

ORDINANCE 2026-6

ORDINANCE ADOPTING UPDATE TO THE COMPREHENSIVE LAND USE PLAN OF THE TOWN OF GIBSON

WHEREAS, on December 7, 2009, the Town of Gibson adopted the Town of Gibson 20-Year Comprehensive Plan to address the needs of the Town and to meet the comprehensive planning requirements or Wisconsin's Smart Growth Law, Wis. Stats 66.1001, and

WHEREAS, the Town Board of the Town of Gibson, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Wis. Stats. 66.1001(4)(a), and

WHEREAS, the Town of Gibson held a public hearing concerning the Town's Comprehensive Plan update on September 9, 2026, and

WHEREAS, on September 9, 2026, the Town of Gibson Plan Commission, by a majority vote of the entire commission recorded in its official minutes, adopted a resolution recommending to the Town Board the adoption of the update to Chapter 3, "Recommendations", number 6 of the Town of Gibson 20-Year Comprehensive Plan, which was completed in accordance with the elements specified in Wis. Stats 66.1001(2), and

WHEREAS, pursuant to Wis. Stats. 59.69(3), 60.10(2)(c), 60.22(3), 61.35, 62.33, and 66.1001, the Town of Gibson is authorized to prepare, update, and adopt a comprehensive plan as defined in Wis. Stats 66.1001(1)(a) and 66.1001(2).

NOW, THEREFORE, the Town Board of the Town of Gibson does hereby ordain as follows:

Section 1. Update of Comprehensive Plan. Resolution 2026-5 Updating Chapter 3, "Recommendations", number 6 of the Town of Gibson 20-Year Comprehensive Plan is approved and adopted pursuant to Wis. Stat 66.1001(4)(c).

Section 2. Severability. Should any portion of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. Upon adoption, this Ordinance shall take effect the day after publication or posting.

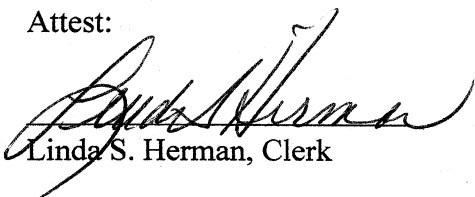
Adopted this 28th day of September, 2026.



Steven Rahmlow, Chairperson

Vote 0 Nay 3 Aye

Attest:


Linda S. Herman, Clerk

2026-5 Resolution Updating the Town of Gibson 20 Year Comprehensive Plan

WHEREAS, the Town of Gibson adopted the 20 Year comprehensive Plan on December 7, 2009 to meet the requirements of Wisconsin Statute 66.1001, and

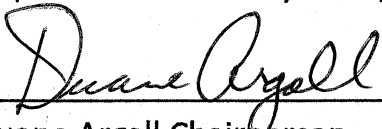
WHEREAS, Wisconsin Statutes require that Comprehensive Plans be periodically updated, and

WHEREAS, The Town Board authorized the Plan Commission to review and update the Town's Comprehensive Plan which address the required elements identified in Wisconsin Statute 66.1001(2)

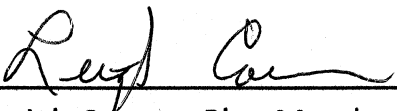
NOW THEREFORE BE IT RESOLVED, Plan Commission hereby approves the amendment identified in the review of the Town's 20 Year Comprehensive Plan to accommodate changing conditions.

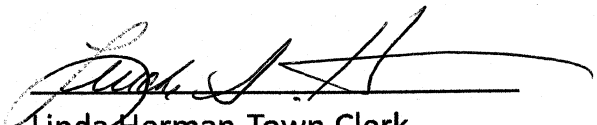
Approved this 9th day of September 2026

Vote: 0 Nay 4 Aye


Duane Argall Chairperson

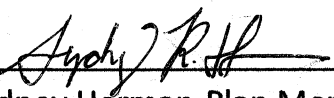
Attest:


Leigh Coenen-Plan Member


Linda Herman-Town Clerk

absent
David Derosier-Plan Member


John Rabitz-Plan Member


Sydney Herman-Plan Member

absent
Kathleen Kudick-Plan Member

20 Year Comprehensive Plan Amendment

Recommendation for Town of Gibson 20 Year Comprehensive Plan and incorporated into an ordinance, as a Comprehensive Plan update pertaining to the construction of Commercial/Light Industry, and Government/Institutional/Utilities, and any Data Centers having the primary purpose of storing, managing, and processing digital data. (Hereafter, any business shall be called the Facility).

Conditions are to be added in Chapter 3 *Recommendations*, number 6 that reads as follows: **"6. If businesses propose to locate within the Town, they shall be compatible with the character of the Town of Gibson. Any new industry allowed must be consistent with the scale of the town and be environmentally friendly."**

1. The Facility shall provide a restoration plan:
 - a. Purchase a bond to cover the costs of restoring the property to its original condition when abandoned or no longer becomes functional.
 - b. If the bond dollars do not cover the costs, the Facility shall pay for restoration completion of the land to its original condition.
2. Facility shall get the Department of Natural Resources (DNR) approval pertaining to their process/procedures/permitting pertaining to, but not limited to:
 - a. Septic plans.
 - b. How the Facility's water resource will be acquired for the facility.
 - c. If the Facility discharges water; provide appropriate reports on number of gallons discharged to include any/all contents of the water.
 - d. That the Facility will not be constructed near a wetland or floodplain.
3. Facility shall submit an approved utility plan showing how power will be provided to the facility.
 - a. Facility is responsible to include all required permits.
4. Facility shall pay the Town of Gibson tax revenues based on property value.
5. Facility shall pay their electricity and water use costs.
 - a. Facility shall use on-site renewable energy as a secondary source for power (solar)
 - b. Facility shall use a closed loop cooling system without the use of PFAs.
 - c. Facility shall provide quarterly reports on electrical and water usage/consumption to the Town Board.
6. Facility shall provide a well monitoring program to all residents within a mile of the proposed site.
 - a. Facility shall restore water to residents whose wells have gone dry.
7. Facility shall replace Town Roads damaged during the construction phase by use of trucks and other heavy equipment to a new condition.

8. Facility, at a minimum, shall guarantee property values adjacent to the proposed facility site at current values prior to acquisition of land and construction.
9. Facility shall use current technology to limit/reduce noise levels.
 - a. This includes if generators are used when there is a loss of power to the facility.
10. Facility shall not enter into any Non-Disclosure Agreement (NDA) with members of the Town Board.
 - a. Any "pre-signed NDA" will not be honored and shall be considered invalid.
11. Facility shall plant Thuja "Green Giant" Arborvitae trees around the facility to maintain the rustic and rural vision of the Township.
 - a. Trees shall be approx. 4' in height and spaced 15' apart.
 - b. Trees shall be maintained and Facility shall replace any that should happen to die.
12. Facility shall request a rezoning request, application available from the Town Clerk.
13. Facility shall create a Development Agreement, incorporating those conditions listed here-in that apply to be compatible with the character of the Town, or as designated by the Town Plan Commission and Town Board.
14. Facility shall create a Community Agreement based on public input from Town residents. A minimum of 3 public meetings shall be scheduled and publicized. Meetings to be held at the Town Hall.
15. Once all documents are received and reviewed by the Town's Plan Commission, a recommendation of approval or denial shall be forwarded to the Town Board.
16. NOTE: Not all conditions listed may be applicable to a Facility and will be designated/selected on a case by case basis; however, the Town Board may recommend additional conditions not listed here-in.