

**TOWN OF COOPERSTOWN  
MANITOWOC COUNTY, WISCONSIN**

**ORDINANCE NO. 2026-05**

**AN ORDINANCE TO AMEND THE GENERAL CODE OF ORDINANCES OF THE TOWN OF  
COOPERSTOWN, MANITOWOC COUNTY, WI**

The Town Board of the Town of Cooperstown, Manitowoc County, Wisconsin, pursuant to Secs 60.22, 60.33 (11), and its village powers pursuant to Sec. 60.10, Wis. Stats., hereby amends the General Code of Ordinances of the Town of Cooperstown, and do ordain as follows:

**CHAPTER 2- TOWN BOARD RESPONSIBILITIES**

2.02 AUTHORITY. The Town Board of the Town of Cooperstown and the regular and special Town meetings of the residents of the Town of Cooperstown have the statutory authority, powers and duties pursuant to Chapter 60 Wisconsin Statutes to manage and direct certain affairs of the Town of Cooperstown. In addition, the Town Board has additional general and specific statutory authority, powers and duties established beyond Chapter 60 Wisconsin Statutes. The Town Board also has specific authority, powers and duties pursuant to Chapter 19 Wisconsin Statutes to manage and direct certain affairs related to public records/property.

A. No Town Official shall engage in any Non-Disclosure Agreement (NDA) pertaining directly or indirectly to Town functions or activities, including but not limited to zoning, permitting, building projects, etc.

**CHAPTER 5 – BUILDING CODE**

**5.08 BUILDING PERMIT & INSPECTION FEES**

COMMERCIAL BUILDINGS

Commercial buildings must meet all State Codes. Building permit fee will be \$200 plus 10% of cost, max \$500. All commercial building shall be inspected by a state inspector. In addition to the established schedule of fees, the owner shall be responsible for other expenses incurred by the Town for the commercial building beyond the building permit fee. The applicant shall deposit the fee with the permit to the person(s) designated by the board of the Town of Cooperstown prior to issuance of the building permit. For remodeling or changes over \$2,500.00, the building permit will be \$100.00 plus 10% of cost, maximum \$500.00. No town permit is required under \$2,500. State permit may be required for all remodeling or changes.

DATA CENTERS

A. Definition: “Data Center” means a facility having a primary purpose of storing, managing, and processing digital data.

B. Data Centers must meet:

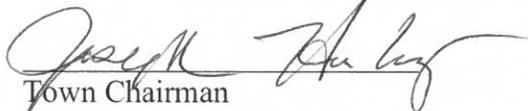
1. Public hearings shall be held during discussions and prior to any finalization of development.
2. No costs associated with the construction or extension of electric infrastructure that primarily serves a data center are allocated to or recovered from any other customer.
3. Must utilize renewable energy facility that primarily serves the load of a data center and must be located at the site of the data center. Energy use shall be reported quarterly. Noise must be below 55 decibels at property borders.
4. Water used by a data center for cooling purposes must be contained in a closed-loop cooling system, using only non-PFAS solutions, which is a system for removing heat from equipment and that relies on a fixed volume of water that is continually recycled. Water use shall be reported quarterly.
5. A person or entity may not operate a data center unless they file a bond furnished by a surety company licensed to do business in Wisconsin or other security in an amount sufficient to cover the estimated cost of fulfilling any required reclamation. If construction of a proposed data center is not completed or is abandoned at any time, the owner must restore the parcel to the condition that existed prior to any construction on the data center.

REPEAL OF CONFLICTING ORDINANCES. Any existing ordinance of the Town of Cooperstown in conflict with any provision of this ordinance is hereby repealed by adoption hereof.

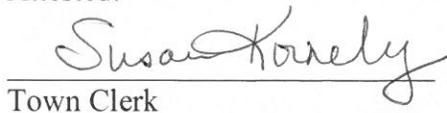
SEVERABILITY. If any provision of this Ordinance is for any reason found to be invalid or unconstitutional by a court of competent jurisdiction, such findings shall not affect the validity of any other provision of this Ordinance which shall remain in full force and effect.

EFFECTIVE DATE. This Ordinance shall be effective upon adoption by the Town Board and posting according to law.

Adopted this 10 day of March, 2026.

  
Town Chairman

Attested:

  
Town Clerk

Roll Call Vote of the Town Board:

Chairman Joe Havlovitz Y, Supervisor Shibley Y, Supervisor Propson Y