PLAN COMMISSION MEETING MINUTES
of APRIL 22, 2026 at 7 PM

Members Present: Mike Calewarts, Melissa Trepanier, Jared Post, David Schlies, Keith Brunner, Pete Dewar, Bill Hafs, Zoning Administrator, Alex Sickel, Legal Counsel, Michelle Wallerius, Clerk.

Meeting called to order by Mike Calewarts at 7:00 p.m.

1. Approve Minutes of November 25, 2025: Motion by Jared Post and seconded by Peter Dewar to approve Minutes. MC
2. Non-conforming use permit for Bristol / Rozmarynoski family for parcel ND-566-1 to construction a new residence on 3.09 acres located at 5792 North Avenue with less than 200 feet of frontage pursuant to the Town of New Denmark zoning ordinance. Chad and Tonya Rozmarynoski present. Looking to purchase family farm and remove old barns and construct new home and when completed, demo existing home. Review of survey shows half of driveway may be part of neighboring property. Would need to address and resolving this issue which could result in 200 feet of frontage. Last plat of survey is from 1978 which separated 17 acres. Melissa Trepanier inquires if they looked for survey pins. Motion by Melissa Trepanier to approve non-conforming use permit for less than 200 feet of frontage, seconded by Jared Post. MC 6-0. Mike Calewarts states if they do obtain 200 feet of frontage, the non-conforming use would lapse, as the lot would be conforming. Building permits will address the demo of hour and barns and timeframe to remove home would be based on date of occupancy permit.
3. Proposed ordinance addressing Data Centers in the Town of New Denmark: Atty. Sickel provides ordinances from Cooperstown, City of Jefferson and City of Kaukauna and articles regarding pros and cons of data centers. Moratorium tied to an ordinance can only extend 18 months, and a municipality cannot block indefinitely. Discussion of NDA agreements in ordinance. Wisconsin has a very robust open meetings law and only limited information can be addressed in closed session and an NDA cannot be used for any development or town activities. Adding regulation about data center to the building code and defining data centers would be beneficial. City of Kaukauna allows data centers under Industrial district. The Commission should consider at a minimum the guidance and recommendations they want to include to maintain local control and these can include permitted use under a specific zoning code or permitted use with a conditional use. CUP must be in the public interest and the regulations imposed must be reasonably necessary. Pete Dewar feels it is good for the town to be proactive and add some type of regulation about data center to the Town ordinances, similar to wind and solar ordinances. Discussion of high capacity wells, electrical usage, and abandonment. Jared Post states the cheese factor is an example of high capacity well usage. Keith Brunner states there are 42 data centers in the State of Wisconsin. Attorney Sickel feels an industrial type zoning versus commercial would be most appropriate for a data center. Would also recommend bonding to address abandonment due to the size of facility.

Keith Brunner feels any land that would have a data center would likely be contaminated. Bill Hafs questions if a CUP would be the best way to address. Atty. Sickel states a CUP can provide additional reasonable considerations. Question is how to limit ambient noise as it has not been proven and it cannot be based on speculation. Atty. Sickel would recommend an ordinance under heavy industrial to start which would give the Town and residents an option for public input since it would require a zoning change and would be a new zoning district. Could also include other permitted uses for this zoning classification such as a foundry, etc. Melissa Trepanier states if more residential development would be allowed it would reduce the large ag spaces. Currently data centers are not regulated by the State, but multiple bills are pending. Melissa Trepanier states the commission should be open minded to the idea of a data center as there could be benefits to the community. This could be 8 years from now and the size and structure of these centers could dramatically change based on how fast technology is moving. David Schlies recommends a draft ordinance to review. Pete Dewar states he feels Kaukauna has a good basis and include some language from Cooperstown such as the prohibition of an NDA. Commission feels heavy industrial zoning most appropriate for a data center and can add other permitted uses under this zoning classification. Application fee to address environmental issues and bonding could be a percentage of building square footage or cost. Atty. Sickel has enough information and will work on a proposed draft based on the Commissions recommendations.

4. No other business. Motion by Keith Brunner and seconded by Peter Dewar to adjourn at 8:25 pm. M.C