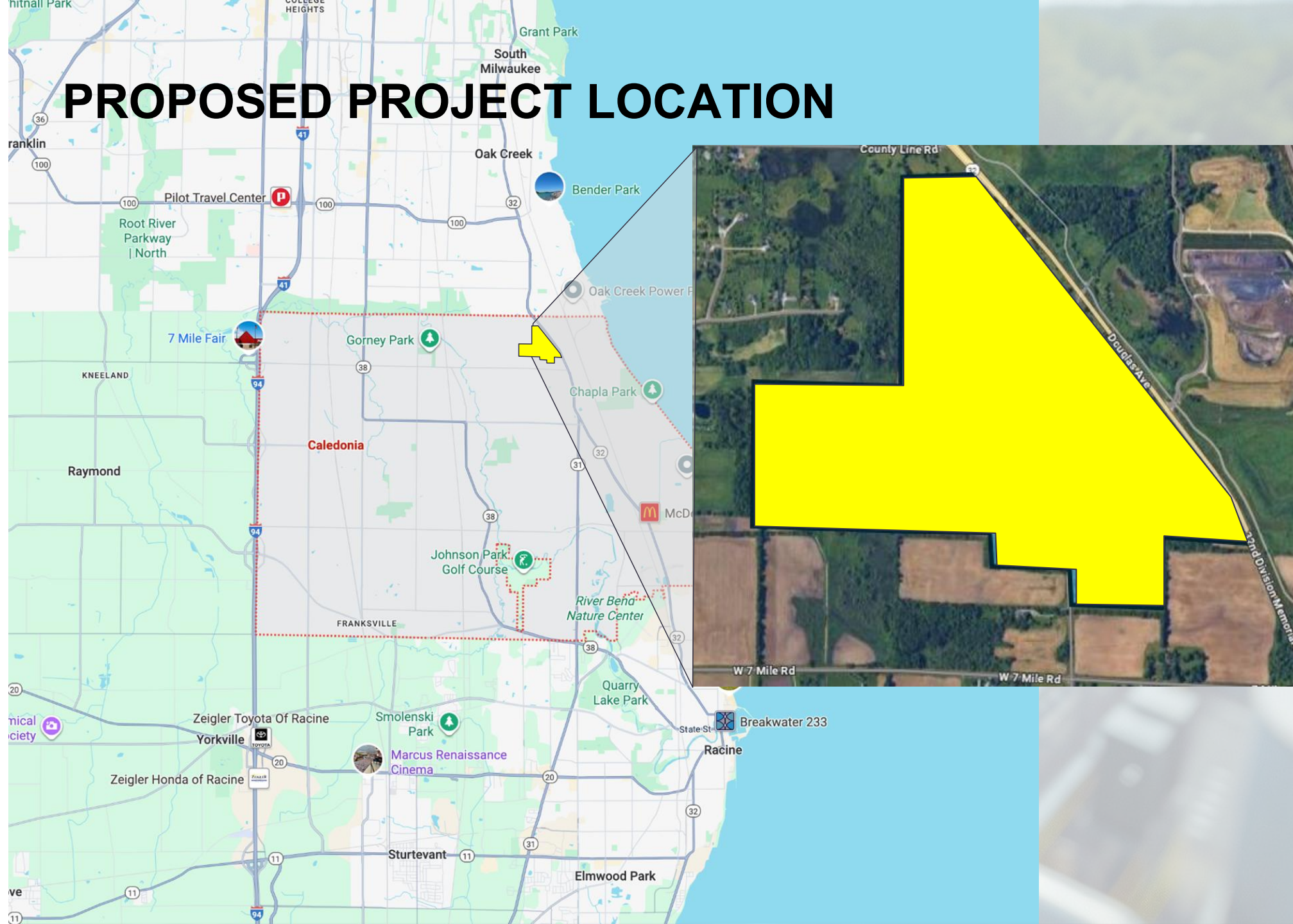


PROJECT NOVA

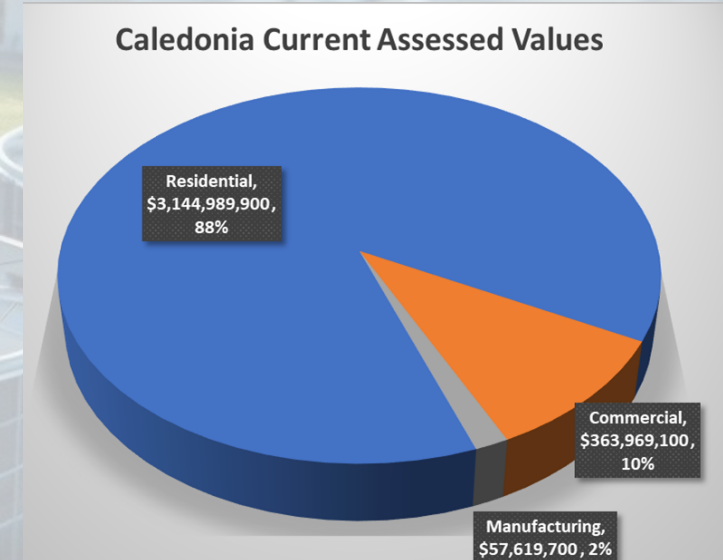
PROPOSED PROJECT LOCATION



PROJECT NOVA

DATA CENTER EXPANDS PROPERTY TAX BASE

- Increase in Tax Revenue
- Tax Base Diversification
 - Residential Tax Base Drops to 80-82%
 - Industrial Increases to 8-10%
- Not Located in a TID Results in Immediate Impact
- No Incentive Requested
- Company Pays for Required Water and Sewer Infrastructure



PROJECT NOVA

DATA CENTER JOB OPPORTUNITIES

- **300-400 Construction Jobs:**
 - Variety of trades with significant need for Electricians and HVAC positions
 - Construction period most demand
 - Continued demand for ongoing maintenance
- **50-200 Permanent Jobs:**
 - Data Center Technicians; Critical Environment; Asset Management; Security
 - Data Center Technicians: Minimum 2-yr degree, Six Figure Salary (Source: Wall Street Journal)
