

Johnson Creek Network Connectivity Hub

Site Plan Review November 2026

ABOUT RADIUSDC

A smaller kind of data center

We develop **network connectivity hubs**, including edge data centers

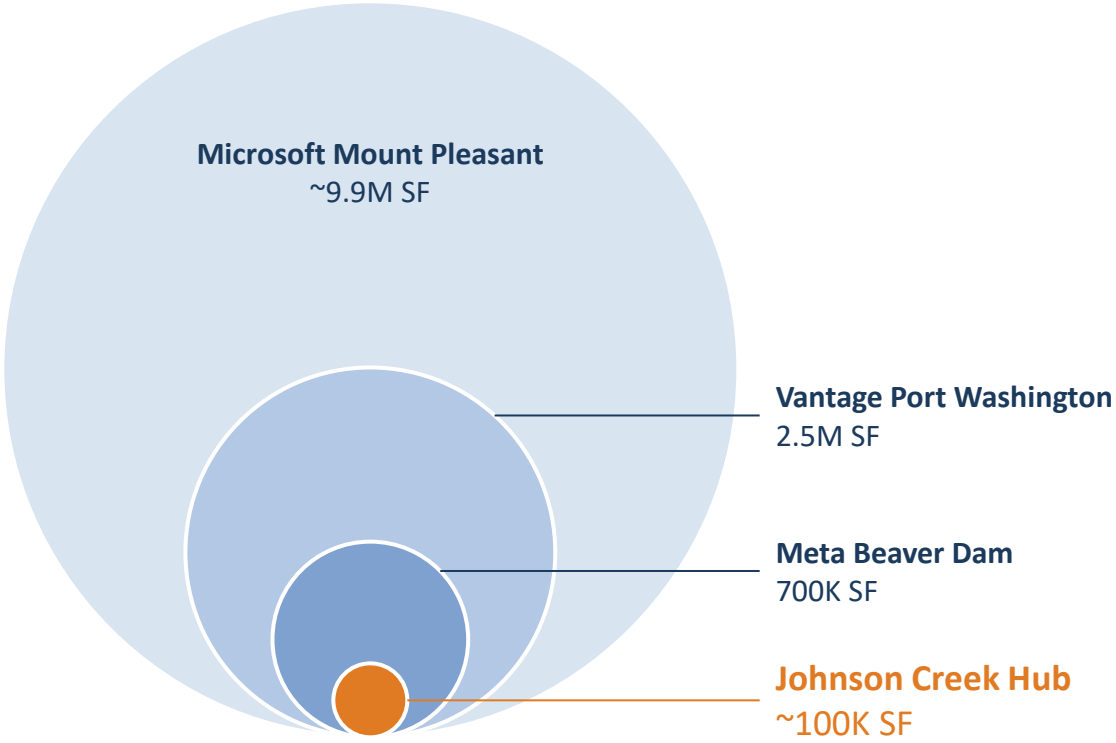
We **own and operate** what we build

Sized to **serve the region** around them

Each project is designed to **meet local zoning** and site plan requirements

Relative scale of edge vs. AI & cloud campuses

Wisconsin campuses, building square feet



Circle area proportional to building SF. Microsoft = Fairwater 1.2M + Durand Ave 5.2M + Intl. Dr 3.5M SF.
Source: Microsoft (9.18.25); Village of Mt. Pleasant (1.21.26, via WPR); Vantage; Meta (11.12.25).

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ECONOMIC IMPACT

What this project means for Johnson Creek

GUARANTEED

$35M

Minimum assessed value

Estimated $500K/yr in property taxes

$1.2M+

CONTRIBUTION TO VILLAGE ROAD PROJECT

$0

TAX INCENTIVES TAKEN

Local jobs
About 100 at peak construction, 15 full-time, and about 30 supporting jobs

