

ORDINANCE NO. 8.04 DRAFT

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE REVIEW, APPROVAL, AND PERMITTING OF ARTIFICIAL INTELLIGENCE (AI) DATA CENTERS WITHIN THE TOWN OF BRIDGE CREEK.

WHEREAS, the Town of Bridge Creek, Eau Claire County, Wisconsin, possesses the authority under its village powers (Wis. Stat. § 60.10(2)(c)) and home rule authority to regulate for the health, safety, and welfare of its residents; and

WHEREAS, "AI Data Centers"—high-density computing facilities—have distinct and significant impacts on local resources, including massive water consumption for cooling systems, high electrical demand, and noise pollution; and

WHEREAS, the Town Board finds that the existing Town Ordinances and Comprehensive Plan may not adequately address the unique environmental and infrastructure challenges posed by these large-scale industrial facilities; and

WHEREAS, a temporary stay on such developments is necessary to prevent the irreversible loss of rural character, the depletion of the local aquifer, and the strain on public utilities while the Town researches appropriate zoning and regulatory standards.

NOW, THEREFORE, the Town Board of the Town of Bridge Creek, Eau Claire County, Wisconsin, does ordain as follows:

8.04.01 Definition

For the purposes of this ordinance, an "AI Data Center" is defined as a facility primarily used to house computer systems and associated components (such as telecommunications and storage systems) specifically designed for high-density artificial intelligence processing, characterized by:

- A. Occupying more than 10,000 square feet; or
- B. Requiring a constant electrical load exceeding 10 megawatts; or
- C. Utilizing liquid cooling systems that draw from the municipal or local groundwater supply.

8.04.02: Moratorium Imposed

A moratorium is hereby imposed on the acceptance, review, and approval by any Town official, the Plan Commission, or the Town Board of any building notification related to the construction or operation of an AI Data Center.

8.04.03: Duration

This moratorium shall be in effect for a period of twelve (12) months from the date of adoption. The Town Board may extend this moratorium by resolution if the necessary studies or ordinance revisions remain incomplete, or may terminate it earlier if new regulations are adopted.

8.04.04: Purpose of the Stay

During this period, the Town Board and Plan Commission shall:

- A. Study the impact of high-density computing on the Town's water table and rural landscape.
- B. Consult with the Wisconsin Department of Natural Resources (DNR) regarding environmental safeguards.
- C. Draft permanent amendments to the Town Code to ensure any future data centers are subject to strict "Special Exception" or "Conditional Use" standards that protect residents.

8.04.05: Severability

If any section of this ordinance is found invalid by a court of law, the remaining sections shall remain in full force and effect.

8.04.06: Effective Date

This ordinance shall take effect immediately upon passage and posting/publication as required by law.