

ORIGINAL UPDATED
 CORRECTED SUPPLEMENTAL

FISCAL ESTIMATE
DOA-2048 (R10/92)

Subject

Creation of the land use board and limitations on residential development in towns

Fiscal Effect

State: No State Fiscal Effect

Check columns below only if bill makes a direct appropriation or affects a sum sufficient appropriation.

- Increase Existing Appropriation Increase Existing Revenues
 Decrease Existing Appropriation Decrease Existing Revenues
 Create New Appropriation

Increase Costs - May be possible to absorb Within Agency's Budget Yes No
 Decrease Costs

Local: No local government costs

1. Increase Costs
 Permissive Mandatory
 Decrease Costs
 Permissive Mandatory

3. Increase Revenues
 Permissive Mandatory
4. Decrease Revenues
 Permissive Mandatory

5. Types of Local Government Units affected:
 Towns Villages Cities
 Counties Others _____
 School Districts VTAE Districts

Fund Sources Affected

GPR FED PRO PRS SEG SEG-S

Affected Ch. 20 Appropriations

s. 20.505(4)(if)

Assumptions Used in Arriving at Fiscal Estimate

Subject to certain exceptions, this bill prohibits residential development in a town outside of a "residential transition area" as identified by a town plan prepared according to the steps and procedures required by this bill. Also under the bill, no city or village may annex any town territory unless the relevant town board adopts a plan according to the requirements included in the bill and the governing body of the city or village agrees to the town plan. Under the bill, a town plan that designates a residential transition area must include and address several elements and goals. If a town plan is adopted by a town in a county with a population of at least 50,000, any elector of the town adopting the plan or of a city or village agreeing to the plan may request that the Department of Administration (DOA) review and approve the plan. DOA's decision to approve or disapprove a town plan is subject to judicial review. If a town and a city or village are unable to reach an agreement on the provisions of a town plan, a mediation committee is required to resolve the dispute. The decisions of the mediation committee are subject to review by the state land use board as created by this bill. Decisions of the land use board are also subject to judicial review.

Under this bill, DOA and the land use board are responsible for reviewing and approving town plans when an elector makes a request. The land use board is also responsible for reviewing town plans as approved by a mediation committee and must resolve any remaining disputes if requested to do so by one of the parties. The department estimates it will need a \$73,100 annual increase to the GPR appropriation under s. 20.505(4)(if) to fund the 1.50 FTE (1.00 research analyst and 0.50 program assistant) positions it needs to meet its obligations under the bill. In addition, hearing costs associated with the bill are likely to reach \$30,000 - \$40,000 annually for several years. Depending on the volume and timing of plan submissions, the department may need 4-6 additional research analysts on a temporary basis to review and approve town plans within the mandatory 60 days. There is no way to reliably estimate how many town plans the department may be required to review and approve under the bill.

Local government costs - Most towns that wish to permit residential development will be required to prepare town plans as prescribed by this bill, at an estimated cost of \$10,000 to \$15,000 each. In addition, both the overall cost and length of time needed to implement some land use decisions by towns, cities and villages will increase as a result of the plan requirement. The total cost of this bill to local units of government can not be estimated reliably because it will depend on the numbers and types of development a community wishes to pursue, the level of disagreement between the various parties and other factors.

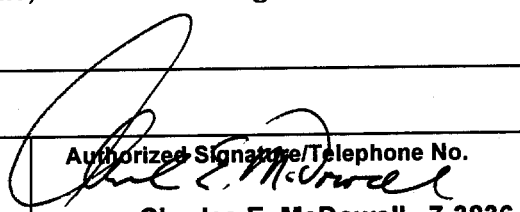
Long-Range Fiscal Implications

Unknown

Agency/Prepared by: (Name & Phone No.)

DOA/Tara Brunner 6-0016

Authorized Signature/Telephone No.



Charles E. McDowell 7-3836

Date

February 22, 1999

FISCAL ESTIMATE WORKSHEET

1999 Session

Detailed Estimate of Annual Fiscal Effect	x original ___ updated	LRB or Bill#/Adm. Rule#	Amendment No.
DOA-2047 (R10/92)	___ corrected ___ supplem.	AB-93	

Creation of the land use board and limitations on residential development in towns

I. One-time Costs or Revenue Impacts for State and/or Local Government
(do not include in annualized fiscal effect)

II. Annualized Costs:	Annualized Fiscal impact on State Funds from:	
	Increased Costs	Decreased Costs
A. State Costs by Category		
State Operations - Salaries & Fringes	\$63,100	
(FTE Position Changes)	1.50	
State Operations - Other Costs	\$50,000	
Local Assistance		
Aids to Individuals or Organizations		
TOTAL State Costs by Category	\$113,100	\$0
B. State Costs by Source of Funds	Increased Costs	Decreased Costs
GPR	\$113,100	
FED		
PRO/PRS		
SEG/SEG-S		
III. State Revenues-	Increased Revenue	Decreased Revenue
Complete this only when proposal will increase or decrease state revenues (tax increase, decreased fees)		
GPR Taxes		
GPR Earned		
FED		
PRO/PRS		
SEG/SEG-S		
TOTAL State Revenues	\$0	\$0

NET ANNUALIZED FISCAL IMPACT:

	STATE	LOCAL
NET CHANGE IN COSTS	\$113,100	Unknown
NET CHANGE IN REVENUES	\$0	\$0