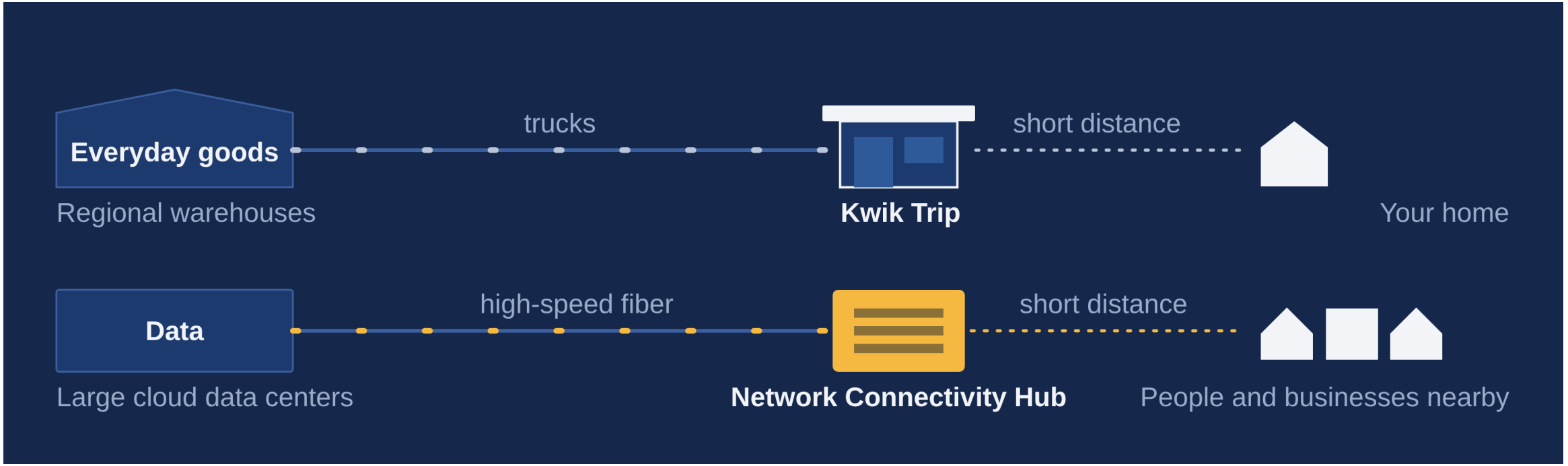
Covers power costs
All the power it uses and connection costs

Low on Village services
Few (if any) new students, little traffic, and daily water use of 3-4 homes

HOW IT WORKS

Data has a shorter distance to travel

Like a local Kwik Trip, for data. Less delay for everyday online services, like streaming, video calls, banking, and shopping.

