



Village of Hobart – www.hobartwi.gov
Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the PLANNING AND ZONING COMMISSION of the Village of Hobart will meet on **Tuesday September 8th 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road).

NOTICE OF POSTING: Posted September 3rd 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION

Date/Time: Tuesday September 8th 2026 (5:30 P.M.)

Location: Hobart Village Office (2990 South Pine Tree Road)

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Approval of Minutes of July 6th 2026 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Rezoning of Parcel HB-501-1 (4941 N. Overland Road) from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District (Page 3)

The property owner of parcel HB-501-1, located at 4941 N. Overland Rd., is requesting to rezone this 10.19 acre parcel from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District.

6. DISCUSSION AND ACTION – Draft ordinance relating to Data Center developments in the Village of Hobart (Page 6)

Although there currently is a moratorium on the construction of Data Centers in the Village of Hobart, Village Administration is continually working to draft a thoughtful and comprehensive ordinance for the Village Zoning Code relating to Data Centers.

7. ADJOURN

Aaron Kramer, Village Administrator

COMMISSION MEMBERS: Rich Heidel (Chairperson), Melissa Tanke, Jeff Ambrosius, Tom Dennee, David Johnson, Bob Ross, John Rather

NOTE: A quorum of the Village Board may be present at this meeting, but no official Board action or discussion will take place. Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: www.hobartwi.gov. Any person wishing to attend, who, because of disability, requires special accommodation, should contact the Village Clerk at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Board may be considered and taken on any of the items described or listed in this agenda. There may be Board members attending this meeting by telephone if necessary.



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Monday, July 6, 2026 – 5:30 pm

1. **Call to order/Roll Call** – The meeting was called to order by Rich Heidel, Chair at 5:32 pm. Jeff Ambrosius, Tom Dennee, John Rather, Bob Ross, Melissa Tanke, and Rich Heidel were present. Excused: David Johnson.
2. **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Dennee SECOND: Ross. VOICE VOTE: 6-0.
3. **Approval of Minutes of the May 4, 2026 meeting** – ACTION: To approve the Minutes of the May 4, 2026 meeting as presented. MOTION: Ross SECOND: Ambrosius. VOICE VOTE: 6-0.
4. **Public Comment on Non-Agenda Items** – None.

ACTION ITEMS

5. DISCUSSION AND ACTION – Ordinance 2026-07 (AN ORDINANCE CREATING ARTICLE XXXVI (TEMPORARY MORATORIUM ON DATA CENTER DEVELOPMENT))

The Ordinance would not put an end to any consideration for a Data Center in Hobart. It would simply allow the Village the time to craft a thoughtful and comprehensive ordinance for consideration over the next twelve (12) months.

Appearing before the Commission:

Linda Shedrow, 4880 Wyld Berry Way. Data Centers

ACTION: To approve Ordinance 2026-07 (AN ORDINANCE CREATING ARTICLE XXXVI (TEMPORARY MORATORIUM ON DATA CENTER DEVELOPMENT)) and forward a recommendation for approval to the Village Board for their meeting on July 7, 2026. MOTION: Rather SECOND: Dennee. VOICE VOTE: 6-0.

6. DISCUSSION AND ACTION - Discussion and action on request to modify/ amend Section 295-8: Definitions of Chapter 295 of the Zoning Code pertaining to Child Care Facilities

The State is amending portions of Wisconsin Administrative Code 250 pertaining to the regulations of family and group child care centers. To stay compliant with the State Administrative Code, the Village needs to amend the definitions in our code.

ACTION: To approve the proposed modifications to Section 295-8 of the Village Zoning Code and forward to the Village Board for review. MOTION: Heidel SECOND: Dennee. VOICE VOTE: 6-0.

7. DISCUSSION AND ACTION - Request to modify/amend Section 295-365 Administration of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295 of the zoning code pertaining to Site Plans and Site Review Committee

The Site Review Committee and staff are proposing a modification to Section 295-356 pertaining to the Administration of the Site Review/Development and Design Standards and the Village Site Review Committee. This request is related to allowing the Committee to grant exceptions to the standards set in the Design Standards where developments have unique conditions that may conflict with the standards for site review.

ACTION: To approve the proposed modifications to Section 295-356 of the Village Zoning Code and forward to the Village Board for review. MOTION: Heidel SECOND: Tanke. VOICE VOTE: 6-0.

8. ADJOURN (6:40 pm)– MOTION: Heidel SECOND: Ambrosius. VOICE VOTE: 6-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk



TO: Planning & Zoning Commission

RE: Rezoning of Parcel HB-501-1, 4941 N. Overland Rd. from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: September 8, 2026

ISSUE: Consider a request to rezone parcel HB-501-1 from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Applicants/Agent: Ron & Linda Hieronimczak
2. Owner: Ron & Linda Hieronimczak
3. Parcel(s): HB-501-1
4. Address: 4941 N. Overland Rd.
5. Zoning: Currently - A-1: Agricultural District / Proposed - PDD #1: Centennial Centre at Hobart District

ZONING REQUIREMENTS

The property owner of parcel HB-501-1, located at 4941 N. Overland Rd., is requesting to rezone this 10.19 acre parcel from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District.

