4800 90th Street, Mount Pleasant, Racine County

Racine County, Wisconsin (FIPS 55101) · 42.67487, -87.89488 (exact address match) · Acreage: 315 (buyer-supplied)

SAMPLE. Microsoft Fairwater, Mount Pleasant (publicly reported address; 315-acre initial site per public project profiles). This campus is already built or under construction; we screen it to show the format and to check that the screen reads a known-good site sensibly. Not a recommendation and not affiliated with any company named.

NO FATAL FLAW FOUND IN PUBLIC RECORDS

Nothing in public records looks fatal. That is not a guarantee: capacity, title and environmental work are still ahead.

0 red	0 amber	1 unknown	4 green

What is still open, and the next step for each

UNKNOWN	**No local data center rule found in our records**	Check the current zoning code for the parcel's district and the next two planning-commission agendas.

Key facts for this parcel

Nearest 230 kV+ line	345 kV at 0.23 mi	HIFLD lines, read 2026-11-09
Nearest 115 kV+ line	345 kV at 0.23 mi	HIFLD lines, read 2026-11-09
Nearest named endpoint (likely substation)	Mount Pleasant, 0.91 mi, up to 345 kV	HIFLD lines, read 2026-11-09
FEMA flood zone	Zone X; 0 of 8 ring points in high-risk zone	FEMA NFHL, read 2026-11-09
Retail utility of record	Wisconsin Electric Power	HIFLD territories, read 2026-11-09
Local data center rules	None in our records	MW Desk tracker, read 2026-11-09
State rules	1 in force or enacted, 1 pending or proposed	MW Desk tracker, read 2026-11-09

Distances are straight-line from the point above. Proximity is not capacity: only the utility can confirm available power, cost and timing. Full detail and every source follow.

1. Every flag, worst first

Red = likely fatal or must be resolved first. Amber = a real risk or diligence item. Unknown = public records cannot answer it. Green = no flag found in public records (not a guarantee).

UNKNOWN **No local data center rule found in our records**
Our records cover published moratoria and ordinances; many counties have no specific rule yet. Check the current zoning code and the next planning agenda.
Next step: Check the current zoning code for the parcel's district and the next two planning-commission agendas.
Source: rule records in section 4

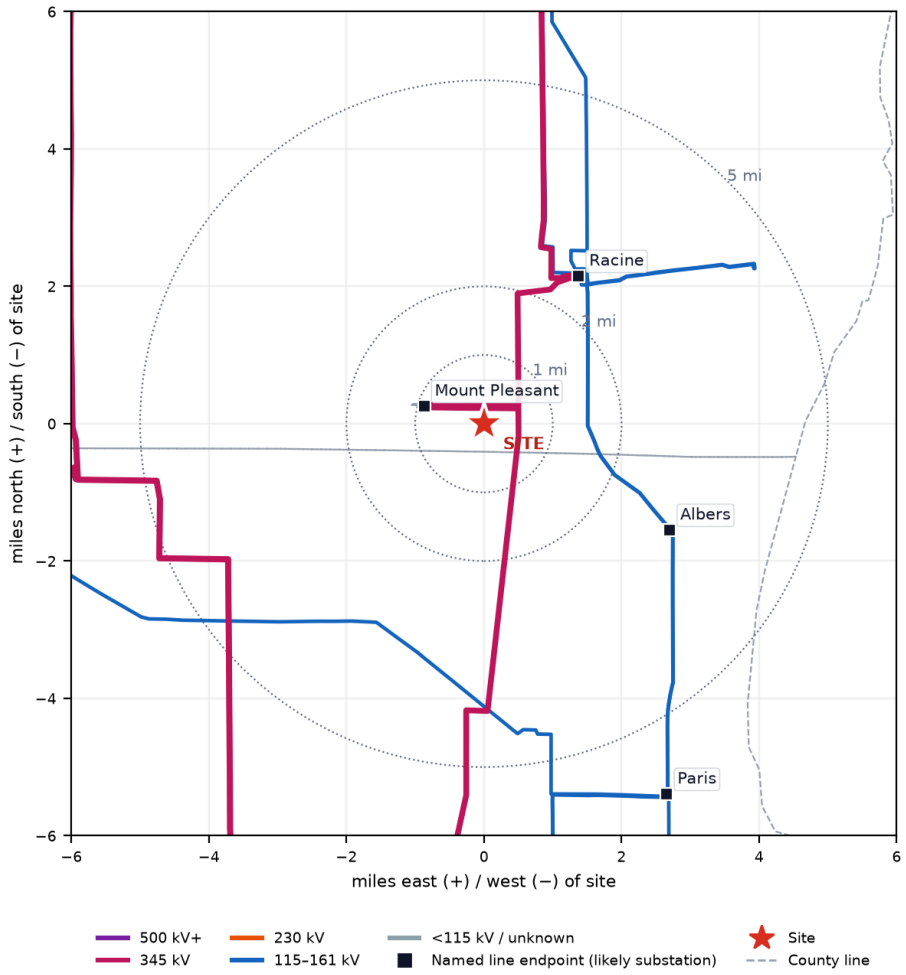
GREEN **345 kV line mapped 0.23 mi away**
Owner of record: Not available. Proximity is not capacity: only the utility can say whether the line or its substations have headroom.
Source: HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)

GREEN **Named line endpoint 'Mount Pleasant' at 0.91 mi**
Likely a substation or plant switchyard (inferred from transmission line endpoints, highest mapped line 345 kV). Confirm with the utility.
Source: HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)

