 / 266 9122 direct | 414 / 807 4653 mobile | pat.kressin@graef-usa.com

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Mail received time: Wed, 25 Sep 2024 16:42:44 +0000
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Archived: Thursday, February 26, 2026 2:00:28 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 19 Dec 2024 23:16:04 +0000

Subject: Comms Strategy Discussion- Port Washington

All,

Looking forward to the conversation tomorrow morning. Below is a high-level agenda for our discussion.

- Introductions (Cloverleaf and HPR)
- Overview of Cloverleaf and data center developments
 - Understand the business model and how the transaction works
 - How the project would benefit the community
 - What the experience would be like for residents who live in the immediate area of the project
 - How an end user would work to minimize disruptions to the community during construction and beyond
- Next steps on communications leading up to Jan 7th and at the common council meeting

Best,
Rebecca

Rebecca Gries

Executive Director &

Sr. Vice President, Corporate Attraction & Expansion

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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: 

Archived: Thursday, February 26, 2026 2:00:26 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

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From:
Mail received time: Mon, 7 Oct 2024 15:53:09 +0000
Subject: RE: Port Washington Development

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Sent: Friday, October 4, 2024 10:00 AM
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From: Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Sent: Wednesday, September 25, 2024 9:38 AM

To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>
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Subject: Re: Port Washington Development

Hello:

I have included Rob and the answer is yes. I have also included Melissa our City Admin.

Thank you,

Mayor Ted Neitzke

262-483-3997



From: Kressin, Pat <pat.kressin@graef-usa.com>
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Archived: Thursday, February 26, 2026 2:00:19 PM
From: [Aaron Bilyeu](#)
Mail received time: Fri, 4 Oct 2024 15:00:27 +0000
Subject: RE: Port Washington Development

Good morning everyone – following up here as I'd like to make some travel arrangements.

Can we set some time for Thursday the 10th?

--

AWB

From: Aaron Bilyeu
Sent: Thursday, October 3, 2024 5:40 AM
To: Kressin, Pat <pat.kressin@graef-usa.com>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

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AWB

From: Kressin, Pat <pat.kressin@graef-usa.com>
Sent: Tuesday, October 1, 2024 5:56 AM
To: Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>; Melissa Pingel <mpingel@portwashingtonwi.gov>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Cc: Lisak, Jim <jim.lisak@graef-usa.com>; Aaron Bilyeu <abilyeu@cloverleafinfra.com>; Travis Armistead <tarmistead@cloverleafinfra.com>
Subject: RE: Port Washington Development

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

Thanks!!

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- Monday Oct 7: 1:00-5:00pm
- Tuesday Oct 8: 8:00am-5:00pm
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- Thursday Oct 10: 12:00 – 5:00pm

Thanks,

Patrick Kressin PLA, LEED AP
President | Principal



275 West Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414 / 259 1500

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Sent: Monday, September 30, 2024 4:50 PM
To: Melissa Pingel <mpingel@portwashingtonwi.gov>; Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>
Subject: RE: Port Washington Development

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Thanks!

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To: Kressin, Pat <pat.kressin@graef-usa.com>; Ted Neitzke IV <tneitzke@portwashingtonwi.gov>; Rob Vanden Noven <RVandenNoven@portwashingtonwi.gov>
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Archived: Thursday, February 26, 2026 2:00:17 PM
From: [Aaron Bilyeu](#)
Mail received time: Thu, 3 Oct 2024 12:40:29 +0000
Subject: RE: Port Washington Development

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Archived: Thursday, February 26, 2026 2:00:15 PM
From: "[Kressin, Pat](#)"
Mail received time: Tue, 1 Oct 2024 12:55:57 +0000
Subject: RE: Port Washington Development

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Archived: Thursday, February 26, 2026 2:00:14 PM
From: "[Kressin, Pat](#)"
Mail received time: Wed, 25 Sep 2024 16:42:44 +0000
Subject: RE: Port Washington Development

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Archived: Thursday, February 26, 2026 2:00:12 PM
From: [Ted Neitzke IV](#)
Mail received time: Wed, 25 Sep 2024 14:38:17 +0000
Subject: Re: Port Washington Development

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Archived: Thursday, February 26, 2026 2:00:11 PM

From: [Rebecca Gries](#)

Mail received time: Thu, 19 Dec 2024 23:16:04 +0000

Subject: Comms Strategy Discussion- Port Washington

All,

Looking forward to the conversation tomorrow morning. Below is a high-level agenda for our discussion.

- Introductions (Cloverleaf and HPR)
- Overview of Cloverleaf and data center developments
 - Understand the business model and how the transaction works
 - How the project would benefit the community
 - What the experience would be like for residents who live in the immediate area of the project
 - How an end user would work to minimize disruptions to the community during construction and beyond
- Next steps on communications leading up to Jan 7th and at the common council meeting

Best,
Rebecca

Rebecca Gries

Executive Director &

Sr. Vice President, Corporate Attraction & Expansion

Milwaukee 7 (M7)

O: 414.287.4140 | M: 262.510.9938

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: 