



---

## **Port Washington Common Council Approves Development Agreement for New Data Center Campus**

**CITY OF PORT WASHINGTON, Wis.** (Aug. 20, 2025) – The Port Washington Common Council on Tuesday night voted to approve a development agreement with Vantage Data Centers, a milestone that advances the data center project with significant benefits for the city, its residents and the broader region.

The agreement with Vantage, a Denver-based company with extensive experience building and operating data centers, outlines major infrastructure improvements, new near-term tax revenue that will provide relief to residents, and long-term revenue the City would realize from the project once new infrastructure has been paid for.

The development agreement ensures that residents will not pay for any costs associated with the project.

“This is a historic day for the City of Port Washington and our residents,” City of Port Washington Mayor Ted Neitzke IV said. “With this agreement in place, we can move forward on a generational opportunity to improve our infrastructure, relieve the tax burden on our residents and boost our local businesses. This agreement positions our city for a strong, vibrant future without disrupting any of the great things we all love about living here today. And it does so while protecting residents from absorbing any costs related to this project. We look forward to a continued strong partnership with Vantage on a successful project that will benefit everyone.”

The agreement, which was first presented for consideration by the Common Council during its Aug. 6 meeting and subsequently [posted on the City’s website](#), provides additional details about the project.

### **Size of the Project**

Vantage plans to develop four data centers on the south portion of the site, which is a different plan from the original owner, Cloverleaf Infrastructure. Future development north of Lake Drive requires additional evaluation and is not currently under consideration.

The agreement includes Vantage’s commitment to invest at least \$8 billion in total development costs to complete the project on the south side of the site inclusive of 672 acres. As the agreement notes, total development costs are not equal to an assessable value for property tax valuation purposes, as a portion of the Development Costs are exempt from taxation pursuant to Wisconsin law.

According to plans Vantage recently submitted to the City’s Design Review Board, the four data center buildings include two buildings of approximately 560,000 square feet each and the remaining two buildings of approximately 719,000 square feet each. Plans also include a 6,500

square foot visitor center and a 50,000 square foot warehouse. The four buildings total 1.3GW of power capacity.

The nearest building to I-43 is approximately 385 feet away, and no building is planned within 1,200 feet of the Ozaukee Interurban Trail. Data centers and support buildings will be 35 feet or less in height, with some rooftop mechanicals approximately 43 feet above grade and dry cooler platforms rising to approximately 55 feet.

### **Infrastructure Improvements at No Cost to Residents**

This agreement protects taxpayers, who will not bear any costs associated with this project. Under this agreement, Vantage will pay, up front, for significant infrastructure investments that will move forward in connection with this project, and then be reimbursed over time through a Tax Incremental District (TID). The TID will be funded entirely by new property tax revenue generated by the project, based on its assessed value. The TID will be open for a period of up to 20 years or until all costs are reimbursed – whichever comes first.

The estimated \$175 million in infrastructure improvements include expanded capacity for water and wastewater treatment facilities, upgraded water mains and sewer lines, power infrastructure and a new water tower. While several of these improvements are aligned with the timing of the project, many reflect long-term infrastructure needs the City would need to address regardless of this development. The company is helping to fund these improvements, which will support future growth and benefit the broader community.

### **Near-Term and Long-Term Tax Revenue Boosts for the City**

Separate from the TID, Vantage will begin paying property taxes based on the assessed value of the land it is purchasing. For example, an estimated land value of \$120 million will provide approximately \$650,000 per year in new tax revenue to the City beginning in 2027. This new revenue would provide property tax relief for residents; according to City estimates, property taxes on a \$350,000 home would decrease by \$170 per year, assuming a flat budget. The Port Washington-Saukville School District, Ozaukee County and Milwaukee Area Technical College also would benefit from new tax revenue.

And once the TID closes, the City would begin receiving millions in new tax revenue every year based on the overall assessed value of the project. This will provide welcome additional relief to residential taxpayers who currently bear approximately 80% of the City's tax burden. Again, The Port Washington-Saukville School District, Ozaukee County and Milwaukee Area Technical College also would benefit.

### **Responsible Design**

The four data centers are expected to use an estimated 1.3 gigawatts of power. Vantage is actively working with We Energies to provide power not only for the data center campus but also to Wisconsin consumers without any financial burden on residents. The power will come from a mix of sources: renewables (wind and solar), natural gas, batteries and nuclear. Seventy percent of the power capacity will be from zero emission clean energy resources. The remaining 30% will be matched with renewable energy purchases. Vantage is supporting We Energies' addition of approximately 600MW of clean energy to the grid that will be available to Wisconsin consumers.

The development agreement includes substantial improvements to the City's water and sewer infrastructure, providing a significant benefit to the City and residents. However, Vantage's data center plans do not require significant water capacity on a daily basis; modern data center designs are far less reliant on water for cooling. Instead, the data center campus will use a closed-loop chiller system with dry coolers, saving billions of gallons of water annually compared to water-based cooling systems. The minimal water Vantage does use for the project, equivalent to approximately 65 residential homes, will be purchased from the City, and the data center will not have a direct water connection to Lake Michigan.

The plans Vantage submitted to the City's Design Review Board meet or exceed new data center-specific City zoning codes written to help ensure this project includes significant landscaping and does not generate disruptive noise or light pollution. Vantage plans to plant 2,345 native trees, and open spaces will be covered by native grasses, wildflowers and ground cover to support local wildlife and habitats. Lighting will adhere to or exceed zoning standards to minimize light pollution.

"Throughout this process, our Common Council has been deliberate and transparent as we have carefully evaluated the benefits and any potential downsides to this project," said City of Port Washington Common Council president Dan Benning. "The end result is a development agreement that protects the City and our residents from financial risk while creating significant benefits and positioning Vantage for success. Combined with our prior efforts to create zoning requirements to proactively address community concerns about landscaping, noise and light, we believe that this project will be greatly additive to our community."

"Vantage Data Centers appreciates the support of Mayor Ted Neitzke and the Common Council for our project," said Tracye Herrington, vice president, new site development, Vantage Data Centers. "With the development agreement approved, Vantage looks forward to finalizing next steps in order begin mobilizing on site. We're excited to take this next step to move our project forward and become part of the Wisconsin community, bringing job creation, economic growth and a sustainable impact."

Demand for data centers is growing across the country as demand for internet capacity grows, resulting in competition among municipalities to attract data centers. Data centers add well-paying jobs, infrastructure improvements and tax revenue to a community without adding disruptive levels of noise, pollution or traffic.

"The Vantage data center project is an important step forward for our region's economy, and shows Southeastern Wisconsin's continued strength as a destination for high-impact technology industry development," said Rebecca Gries, Executive Director of Milwaukee 7. "This project will directly benefit Port Washington and create significant positive ripple effects throughout the M7 region and the state of Wisconsin."

City officials have been providing [regular public updates](#) as the project progresses. Residents who have questions about the project can contact [economicdev@portwashingtonwi.gov](mailto:economicdev@portwashingtonwi.gov).