 - Positions align with Gateway Technical Training Programs

PROJECT NOVA

DATA CENTER RIPPLE EFFECT

- Multiplier:

1

**JOB CREATED
BY DATACENTER**



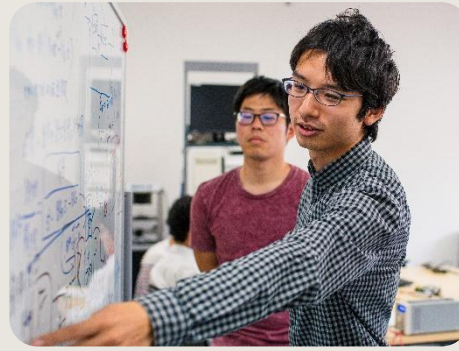
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**JOBS CREATED
LOCALLY**

- Tangible impact on local businesses
- Attract other businesses

Microsoft datacenters in your community

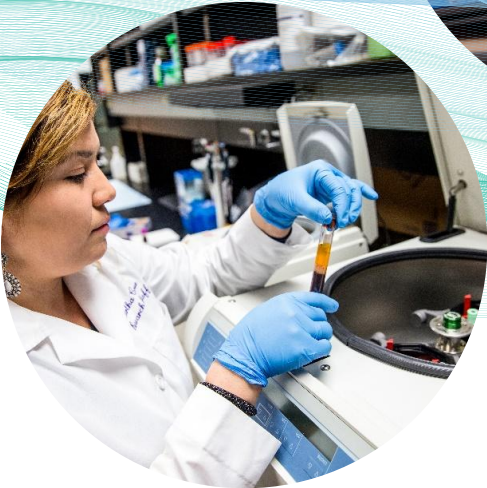
Village of Caledonia
Sept. 23, 2025



Microsoft's mission is to empower
every person and every organization on
the planet **to achieve more**



Technology has become an integral part of everyday life...



...and datacenters are at the heart of the internet



A datacenter building houses thousands of computer servers and data storage devices connected to the internet.

These buildings are similar in size and appearance to a distribution warehouse.

