



Legislative Update

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Let's set the stage

Bills and Acts calculated at the
end of September



**STATE
SENATE**

State Senate

18-15 GOP Majority
Rule of 17
6 Floor Sessions
428 Bills Introduced
Passed Budget w/ Dem Votes
Tough Elections Ahead



**STATE
ASSEMBLY**

State Assembly

54-45 GOP Majority
Typically Leads the Charge
116 Floor Sessions
448 Bills Introduced
Passed Budget w/ GOP Votes
Better Position for Elections



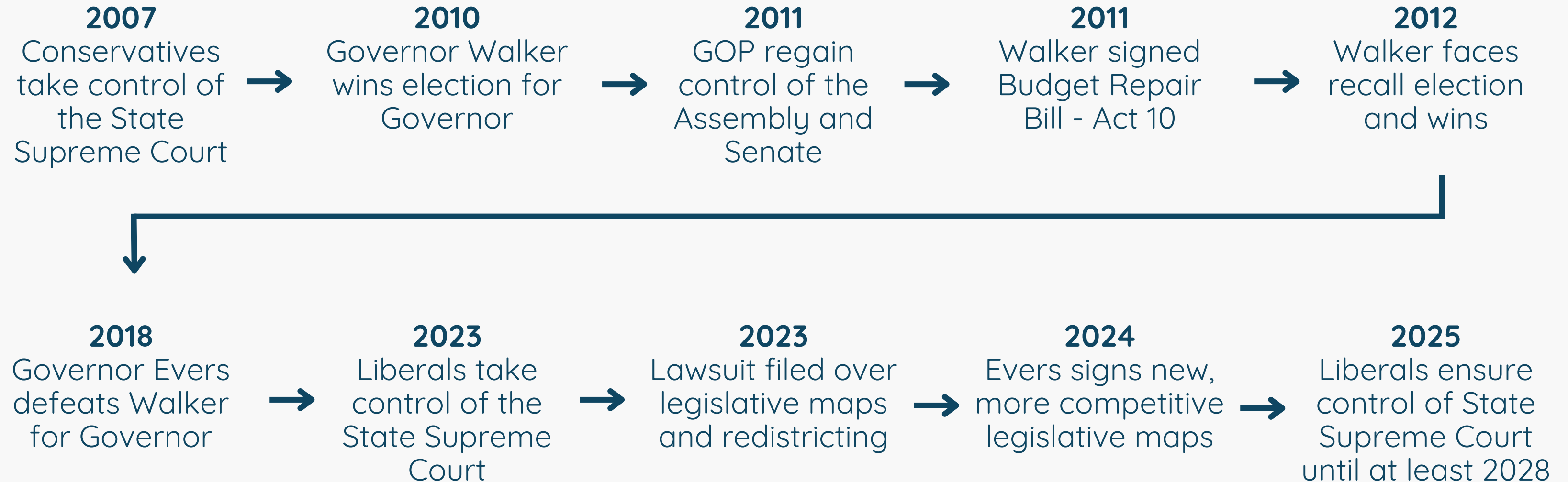
**GOVERNOR
EVERS**

Governor

Democrat
Announced Not Running Again
Won Budget Negotiations
33 Acts Signed into Law
Weight Lifted or Time Crunch?
Not Planning on Endorsing



How did we get here?



Influential Supreme Court Cases/Decisions



Abortion

4-3 decision cemented a lower court ruling, which previously invalidated a ban on most abortions up until 20 weeks

JCRAR

4-3 decision determined the Joint Committee on Review of Administrative Rules cannot perform legislative vetoes



Congressional Maps*

While the court turned down the first lawsuit without reason, a subsequent lawsuit has been filed in an effort to redraw congressional maps prior to the 2026 election

DPI Appropriations Bill

Unanimous decision that a bill that creates an appropriation line-item but doesn't fund it is not an appropriation bill and therefor can not be partially vetoed



Supreme Court Races



2025 Supreme Court Race

- Crawford (L) beats Schimel (C)
- \$115 million in election spending
- Only chance for conservatives to flip court back until 2028*



2026 Supreme Court Race

- Rebecca Bradley not running
- Chris Taylor (L) vs. Maria Lazar (C)
- Could bring court to 5-2 liberal majority

A few more items to think about...

