

LRB # -1524/3

- ORIGINAL UPDATED
- CORRECTED SUPPLEMENTAL

INTRODUCTION # AB-739

Admin. Rule #

Subject
Requiring notice to persons affected by zoning actions that change the allowable use of their property

Fiscal Effect
 State: No State Fiscal Effect
 Check columns below only if bill makes a direct appropriation or affects a sum sufficient appropriation.

<input type="checkbox"/> Increase Existing Appropriation	<input type="checkbox"/> Increase Existing Revenues	<input type="checkbox"/> Increase Costs - May be possible to Absorb Within Agency's Budget <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Decrease Existing Appropriation	<input type="checkbox"/> Decrease Existing Revenues	<input type="checkbox"/> Decrease Costs
<input type="checkbox"/> Create New Appropriation		

Local: No local government costs

1. <input checked="" type="checkbox"/> Increase Costs <input type="checkbox"/> Permissive <input checked="" type="checkbox"/> Mandatory	3. <input checked="" type="checkbox"/> Increase Revenues <input checked="" type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	5. Types of Local Governmental Units Affected: <input checked="" type="checkbox"/> Towns <input checked="" type="checkbox"/> Villages <input checked="" type="checkbox"/> Cities <input checked="" type="checkbox"/> Counties <input type="checkbox"/> Others _____
2. <input type="checkbox"/> Decrease Costs <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	4. <input type="checkbox"/> Decrease Revenues <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	<input type="checkbox"/> School Districts <input type="checkbox"/> WTCS Districts

Fund Sources Affected <input type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEG-S	Affected Ch. 20 Appropriations
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Assumptions Used in Arriving at Fiscal Estimate:

This bill would make three changes to the existing law regarding county, town, and city/village zoning.


1. When a proposed zoning ordinance, zoning petition, or zoning amendment has the potential to affect the allowable use of any property, the notice for such action would need to include either
 - a map showing the affected properties, or,
 - a description of the affected properties and language to the effect that a map can be obtained from the local zoning office.
2. County, town, and city/village zoning departments would need to maintain a list of persons who request notice of proposed zoning actions. Local units of government may charge a fee for persons requesting to be on this list.
3. Town meetings on zoning ordinances, petitions, and amendments would be subject to class 2 notice under ch. 985, Wis.Stats. This change appears to make towns requirements consistent with that of counties, cities and villages.

We do not see fiscal impacts for the Department of Administration. This bill would indirectly impact Municipal Boundary Review (MBR) as it relates to §66.023, Wis. Stats., municipal boundary agreements. §66.023(7m), Wis. Stats., allows municipalities to develop zoning ordinances to regulate lands within the agreement area. Notice of the zoning proposed for the agreement area would probably improve the quality of these agreements and MBR's analysis because of increased public participation.

This bill would have some fiscal impacts for local governments. There are costs involved in maintaining the notification lists/notifying interested parties and, for towns, in complying with the class 2 notice requirement.

- Municipalities may charge a fees to persons requesting to be on the notification list. Since a number of municipalities already maintain lists of landowners interested in zoning, the significance of this bill is that it mandates these practices statewide.
- The cost for towns to comply with the class 2 notice requirement, appears to be minimal.

Long-Range Fiscal Implications:
Unknown

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