
Wisconsin Legislative Council

AMENDMENT MEMO



Memo published: February 10, 2022

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2021 Senate Bill 629

**Senate Substitute
Amendment 1**

2021 SENATE BILL 629

2021 Senate Bill 629 requires the Wisconsin Economic Development Corporation (WEDC) 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 one-quarter acre or smaller; or (2) a multi-family dwelling that has at least 16 dwelling units with at least **eight 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.

SENATE SUBSTITUTE AMENDMENT 1

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

- For a site to qualify for the program, the political subdivision in which the site is located must **apply** to WEDC for certification and the governing body of the political subdivision must pass an ordinance or resolution authorizing the application.
- 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.

The amendment removes the requirement that WEDC establish procedures to expedite permits for sites that are certified as shovel-ready.

BILL HISTORY

Senator Feyen offered Senate Substitute Amendment 1 on February 3, 2022. On February 9, 2022, the Senate Committee on Economic and Workforce Development recommended adoption of Senate Substitute Amendment 1 and passage of Senate Bill 629, as amended, on votes of Ayes, 5; Noes, 0.

TK:jal