
Wisconsin Legislative Council

AMENDMENT MEMO



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2021 Assembly Bill 603

**Assembly Substitute
Amendment 1**

2021 ASSEMBLY BILL 603

2021 Assembly Bill 603 requires the Wisconsin Economic Development Corporation to implement a program to certify certain real property sites as shovel-ready for residential development.

To be eligible for consideration as shovel-ready, a site must be one where the development will include either: (1) at least 20 new single-family dwelling units each on a lot $\frac{1}{4}$ acre or smaller; or (2) a multi-family dwelling that has at least 16 dwelling units with at least **8 dwelling units per acre**.

A site must meet various requirements to achieve the shovel-ready certification. Among other requirements, the per-unit dwelling fee, called a “development fee,” must not exceed \$5,000. The development fee is a fee charged by the site developer based on **all fees** imposed by state and local governments related to the development of the site, including fees relating to permits, review studies, impact studies, storm water managements, and sewer hookup. The **site developer** must attest that the development fee will not exceed the maximum.

ASSEMBLY SUBSTITUTE AMENDMENT 1

Assembly Substitute Amendment 1 modifies the shovel-ready program as follows:

- For the type of site where the development will include a multi-family dwelling that has at least 16 dwelling units, the development must have at least **16 dwelling units per acre**.
- For the requirement regarding the maximum development fee, **fees relating to sewer and water utilities** are excluded, and the **county** must make the determination that the development fee will not exceed the maximum.

Also, for any site certified as shovel-ready, the local government must prepare an assessment of the sewer and water utility needs for the development and provide that assessment to the developer.

BILL HISTORY

Assembly Substitute Amendment 1 was introduced by Representative Dallman on October 18, 2021. On October 19, 2021, the Assembly Committee on Housing and Real Estate recommended adoption of the amendment on a vote of Ayes, 10; Noes, 0. The committee then recommended passage of the bill, as amended, on a vote of Ayes, 7; Noes, 3.

EL:ksm