

**AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTERS
FOR THE VILLAGE OF FREDERIC**

ORDINANCE CHAPTER XX

WHEREAS, The Village of Frederic Village Board did approve Resolution 092026 stating their intent to enact a development moratorium ordinance related to Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure; and

WHEREAS, a public hearing on the temporary moratorium ordinance was held by the Frederic Village Board on XXX XX, 2026; and

WHEREAS, a moratorium is a planning tool that will give the Village time to research and establish regulations for such uses; and

WHEREAS, the Village of Frederic may enact a development moratorium pursuant to Wis. Stat. §66.1002.

NOW, THEREFORE BE IT RESOLVED, by the Village Board of the Village of Frederic, Polk County WI, that a temporary moratorium on Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure is hereby created to provide as follows:

- 1) Declaration of Moratorium. A temporary moratorium is hereby declared with respect to the issuance of zoning certificates for Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure as a principal and primary use, when they have a floor area greater than 10,000 square feet contained within a single building or collection of buildings.
- 2) Statement of Purpose. The purpose of the moratorium is to provide the village of Frederic with adequate time to assess the impacts and secondary effects of Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure and promote meaningful development and implementation of Frederic Ordinances with regard to such. The moratorium is necessary to protect the health, safety and general welfare of the Village of Frederic residents, businesses and visitors.
- 3) Authority. The Village of Frederic relies on the authority granted pursuant to Wis. Stats. §66.1002 and all other sources of authority that authorize the adoption of this ordinance.

4) Duration of Moratorium. The moratorium shall be in effect for twelve (12) months following the effective date of this ordinance or until an ordinance related to data centers is adopted and takes effect whichever is earlier. This moratorium ordinance may be amended by the Village prior to its expiration for an additional time period of up to 6 months pursuant to Wis. Stat §66.1002(3)(b)2.

5) Direction to Develop Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure Ordinance. During the period of this moratorium, the Village will draft an ordinance providing comprehensive and appropriate regulations of Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure, to protect the public health and safety and general welfare of the Village of Frederic residents, businesses, visitors and the public. It is the intention of the Frederic Village Board to amend the Frederic Municipal Code of Ordinances to adopt an ordinance pertaining to Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure before the expiration of this moratorium.

6) Subjects of Consideration. In preparing an amendment to this Chapter or a separate ordinance related to Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure, the Village shall review the possible impacts that Data Centers, Cryptocurrency Mining Facilities, AI and Machine Learning Farms, Server Farms, High-Energy Telecommunication/Switching Centers, Associated On-Site Utility Infrastructure and any other form of high-intensity, high-energy, and high-water digital infrastructure may have on the health, safety and general welfare of the residents, business, visitors and general public in the Village of Frederic. The village shall also consult with other municipalities, experts and relevant available studies and research pertaining to effective municipal regulation of data centers.

7) Definitions. For the purposes of this moratorium only, the following definition shall be established for data centers.

a) Data Center. A facility whose primary and principal use is for the storage, management, processing and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the data center. Data centers may also contain accessory office uses necessary to monitor and manage sustained operations at the data center.

b) Cryptocurrency Mining Facilities. Operations focused on blockchain validation, proof-of-work mining, and digital asset generation, which share identical heavy electrical and cooling footprints.

c) Artificial Intelligence (AI) and Machine Learning Farms. Dedicated high-performance computing (HPC) centers built for LLM training and inferencing that rely on specialized server racks and intensive liquid or air colling.

d) Server Farms and Colocation Facilities. Third-party or private multi-tenant server buildings that rent out critical digital infrastructure space.

e) High-Energy Telecommunication/Switching Centers. Large-scale carrier hotels, fiber-optic regeneration hubs, or heavy network routing structures that draw massive continuous power loads.

f) Associated On-site Utility Infrastructure. Standalone or microgrid power generation, massive battery energy storage systems (BESS), and dedicated sub-stations linked to these digital operations.

8) Nonconformities. During the duration of the temporary moratorium, existing telecommunications centers greater than 10,000 square feet in floor area shall be nonconforming uses in accordance with Chapter XXX of the Frederic Municipal Code of Ordinances and therefore may undergo structural repairs of structural alterations to the building or structure provided they do not exceed fifty percent (50%) of the total assessed value of the building or structure.

CONFLICT. If this ordinance conflicts with any section within the Village of Frederic Municipal Code, this ordinance shall prevail.

EFFECT. This ordinance shall take effect upon passage and publication.

Adopted this XX day of XXXXX, 2026

Village Frederic:

Attest:

Amanda Blackmon, Village President

Janice Schott, Village Clerk/Treasurer