Village Staff would support this rezoning request conditional that section 295-119 of the Village Zoning Code be amended to include this parcel within the Legal Description of section 295-119.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval to rezone parcel HB-501-1, located at 4941 N. Overland Rd., from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District subject to the following condition(s);

1. Section 295-119 of Chapter 295: Zoning Code be amended to include parcel HB-501-1 in the legal description of the district boundaries.



- ☒ Rezoning Review
☐ Conditional Use Permit Review
☐ Planned Development Review
☐ CSM/Plat Review

Village of Hobart
 Dept of Planning & Code
 Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax: (920) 869-2048

APPLICANT INFORMATION

Petitioner: Ron + Linda Hieronimczak Date: _____
 Petitioner's Address: 4941 N. Overland Rd City: Hobart State: WI Zip: 54155
 Telephone #: _____ Email: _____

Status of Petitioner (Please Check): ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): Ronald Hieronimczak Date: 9-1-2026
Linda Hieronimczak

OWNER INFORMATION

Owner(s): Ron + Linda Hieronimczak Date: 9-1-2026
 Owner(s) Address: 4941 N. Overland Rd City: Hobart State: WI Zip: 54155
 Telephone #: _____ Email: _____

Ownership Status (Please Check): ☐ Individual ☒ Trust ☐ Partnership ☐ Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: Ronald Hieronimczak Date: 9-1-2026
Linda Hieronimczak

SITE INFORMATION

Address/Location of Proposed Project: 4941 N. Overland Rd, Hobart Parcel #: HB-501-1
 Proposed Project Type: Residential
 Current Use of Property: Horse Farm Zoning: Agriculture
 Land Uses Surrounding Site:
 North: Agriculture
 South: Residential
 East: Commercial
 West: Agriculture

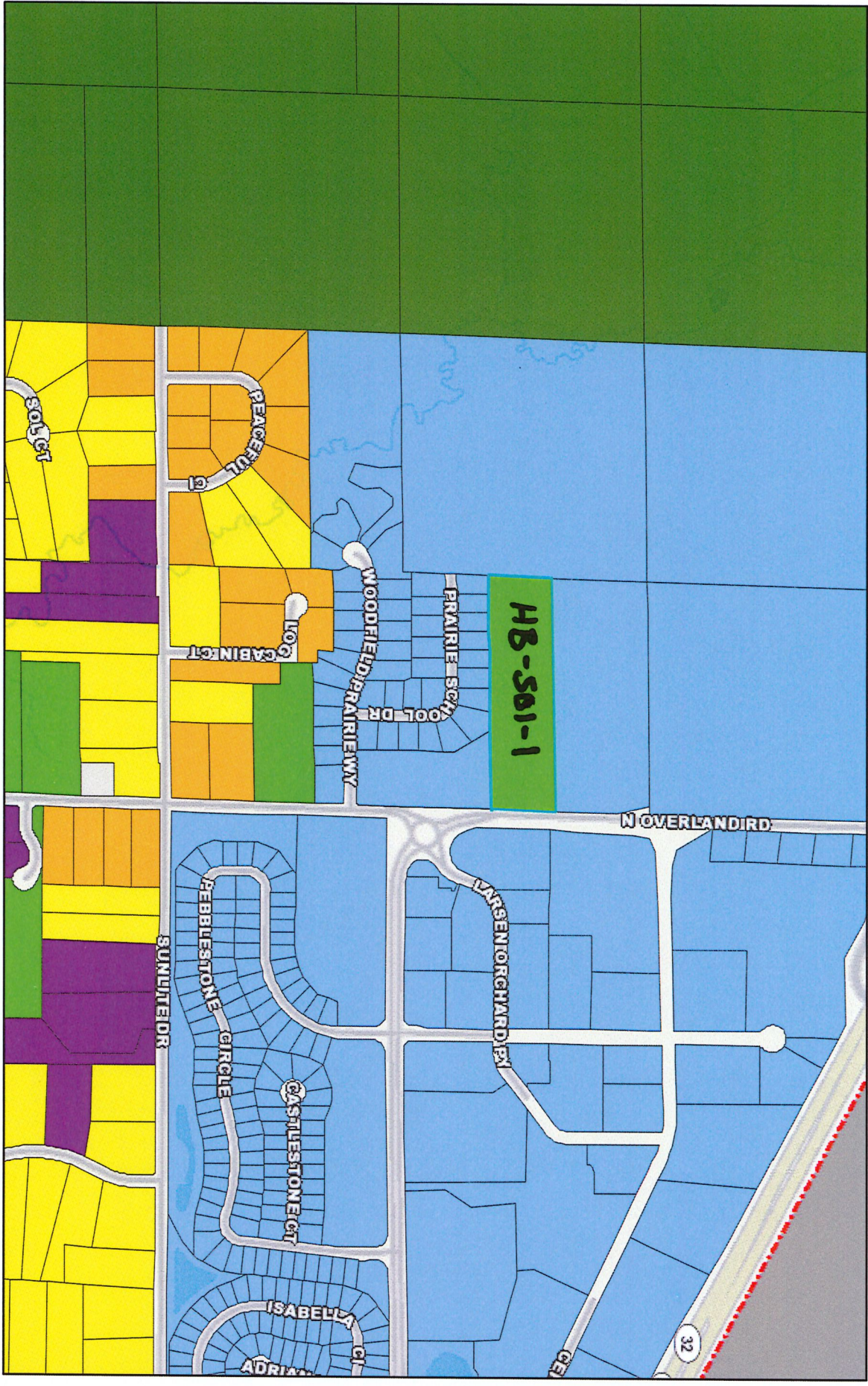
****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

RECEIVED

- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

SEP - 1 2026

Village of Hobart Zoning



9/2/2026, 11:41:55 AM

- Zoning
- R-2: Residential District
 - PDD #1: Centennial Centre at Hobart District
 - PDD #2: Orlando/Packerland Planned Development District
 - ER: Estate Residential District
 - R-2-R: Rural Residential District
 - A-1: Agricultural District
 - A-2: Exclusive Agricultural District
 - I-1: Limited Industrial District
 - Zoning Not Designated

1:9,028

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Brown County, Robert E. Lee & Associates, Inc.



