
Wisconsin Legislative Council

AMENDMENT MEMO



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Contact: Ethan Lauer, Senior Staff Attorney

2021 Assembly Bill 608

Assembly Amendment 1

2021 ASSEMBLY BILL 608

2021 Assembly Bill 608 contains several provisions relating to local regulation of housing, including the following.

Zoning

The bill requires that any city, village, or town that has adopted a zoning ordinance and that furnishes water and sewer service must provide at least one district in which multi-family housing with no fewer than 16 residential units per acre is a permitted use.

Local Approval of Workforce Housing

The bill requires a city, village, town, or county to establish a process for approving, denying, or conditionally approving an application for approval of a workforce housing project within 90 days of receiving the application, and to approve the application if the workforce housing project meets certain stated conditions.

For these purposes, “workforce housing” means housing that: (1) costs a household no more than 30 percent of the household’s gross median income; and (2) is for initial occupancy by individuals whose household income is no more than 120 percent of county gross median income.

ASSEMBLY AMENDMENT 1

Assembly Amendment 1 modifies both of the above provisions.

Zoning

As described above, the bill requires certain multi-family housing zoning to be a permitted use in certain cities, villages, and towns. For towns, the amendment clarifies that such use must be a permitted use by right, not subject to any conditional use permit or special use permit.

Local Approval of Workforce Housing

For purposes of local approval within 90 days, the amendment modifies the definition of “workforce housing” to mean housing that: (1) costs, or is not expected to cost, more than 30 percent of a household’s annual income; (2) for housing intended to be rented, is for initial occupancy by individuals whose annual household income is between 60 percent and 100 percent of area median family income; and (3) for housing intended to be occupied by the owner, is for initial occupancy by individuals whose household income is no more than 120 percent of area median family income.

BILL HISTORY

Assembly Amendment 1 was introduced by Representative Brooks on October 15, 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.

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