



# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Common Council  
From: Adrienne Nelson, Associate Planner  
Date: January 13, 2026  
Re: 17.25 Ordinance Amendment – Data Centers

Per discussion with the Common Council and the Plan Commission, staff are proposing an update to section 17.25 of the Municipal Code to allow for data centers in the City's Industrial District as a special exception. This would allow the City to accommodate a growing industry while maintaining local control to ensure that existing infrastructure and the community are not negatively impacted by a data center development.

Section 17.47 of the Municipal Code, which covers special exceptions, states that the Plan Commission may recommend to the Common Council appropriate additional conditions as deemed necessary for a special exception to be approved. Per the Common Council's request, a list of possible conditions and safeguards are listed below:

- No off-site parking is to be used for the day-to-day operations of the business.
- Yearly inspection is to be done by the Planning and Community Development Department or other designee to ensure compliance. If the ownership or proposed use changes, the applicant/property owner must go through the special exception process again.
- Electrical usage must not exceed a certain amount without prior recommendation from Kaukauna Utilities and approval from the Common Council.
- Water usage must not exceed a certain amount without prior recommendation from Kaukauna Utilities and approval from the Common Council.

- Any additions, new buildings, and changes in use must be reviewed and approved by the Common Council.

Plan Commission and Legislative Committee have reviewed the ordinance change and are recommending approval.

**Staff Recommendation**

Approval of the ordinance amendment as presented.