TO: Planning & Zoning Commission

RE: Discussion and possible action on an ordinance draft relating to Data Center developments in the Village of Hobart

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 8, 2026

ISSUE: Discussion and possible action on a draft ordinance relating to Data Center developments in the Village of Hobart

RECOMMENDATION: Staff recommends review, discussion, and direct Village Staff accordingly

GENERAL INFORMATION

Discussion and possible action on a draft ordinance relating to Data Center developments in the Village of Hobart. Although there currently is a moratorium on the construction of Data Centers in the Village of Hobart, Village Administration is continually working to draft a thoughtful and comprehensive ordinance for the Village Zoning Code relating to Data Centers.

BACKGROUND

There has been considerable interest and discussion over the past several months over the potential of data centers being constructed across Wisconsin. Although there currently is a moratorium on the construction of Data Centers in the Village of Hobart, we must continue to work on drafting an ordinance that pertains to the development of Data Centers should such a project be proposed in the future. This is a very preliminary draft of a proposed ordinance that is intended to be a starting point for discussions on the creation of an ordinance that will eventually be incorporated into the Village Zoning Code. The Village Board had high level discussions on this draft and directed this draft ordinance to be brought to the P&Z Commission to begin the review and discussion process. This same draft has been presented to the Village Attorney's office for review and comment. The comments and suggestions from both the Commissions review and the Attorney's review will be brought back at future meetings while an ordinance goes through the review process.

RECOMMENDATION/CONDITIONS

Review, discuss, and provide Village Staff with comments, concerns, and suggestions on this draft ordinance. Direct Staff to proceed accordingly.



ORDINANCE 2026-__

AN ORDINANCE REPEALING AND RECREATING ARTICLE XXXVI (DATA CENTERS) OF CHAPTER 295 (ZONING)

Purpose: The purpose of this Ordinance is to establish standards and regulations for the development and operation of Data Centers.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1: Article XXXVI (Temporary Moratorium on Data Center Development) of Chapter 295 (Zoning) is hereby repealed and recreated as Article XXXVI (Data Centers) of Chapter 295 (Zoning) to read as follows:

§ 295-385. Purpose.

A. The purpose of this ordinance is to facilitate appropriate location, development, construction, installation, and decommissioning of Data Centers in the Village of Hobart in a manner that promotes and protects the safety, health, and welfare of the community.

B. This Ordinance and the standards and requirements established herein are intended to define and regulate Data Centers in order to minimize impact on adjacent and surrounding properties; to ensure compatibility with other adjacent and surrounding land uses; to protect environmental resources, and to assure that the correlative rights of landowners and lessors owning or leasing and hosting Data Centers are balanced with those of neighboring land and communities; and to assure that the location, construction, operation, and decommissioning of Data Centers are undertaken in a manner that integrates the use into the surrounding built and natural environment.

C. The appropriate location, construction, and operation of Data Centers considers, avoids to the extent possible, minimizes, and mitigates any unavoidable adverse impacts to residential properties; neighborhoods; commercial areas; community and institutional buildings; land, air, and water resources; prime and productive agricultural lands; forests and woodlands; threatened and endangered species and critical habitat; and historic, natural, and sensitive lands. Standards and planning requirements are established to ensure that the use and enjoyment of lands located adjacent to and in the proximity of the Data Centers are fully safeguarded.

D. The requirements of this Ordinance are intended to be supplemental to any safety, health, or environmental requirements of federal, state, or local laws, and regulations.

§ 295-386. Definition of Data Center.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

DATA

Any information, whether digital, electronic, optical or quantum, that can be collected, stored, processed, or transmitted.

DATA CENTER

A facility used primarily for the storage, management, processing, or transmission of data and includes, but is not limited to, buildings designed to accommodate computer servers, storage systems, or specialized computing hardware. A Data Center includes a Data Center principal use/structure, any Data Center accessory use/structure, and Data Center energy system. Examples of these facilities and uses include (but are not limited to) crypto processing, commercial cryptocurrency mining (bitcoin mining), artificial intelligence training and/or processing, and cloud-computing.

DATA CENTER PRINCIPAL USE/STRUCTURE

Any structure or building that is used primarily for the storage, management, processing, or transmission of data which includes, but not limited to, any building designed or used to accommodate and house computer servers, storage systems, or specialized computing hardware.

DATA CENTER ACCESSORY USE/STRUCTURE

Any structure or building that supports the operation of a Data Center is located on the same tract or assemblage of adjacent parcels and is developed either as a unified development of or in further support of a Data Center. The category includes but is not limited to administrative, logistical, fiber optic, storage, and security buildings or structures; air handlers; process water and non-contact cooling water and wastewater management and treatment facilities; water holding facilities; pump stations; water towers; environmental controls (e.g., air conditioning or cooling towers, fire suppression, and related equipment), water cooling and storage facilities, security features, and any other associated electric, gas, water, wastewater, and stormwater infrastructure to support operations at the property.

