



2021 ASSEMBLY BILL 603

October 8, 2021 - Introduced by Representatives DALLMAN, ARMSTRONG, DITTRICH, KITCHENS, MOSES and BORN, cosponsored by Senator FEYEN. Referred to Committee on Housing and Real Estate.

- 1 **AN ACT to create** 238.137 of the statutes; **relating to:** a shovel-ready workforce
2 housing development site program.

Analysis by the Legislative Reference Bureau

This bill requires the Wisconsin Economic Development Corporation to implement a program under which it must certify residential real estate developments as shovel-ready. Under the bill, a site is eligible for certification if all of the following apply:

1. The site is zoned for residential development and has clear title.
2. The residential development, or prospective residential development, includes at least 20 new single-family dwelling units each of which is on a lot that is no larger than one-quarter acre or includes a multifamily dwelling that has at least 16 dwelling units with at least eight dwelling units per acre.
3. Any preliminary environmental assessments of the site are complete.
4. Site maps, including a U.S. geological survey topographical map, and aerial photographs are complete.
5. Sufficient planning, surveys, title work, and soil analyses for the site are complete.
6. Public utilities and infrastructure are in place.
7. Any appropriate site studies, including a wetland delineation study, are complete.
8. The site developer attests that the development fee for the project will not exceed \$5,000 per dwelling unit.
9. All required permits are in place or will be in place no later than 60 days after WEDC certifies the site as shovel-ready.

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The bill also requires WEDC to establish procedures to expedite permits for sites certified as shovel-ready and requires local governmental units and executive branch state agencies to give priority to, and use all reasonable means to expedite, permits required for sites certified as shovel-ready.

For further information see the state fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

1 **SECTION 1.** 238.137 of the statutes is created to read:

2 **238.137 Shovel-ready workforce development site program. (1)**

3 DEFINITIONS. (a) “Development fee” means the per-dwelling unit fee charged by a
4 site developer based on all fees imposed by a local governmental unit or state agency
5 related to the development of the site, including fees related to permits, review
6 studies, impact studies, storm water management, and sewer hookup.

7 (b) “Local governmental unit” means a political subdivision of this state, a
8 special purpose district in this state, an agency or corporation of a political
9 subdivision or special purpose district, or a combination or subunit of any of the
10 foregoing.

11 (c) “Permit” means any approval of a state agency or local governmental unit
12 required as a condition of making improvements to real property.

13 (d) “Site” means real property that is the subject of residential development,
14 or prospective residential development, that satisfies any of the following:

15 1. The development includes at least 20 new single-family dwelling units each
16 of which is on a lot that is no larger than one-quarter acre.

17 2. The development includes a multifamily dwelling that has at least 16
18 dwelling units with at least 8 dwelling units per acre.

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1 (e) "State agency" means any office, department, independent agency, board,
2 commission, committee, or other body created within the executive branch of state
3 government.

4 **(2) SHOVEL-READY SITE CERTIFICATION.** (a) The corporation shall implement a
5 program under which the corporation shall certify sites as shovel-ready.

6 (b) A site is eligible for certification as shovel-ready if all of the following apply:

7 1. The site is zoned for residential development and has clear title.

8 2. Any preliminary environmental assessments of the site are complete.

9 3. Site maps, including a U.S. geological survey topographical map, and aerial
10 photographs are complete.

11 4. Sufficient planning, surveys, title work, and soil analyses for the site are
12 complete.

13 5. Public utilities and infrastructure are in place for development of the site.

14 6. Any appropriate site studies, including a wetland delineation study, are
15 complete.

16 7. The site developer attests that the development fee for the project will not
17 exceed \$5,000 per dwelling unit.

18 8. All required permits are in place or will be in place no later than 60 days after
19 the site is certified under this section.

20 (c) The corporation shall establish procedures to expedite permits for sites
21 certified as shovel-ready under this section.

22 **(3) EXPEDITED PERMITS.** Each state agency or local governmental unit that is
23 authorized to grant a permit for a site the department certifies as shovel-ready

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SECTION 1

1 under this section shall give priority to, and use all reasonable means to expedite,
2 that permit.

3 (END)