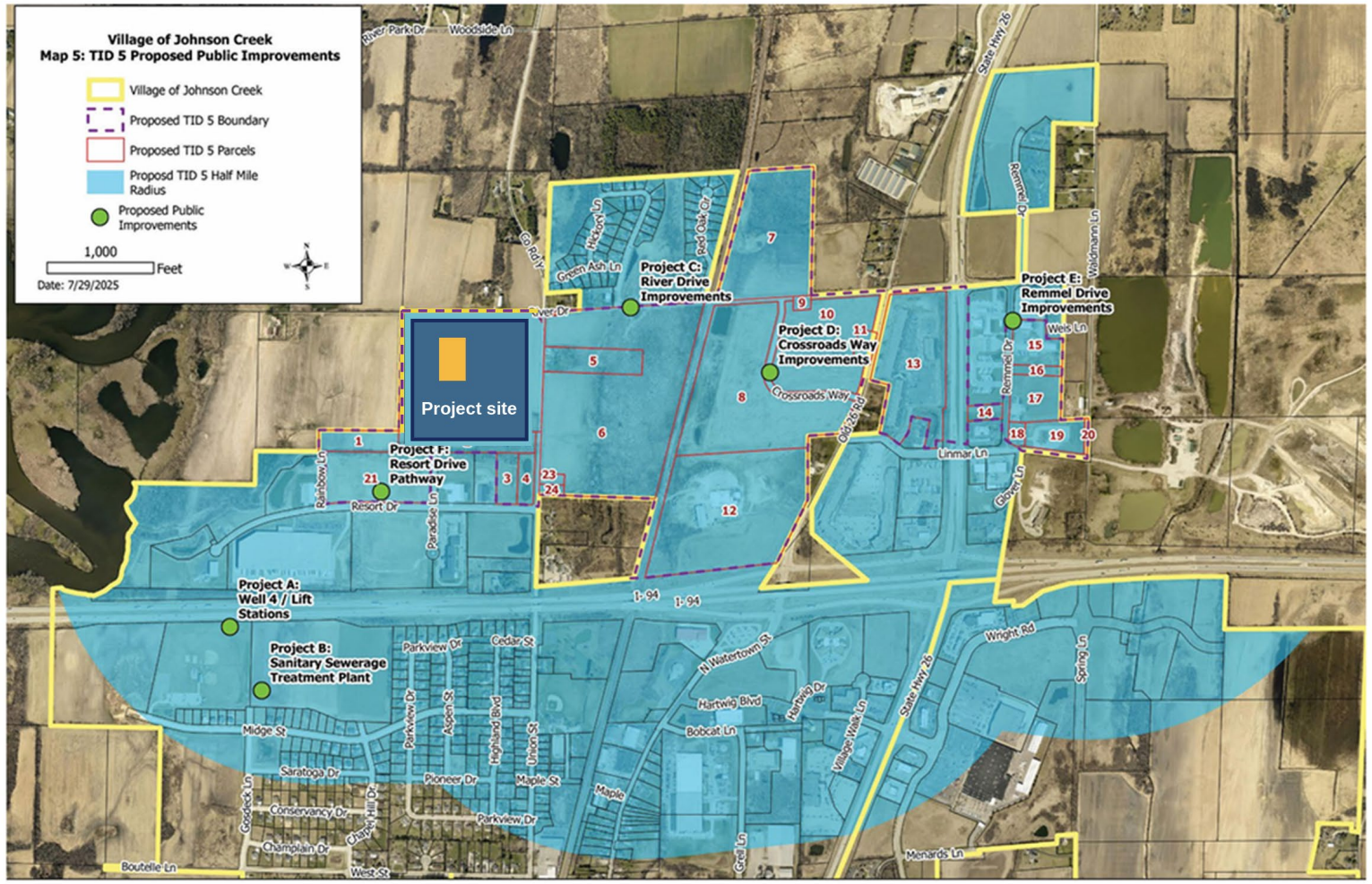


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LOCATION

Industrially-zoned land in TID #5

Map 5: Proposed Public Improvements



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THE PROJECT

At a glance



100,000 sq ft

A single one-story building, 30 feet high

10 acres

Project footprint on a 40-acre site, leaving space for wide setbacks and trees

Up to 20 MW

Total power, served by existing lines

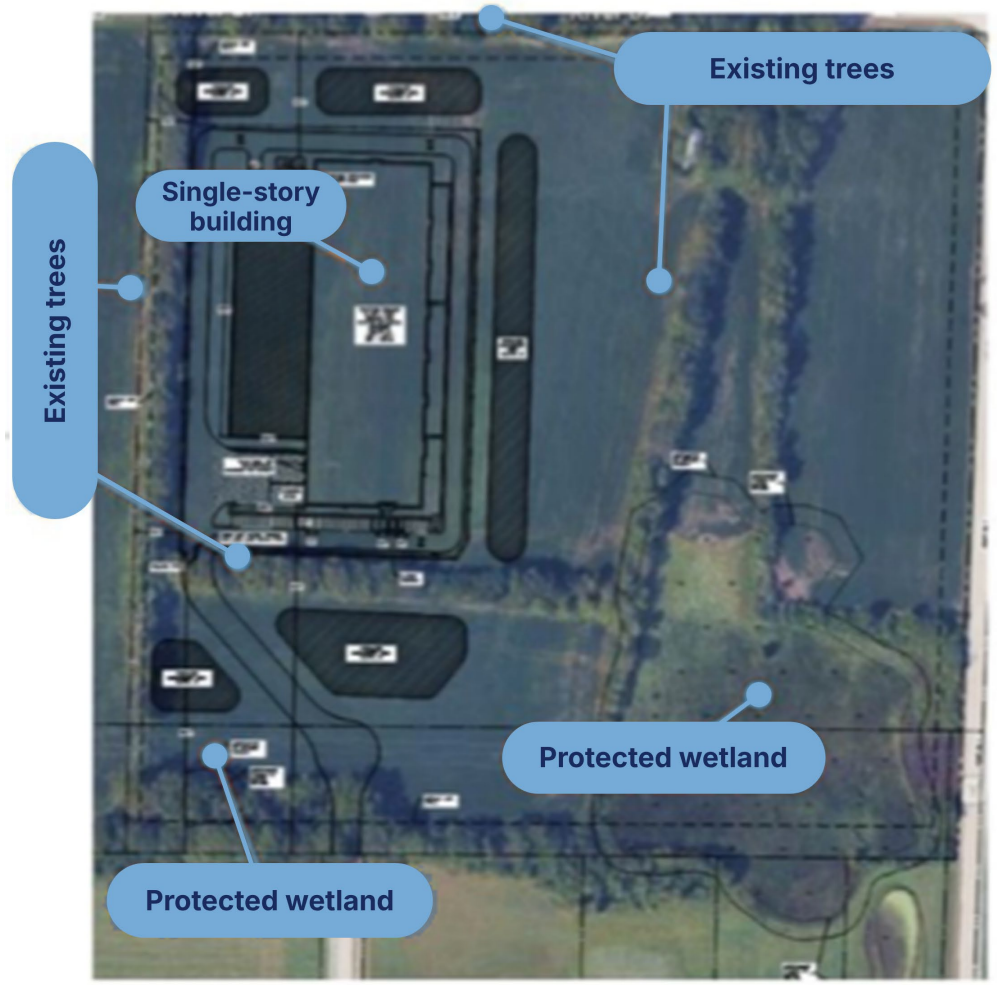
Industrial

Built on land zoned for industrial use

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SITE PLAN

Designed around the site



250 ft+ setback required

Nearest Village residentially zoned land is 1,000 ft

Under 6% of site

Building footprint, rest is open land

On-site wetlands preserved

Site plan designed around both areas

Existing tree lines kept

With new landscaping added

VILLAGE ORDINANCE AND STANDARDS

Point-by-point, with no variances requested

Digital Operations Center Ordinance (§250-42E)

- Under 125,000 sf gross floor area (100,000 sf)
- Permitted use in Planned Industrial
- Buildings 250 ft+ from residential zoning
- Utility capacity study to Village Engineer
- Cooling/mech. equipment enclosed, rear yard
- Generators: emergency use, enclosed, rear
- No generator power export to grid
- Noise/traffic study if requested
- Distinct recessed/projected main entrance
- 20%+ windows on street-facing side
- No electrical substation

Performance Standards (Art. VIII)

- Exterior lighting (§250-90)