DATA CENTER ENERGY SYSTEMS

Energy generation and storage systems, including electrical generators or engines, electric substations, back-up power generators, battery energy storage systems (BESS), used or intended to be used as sources of electrical power during normal operations, or as back-up temporary power when the main source of power is interrupted; electric transmission and distribution lines; and pipelines.

FARMLAND OF STATEWIDE IMPORTANCE

A map unit identified by the Natural Resources Conservation Service identifying soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

NOISE LEVEL

The maximum sound pressure level measured in both A-weighted decibels (dBA) and C-weighted decibels (dBC) at the property line.

SENSITIVE USE

Any residential dwelling, school, preschool, daycare center, in-home daycares, long term care facilities, retirement and nursing homes, community centers place of worship, public park, public or institutional buildings or facilities, hospitals or other medical care facilities, forests and woodlands, threatened and endangered species and critical habitat, historic and cultural lands or agricultural operations.

VILLAGE

The Village of Hobart, Brown County, Wisconsin

WASTE HEAT

Heat generated as a byproduct of data center operations.

§ 295-387. Permitted Use as Conditional Use

A. A Data Center shall only be allowed in the following zoning districts as a conditional use:

1. I-1 (Limited Industrial District)
2. I-2 (Industrial Park District)
3. I-3 (Airport Industrial District)

B. A Data Center will only be permitted following the issuance of a Conditional Use Permit by the Hobart Village Board, following a review of and recommendation from the Planning and Zoning Commission and the Site Review Committee.

§ 295-388. General Requirements Relating to Location of Data Centers.

No Data Center shall be located in locations under the following general conditions:

- A. On lands with slopes over 20% or which are prone to flooding, soil or geologic instability
- B. Where the disposal or release of any hazardous substance, pollutant, or contaminant from a Data Center could the aquifer.
- C. Where the structure or facility will restrict the flow of a 100-year flood, reduce the temporary storage capacity of the floodplain, or be placed in a manner likely to increase flood frequency, velocity, or heights so as to pose a risk or hazard to human health, property, wildlife, or land or water resources.
- D. In wetlands or within 50 feet of the boundary of any wetland.
- E. On prime farmland, or farmland of state importance.
- F. Where such facilities may cause or contribute to the taking of a threatened or endangered species or adversely affect critical habitat.

§ 295-389. General Requirements Applicable to Data Centers.

The standards in this Section shall apply to all Data Centers.

A. Setbacks. Data Center principal, accessory, and energy systems structures or facilities, other than transmission and distribution powerlines, pipelines delivering electricity or natural gas to the property, and ingress/egress for road and rail traffic, shall be located:

1. At least 500 feet from all outer perimeter property lines of the Data Center regardless of the zoning classification of the adjacent property. These setbacks shall not apply to property lines that are interior to a Data Center site.
2. At least 1,500 feet from a Sensitive Use or the boundary of any Residential, Commercial, or Agricultural District.

3. Any emission point or exhaust stack from a data center energy system whether for primary or backup power, shall be required to be at least one thousand (1,000) feet from the property boundary of any adjacent property and two thousand (2,000) feet from any Sensitive Use or the boundary of any Residential, Commercial or Agricultural District.

4. Where necessary to comply with the noise limits provided in Subsection H of this Section at the exterior perimeter property boundary, due to site configuration, topography, and projected equipment noise, the Planning and Zoning Commission may require greater setback distance.

5. The setback distance may be reduced up to 50% where the owner of the adjoining property to which the setback applies waives, in writing, the greater setback distance, and where buffering, fencing, or other landscaping is employed such that the noise levels are not exceeded at that property boundary

B. Structure Height, Lot Coverage, And Impervious Surface. The Maximum Building Height, Lot Coverage, and Impervious Surface shall be defined by the standards applicable to Article XXXIII (Site Review/Development and Design Standards) of Chapter 295 (Zoning) of the Municipal Code.

C. Design Standards. A Data Center shall be designed and constructed with these considerations.

D. All principal and accessory structures and energy systems associated with a Data Center shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. In general, Data Centers that visually approximate commercial office buildings are encouraged. Data Center Accessory Use(s)/Structure(s) should be located to the side or rear of the Data Center Principal Structure.

E. Buildings shall be sited and oriented to minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Uses.

F. Provide safe and convenient vehicular access to the site, including sufficient onsite queuing areas at security gates and delivery, loading/unloading, and staging areas.

G. Accommodate adequate parking with a minimum of one (1) space per employee on the largest shift and three (3) visitor spaces.

H. Incorporate appropriate erosion control/stormwater management practices.

I. House the equipment used in any Data Center in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least thirty (30) minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

J. All building façades that face existing and/or planned public roads or face property zoned for residential use shall include these design features:

1. A change in façade surface to include building material, pattern, texture, color, accent materials at least every 150 horizontal linear feet.

