



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: December 12, 2025
Re: 17.25 Ordinance Amendment – Data Centers

Background Information:

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 approval from the Common Council with recommendation from Kaukauna Utilities.
- Water usage must not exceed a certain amount without prior approval from the Common Council with recommendation from Kaukauna Utilities.
- Any additions, new buildings, and changes in use must be reviewed and approved by the Common Council.

Staff Recommendation

Review and recommend approval to Common Council.