- Vibration (§250-91)
- Noise (§250-92)
- Air pollution (§250-93)
- Odor (§250-94)
- Electromagnetic radiation (§250-95)
- Glare and heat (§250-96)
- Fire and explosion (§250-97)
- Toxic/noxious materials (§250-98)
- Waste materials (§250-99)
- Drainage (§250-100)
- Exterior construction materials (§250-101)
- Hazardous materials (§250-102)
- Fences (§250-103)

Designed to meet every Village site plan standard

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POWER

Served by existing infrastructure

20 MW

Maximum total load

13.5 MW

Of that, for computing equipment

- We Energies has confirmed it can serve the site using existing power lines, with no new transmission lines
- We pay for the electricity we use and the full cost of connecting to the grid
- Backup generators for outages and limited testing only, with a state DNR air permit
- Backup generators sell no electricity to the grid

Generator testing: about 10–20 hours a year

Weekday daytimes, with the schedule shared with the Village in advance



Testing hours vs. 8,760 hours in a year

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WATER

About as much daily water as three or four homes

700 gallons a day, mostly for staff restrooms and sinks



Roughly what three or four single-family homes use

Village engineers the Village's existing water system

Cooling: a closed loop

One-time fill

About 30,000 gallons, one large backyard pool

Reuses the same water

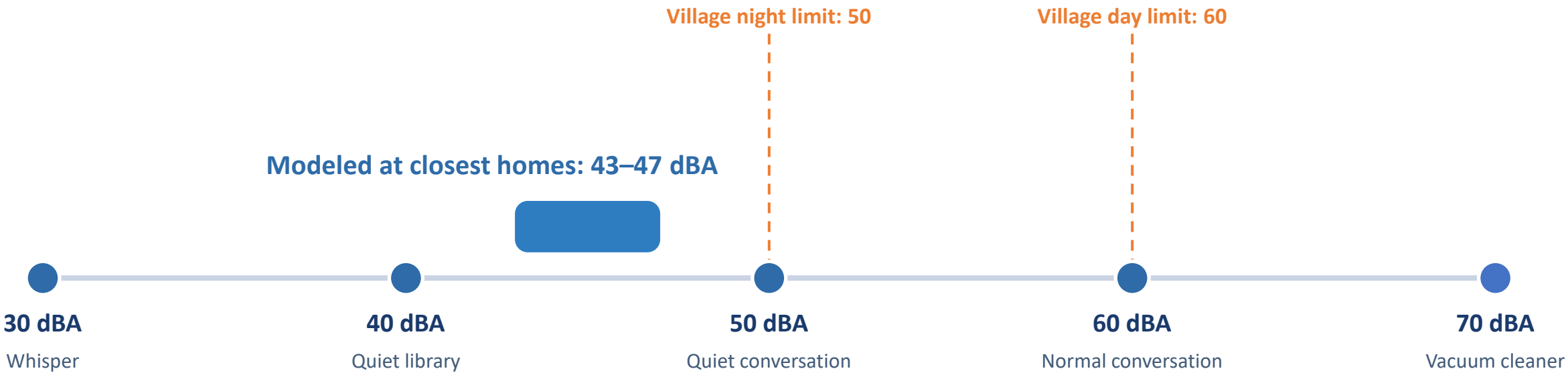
Air-cooled, like a car radiator, with only rare top-offs