2. Windows, doors, or similar fenestration, i.e. faux windows which shall be distributed both horizontally and vertically and comprise at least 30% of the façades
3. At least one main entrance that is projected or is recessed from the main building plane and is differentiated from the remainder of the building façade by a change in building material.
4. The main entrance of the building shall incorporate plantings a minimum of 50% of the length of the façade that must include a mix of evergreens, deciduous shrubs, grasses, or ferns. These plantings are in addition to any required buffers or landscaping requirements.
5. All loading and unloading areas, including overhead doors, shall be oriented towards the side or rear property lines away from public roadways. Loading docks are not permitted in the front or street side yards and shall not be oriented towards the front property line.
6. Varied materials, colors, and textures, particularly earthtones, are encouraged to create a high-quality and non-obtrusive design.

K. All buildings must be constructed to minimize glare or reflection on adjacent properties and roadways and should use appropriate textured glass, anti-reflective coating, and screening. Data Center equipment may be ground mounted or roof top mounted.

L. All ground mounted equipment, including generators, fuel storage tanks, and utility substations, are prohibited from the front yard. Ground mounted equipment shall be located on a side farthest from any type of residential zone use and are not permitted adjacent to any property with a Zoning District permitting residential use, an existing residential development, or residentially used property.

§ 295-390. Emergency Contact Information.

Each Data Center shall provide 24-hour emergency contact signage visible at each access entrance. Signs shall include the company name (if applicable), the owner, operator, and/or representative's name, the telephone number, and the corresponding local power company's name and telephone number.

§ 295-391. Lighting.

A. For the lighting of horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

B. For the lighting of non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

C. The illumination measured line-of-sight and from any point on any external perimeter property line shall at no time exceed 0.1 footcandle.

D. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

E. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

F. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after regular business hours, whichever is earlier, or the use of motion sensor control, shall be permitted.

§ 295-392. Buffering/Screening/Landscaping.

A. The setback area required under Section § 295-389 (A) of this Ordinance shall serve as a buffer zone between the Data Center and the outer property boundary.

B. No Data Center structures or facilities may be constructed within the setback areas, provided that within the first hundred feet of the setback area measured from the outer perimeter of the Data Center at the beginning of the setback area, parking areas may be constructed and interior surface roads may be located.

C. Any parking or roads constructed within the setback areas shall be bermed and vegetated to shield off-site areas from glare and other visual impacts associated with the interior vehicular travel and parking. Any landscape buffer shall include an earthen berm with a minimum height of four (4) feet and a grade no steeper than 2:1.

D. Except as provided in subsections (B) and (C) above, no impervious surface is permitted within any landscape buffer except for access roads and sidewalks.

E. All Data Center accessory structures and buildings and Data Center Energy Systems shall be fully screened on all sides from all existing and planned public roads as well as adjoining properties, utilizing a mixture of screening materials, berms, and landscaping. Screening can be accomplished using any combination of existing vegetation, a newly planted vegetative screen, fence, screen wall, panel, parapet wall, or other opaque screen. Screening is not required where the principal building itself serves to effectively screen an accessory structure or building or energy system from adjacent roads and properties. A species of trees or shrubs shall be used that ensures visibility through the screening is blocked by at least eighty (80) percent throughout the entire year. The effective screening height of the trees or shrubs shall be at least four (4) feet in height at the time of planting. The landscape buffer shall be a minimum of twenty-five (25) feet in width and may be part of the minimum setback area.

F. Plantings should be provided in the setback area, as screening, at the main entrance of any Data Center primary building, in parking lots, and along the façade of the proposed Data Center.

G. The owner and operator of any Data Center shall have an affirmative and continuing duty to ensure that all buffering/screening standards and requirements are maintained on an ongoing basis.

H. The Site Review Committee shall review all buffering, screening and landscaping plans for a Data Center and make a recommendation to the Planning and Zoning Commission prior to the Commission reviewing any Conditional Use Permit application.

§ 295-393. Perimeter Security Fencing.

A. Fencing may be considered for security purposes but is not needed for land use compatibility if appropriate and effective screening, buffering, and landscaping are provided.

A. Fences shall not exceed ten (10) feet in height above ground.

B. Chain-link, slatted-insert, and barbed or razor wire fencing is not allowed along public streets or external perimeter property lines.

C. Permitted fence materials include aluminum and iron.

D. Video and/or audio surveillance shall be restricted to within external perimeter property lines and public right-of-way adjacent to or abutting the Data Center property.

B. The Site Review Committee shall review all perimeter security fencing plans for a Data Center and make a recommendation to the Planning and Zoning Commission prior to the Commission reviewing any Conditional Use Permit application.

§ 295-394. Noise.

All Data Centers shall meet the following minimum standards:

A. Noise from operations, including primary and accessory structures and uses and energy systems, shall not exceed 40 dBA or 60 dBC between 10:00 p.m. and 7:00 a.m., and shall not exceed 45 dBA or 65 dBC at any other times at any external perimeter property line.

B. In addition to the decibel limits prescribed in the subsection above, operations shall not generate vibration, oscillation, or infrasound that causes perceptible resonance within any building or adverse impacts on the human body, including but not limited to dizziness, headaches, nausea, sleep disturbance, or other recognized health effects. Compliance shall be determined based on standards issued by ANSI and ISO for human exposure to whole-body and low-frequency vibration (e.g., ISO 2631 and ANSI S2.71) and shall be measured and compliance determined at any external perimeter property line.

C. The locations of the noise measuring equipment for the pre-construction noise analysis shall be shown on the submitted site plan. The points of measurement shall be at all external perimeter property lines at locations most susceptible to noise from applicable proposed equipment.

