JOHNSON CREEK, WISCONSIN

Johnson Creek Connectivity Hub

Built to help everyday online services run faster and more reliably.



View from County Road Y.

What is an edge data center?

Edge data centers are smaller facilities that handle internet traffic within a region, so data has a shorter distance to travel. That means less delay for what people do online, like streaming, video calls, banking, and shopping. This facility isn't designed or sized for AI training.

Fast facts

TAX REVENUE
$500,000 a year*
The project pays full property taxes, with no tax breaks or incentives requested

THE BUILDING
One-story, 100,000 sq. ft.
Similar in scale to nearby industrial buildings and accessed from Paradise Lane

ROAD IMPROVEMENTS
$1.2 million
Paid toward a Village road improvement project

THE SITE
Industrially zoned
A 40-acre site with only 10 acres developed, leaving open space, setbacks, trees, and landscaping

JOBS
About 100 at peak construction
15 full-time jobs once operating, plus 30 more supporting the facility

WATER
Closed-loop, air-cooled system
Reuses the same water, with no cooling wastewater

POWER
20 MW total
Up to 13.5 MW for computing equipment, with the rest for cooling, lighting, and security

SOUND
Quiet by design
Modeled below Village limits at nearby homes, with sound control built in from the start

*Estimated annual property taxes.

Questions about the project

How will the Johnson Creek community benefit?

This project will pay full property taxes, without asking for local tax breaks. That means an estimated $500,000 a year in tax revenue. We're also contributing about $1.2 million toward a Village road improvement project. The project will create jobs, with about 100 construction workers on site at peak, about 15 full-time jobs once it's running, and 30 more supporting the site. And it will bring business to local companies, with little traffic and little demand on Village services.

What will it look like?

A single one-story building, about 30 feet tall and 100,000 square feet, similar in scale to nearby industrial buildings. Only 10 acres of the site will be developed, for the building, a cul-de-sac drive, and employee parking. The building covers less than 6% of the site. Existing tree lines will be kept, with new landscaping as an additional buffer and low, downward lighting.

Where is the site?

It's located on land zoned for industrial use, west of County Road Y and south of River Drive, with the entrance off Paradise Lane.

How is this different from the big data centers in the news?

Those campuses can cover hundreds or thousands of acres, with several buildings and hundreds of megawatts of power. This is a single building on about 10 developed acres, using up to 20 megawatts in total.

Is this a facility for AI training?

No. This building isn't designed or sized for AI training, which takes far more power. This facility is built for the everyday online services people already use.

What will it do to my electric bill?

We pay for all the power we use and the full cost of connecting to the grid. We Energies can serve us with existing power lines, so there are no new transmission lines to build. Electric rates in Wisconsin are set by the state Public Service Commission.

How much water will it use each day?

About 700 gallons a day, mostly for staff restrooms and sinks. That's roughly what three or four homes use. The cooling system is filled once, with about as much water as a large backyard pool, then recirculates that same water like a car radiator, with only occasional top-offs. It all comes from the Village's existing system, and we're not drilling any wells.

What will people nearby hear?

Very little. An independent study models the facility at 43 to 47 decibels at nearby homes, day and night, between a quiet library and a quiet conversation, and below Village limits. The rooftop cooling equipment is screened, and the generators sit in their own enclosures behind a concrete sound wall.

Will there be backup generators?

Yes, for emergencies, operating under a state DNR air permit. Otherwise, they run only for short tests, about 10 to 20 hours a year, on weekday daytimes, with the schedule shared with the Village in advance.

What will traffic be like?

Very light. Once operating, about 15 vehicle trips in the busiest hour, mostly staff and occasional deliveries. During construction, trucks will follow routes and hours set with the Village.

What approvals does it need?

The site plan needs approval from the Plan Commission and Village Board. A data center is a permitted use on this site under the Village's Digital Operations Centers ordinance, and the plan is designed to meet its standards without any variances.

Did Village officials sign nondisclosure agreements?

No Village official was asked to sign a nondisclosure agreement for this project, so they're free to answer residents' questions about it.

Who is the project developer?

RadiusDC, which develops and operates connectivity hubs across North America, including edge data centers and carrier hotels.