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PUBLIC HEARING MEETING October 21, 2026
The Town Board of the Town of Cooperstown, Manitowoc County Wisconsin, convened an open session on October 21, 2026, at 6:00 p.m., at the Town Hall for the purpose of transacting business for a Public Hearing. Town Chairman called the meeting to order at 6:00 p.m.

Pledge of allegiance.

Roll Call: Chairman Joe Havlovitz, Sup. Anthony Shibler, Sup. Michael Luebke, Clerk Susan Kornely, and Treasurer Bernadette Duescher. Others present: Jacob Heiser, Denmark News. Six residents were present.

The agenda has been publicly noticed at one posting site and on the town website.

Public Hearing on the withdrawal from County Zoning under Act 264

Chairman Havlovitz gave rules for the hearing. Chairman Havlovitz gave a recap on the reason for the consideration of changing from County Zoning to Town Zoning. Chairman Havlovitz listed the pros and cons of change. Pros: regain control at the town level, already have a five-member plan commission, 20-year Growth Plan, react and respond more quickly to changing zoning and new technology developments by removing an unnecessary layer of bureaucracy, reduce the risk of unfavorable changes and Town of Franklin comparative in size to Cooperstown has great success. Cons: To ensure proper procedure for final changes, outside planning support may be necessary at times for more complicated requests, Steps to pull back independent control will take time with specific notifications and time allowed for responses.

Chairman Havlovitz presented the Steps to Withdraw from Manitowoc County Zoning: adopt a Notice of Intent to Withdraw resolution, adopt a second Withdrawal Resolution, Zoning Ordinance under SS 60.62, a Comprehensive Plan under SS 66.1001, and an official map under SS62.23(6). The earliest the town could withdraw would be March 31, 2029.

Chairman Havlovitz covered the cost difference between the Town, Manitowoc County and the Town of Franklin. Rezone: Cooperstown $350, Manitowoc County $570, Town of Franklin $750. Variance: Cooperstown $350, Manitowoc County $570, Town of Franklin $400. Conditional Use: Cooperstown N/A, Manitowoc County $570, Town of Franklin $650.

Clerk Kornely read a letter from Ann Marie Verlare regarding purpose, values and expected benefits; liability, risk and ongoing management; cost, consultants and fiscal impact; and process, timeline and transition on the proposed change. Ann Marie Verlare asked how many rezoning requests the town receives per year? Chairman Havlovitz stated one or two and sometimes none. Plan Commission minutes are available on the town website. The Town and the County would work together during the transition time. Mike Albers spoke on the use of the County expertise, neighbor vs neighbor issue, re-classifying non-conforming parcels, cost - legal fees and meetings for the boards. Lorri Havlovitz has gone to many zoning meetings and has not seen legal council at the meetings. Sup. Anthony Shibler stated legal fees and there is always a chance of being sued. Treasurer Duescher asked if the Plan Commission can be the Zoning

Commission. Sup. Shibler explained in the current process the rezoning goes to the Plan Commission for recommendation and then to the Town Board for approval. Mike Albers asked if there was a discussion on how the Zoning Commission would be selected. No discussion. Ann Marie Verlare asked about how the cost would be covered for the transition with so few rezoning requests. Lorri Havlovitz spoke on the moratorium Manitowoc County put in place on the Data Center, while Brown County, it is up to each municipality. There have been some issues lately where the Town of Cooperstown has not been acknowledged in discussions by the County Board. Farmland Preservation will need to be developed by the town by ordinance. Mike Glandt wants to see the town handle local control and not someone in Manitowoc to make a decision that affects our town. Mike Albers is concerned with AI and the use of water and where they are going to get their power. Will this be put to referendum? Mike Glandt feels we should protect what we own.

On a motion by Chairman Havlovitz and seconded by Sup. Luebke, moved to adjourn. Motion passed.

The meeting was adjourned at 7:05 p.m.

Minutes prior to approval Susan Kornely, Clerk

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