D. The maximum sound levels identified herein do not apply to emergency alerts; emergency work to provide electricity, water, or other public utilities when public health or safety is involved; snow removal; or road repair. Maximum sound levels do apply to testing or routine operation of emergency equipment for backup or primary power generation and to other situations that do not involve public health or safety.

E. A Noise Assessment, Monitoring, and Mitigation plan shall accompany any conditional use permit application and shall include:

1. Assessment of baseline ambient levels of noise before construction, measured in all directions at the external perimeter property lines on which the Data Center is proposed to be located and any related activity is proposed to be conducted.

2. Assessment of all noise projected to be associated with the proposed Data Center (including all structures, facilities, and energy systems) before and after incorporation of noise minimization and abatement measures to control and minimize all exterior noise (including high, mid- and low-frequency) generated by the Data Center, including but not limited to exhaust vents, cooling equipment, chiller fans, and on-site power generation.

3. An Acoustical Study prepared by a qualified noise consultant showing:

(a) Expected daytime and nighttime sound levels, including generator noise and other equipment noise, indoors and outdoors at multiple distances and at the external perimeter property lines.

(b) Include both A-weighted (dBA) and C-weighted (dBC) measurements, with full frequency spectra to identify low-frequency and tonal components.

(c) Provide sound level projections and modeling for multiple distances from the facility, with measurements taken both outdoors and indoors of nearby dwellings.

(d) Conduct testing during nighttime and early morning hours, when cooler air and atmospheric conditions may increase sound propagation, and

(e) Recommend specific mitigation measures (e.g., barriers, enclosures, mufflers, alternative cooling technologies) to ensure compliance with the noise standards of this Ordinance.

4. A vibration study shall also be submitted if any mechanical equipment or cooling infrastructure is installed within 2,000 feet of a Sensitive Use.

5. Design of Noise Monitoring, Minimization, and Mitigation Plan including real time continuous monitoring and analysis of noise data sufficient to demonstrate compliance with the applicable standards over time and to identify patterns, trends, and potential areas of improvement; and use of frequency analysis to identify and address low-frequency tones associated with cooling fans or other equipment.

6. Incorporation of measures sufficient to avoid off-site nuisance conditions from all frequencies of noise, at all hours of the day and night, and conform to the required limits at the property lines of the Data Center. Measures may include, but not be limited to, acoustic barriers or shrouds, higher efficiency/lower speed fans, or other noise reduction devices sufficient to assure that the noise levels measured at the perimeter property boundary for the Data Center conform to the required levels and to prevent nuisance conditions.

7. All required noise analyses shall be designed and conducted by a certified/ licensed acoustical engineer. The points of measurement shall be on each external perimeter property line at locations selected as those most susceptible to noise from applicable proposed equipment. Any noise analysis shall include the date, time, and duration of measurements taken and shall be taken at various times of the day and night.

8. The Village shall require the applicant to conduct post-construction during operation compliance testing within six months of commencement of operation, using the same methodology, to verify actual sound levels and the effectiveness of mitigation measures.

Where any noise analysis postconstruction and during operation identifies greater than maximum permissible sound levels at any perimeter property boundary, the applicant shall be required to develop and submit for review and approval such measures, including relocation of equipment, reorientation, and other mitigation measures, as are needed to bring the modeled noise level to below acceptable limits.

9. The Village may, at any time thereafter, conduct such compliance testing, and where any noise analysis identifies greater than maximum permissible sound levels at any perimeter property boundary, may after reasonable notice and an opportunity to cure the conditions contributing to the exceedance, suspend or revoke the conditional use permit.

§ 295-394. Utility And Infrastructure Plan.

An application for a conditional use permit shall contain a Utility and Infrastructure Plan, which shall include the following:

A. A Site Plan showing all structures and facilities to be used or constructed to support the Data Center operations, including all water, wastewater, electric, natural gas, and other infrastructure, and public utility service facilities.

B. Identification and description of any existing or proposed transmission lines and other facilities that would be required in order to connect the proposed facilities to the grid, and any permits or other approvals needed to support such construction.

C. Identification of any existing or proposed pipelines or gas transmission lines and other facilities that would be required in order to deliver natural gas or other gas or liquids to the facilities for use in heating or power generation.

D. A description of any power sources proposed to be constructed or sited and operated, including emissions profile, noise, copies of applications for any required state or federal air permits. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or other energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a 15 separate use and shall be approved only in accordance with any zoning regulations that allow and are applicable to such use.

E. Information concerning any proposed grid interconnection.

F. Documentation, including written verification from the applicable service providers, demonstrating the following:

1. Public utility capacity and related electrical infrastructure sufficient in size and capacity is or will be made available to ensure that the power requirements of the proposed project can safely be accommodated without adverse effect on the availability, reliability, quality, cost, or safety of the electric service to other customers.

2. Any system designed for cooling and operation of the facility (whether by electricity, water, or other means) will meet all applicable standards of this ordinance as well as state and federal law.

3. Water, stormwater, and wastewater management and treatment capacity sufficient in size and capacity is or will be made available to ensure that the requirements of the proposed

project can be safely accommodated without adverse effects on the availability, reliability, quality, cost, or safety of the water, wastewater, and stormwater management and treatment services to other customers.

4. Any enhancements or improvements required in order for such utility services to continue to be available without adverse effect or additional cost to existing customers will be in place before operation of the proposed project.