- 2025 WI Supreme Court race broke records nationwide on spending
- Conservatives held a majority for 15 years
- Currently a 4-3 liberal majority
- 2026 could bruise conservatives even more
- A lot of turnover on the court



Supreme Court Breakdown

Justice	Law School	Start Date	Term Ends	Political Lean
Rebecca Bradley	Wisconsin	Oct 12, 2015	2026	Conservative Lean
Annette Ziegler	Marquette	Aug 1, 2017	2027	Conservative Lean
Rebecca Dallet	Case Western	Aug 1, 2018	2028	Liberal Lean
Brian Hagedorn	Northwestern	Aug 1, 2019	2029	Conservative Lean
Jill Karofsky*	Wisconsin	Aug 1, 2020	2030	Liberal Lean
Janet Protasiewicz	Marquette	Aug 1, 2023	2033	Liberal Lean
Susan Crawford	Iowa	Aug 1, 2025	2035	Liberal Lean

Democrat Field for Governor

Other Names Mentioned...

- Josh Kaul (Attorney General)
- Mandela Barnes (Former Lt. Governor)



Sara Rodriguez

Lt. Governor



David Crowley

Milwaukee County
Executive



Kelda Roys

State Senator (Madison)



Francesca Hong

State Representative
(Madison)



Missy Hughes

Former WEDC Sec.



Republican Field for Governor



Josh Schoemann
Washington County
Executive



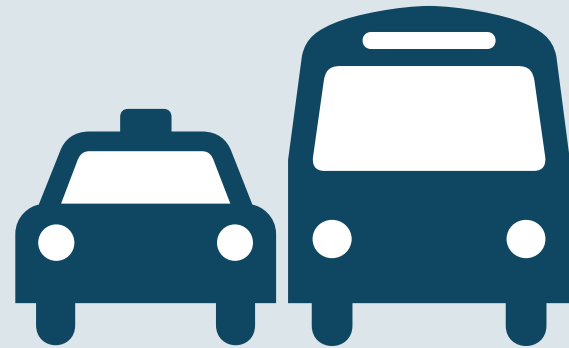
Tom Tiffany
US Representative

A race we haven't seen since 2010

- Last time a gubernatorial race didn't include an incumbent was 2010
- Both sides will have competitive primaries
- Election spending will be through the roof
- Congressman Tiffany and Representative Hong will be forced to give up their current seats
- Senator Roys, Executives Schoemann and Crowley have free passes to run
- **Other Names Mentioned:**
Michels and Hovde



State Budget for WCA



Wins

- Transportation
 - Increases in RMA and GTA
 - Reinvestments in ARIP and LRIP-S
 - Some funding for 6-20ft Bridges



Partial Wins

- Courts
 - Needed \$70 million annually
 - Received \$10 million
- County Conservation
 - Had a good increase
 - Wasn't ongoing



Ongoing Priorities

- HHS Funding
- Funding for DSPS

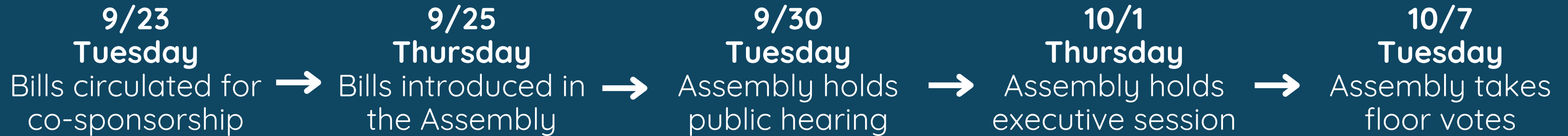
‘The Housing Package’



Let's set the stage

- Builders, Realtors, and Developers have been running into barriers when it comes to to residential development plans (mostly municipal)
- They believe some political subdivisions are weaponizing comprehensive plans and zoning ordinances to prevent housing growth in their communities
- Legislators have been attempting to incentivize local governments in hopes of greater housing stock
- The State Assembly saw a good political message and moved forward with a package of bills
- The local governments weren't originally involved in what these bills looked like (municipal caveat)

Expedited Legislative Process



In that same 14 day time frame, WCA and WCCA:

- Communicated with legislators, stakeholders, and internally through over 100 emails
- Participated in the public hearing process (huge shout out to Ken!)
- Took part in seven zoom/phone calls
- Met with Legislators nine times
- Most importantly, we negotiated in good faith

So what were the bills and where did we end up?

