PLAN COMMISSION MEETING MINUTES
of MAY 27, 2026 at 7 PM

Members Present: Mike Calewarts, Brad Rymer, Pete Dewar, Bill Hafs, Zoning Administrator, Alex Sickel, Legal Counsel, Michelle Wallerius, Clerk. Melissa Trepanier by phone.

Meeting called to order by Mike Calewarts at 7:10 p.m.

1. Approve Minutes of April 22, 2026: No quorum.
2. Rezoning request from Gary Dworak to rezone 1.841 acres from Ag-FP to Ag-R from parcel ND-206 to parcel off existing home from the remaining farmland. No quorum. Discussion a formal CSM is needed as the plat of survey only divides the property. CSM needed to accomplish a rezone.
3. Proposed ordinance addressing Data Centers in the Town of New Denmark: Atty. Sickel provides draft ordinance which places Data Centers in Intensive / heavy industrial zoning. Definition of data center defined. Would require a rezone and a conditional use permit per ordinance. Brad Rymer inquires about CUP and that the conditions need to be reasonable, so he likes the need for a rezone with the CUP. A rezone and CUP provides for Town approval and puts the discretion back with Plan Commission and Town Board. Conditional uses could include an environmental study, water usage overview, stormwater management. Pete Dewar states this would similar to what transpired with BelGioioso. A request for rezone with courtesy CUP conditions. Mike Calewarts inquires if it is an issue that the Town does not currently have this zoning in the Comprehensive Plan? This new zoning district would fall around the existing Industrial zones which are along Highway R, the southeast corner of the Town, and just south of the Village by Cooperstown Road. Bill Hafs states some of the uses outlined in this zoning are existing and would they be grandfathered in? Bill feels the building setbacks are less than the requirements for a residential home, he feels they should be greater to protect the neighboring property. Same with lot size and road frontage. Brad Rymer states there are data centers that are appropriately scaled to need and much smaller in size. They are not all the size of Port Washington. Data size could trigger required bond for reclamation based on square footage, ESA well capacity, stormwater management, etc. – which could all be addressed under a CUP. Brad Rymer would recommend a Town moratorium for 6 months while the ordinance is being finalized. Seconded by Pete Dewar. Melissa Trepanier available by phone for quorum. Atty. Sickel states it was noted to add a moratorium to Board agenda for June. Those present agree zoning should be under Intensive Industrial II and not limited industrial. Bill Hafs would like to see the size of data center trigger specific CUP requirements under this new zoning classification.
4. No other business. Motion by Mike Calewarts and seconded by Peter Dewar to adjourn at 8:00 pm. M.C