Microsoft operates >400 datacenters in over 34 countries

Businesses of all types rely on Microsoft datacenters

Microsoft datacenters deliver cloud services to companies of all sizes, hospitals, government agencies, and educational institutions.



Walgreens Boots Alliance



When we join a community, we pledge to build and operate datacenters that address societal challenges and create benefits for communities



Contributing to a sustainable future



Advancing community prosperity and well-being



Operating responsibly as a good neighbor

Contributing to a sustainable future

Our datacenters will support society's climate goals and become carbon negative, water positive, and zero waste before 2030.

- We will procure 100% renewable energy coverage globally by 2025 which will help decarbonize the grid.
- Our datacenter designs will be more water-efficient than traditional enterprise datacenters, and we will replenish more water than we consume by 2030.
- We will achieve zero waste by 2030 by diverting waste from landfills through reduction, reuse, recycling, and composting.

In Wisconsin:

- Partnering with Root Pike WIN to fund 20 ecological restoration projects, like Lamparek Creek, Cliffside Park.
- Partnering with National Grid Renewables to build a 250 MW solar project in Portage County, scheduled to begin operating in 2027.



Advancing community prosperity and well-being

We will deliver local, economic, social, and environmental benefits

- We will work closely with communities and local organizations to provide digital skills training and STEM education to equip residents with future-ready skills.
- We will contribute towards upgrading local infrastructure and our tax revenue will translate to local benefits and social services.
- We will partner with local suppliers, create apprenticeship opportunities, and well-paid jobs.

In Wisconsin:

- Construction of the first datacenter in Village of Mount Pleasant is generating jobs and economic activity.
- We are hiring now for operations employees. For the two datacenters in Mount Pleasant, we expect to hire ~800 full-time employees.



Operating responsibly as a good neighbor

We will regularly engage local communities and operate in a way that respects the local environment.

- We will design our datacenters with the environment and communities in mind. From sustainable practices and building materials to noise and light reduction measures, we strive to work with, and support, the environment and the communities where we are based.
- We will collaborate with neighbors and communities throughout our development and operations, while partnering with nonprofits and suppliers who share our commitment to expand opportunities for all.

In Wisconsin:

- Collaborating with local nonprofits and suppliers who share our commitments to expand opportunities for all.
- Keeping the community informed of project updates via the Wisconsin datacenter community blog.





Investments in Mount Pleasant and Southeastern Wisconsin

The local community team plans to invest in the Racine County on an ongoing basis by creating local jobs, generating economic growth, providing skills training and education for kids and adults, and creating new opportunities for local businesses and organizations.

STEAM Fundings

We collaborate with **United Way of Racine County** by implementing an 'Equity through Technology' grant fund to support STEM skilling mini-grants, and funding to enhance **STEAM** related programs.

Datacenter Academy

The Mt. Pleasant Datacenter campus will integrate Wisconsin's first **Microsoft Datacenter Academy** program. The academy will have a simulated datacenter lab with de-commissioned equipment and other materials for educational training. Microsoft also offers scholarships and internships to support the students.

Ecological Restoration

Microsoft supports environmental sustainability by working with **Root Pike WIN-** to fund 20 ecological restoration projects. Microsoft's Mt. Pleasant datacenter campus intersects with the Lamparek Creek restoration project, which broke ground in September 2025.

Digital Skilling

We have partnered with **gener8tor Skills** to offer digital skills training through the gener8tor Skills Accelerator Training program to support digital skills training in the community.

Our team is proud to support the following community initiatives

Root Pike WIN

gener8tor Skills Accelerator Training Program

Gateway Technical College

United Way of Racine County

Racine County Summer Youth Employment Program

Eco-Justice Center

Bridge to Success

Community @ 1240

Learn to Animate

Next Level Mentoring Program

Stop Child Abuse and Neglect (SCAN)

The Training Center

Tutoring Laptops at Racine Literacy Council

Visit us at aka.ms/wisconsincdc

Microsoft datacenter investments and operations are designed with the local communities and surrounding areas and ecosystems in mind