The Bills



AB 450 - relating to: applicability of the commercial building code to certain buildings.

AB 453 - Relating to: required approvals of rezoning requests related to residential development, contents of and consistency of local ordinances with local comprehensive plans, certain tax incremental district project costs related to residential development, and tax incremental district lifespan extension. (FE)



AB 452 - relating to: subdivision plat approvals.

AB 449 - Relating to: local regulation of accessory dwelling units. (FE)

Initial Positions

AB 450: Oppose

AB 452: Oppose

AB 453: Oppose

AB 449: Oppose



Purpose: a recent supreme court ruling forced Wisconsin to switch over from the 2015 IBC standards to the 2021 IBC standards, which was supposed to go into effect on September 1, 2025. The bill would extend that implementation date to April 1, 2026 to allow for commercial building projects that are currently in-between local and state approval to get sign off.

Concern: Safety

Negotiation: The public hearing served as an opportunity to hear from legislators and stakeholder about the importance of this legislation, which we later deemed to be a non-issue.

Final Position: Neutral

AB 450

Building Codes



AB 452

Subdivision Plat Approval



Purpose: Clear up state-wide inconsistencies by outlining a process. It would allow for informal meetings, ensure preliminary plans can't be summarily rejected, prevent the requirement of infrastructure prior to approval, state that the Clerk is the certifying authority, dictate certification must be approved within 10 days, and modernize outdated language.

Concern(s): Self-certification in the relating clause*, the fact that most counties are already meeting with developers, ensuring the infrastructure is built to spec before accepting ownership, having the clerk sign off on the final approval, and the short 10-day window.

Negotiation: We were able to address the concerns we had.

Final Position: Neutral

AB 453

Truth in Planning / TIF Extension



Purpose: “The Truth in Planning proposal provides greater clarity and predictability for everyone involved, municipalities, builders, and developers, by ensuring alignment between comprehensive plans and local zoning ordinances. When a comprehensive plan designates residential density, municipalities would be required to maintain a zoning category that reflects that designation.” Also increase the workforce housing TIF extension to two years.

Concern: The issues are more at the municipal level, counties don’t utilize TIFs, and we shouldn’t have to jump through all of these burdensome hoops.

Negotiation: Removed counties from the bill in it’s entirety.

Final Position: Neutral

AB 449

Accessory Dwelling Units

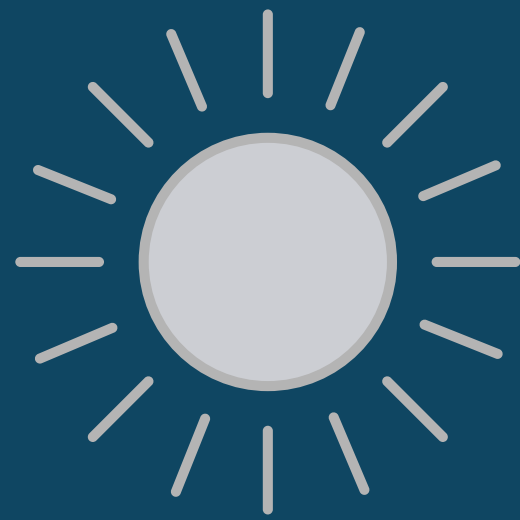


Purpose: Requires political subdivisions with zoning ordinances to allow as a permitted use at least one accessory dwelling unit (ADU) on each parcel that is zoned for residential use or mixed use on which an existing single-family dwelling is located. Locals can:

- Limit the size of an ADU to not larger than the square footage of the existing single-family dwelling;
- Limit the height of an ADU to not greater than the height of the existing single-family dwelling or the maximum height permitted in the underlying zoning district
- Require that an ADU satisfy current setback and lot coverage requirements
- Prohibit the use of an ADU created on a parcel after the effective date of the bill as a short-term rental.

Concern(s): Too many

Final Position: Opposed



Updates on the Housing Package

This presentation was submitted to WCCA on October 15, 2025





Please don't hesitate to reach out!

Any Questions?

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