

FISCAL ESTIMATE FORM

1999 Session

- ORIGINAL UPDATED
- CORRECTED SUPPLEMENTAL

LRB # -1367/2

INTRODUCTION # AB-737

Admin. Rule #

Subject

Requiring local units of government develop a procedure to mitigate the effects of certain zoning decisions

Fiscal Effect

State: No State Fiscal Effect

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

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

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

Decrease Costs

Local: No local government costs

- 1. Increase Costs
 Permissive Mandatory
- 2. Decrease Costs
 Permissive Mandatory

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

5. Types of Local Governmental Units Affected:
- Towns Villages Cities
 - Counties Others _____
 - School Districts WTCS Districts

Fund Sources Affected

- GPR FED PRO PRS SEG SEG-S

Affected Ch. 20 Appropriations

20.505(1)(a)

Assumptions Used in Arriving at Fiscal Estimate:

This bill would require cities and villages, and towns or counties (depending on which is responsible for zoning) to create a zoning mitigation committee (ZMC). Landowners feeling oppressed by zoning regulations could petition the ZMC for mitigation relief. The ZMC could grant relief if it found that the regulation placed an "inordinate burden" on the landowners' reasonable use of the property. Relief could be compensation, a variance from the regulation, a change in the zoning ordinance, or, a development agreement specific to that landowner.


This bill could "indirectly" affect Municipal Boundary Review (MBR). In reviewing incorporations, annexations, and cooperative boundary agreements, MBR examines the issue of service delivery, which includes zoning. Because this bill would substantially impact the cost and practice of zoning at the local level, it could potentially affect MBR's analysis. Any additional costs related to this bill can be absorbed within the current MBR budget.

The cost to local governments could be substantial but can not be reliably estimated.

Long-Range Fiscal Implications:

Unknown

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