



State of Wisconsin
2017 - 2018 LEGISLATURE

LRBs0128/1
CMH&EHS:all

**SENATE SUBSTITUTE AMENDMENT 1,
TO SENATE BILL 65**

October 12, 2017 - Offered by Senator CRAIG.

1 **AN ACT** *to renumber and amend* 16.84 (5); and *to create* 16.84 (5) (b) and (e)
2 of the statutes; **relating to:** leases of real property for state agencies and a plan
3 to relocate the Department of Children and Families headquarters.

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

4 **SECTION 1.** 16.84 (5) of the statutes is renumbered 16.84 (5) (a) and amended
5 to read:

6 16.84 (5) (a) Have responsibility, subject to approval of the governor, for all
7 functions relating to the leasing, acquisition, allocation, and utilization of all real
8 property by the state, except where such responsibility is otherwise provided by the
9 statutes. In exercising this connection responsibility, the department shall, with the
10 governor's approval may not enter into, extend, or renew a lease involving an annual
11 rent of more than \$500,000 unless the secretary signs the lease, a copy of the

1 proposed lease is submitted electronically to the chief clerk of each house for
2 distribution, and the department notifies the joint committee on finance of the
3 proposed lease and provides the committee with the information under par. (b) as
4 well as a summary report of that information, including the terms of the lease and
5 the lease rate per square foot of the proposed property and the comparable options.
6 If the cochairpersons of the joint committee on finance do not notify the secretary that
7 the committee has scheduled a meeting for the purpose of reviewing the proposed
8 lease within 14 working days after the date of the notification, the lease may be
9 entered into, extended, or renewed. If, within 14 working days after the date of the
10 notification, the cochairpersons of the committee notify the secretary that the
11 committee has scheduled a meeting for the purpose of reviewing the proposed lease,
12 the lease may be entered into, extended, or renewed only upon approval of the
13 committee.

14 (c) When exercising the responsibility under par. (a), require, with the
15 governor's approval, physical consolidation of office space utilized by any executive
16 branch agency, as defined in s. 16.70 (4), having fewer than 50 authorized full-time
17 equivalent positions with office space utilized by another executive branch agency,
18 whenever feasible. ~~The department shall lease~~

19 (d) ~~Lease~~ or acquire office space for legislative offices or legislative service
20 agencies at the direction of the joint committee on legislative organization. ~~In this~~
21 subsection, "executive branch agency" has the meaning given in s. 16.70 (4).

22 **SECTION 2.** 16.84 (5) (b) and (e) of the statutes are created to read:

23 16.84 (5) (b) Before entering into, extending, or renewing a lease, do all of the
24 following:

1 1. Conduct a cost-benefit analysis comparing the lease with purchasing the
2 space or another suitable space.

3 2. Evaluate comparable lease options within a 10-mile radius of the property
4 proposed in the lease to ensure the lease rate per square foot does not exceed the lease
5 rate per square foot on comparable properties or the market rate by more than 5
6 percent.

7 3. If the lease is for an executive branch agency, as defined in s. 16.70 (4),
8 provide to the agency and the joint committee on finance a cost-benefit analysis that
9 considers any savings that would accrue to the state if the executive branch agency
10 were relocated. As part of the cost-benefit analysis, the department shall identify
11 counties in which the executive branch agency provides the greatest number of
12 services. The department shall solicit at least 3 lease options, 2 of which shall be in
13 the 2 counties, excluding Dane and Milwaukee counties, in which the executive
14 branch agency provides the greatest number of services, and one of which may be in
15 Dane or Milwaukee County. The lease options shall, if possible, include proposals
16 from qualified property owners.

17 (e) No reimbursement for relocation costs may be made to an executive branch
18 agency, as defined in s. 16.70 (4).

19 **SECTION 3. Nonstatutory provisions.**

20 (1) RELOCATION OF DEPARTMENT OF CHILDREN AND FAMILIES HEADQUARTERS. The
21 department of children and families shall develop a plan to move the department's
22 headquarters from the city of Madison to Milwaukee County. In the plan, the
23 department of children and families shall provide in detail the costs of relocating the
24 headquarters, a timeline for implementing the relocation, and a list of options for
25 Milwaukee County locations. The department of children and families shall

1 complete the plan in time for the plan to be included in the department of children
2 and families' 2019-21 biennial budget request.

3 **SECTION 4. Initial applicability.**

4 (1) This act first applies to leases entered into, renewed, or extended on the
5 effective date of this subsection.

6 (END)