



32 Mile Road Technical Campus – Frequently Asked Questions

Charter Township of Washington December 2025

This document, prepared by Charter Township of Washington staff, is intended to share available information and address frequently asked questions from residents and stakeholders regarding the proposed 32 Mile Road Technical Campus and Data Center.

To ensure you have the most current information, please check the revision date, which is located at the bottom of each page, above the page number.

For questions, please contact the Washington Township Planning Department at:

Phone: (586) 677-4222

Email: planning@washingtontwpmi.org

Address: 57900 Van Dyke Avenue, Washington Township, MI

Any public comments submitted to the Township staff regarding the conditional rezoning application will be included in the public comments and record for the Planning Commission meeting scheduled for December 11, 2025. More information is provided on the following page.

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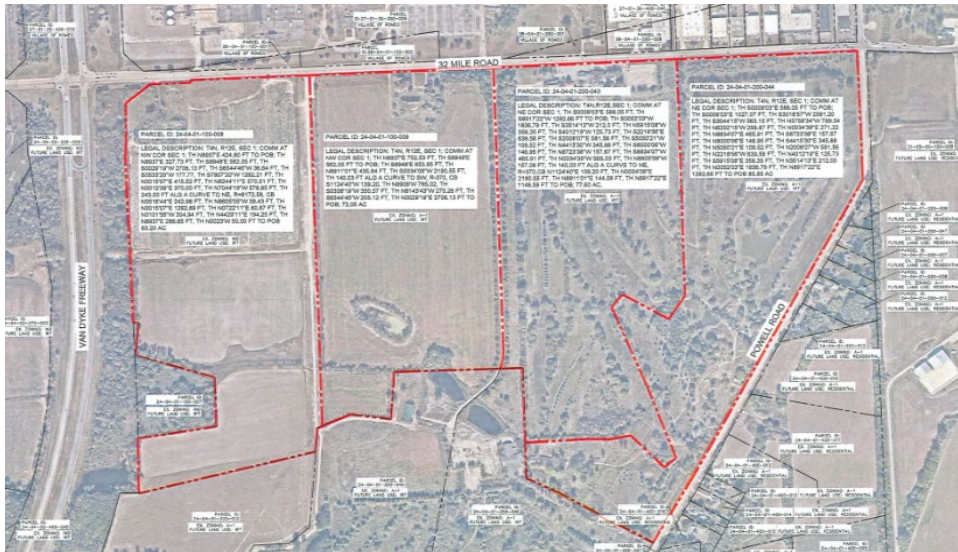
Key Dates & Proposed Project Overview

Project Proposal and Location

- **The Applicant:** Prologis submitted an application in November 2025 for a conditional rezoning.
- **Proposed Use:** The application is for the development of a technical campus and data center.
- **Location:** The proposed site is comprised of four parcels totaling approximately 312.2 acres on the south side of 32 Mile Road, between M-53 and Powell Road (see image below).

Upcoming Planning Commission Public Hearing

- **Date & Time:** December 11, 2025, at 6:30 PM
- **Location:** Township Hall, 57900 Van Dyke Avenue
- **Purpose:** To allow the public to review and respond to the applicant's proposed conditional rezoning request.
- **Public Comment Process:** Prior to the meeting, members of the public may submit comments by email to planning@washingtontwpmi.org. During the hearing, there will be opportunity for the public to comment on the application.



Location of proposed 32 Mile Road Technical Campus (submitted by applicant).

Understanding the Project

What is a data center?

A data center is a building or group of buildings that house essential infrastructure, including servers that process and store data, which supports everyday computing functions. Data processing and storage are critical for e-commerce, healthcare, national security systems, and various other industries.

What is Conditional Rezoning and what has the applicant requested?

- **Conditional Rezoning** is a type of zoning map amendment where an applicant offers site-specific conditions as part of the map amendment request.
 - Any agreed-upon conditions are tied to the rezoning and remain with the property in perpetuity (or until the property is rezoned).
 - In perpetuity" means that any conditions imposed and agreed to as part of the conditional rezoning request will remain tied to the property indefinitely, or forever. The only way these conditions could be removed or changed is if the property is rezoned, following the process outlined in Township ordinance and by the Michigan Zoning Enabling Act.
- The applicant is seeking a conditional rezoning to the Industrial – Research – Technology (IRT) Zone. This request would only establish a use for the property (data centers and other uses allowed in the IRT Zone such as industrial, research, and technology). To learn more about the zoning and related uses, [click here to view Section 3.1.15](#) of the Township Zoning Ordinance.
- **Reversion Clause:** The applicant has proposed an agreement where the property would revert to its original zoning (Industrial and Agricultural Residential) if development is not completed within five (5) years of Township site plan approval.

Has the applicant submitted site plans?

No, the applicant has **NOT submitted** site plans currently. Any future development, including building size and layout, would be subject to a rigorous future site plan approval process.

What happened to the previously proposed Logistics Campus?

Prologis previously submitted a Conceptual Planned Unit Development (PUD) Application for a Logistics Campus on a portion of this property. That proposal was for a prospective tenant who ultimately selected a different site in southeast Michigan.

- The applicant received feedback from the prospective tenant and other investors that the site was too far from automotive industry hubs and desired transportation routes for traditional manufacturing/assembling industries.

This current conditional rezoning request is a new application for the property.

How does the size of this project compare to others proposed in Michigan?