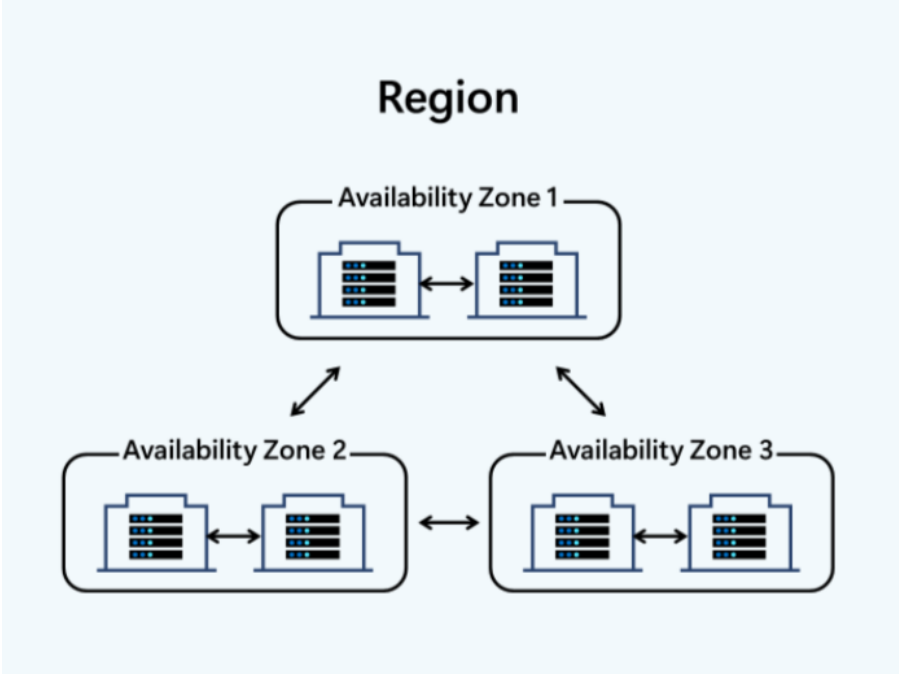
Datacenters are designed with landscapes in mind

- Designing, building, and operating to world-class datacenter standards
- Making sustainability a foundation for decisions as we work towards our commitments
- Tailoring our approach based on local community needs and opportunities
- Replenishing and revitalizing local ecosystems
- Working with utilities as they aim to reliably serve all customers while meeting our needs, without shifting costs caused by our project to residents



Datacenter development cycle

Stage	Key Activities	Approvals
Site identification and acquisition	Location analysis, concept plan, environmental impact	Zoning approvals, land use permits
Infrastructure Scoping	Design power, wet utilities, and access roads	Utility approvals, Environmental clearances
Master Site Planning	Finalize Site Plan, Obtain necessary permits, ensure regulatory compliance	Local, state, and federal permits
Construction and Commissioning	Prepare the site, build and test the data center, quality assurance	Final inspections, operational approvals
Operations		