G. A description of the processes that will be used for management of all water, wastewater including equipment cooling, humidity maintenance, process, and sanitary wastewater, and stormwater run-on and run-off, in accordance with all local state, and federal requirements.

H. Demonstration that for any proposed battery storage or storage of any other device or group of devices capable of storing energy for supply at a later time, whether the energy is stored for use on-site or off-site, compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards, and include fire suppression systems designed specifically for battery storage.

I. No Data Center or any supporting facility may rely on energy generated by a nuclear source located on site or within the Village of Hobart.

§ 295-395. Generator and Testing Requirements.

A. Backup power generation using diesel fuel, natural gas, or Battery Energy Storage Systems are allowed for use at a Data Center. Gas or battery storage is preferred over diesel due to emissions concerns.

B. Backup diesel generators shall be a minimum of Tier IV (or the highest Environmental Protection Association industry standard available at the time of application) which meet all applicable local, state, and federal emission and performance standards to minimize adverse effects from the generator emissions.

C. Except for generator testing or commissioning activities, generator use shall be limited to backup and emergency use only when the primary source of electricity is interrupted or unavailable. Continuous generator use outside of power outages or interruptions is prohibited.

D. Generators shall be tested no more than once per week per unit, and only during the hours from 12 P.M. to 5 P.M. Monday through Friday.

E. If diesel fuel is used for a back-up generator, the application shall include information demonstrating that the fuel will be delivered during non-peak daytime hours, that storage of the fuel will conform to all applicable fire and safety standards, and that the storage vessel is equipped with secondary containment to contain any release.

§ 295-396. Cooling Requirements.

A. All liquid cooled equipment must be designed to utilize a closed-loop system.

B. Water used for liquid cooling systems must come from a public or semi-public water system and not from any type of private well system.

C. Water discharge from liquid cooling systems shall only occur after treatment (if required) and only to in accordance with all applicable local, state, and federal water pretreatment, discharge permit requirements and in conformity with state water quality standards.

§ 295-397. Water Management.

An application for a conditional use permit for a Data Center shall include a Water and Wastewater Management Plan, which shall include:

A. Projected daily and peak water demand.

B. The source(s) of the water supply, including certification from any public or semipublic water supplier that it will supply the daily and peak water need and that the demand can be met without adverse effect on the availability, quality of service, potability of the water, or other qualitative or quantitative impacts on existing customers.

C. Certification that the Data Center site is not located within a wellhead protection planning area

D. Provide documentation that the Data Center design and equipment has incorporated best available technology and best practices to minimize water waste, maximize efficiency of water use, and to reclaim and recycle water to the extent possible.

E. Provide documentation that any improvements to the water or wastewater utility infrastructure needed to serve the proposed Data Center will be paid by the applicant.

F. Avoid cooling system discharge into the wastewater system and, if needed, minimize discharge and provide pretreatment as required.

G. Documentation of efforts to incorporate cooling systems that do not discharge to the wastewater or stormwater systems, or which use non-chemical and non-water-based cooling.

§ 295-398. Waste Heat.

A. No person, firm, or corporation shall cause, permit, allow, or maintain any artificial or mechanical source of heat, radiant energy, or exhaust that creates a condition of thermal discomfort, hazard, or damage to persons, animals, vegetation, or property beyond the external perimeter property lines of the Data Center.

B. Thermal discharge, venting, or exhaust from any equipment, machinery, or operation shall not raise the ambient temperature at any external perimeter property line above naturally occurring conditions when measured at a height of 4 feet above ground level.

C. Outdoor equipment and energy systems must be equipped with shielding, insulation, or dispersion devices to minimize radiant heat impacts.

D. Exhaust from heating, ventilation, air conditioning, or industrial equipment shall be directed and diffused in such a manner as to prevent concentrated heat exposure to anywhere outside of Data Center, neighboring properties, or public rights-of-way.

E. Rooftop or wall-mounted heat exhaust systems shall be equipped with baffles, louvers, or dispersal devices to prevent heat plumes from causing discomfort or damage to adjacent buildings or damage to vegetation.

§ 295-399. Low Impact and Energy Efficiency Considerations.

Data Centers are encouraged to implement low-impact development practices in site design and energy efficiency, such as, but not limited to, the following

A. Site Design. Select sites to:

1. Minimize land disturbance.
2. Maximize tree preservation.
3. Minimize impervious surfaces.
4. Minimize potential nuisance impacts (noise, glare, vibration, etc.) on adjacent properties, public roadways, and the vicinity.

B. Energy/Resource Efficiency.

1. Orient buildings to take advantage of passive cooling and daylight opportunities.
2. Utilize alternative energy sources (solar, wind, hydro, etc.) as much as possible.
3. Provide an energy storage system to monitor and regulate usage of alternative energy for usage during off-peak hours.
4. Utilize reclaimed water for cooling, if available.
5. Encourage systems that limit the use of finite natural resources and their disposal.
6. Incorporate water-efficient landscape materials.
7. Utilize LED exterior/interior lighting.
8. Implement energy management best practices and carbon reduction techniques such as, but not limited to, those promoted through the U.S. Department of Energy's Better Buildings initiative and U.S. Green Building Council's LEED Certification system.

§ 295-400. Avoidance Of Nuisance Conditions.