No cooling wastewater

Maintenance fluids hauled off site by qualified vendors

SOUND

Below the Village's sound limits at every nearby home



Independent study

24-hour sound survey and modeling, submitted with the site plan

Sound control

Generator enclosures inside a 15-ft concrete wall, 12-ft rooftop screens, large setbacks

Every case modeled

At or below 50 dBA at nearby homes, even with all generators running

Source: Ostergaard Acoustical Associates, Evaluation of Site Sound Emissions (Oct. 23, 2026). Village limits apply at a residential property line (Ch. 173).

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TRAFFIC

Light traffic once it's running

15

vehicle trips in the busiest hour

- No public access
- No customer traffic
- No truck fleet

During construction

- Crews and trucks use Old. Hwy. 26 and County Road Y (avoiding intersection of State Road 26 and River)
- Parking and equipment staging on site
- About 100 workers at the busiest point
- Village work hours, dust control, and street sweeping

Peak-hour estimate: Langan trip generation memo (Sept. 28, 2026), ITE Trip Generation Manual, 12th ed.

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LOOKING AHEAD

Timeline and staying connected

Design
Winter 2026–27

Construction
Spring 2027 – late 2028

Operations
Early 2029

Schedule depends on approvals and utility timing.

Getting to know the community. We'll listen and learn local priorities.

Job opportunities. Shared with local business groups and workforce boards.

Project website. The facts, a contact form, and sign-ups for updates.

Supporting local priorities. A focused approach, shaped by what we hear.

Project updates. Milestones and advance notices**.**

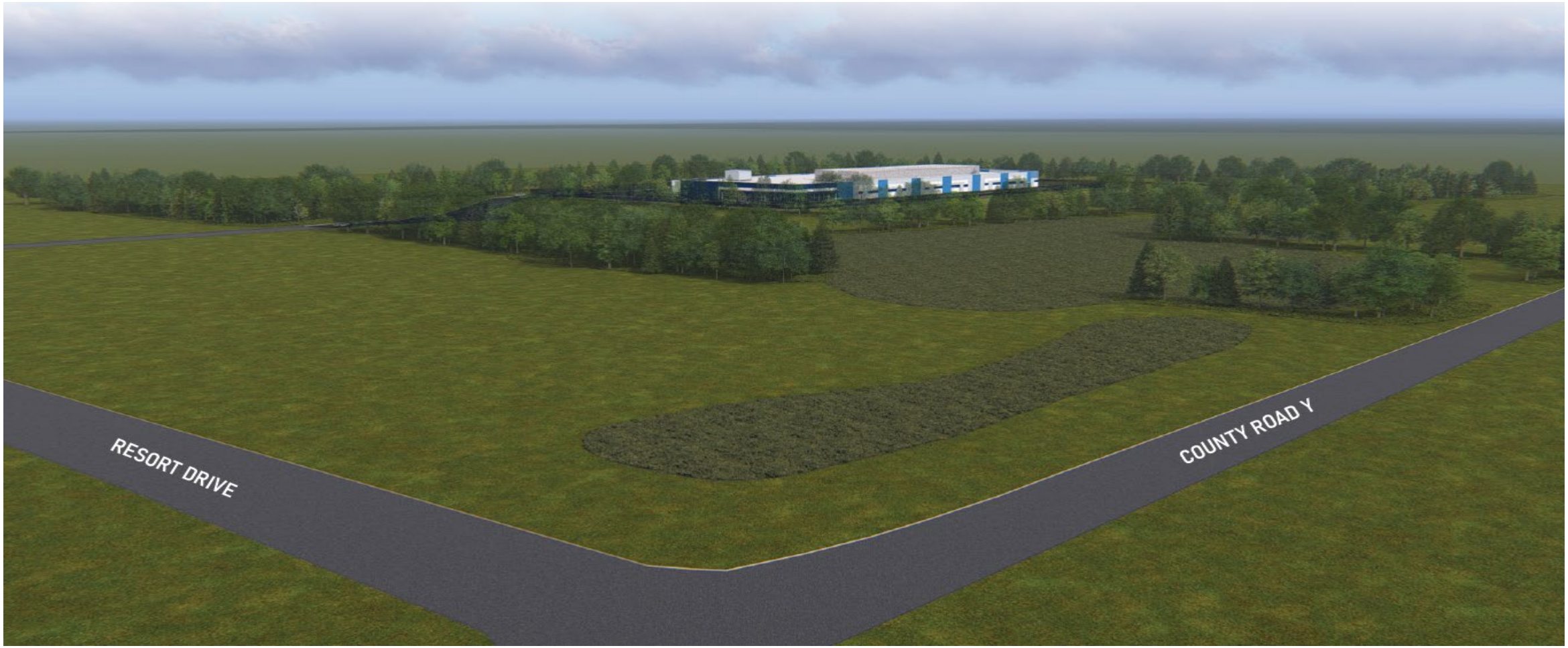
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Thank You

