



## Planning & Zoning Department

Tim Ryan, Director

[timryan@manitowoccountywi.gov](mailto:timryan@manitowoccountywi.gov)

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Manitowoc County Office Complex • 4319 Expo Drive, P.O. Box 935 • Manitowoc WI 54220  
Phone: 920.683.4185

March 12, 2026

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Connie Tesarik  
Clerk, Town of Mishicot  
618 TISCH MILLS RD  
Mishicot WI 54228

Dear Connie Tesarik,

An ordinance amendment request for Chapter 8 of the Manitowoc County Code, titled "General Zoning and Land Use Regulation" submitted by the Manitowoc County Planning and Park Commission is scheduled for consideration at the next County Planning and Park Commission meeting on Monday, March 30, 2026, at 4:00 p.m. A copy of the public hearing notice is enclosed. The Town officials are encouraged to attend this meeting, or any opinion regarding the change may be communicated to this office prior to the meeting time.

Usual procedure following such hearing is for the Commission to make a recommendation to the County Board and the Board to then take final action on the matter.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Ryan", is written over the word "Sincerely,".

Tim Ryan  
Director

enc. (Public Hearing Notice)

Note: This letter is sent via Certified Mail (Return Receipt Requested) in accordance with State law.

**MANITOWOC COUNTY  
PLANNING AND PARK COMMISSION  
PUBLIC HEARING NOTICE**

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, March 30, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

**JRB Holdings LLC** ZMAR NW1/4, NE1/4, Section 3, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to RR, Rural Residential. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.

**Derek and Jamie Meunier** ZMAR NW1/4, NE1/4 & SW1/4, NE1/4, Section 2, T19N-R23E, Town of Manitowoc Rapids from LE, Large Estate to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.

**Paul Liermann et al** ZMAR NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.

**Brian and Deborah McCulley** ZMAR NE1/4, NW1/4, Section 20, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to RR, Rural Residential. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.

**James and Diane O’Hearn** ZMAR NW1/4, NW1/4, Section 13, T20N-R21E, Town of Maple Grove from EA, Exclusive Agriculture to SE, Small Estate. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.

**Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 8 of the Manitowoc County Code titled “General Zoning and Land Use Regulations” to enact a moratorium on the receipt of applications and the granting of all permits or approvals for the placement or construction of data centers.

All interested persons are invited to attend and be heard. Applications and supporting materials are available for review in the office of the Manitowoc County Planning and Zoning Department, 4319 Expo Drive, Manitowoc, WI. For further information, call (920) 683-4185.

James Falkowski, Chair

**TO BE PUBLISHED ON MARCH 16, 2026 AND ON MARCH 23, 2026.**

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**ORDINANCE AMENDING MANITOWOC COUNTY CODE CH. 8 ENACTING A  
MORATORIUM ON DATA CENTERS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1           WHEREAS, a “Data Center” is one or more facilities that house computing and networking  
2 equipment, along with storage and management systems, to support the storage, processing,  
3 retrieval, and distribution of digital data and applications; and  
4

5           WHEREAS, data centers typically feature high-performance servers, storage arrays,  
6 networking equipment, cooling systems, and power backup solutions to ensure uninterrupted  
7 operation; and  
8

9           WHEREAS, the towns of Mishicot, Two Creeks and Two Rivers (“Towns”) are under the  
10 zoning jurisdiction of Manitowoc County; and  
11

12           WHEREAS, the Towns have requested a moratorium on the receipt of applications and the  
13 granting of permits relating to Data Centers; and  
14

15           WHEREAS, pursuant to Wis. Stat. § 59.69(4), Manitowoc County may enact a moratorium  
16 that is not a “development moratorium” as that term is defined in Wis. Stat. § 66.1002(1)(b); and  
17

18           WHEREAS, the Towns have concerns about potential health and safety issues related to the  
19 construction and operation of Data Centers, including electrical connections, electrical and  
20 magnetic fields, impacts on air quality and water resources, water use, electricity demand, and fire  
21 hazards; and  
22

23           WHEREAS, the Towns have concerns that the construction and operation of Data Centers  
24 will result in an overburdening of public services and infrastructure in Manitowoc County,  
25 including electrical and water utilities, town roads, and fire and emergency services; and  
26

27           WHEREAS, the Towns have concerns about the potential secondary impacts of the  
28 construction and operation of Data Centers, including impacts on property values, noise and visual  
29 impacts, and impacts on the public health, safety and general welfare of residents, businesses, and  
30 visitors; and  
31

32           WHEREAS, the construction and operation of Data Centers is not consistent with existing  
33 county plans and ordinances including the Manitowoc County Comprehensive Plan, the  
34 Manitowoc County Farmland Preservation Plan, and the Farmland Preservation Zoning District;  
35 and  
36

37           WHEREAS, the Manitowoc County General Zoning and Land Use Regulation Ordinance  
38 does not contain language addressing the location, construction, and operation of Data Centers;  
39 and

40  
41 WHEREAS, a moratorium would allow the county to fully explore, analyze, and research  
42 the environmental, economic, health, and safety impacts of Data Centers and develop consistent  
43 zoning and regulatory standards to be applied to Data Centers in Manitowoc County; and  
44

45 WHEREAS, the Planning and Park Commission conducted a public hearing on March 30,  
46 2026, and after careful consideration and review, recommends that the county board amends  
47 chapter 8 of the Manitowoc County code and approves a moratorium;  
48

49 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does  
50 ordain as follows:  
51

52 Manitowoc County Code Section 8.045 is created to read as follows:  
53

54 8.495 Moratorium.  
55

- 56 (1) For the purpose of this s. 8.495 “Data Center” means one or more facilities that  
57 house computing and networking equipment, along with storage and management  
58 systems, to support the storage, processing, retrieval, and distribution of digital data  
59 and applications.  
60
- 61 (2) Pursuant to Wis. Stat. § 59.69(4), Manitowoc County enacts the following  
62 moratorium: Notwithstanding any other provision in this ch. 8, there shall be a  
63 moratorium on the receipt of applications and the granting of all permits or  
64 approvals for the placement or construction of data centers. The purpose of the  
65 moratorium is to allow Manitowoc County time to research the possible  
66 environmental, economic, public health, safety, and general welfare effects of data  
67 centers and establish consistent zoning and regulatory standards to be applied to  
68 data centers in Manitowoc County and to allow the Planning and Park Commission  
69 to conduct hearings and make recommendations to the County Board regarding  
70 amendments to this or other county ordinances. The moratorium shall be in effect  
71 for a period of 12 months from the date this ordinance is published (*i.e.* its effective  
72 date) or until the County Board adopts and the County Executive approves  
73 amendments to this ordinance or rescinds this moratorium, or both. The  
74 moratorium enacted in this s. 8.495 is not intended to be, and does not, constitute a  
75 “development moratorium” as that term is defined in Wis. Stat. § 66.1002(1)(b).  
76

77 and  
78

79 BE IT FURTHER ORDAINED that if applicable, the table of contents shall be updated to  
80 reflect this amendment; and  
81

82 BE IT FURTHER ORDAINED that this ordinance shall be effective upon publication.

Dated this 24th day of April 2026.

Respectfully submitted by the  
Planning and Park Commission

\_\_\_\_\_  
\_\_\_\_\_, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. \_\_\_\_\_

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel. \_\_\_\_\_

COUNTERSIGNED: \_\_\_\_\_  
\_\_\_\_\_, County Board Chair Date

APPROVED: \_\_\_\_\_  
Bob Ziegelbauer, County Executive Date