Any use or activity producing emissions, fugitive dust, smoke, glare, exhaust, heat, or humidity in any form shall be designed, located, and carried on in such a manner that it is not perceptible at or beyond the external perimeter property line and does not exceed any standards established by this ordinance or local, state, or federal law or regulation.

§ 295-401. Conditional Use Permit Application Requirements.

The application for a Conditional Use Permit for a Data Center shall include:

A. A proposed site development plan identifying:

1. The zoning classification for all lands within 1 mile of the external perimeter property lines of the proposed Data Center site.
2. The legal boundaries of each separate parcel comprising the proposed site.
3. Proposed access route(s) and access control to the site.
4. The location of proposed improvements including but not limited to the Data Center Principal Structure, Data Center Accessory Use(s)/Structure(s), Data Center Energy Systems, parking, lighting, screening/buffering, perimeter fencing, and all ground-mounted equipment and utility infrastructure.
5. The location and use of internal roads, and any tram or railways.
6. Existing or proposed utilities providing electric, gas, water, and wastewater service the facility.
7. Evidence of compliance with all applicable setback requirements.
8. Location of the 100-year floodplain, wetlands, public rights-of-way, and cultural and historic resources on the proposed Data Center site and within 500 feet of the external perimeter property lines.

B. An evaluation of the compatibility of the facility with scenic surroundings.

C. An appraisal of the potential changes in property values and land use for property owners within one (1) mile of the facility resulting from the location, construction, and operation of the proposed facility.

D. A traffic study assessing the impact of the facility construction and operation on road and rail traffic to and within the facility.

E. Description of potential for fire or explosion, and certification from the Hobart Fire Department and emergency response agencies of the capacity to address and response to any emergency situation regarding the Data Center and associated energy systems, including fuel delivery and storage.

F. A Utility and Infrastructure Plan meeting the requirements of § 295-394 (Utility and Infrastructure) of this ordinance

G. List all other permits and authorizations needed for construction and operation of the Data Center and include copies or links to the applications.

H. A Noise Assessment, Monitoring, and Mitigation Plan meeting the requirements of § 295-394 (Noise) of this ordinance.

I. A Waste Management Plan which shall identify all categories of solid waste, electronic waste, hazardous materials, and other refuse generated by the facility, 20 including packaging, cooling system by-products, and equipment replacement materials, and shall identify the manner in which the wastes will be stored, collected, processed, recycled, and disposed.

J. An assessment of all anticipated emissions from the construction and operation of the facility, including transportation

K. An assessment of all water usage and wastewater generation and characterization, and plans for management of wastewater and stormwater.

L. A decommissioning plan, prepared by a registered professional engineer, containing the following:

1. The estimated decommissioning timeframe and cost of removal of all structures, foundations, conduit, equipment, and interconnection facilities, and roads.

2. The salvage value of any equipment in current dollars and the calculations supporting the decommissioning estimate. The estimated salvage value of the material using current, publicly available material indices and/or firm quotes from a decommissioning or recycling company experienced in the decommissioning of data centers shall be provided.

3. The manner in which the Data Center will be decommissioned, including provision and a timetable for the removal of all structures, foundations, conduit, equipment, and interconnection facilities and for the revegetation and restoration of the property to its original condition or preparation of the site in a condition compatible with the prior zoning of the parcel(s).

4. A performance bond, letter of credit, or other financial assurance payable to the Village, sufficient to assure that decommissioning of the site can be achieved by a third party in the event that the applicant defaults in that obligation, which financial assurance shall be provided prior to commencement of construction.

§ 295-402. Process and Standards for Approval of Conditional Use Permit.

A. The Planning and Zoning Commission and the Village Board shall have the authority to hire a consultant to review the Conditional Use Permit Application and all Plans and to provide recommendations concerning the compliance of the proposed facility with the applicable standards and requirements associated with the siting, construction, operation, and decommissioning of the Data Center and all accessory structures and facilities. Any expenses incurred by the hiring of a consultant shall be borne by the applicant. The expenses incurred may be charged against an escrow deposit charged to the applicant at the time of filing of the application.

B. A Conditional Use Permit shall be issued by the Village Board only where the applicant demonstrates and the Village Board affirmatively finds, based on the evidence in the record taken as a whole, and after public notice and opportunity to be heard concerning the application, that all applicable requirements of this Ordinance have been or will be met regarding the location, construction, operation, and decommissioning of the Data Center and that issuance of the conditional use permit is consistent with the public health, safety, and welfare.

C. The Village Board may impose any conditions deemed necessary or appropriate in order to allow the proper integration of the proposed Data Center into the zone and location in which it is proposed, and deemed necessary or appropriate to protect public health, safety, and welfare. Such additional conditions may include but are not limited to further limitations on noise, hours of operation, additional visual screening and buffering, traffic mitigation, setbacks, and infrastructure upgrades.

D. The Village Board may, in considering an application for a Conditional Use Permit, consider the extent to which low-impact development and energy efficiency considerations have been addressed and incorporated into the proposed Data Center.

Section 2: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall be effective from and after its passage by the Village Board and publication as required by law.

Passed and approved on this ____ day of _____, 2026.

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

CERTIFICATION

The undersigned, being the duly appointed Clerk of the Board of the Village of Hobart, certifies that the aforementioned is the original ordinance adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on _____, 2026.

(Seal)

Lisa Vanden Heuvel, Village Clerk