RENDERING

Resort and County Road Y



RENDERING

County Road Y



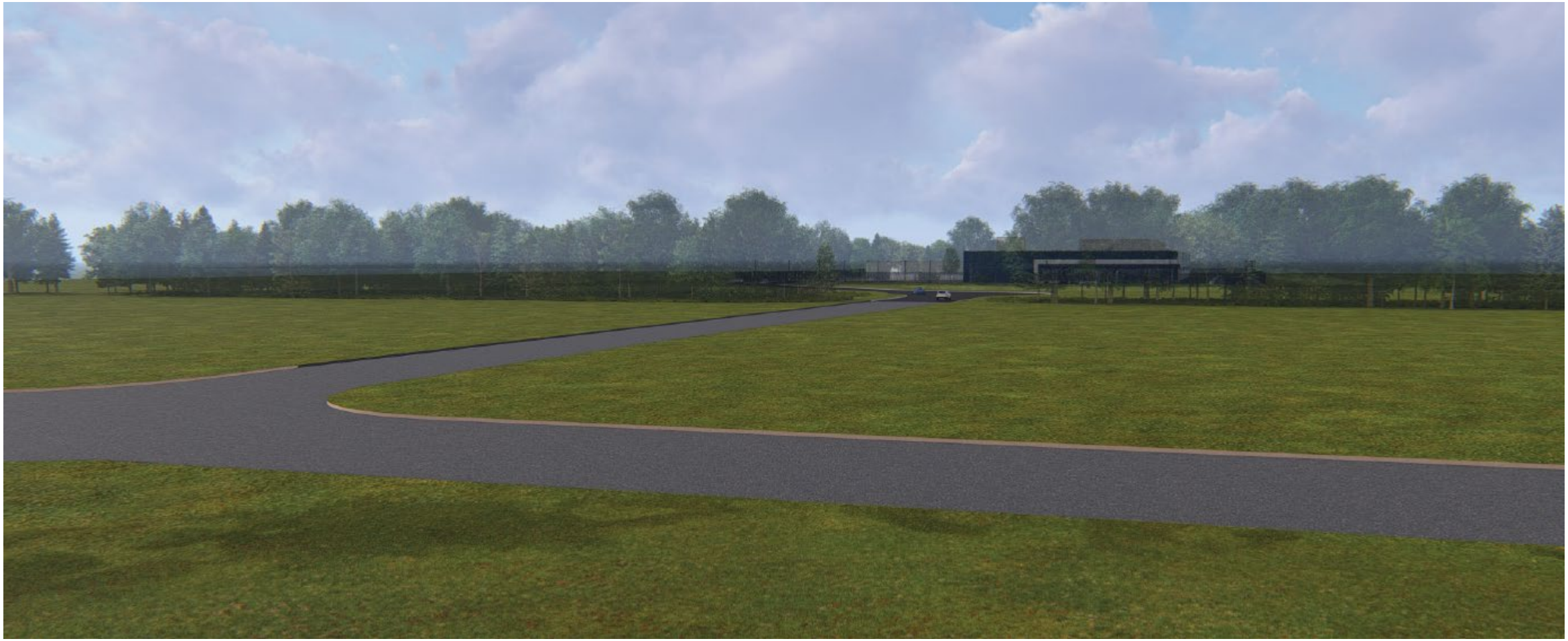
RENDERING

River Drive



RENDERING

Paradise Lane entrance



RENDERING

Driveway



RENDERING

Employee parking



RENDERING

Main entrance

