TOWN OF COOPERSTOWN
MANITOWOC COUNTY, WISCONSIN

ORDINANCE NO. 2026-09

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 5 – BUILDING CODE

5.08 BUILDING PERMIT & INSPECTION FEES

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. Requires public hearings and town board approval in all zones including industrial zones 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.

6. Data centers to use a pre-action sprinkler system designed to put out fires quickly and minimize water damage. These standards include the installation of fire suppression systems, smoke detection systems, and the establishment of evacuation plans to ensure safety.

7. Data centers to subsidize town for infrastructure, for emergency and fire support including, but not limited to, personnel, training and equipment.

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 November, 2026.

Town Chairman

Attested:

Town Clerk

Roll Call Vote of the Town Board:
Chairman Joe Havlovitz Y
Supervisor Shibler Y
Supervisor Luebke Y