



WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

2011 Wisconsin Act 135
[2011 Senate Bill 300]

**The Length of Time for Which a
Zoning Variance Applies**

2011 Wisconsin Act 135 specifies in statute the following provisions regarding the authority of a municipality to establish limits on the length of time for which a variance to a zoning ordinance applies:

1. A county board or city council may enact an ordinance specifying an expiration date for a zoning variance, meaning a date by which the action authorized in the variance must be commenced or completed.
2. If no such ordinance exists and if, at the time a variance is granted, the board of adjustment (for a county) or the board of appeals (for a city) does not specify an expiration date for the variance, the variance does not expire.
3. An ordinance adopted after the effective date of the Act may not specify an expiration date for a variance that was granted before the effective date of the Act.
4. A zoning variance runs with the land; that is to say, a zoning variance remains in effect when the property to which it applies is sold.

Effective date: April 5, 2012.

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This memo provides a brief description of the Act. For more detailed information, consult the text of the law and related legislative documents at the Legislature's Web site at: <http://www.legis.state.wi.us/>.