GREEN **FEMA zone X – area of minimal flood hazard at the point**
No Special Flood Hazard Area at the point or at 8 test points 400 m around it.
Source: FEMA National Flood Hazard Layer (NFHL), live query

GREEN **Retail utility of record: Wisconsin Electric Power**
Investor-owned utility territory. Territory boundaries are approximate (EIA-861 based).
Source: HIFLD Electric Retail Service Territories (EIA-861 based; archived by SeerAI, CC BY 4.0)

2. Power: mapped transmission within 6 miles



Lines and endpoints: archived HIFLD Transmission Lines (HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)), read 2026-11-09. HIFLD is partly inferred from imagery and EIA data; some lines are missing or mislabeled. The dataset has no substation layer; named line endpoints are the proxy. **Proximity is not capacity.**

Nearest 115 kV+ lines (duplicate segments merged)

Miles	kV	Owner of record	Ends at (as mapped)	Status in dataset
0.23	345	Not in dataset	Mount Pleasant ↔ Pleasant Prairie	In Service
0.27	345	Not in dataset	Mount Pleasant ↔ Racine	In Service
1.51	138	Not in dataset	Albers ↔ Racine	In Service
1.51	138	American Transmission	Racine ↔ Somers	In Service
2.33	345	American Transmission	Oak Creek Station ↔ Racine	In Service
2.34	138	American Transmission	Racine ↔ Unnamed tap point	In Service
2.42	138	American Transmission	Racine ↔ St. Rita	In Service
2.47	138	American Transmission	Hayes ↔ Racine	In Service

4 lower-voltage or unknown-voltage segment(s) within 15 miles are shown on the map but not listed.

Named line endpoints (likely substations or switchyards)

Miles	Name in HIFLD	Highest mapped kV	Lines touching
0.91	Mount Pleasant	345	5
2.55	Racine	345	7
3.11	Albers	138	2
6.01	Paris	138	6
6.06	Zion	345	4

3. Utility and flood

Retail utility of record	Type	Holding company	Data year
Wisconsin Electric Power	Investor Owned	Wisconsin Energy	2022

Source: HIFLD Electric Retail Service Territories (EIA-861 based; archived by SeerAI, CC BY 4.0), read 2026-11-09. Territory boundaries are approximate and can overlap; the utility confirms who serves the parcel.

FEMA flood zone at the point: Zone X (area of minimal flood hazard), FIRM panel set 55101C.
Ring test: 0 of 8 points 400 m from the point fall in a Special Flood Hazard Area.
Source: FEMA National Flood Hazard Layer (NFHL), live query, queried 2026-11-09.

4. Data center rules on record

Local: Racine County and places in it

Jurisdiction	Record	Status	Date	Source
Not found in our records as of 2026-11-09. That is not proof there is no rule: check the current zoning code and the next planning agenda.				

State and utility level: Wisconsin (active, pending or proposed)

Jurisdiction	Record	Status	Date	Source
Wisconsin	Governor-elect position: 100% renewable condition	proposed	2026-11-05	DCD: More than half of US hyperscale projects face 'regulatory frictio
Wisconsin	AB140 / 2025 Wisconsin Act 16	enacted	2025-07-09	Wisconsin 2025 Assembly Bill 140 - bill history

No current effect, listed for context: AB722 / SB729 (failed, 2026-04-06); AB228 / SB241 (failed, 2026-03-23); AB245 / SB244 (failed, 2026-03-23); AB840 / SB843 (failed, 2026-03-23); SB1061 / AB1099 (failed, 2026-03-23); SB969 / AB1036 (failed, 2026-03-23).

Market context on The MW Desk: not in a market The MW Desk tracks.

5. What public records cannot tell you

- **Available grid capacity and queue position.** Only the utility (and the RTO/ISO) can confirm headroom, upgrade costs and timing. Public maps show wires, not capacity.
- **Fiber routes and carriers.** Long-haul and metro fiber routes are mostly not public.
- **Water and sewer capacity.** Ask the water utility for available supply and discharge capacity in writing.
- **Wetlands, protected species, contamination.** Needs a Phase I ESA and a wetland delineation.
- **Title, easements and mineral rights.** Needs a title commitment.
- **Airspace / height limits.** Check FAA obstruction rules if near an airport.
- **Community sentiment.** Records show votes and moratoria, not the room. Watch the next two planning agendas.

6. Questions to ask the utility

1. Which substation(s) would serve this parcel, and what firm capacity is available there today and by year?
2. Is there a large-load tariff or interconnection study process, what does it cost, and how long does it take?
3. What collateral, minimum bill or contract term applies to a load of this size?
4. Are any transmission upgrades already planned or approved near this parcel, and when are they in service?
5. How many other large-load requests are ahead of a new request in this area?

Sources

- HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0) (read 2026-11-09)
- HIFLD Electric Retail Service Territories (EIA-861 based; archived by SeerAI, CC BY 4.0) (read 2026-11-09)
- FEMA National Flood Hazard Layer (NFHL), live query (read 2026-11-09)
- US Census Bureau cartographic boundary file, counties (2023) (read 2026-11-09)
- OpenStreetMap Nominatim geocoder (© OpenStreetMap contributors, ODbL) (read 2026-11-09)
- US Census Geocoder (coordinates to county) (read 2026-11-09)
- Data center rule records: The MW Desk legislation tracker (themwdesk.com/legislation), including rows from the Moratorium Nation dataset by Michael J. Bommarito (CC BY 4.0, github.com/mjbommar/moratorium-data-2026). Each row links its own primary source.

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