



**VILLAGE OF HOBART - PUBLIC NOTICE OF PLANNING
& ZONING COMMISSION MEETING**

JULY 6TH 2026 (5:30 PM)

2990 South Pine Tree Road, Hobart WI 54155

The Hobart Planning & Zoning Commission will hold the following meeting on Monday, July 6th 2026 at 5:30 p.m. at the Village Office (2990 South Pine Tree Road, Hobart WI 54155) to consider the following for recommendation to the Hobart Village Board:

ORDINANCE 2026-07 (AN ORDINANCE CREATING ARTICLE XXXVI (TEMPORARY MORATORIUM ON DATA CENTER DEVELOPMENT) - The purpose of this Ordinance is to create a one (1) year moratorium on the development of a Data Center in the Village of Hobart, allowing time for the Village to draft and approve an Ordinance to regulate any such development through the Village's Zoning Code.

The materials for the meeting will be available on the Village website at www.hobartwi.gov/village-board and at the Village office for public inspection starting June 17th 2026 during regular office hours. Office hours are Monday through Thursday from 7:30 a.m. to 4:00 p.m. and Friday from 7:30 a.m. to 11:00 a.m.

Lisa Vanden Heuvel, Hobart Village Clerk

Published June 19th 2026 and June 26th 2026



TO: Village Board
FROM: Aaron Kramer, Village Administrator
RE: Proposed Date Center Temporary Moratorium Ordinance
DATE: June 16th 2026

BACKGROUND

There has been considerable interest and discussion over the past several months over the potential of data centers being constructed across Wisconsin and, more specifically, in Brown County. While the Village is not aware of any concrete interest in constructing such a facility in Hobart, we are aware of anecdotal evidence that there may be some inquiries being made about purchasing land for such a project. With concerns over the impact on infrastructure, the Village’s power and water systems, and the quality of life throughout the community, we are proposing an Ordinance that would place a one-year moratorium on the consideration of any data center in the Village.

We are proposing the passage of an Ordinance, rather than a Resolution. Given that the construction of data centers is at least conceivably already allowed under the current zoning codes, we believe an actual modification of the zoning code, rather than simply a resolution, is appropriate. We also added some additional provisions to help protect against future legal challenges against the moratorium. Brown County recently tabled a proposed County moratorium. *“Unlike Manitowoc County, which passed a data center moratorium in April, Brown County doesn’t have countywide zoning. Instead, cities, villages and towns within the county have control.”* (Source: Fox11 News, June 2, 2026)

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

ORDINANCE AND TIMETABLE

The following timetable will be followed if the Board approves moving forward with the proposed Ordinance tonight:

DATE	ACTION
June 16	<ul style="list-style-type: none"> • Presentation of proposed Ordinance to Village Board • Forwarding the Ordinance to the Planning and Zoning Commission • Setting of public hearing on proposed Ordinance (July 7)
June 19	<ul style="list-style-type: none"> • First run of the Notice of the July 6 Planning & Zoning Commission Meeting (Publish as a Class II). • Place notice on website. • Place notice at Village Office.
June 26	<ul style="list-style-type: none"> • Second run of the Notice of the July 6 Planning & Zoning Commission Meeting. Publish as a Class II.

	<ul style="list-style-type: none"> • Notice of Moratorium Public Hearing at July 7 Village Board Meeting. Publish as a Class I. • Place notice on website. • Place notice at Village Office.
July 6	<ul style="list-style-type: none"> • Planning & Zoning Commission Meeting (5:30 pm)
July 7	<ul style="list-style-type: none"> • Village Board Meeting (6:00 pm)

RECOMMENDED MOTIONS

* To forward Ordinance 2026-07 (AN ORDINANCE CREATING ARTICLE XXXVI (TEMPORARY MORATORIUM ON DATA CENTER DEVELOPMENT)) to the Planning and Zoning Commission for their review and recommendation at their next meeting.