- The project that recently reached settlement in **Saline Township is a 575-acre site**, with 325 acres (56.5 percent) being preserved for open space.
- The **proposed data center campus in Howell is 950 acres**.
- The proposed 32 Mile Road Technical Campus (**Washington Township**) **includes 312 acres** of land.

Why did the applicant choose this location for a Data Center?

The applicant outlined several reasons why they consider the site to be ideal for a technical campus and data center:

- **Tax Incentives:** The State of Michigan offers sales and use tax exemptions for qualifying data centers to incentivize their development in the State.
- **Demand:** Demand is driven by rapid growth in AI technologies, in addition to modern industry's data processing and storage needs.
- **Adjacent Land Use:** The site is surrounded by existing industrial uses, including the former Romeo Ford Plant (Village of Romeo) and Romeo State Airport (Ray Township).
- **Buffering:** The property is buffered from existing residential development by Powell Road (east) and 31 Mile Road (south). The site offers large tracts of land which can be used to host data center buildings and provide buffered green space between the site and adjacent uses.
- **Infrastructure Access:**
 - The site is serviced by a municipal water system with capacity for industrial activities, meaning the project would not need to draw on groundwater resources.
 - A transmission line runs near the property, allowing for the expansion of power to service the site.
 - The location offers access to M-53 from 32 Mile Road.

Utility & Economic Impacts

How would this project impact water, power, or sewer rates?

The Township recently invested in water and sewer infrastructure in this area to attract industrial development.

- **Water/Sewer Rates:** The project is not expected to raise water/sewer rates. Adding additional users to split the costs of existing water and sewer services helps manage rates for all current service recipients. The capacity of the existing facilities is sufficient, provided the data center uses high-efficiency cooling systems.
- **Power Rates: Michigan state law (PA 181 and 207, enacted in 2025) prohibits utility providers from setting a rate that causes residential customers to subsidize infrastructure and costs for the data center.**
 - Utility providers claim data centers can help spread infrastructure costs among more users, potentially reducing rates for all.
 - The Michigan Public Service Commission (MPSC) recently reviewed terms from Consumers Energy and required a minimum contract of 15 years and imposed steep exit fees on large customers like data centers to protect residents. Any power contract must be reviewed by the MPSC.

What cooling systems would be required to manage water consumption?

The capacity of the water and sewer facilities is sufficient only if the data center uses a "closed-loop" or "dry air cooling" system.

- **Closed-Loop:** Water is circulated between chillers and servers and is recycled, significantly reducing water lost to evaporation.
- **Dry Cooling:** Relies on ambient air (outside air) rather than water to cool equipment.

Both systems lead to **significantly reduced water consumption** but do require more power. Potential challenges with water consumption exist only if these hybrid or dry systems are *not* used.

What are the generally researched benefits and challenges of data centers?

Generally Researched Benefits	Potential Challenges (If Not Mitigated)
Temporary and permanent high-paying job creation (though fewer than traditional industrial uses)	Water consumption (if not using dry or closed-loop systems)
Increases in local spending during construction	Noise from cooling systems and back-up generators
No permanent truck traffic	Emissions from back-up generators (diesel or natural gas)
Tax revenue generation (real property tax and personal property tax on equipment)	Traffic and noise during temporary construction phases

Washtenaw County prepared an [FAQ Guide \(click here\)](#) for residents and stakeholders that provides additional information on data center development.

Zoning & Application Process

What are the building standards in the IRT Zone?

The applicant has proposed a conditional rezoning to the Industrial – Research – Technology (IRT) District (Section 3.1.15). Standards that apply include:

- **Maximum Lot Coverage:** 80%
- **Maximum Building Height:** 40 feet (additional height requires special land use approval and a public hearing)
- **Building Size:** Buildings less than 60,000 square feet are allowed by-right. Larger buildings require a special land use permit and a public hearing
- **Aesthetics:** 50% of the front façade of all industrial buildings must be composed of brick or stone
- **Outdoor Storage:** Prohibited

Can the Township impose conditions to mitigate negative impacts?

The Township is **not permitted** to impose conditions on an applicant pursuing a conditional rezoning. The applicant must **willingly offer conditions**, and the Township can choose whether or not to accept those conditions.

What are the approval process steps?

The approval process begins with the **conditional rezoning request** and, if approved, continues through a separate **site plan approval** phase.

Phase 1: Conditional Rezoning

1. **Public Hearing:** A public hearing will be held on **December 11th** to allow residents to review and respond to the applicant's proposed conditional rezoning.
 - **Public Notice:** Michigan State Law requires notice to be sent to property owners within 300 feet of the project site. Additionally, the hearing notice must be posted in a public newspaper with general circulation at least 15 days prior to the hearing.
2. **Planning Commission Recommendation:** Following the public hearing, the Planning Commission may make a recommendation regarding the request to the Board of Trustees.
3. **Final Authority:** The Board of Trustees holds the final authority to either approve or deny the conditional rezoning.

Phase 2: Site Plan and Utility Approval (If Rezoning is Approved)

1. **Site Plan Application:** If the conditional rezoning is approved, the applicant must then apply for site plan approval through either the Special Land Use or Planned Unit Development (PUD) process. Either path would require an additional public hearing.
2. **Power Agreement:** After receiving land use approval for a data center, the applicant must still work out an agreement with DTE for the power needed to service the site.