

**TOWN OF COOPERSTOWN
MANITOWOC COUNTY, WISCONSIN**

ORDINANCE NO. 2026-04

**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:

3.17 BOARD OF REVIEW

4. **CONFIDENTIALITY OF INFORMATION ABOUT INCOME AND EXPENSES REQUESTED BY THE ASSESSOR IN PROPERTY ASSESSMENTT MATTERS.** As part of the Budget Adjustment Act, 1997 Wisconsin Act 237, a number of significant changes regarding property tax assessment appeals and Board of Review procedures were enacted; and at Section 279(K) of 1997 Wisconsin Act 237, § 70.47(7)(af) of the Wisconsin Statutes was created; and Section 70.47(7)(af) Wis. Stats., requires that the municipality provide by ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under Wis. Stat. § 70.47(7)(af), and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of the court, the *Town of Cooperstown*, Manitowoc County, Wisconsin, **ORDAINS AS FOLLOWS:**

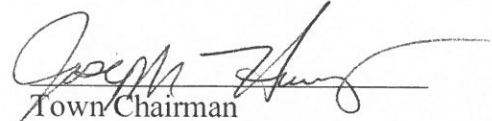
SECTION 1: Whenever the Assessor, in the performance of the Assessor's duties, requests or obtains income and expense information, pursuant to Section 70.47(7)(af), Wis. Stats., or any successor statute thereto, then such income and expense information that is provided to the Assessor shall be held by the Assessor on a confidential basis, except, however, that the information may be revealed to and used by persons: in the discharge of duties imposed by law; in the discharge of duties imposed by office (including, but not limited to, use by the Assessor in performance of official duties of the Assessor's office and use by the Board of Review in performance of its official duties); or pursuant to a court order. Income and expense information provided to the Assessor under Section 70.47(7)(af), unless a court determines that it is inaccurate, is, per Section 70.47(7)(af), not subject to the right of insertion and copying under Section 19.35(1), Wis. Stats.

SEVERABILITY - The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the

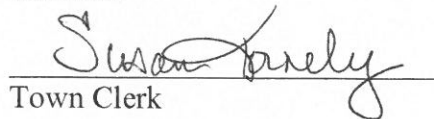
ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

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 Shibler Y

Supervisor Propson Y

**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:

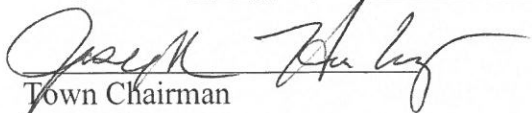
1. Public hearings shall be held during discussions and prior to any finalization of development.
2. No costs associated with the construction or extension of electric infrastructure that primarily serves a data center are allocated to or recovered from any other customer.
3. Must utilize renewable energy 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.

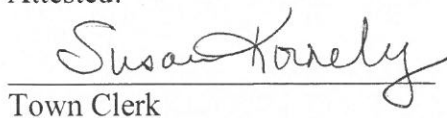
SEVERABILITY. If any provision of this Ordinance is for any reason found to be invalid or unconstitutional by a court of competent jurisdiction, such findings shall not affect the validity of any other provision of this Ordinance which shall remain in full force and effect.

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