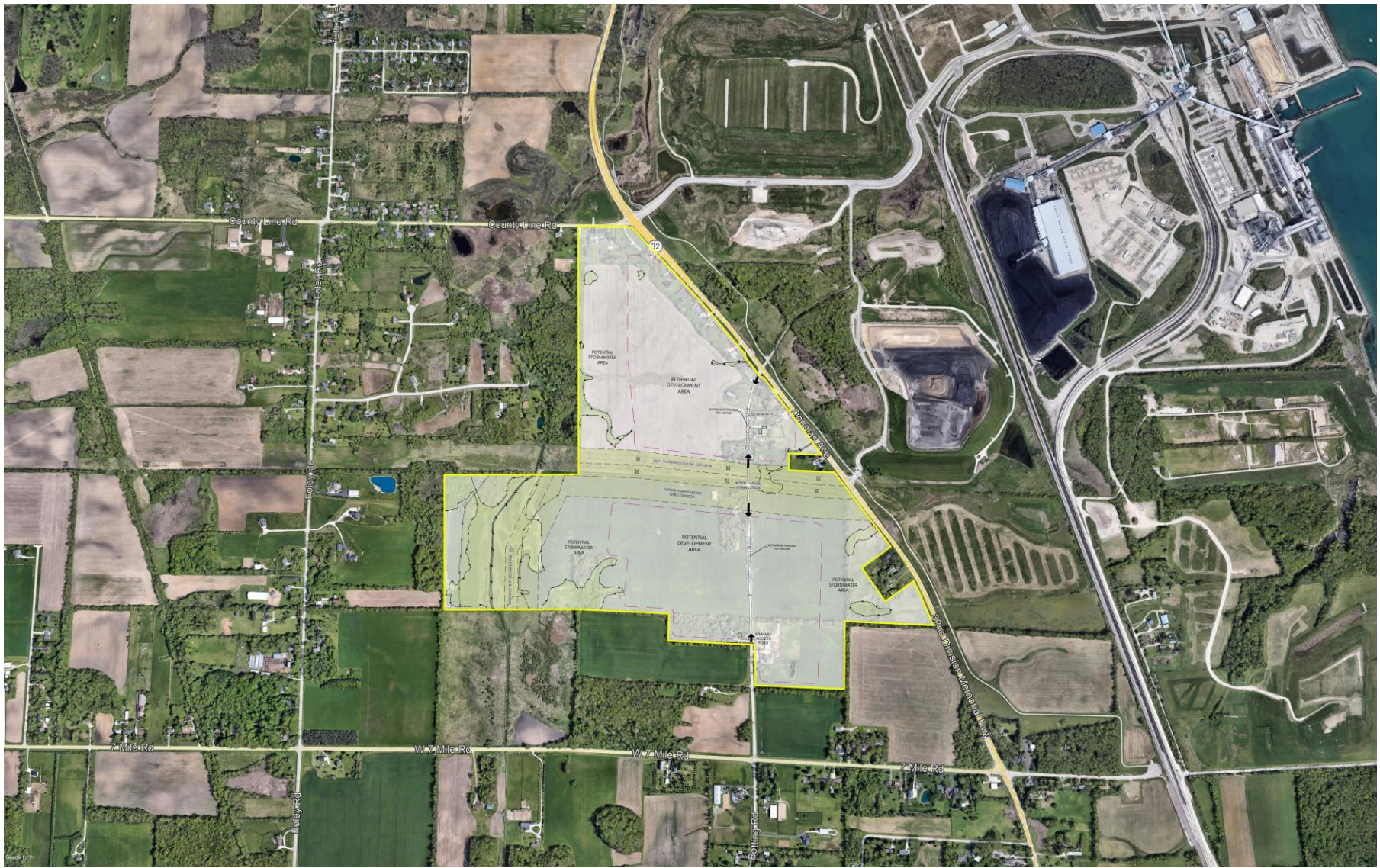


Douglas Avenue Assemblage

Land Use Amendment & Rezone

July 28, 2025

Project Nova - Douglas Avenue Assemblage



Concept Plan

EXHIBIT A

“(w) Transition Light Industrial

Transition Light Industrial areas provide opportunities for low-traffic industrial, and employment uses. Predominant uses are data centers, contractor establishments, and small-scale assembly or production. Appropriate uses do not generate excessive noise or air pollution or require outdoor storage. Open space with landscaping that creates effective visual buffers, reduces noise, and environmental protection on the site will encompass the business. Trails and passive parks are also appropriate.

Core Uses	Complementary Uses	Conditional Uses
<ul style="list-style-type: none">• Light Production• Data Centers• Flex Space• Solar Power Production Facilities	<ul style="list-style-type: none">• Retail & Services Commercial (Ancillary retail)• Institutional	<ul style="list-style-type: none">• Civic, Cultural, & Community• Public Facilities• Special Activities• Parks & Recreation• Contractor Establishments with no outdoor storage

DESIGN CHARACTERISTICS

Industries and businesses should incorporate large open spaces and include the following characteristics:

- Industries and businesses will operate within environments incorporating large open spaces, establishing forests, or thickly vegetated buffers, and ensuring effective visual screening from roads and adjacent developments.
- Buildings will maintain heights that transition appropriately to less intense residential uses.
- Noise-generating activities and outdoor operations will be separated from residential areas by buildings, berms, and vegetative buffers.
- Developments will include large, wooded buffers, berms, and setbacks from adjacent residential uses and sensitive environmental or water supply areas.

