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# Wisconsin Legislative Council

## AMENDMENT MEMO

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**2021 Senate Bill 840**

**Senate Substitute Amendment 1**

### 2021 SENATE BILL 840

2021 Senate Bill 840 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. The bill also requires that these municipalities permit residential use in certain districts designated for commercial use.

#### Local Approval of Workforce Housing

The bill requires a city, village, town, or county (political subdivision) 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 project is consistent with the housing element of the political subdivision's comprehensive plan or its zoning ordinance, unless certain conditions are met.

The bill also provides an aggrieved person with the right to appeal to the circuit court when a political subdivision fails to approve an application for a workforce housing project that includes at least four residential units.

### SENATE SUBSTITUTE AMENDMENT 1

Senate Substitute Amendment 1 makes the following changes to the bill:

- Removes the requirements that any city, village, or town with a zoning ordinance that furnishes water and sewer service must provide at least one multi-family housing district and must permit residential use in districts designated for commercial use.
- Provides that workforce housing must be approved when the project is consistent with the housing element of the political subdivision's comprehensive plan **and** consistent with the political subdivision's zoning ordinance, unless certain conditions are met.
- Removes the requirement that a workforce housing project have at least four residential units to be eligible to appeal a political subdivision's failure to approve the project's application.
- Provides that the effective date for the workforce housing related provisions is the 180th day after the day of publication.

## **BILL HISTORY**

Senator Stafsholt offered Senate Substitute Amendment 1 on February 17, 2022. On February 24, 2022, the Senate Committee on Housing, Commerce and Trade recommended adoption of Senate Substitute Amendment 1 and passage of the bill, as amended, both on votes of Ayes, 3; Noes, 2.

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