



2013 SENATE BILL 314

1 **AN ACT** *to create* 66.10015 of the statutes; **relating to:** the effect of changes in
2 requirements for development-related permits or authorizations on persons
3 who apply for the permits or authorizations.

Analysis by the Legislative Reference Bureau

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

4 **SECTION 1.** 66.10015 of the statutes is created to read:

5 **66.10015 Limitation on development regulation authority. (1)**

6 DEFINITIONS. In this section:

7 (a) “Approval” means a permit or authorization for building, zoning, driveway,
8 stormwater, or other activity related to land development.

9 (b) “Existing requirements” means regulations, ordinances, rules, or other
10 properly adopted requirements of a political subdivision that are in effect at the time
11 the application for an approval is submitted to the political subdivision.

SENATE BILL 314**SECTION 1**

1 (c) “Political subdivision” means a city, village, town, or county.

2 (d) “Project” means a specific and identifiable land development that occurs on
3 defined and adjacent parcels of land, which includes lands separated by roads,
4 waterways, and easements.

5 **(2) USE OF EXISTING REQUIREMENTS.** (a) Except as provided under par. (b) or s.
6 66.0401, if a person has submitted an application for an approval, the political
7 subdivision shall approve, deny, or conditionally approve the application solely based
8 on existing requirements, unless the applicant and the political subdivision agree
9 otherwise. An application is filed under this section on the date that the political
10 subdivision receives the application.

11 (b) If a project requires more than one approval or approvals from more than
12 one political subdivision and the applicant identifies the full scope of the project at
13 the time of filing the application for the first approval required for the project, the
14 existing requirements applicable in each political subdivision at the time of filing the
15 application for the first approval required for the project shall be applicable to all
16 subsequent approvals required for the project, unless the applicant and the political
17 subdivision agree otherwise.

18 (c) An application for an approval shall expire not less than 60 days after filing
19 if all of the following apply:

20 1. The application does not comply with form and content requirements.

21 2. Not more than 10 working days after filing, the political subdivision provides
22 the applicant with written notice of the noncompliance. The notice shall specify the
23 nature of the noncompliance and the date on which the application will expire if the
24 noncompliance is not remedied.