* To approve the establishment of a Public Hearing at the July 7th Village Board meeting to consider Ordinance 2026-07 (AN ORDINANCE CREATING ARTICLE XXXVI (TEMPORARY MORATORIUM ON DATA CENTER DEVELOPMENT))



ORDINANCE 2026-07

AN ORDINANCE CREATING ARTICLE XXXVI (TEMPORARY MORATORIUM ON DATA CENTER DEVELOPMENT)

Purpose: The purpose of this Ordinance is to create a one (1) year moratorium on the development of a Data Center in the Village of Hobart, allowing time for the Village to draft and approve an Ordinance to regulate any such development through the Village’s Zoning Code.

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

Section 1: Article XXXVI (Data Center Moratorium) of Chapter 295 (Zoning) is hereby created to read as follows:

§ 295-385. Purpose.

The purpose of this moratorium is to provide the Village with adequate time to assess the impacts and secondary effects of Data Centers, including but not limited to electrical infrastructure concerns, water consumption concerns, wastewater impacts, land-use compatibility, emergency services impacts, comprehensive regulation and legislation, and to promote meaningful development in implementation of Village ordinances with regard to Data Centers. This moratorium is necessary to protect the health, safety, and general welfare of the Village residents, businesses, and visitors.

§ 295-386. Authority.

This ordinance is adopted pursuant to the Village’s authority under Wis. Stat. §§ 61.34, 61.35, 62.23(7), and other applicable provisions of Wisconsin law.

§ 295-387. Definition of Data Center.

“Data Center” means a facility, building, campus, or portion thereof primarily used for the storage, processing, management, transmission, or hosting of digital data, servers, cloud computing systems, artificial intelligence computing systems, or network infrastructure, together with associated cooling systems, backup generators, substations, utility infrastructure, and accessory uses. This definition is inclusive of any accessory office uses necessary to monitor and manage sustained operations at a Data Center. The term shall not include ordinary office computer systems, telecommunications equipment serving a principal permitted use, or customary business server rooms accessory to another permitted use.

§ 295-388. Declaration of Moratorium.

A village wide temporary moratorium is hereby declared with respect to the acceptance of applications, participating in pre-submittal activities, including but not limited to planning applications, building permits,

engineering permits, site review, rezoning approvals, conditional use permits, or any other authorization required for establishment, expansion, or construction of a Data Center.

§ 295-389. Duration.

This ordinance shall remain in effect for a period of twelve (12) months from its effective date or until an amendment to this chapter related to Data Centers is adopted and takes effect, whichever is earlier. The Village Board may extend the duration of this ordinance for an additional period of six (6) months, as permitted by applicable Wisconsin law, if additional time is reasonably necessary to complete, review, and adopt permanent regulations.

§ 295-390. Direction to Develop Data Center Ordinance.

During the period of this moratorium, the Department of Planning and Zoning, in consultation with the Village administrator and attorney, in consultation with relevant Village agencies, departments, and employees, are directed to draft an ordinance providing a comprehensive and appropriate regulation of Data Centers to protect the public health, safety, and general welfare of the Village residents, businesses, visitors, and the public. It is the intention of the Village Board of Trustees to amend the Village's general ordinances to adopt an ordinance pertaining to Data Centers before the expiration of this moratorium or any extension thereof as allowed under Wisconsin law.

§ 295-391. Subjects of Consideration.

In preparing an amendment to this chapter or a separate ordinance related to Data Centers, the Village, through appropriate personnel or consultants, shall review the possible impacts that these uses may have on the health, safety, and general welfare of the residents, businesses, visitors, and general public in the Village. The relevant Village departments, agencies, and staff shall also consult with other municipalities, experts, stakeholders, and relevant available studies and research pertaining to effective municipal regulations of Data Centers.

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 7th day of July, 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 July 7, 2026.

(Seal)

Lisa Vanden Heuvel, Village Clerk