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To: Assembly Committee on Housing and Real Estate  
From: Curt Witynski, J.D., Deputy Director, League of Wisconsin Municipalities  
Toni Herkert, Government Affairs Director, League of Wisconsin Municipalities  
Date: October 12, 2021  
Re: AB 608, Mandating Certain Municipal Zoning and Subdivision Practices Relating to Multifamily Housing and Workforce Housing Projects

The League of Wisconsin Municipalities opposes AB 608, which imposes the following mandates on cities and villages:

1. Provide at least one zoning district in which multifamily housing providing not fewer than 16 residential units per acre is a permitted use.
2. Permit residential use at a density of at least 16 units per acre in any commercial zoning district.
3. Establish a process for approving or denying a workforce housing project within 90 days of receiving application.
4. Approve any workforce housing project consistent with the housing element of the community's comprehensive plan or with the community's zoning ordinance unless the community can demonstrate the project would have a significant, quantifiable, direct, and unavoidable public health or safety impact.
5. Assign street addresses to lots within an approved subdivision plat no later than the date on which the plat is approved.

The League opposes this bill because it interferes with local policy decisions about the density and character of a community. Regardless of whether one thinks the requirements in the bill have merit as good public policy, these types of land use policy decisions are best made by the village trustees and city council members elected by the residents of their community to make those decisions. They know the character of their community and are tasked with responding to the needs and desires of the citizens that elected them. Density requirements and zoning policy should not be determined from above and imposed by the state on localities.

We urge you to vote against recommending passage of AB 608. Thanks for considering our comments.