

PUBLIC PROCESS OVERVIEW



THE VILLAGE IS TAKING THIS ONE STEP AT A TIME.

Right now, **staff are conducting due diligence** about the proposed QTS data center development, exploring questions raised by community members, evaluating any necessary guardrails, and considering the opportunities and challenges that the proposed development might bring for our community. **Like any proposed development, the Village looks at whether it would be a net positive for DeForest.**

HOW CAN THE COMMUNITY PARTICIPATE?

Before any development may proceed, several public processes would need to occur at the Village of DeForest, as well as within some State of Wisconsin departments and through local public agencies. **Public engagement will be central to these public consideration processes.** Review and consideration will occur over the course of many months or more.

ANNEXATION PETITION

In the State of Wisconsin, landowners can petition for an incorporated city or village to transfer (“annex”) land from unincorporated towns. When land is annexed, it becomes part of the annexing city or village, is added to the property tax levy, and gains access to that jurisdiction’s services.

QTS seeks to purchase land in the Town of Vienna and submitted two annexation petitions to the Village of DeForest. As a formality, the Village rejected those petitions on December 4, preferring for the company to re-submit one petition that would allow DeForest to consider the matter all together.

The Wisconsin Department of Administration (DOA) must review and determine if annexation is “In the Public Interest” or “Against the Public Interest.” DOA has 20 days from the date a valid petition is filed to make that determination. Based on State law, the Village must consider the petition 120 days from the date it is filed, and would do so during public Village Board meetings.

PRE-ANNEXATION AGREEMENT

The Village is working with subject matter experts to **create a Pre-Annexation Agreement that will ensure benefits and protect from any potential negative impacts** related to the proposed QTS data center development if the Village Board decides to proceed with annexation. More information about drafting a Pre-Annexation Agreement will be shared at upcoming Village Board meetings, where the public can share their questions and perspectives to help inform the process.

QUESTIONS?

datacenterinfo@deforestwi.gov

Turn over for
more info



COMPREHENSIVE PLAN AMENDMENT & REZONING

The Village would not consider this annexation petition separate from the proposed data center development.

To make an informed decision about the total package, the Village requested — and QTS has filed — early requests for a Comprehensive Plan Amendment and Zoning Map Amendment that provide additional details about that proposed data center development.

Staff are currently reviewing those submissions to ensure they are complete and accurate. Completed submissions will be shared publicly, a public hearing will be held in early 2026, and the requests will be reviewed by the Planning and Zoning Commission during a regular public meeting.

If the Commission recommends moving forward with the amendments, the Village Board could consider taking action at a future Village Board meeting.

If these public processes result in approvals, additional considerations would be necessary before any construction could occur. **Additional public processes, with opportunities for public input and participation, may include:**

- Urban Service Area Amendment Application
- Madison Metropolitan Sewerage District (MMSD) Annexation Petition
- Land Division Application & Conditional Use Permit Application
- Development Agreement
- Site Plan Submission

Additional permits (for grading, stormwater management, vertical construction, etc.) would also be necessary.

WHAT'S NEXT?

The Village will make the community aware of opportunities to learn more and engage — including through **regular public meetings and hearings as well as Village-hosted informational meetings.**

As due diligence continues, the Village will also share answers to community questions as they become available.



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www.EngageDeForest.com/QTS



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