

TOWN OF COLUMBUS DATA CENTER TEMPORARY MORATORIUM

The Town Board of the Town of Columbus does hereby ordain that this Town of Columbus Data Center Temporary Moratorium is hereby created to provide as follows:

ARTICLE 1. NECESSITY AND PURPOSE

A moratorium is necessary with respect to the issuance of rezoning approvals and subdivision approvals for Data Centers as a principal and primary use. This moratorium is necessary to protect the health, safety and general welfare of the Town of Columbus residents, businesses and visitors. Such moratorium shall be in effect within any area over which the Town has jurisdiction, and would otherwise be zoned allowing any use as described in Sec. 12.155.06 of the Columbia County Zoning Ordinances.

The purpose of this temporary moratorium is to provide the Town of Columbus with adequate time to assess the impacts and secondary effects of Data Centers and promote meaningful development and implementation of ordinances with regard to Data Centers, along with updates to the Town's comprehensive plan with respect to this use.

ARTICLE 2. AUTHORITY

The Town of Columbus relies on the authority granted pursuant to Wis. Stat. 66.1002, and all other sources of authority that authorize the adoption of this ordinance.

ARTICLE 3. LENGTH OF TIME

This 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 Town prior to its expiration for an additional time period of up to six (6) months pursuant to Wis. Stat. 66.1002(3)(b)2.

Such length of time is necessary for the Town of Columbus to devote sufficient resources to properly research and draft an ordinance providing comprehensive and appropriate regulations of Data Centers.

ARTICLE 4. DIRECTION

In order to adequately complete such an ordinance providing comprehensive and appropriate regulations of Data Centers during the period of this moratorium, the Town of Columbus shall engage Town staff and consultants as needed to study the impacts of this use on the Town's infrastructure and comprehensive land use planning. It is the intention of the Town Board to amend the Town of Columbus Ordinances to adopt an ordinance pertaining to Data Centers, and prepare revisions of the Town's comprehensive plan as needed to address this use, before the expiration of this moratorium.

ARTICLE 5. EXEMPTIONS

During the duration of the temporary moratorium, existing Data Centers shall be nonconforming uses and therefore may undergo structural repairs or 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.

The Temporary Moratorium established in this ordinance shall not apply and the Town of Columbus may accept, process and, if appropriate, approve rezonings and subdivisions for Data Centers that serve another principal use allowed on the zoning lot.

ARTICLE 6. DEFINITIONS

“Data Center” means a facility whose primary and principal use is for the storage, management, processing and transmission of digital data, which house 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.

“Town” as used in this ordinance means Town of Columbus.

ARTICLE 7. EFFECTIVE DATE

This Moratorium Ordinance shall be effective upon passage, posting and publication, as provided by law.

Dated August 10, 2026

By: Town of Columbus Town Board

X abstain

Darren Schroeder, Town Chair

X Edward H Wolf

Edward Wolf, Supervisor 1

X Harold Schwoerer

Harold Schwoerer, Supervisor 2

X Gabrielle Loeffler

Gabrielle Loeffler, Town Clerk