

City of Janesville – Zoning Code Rewrite Project

Summary of Review Authority – Discussion Draft – October 9, 2025

Application	Type of Decision	Frequency	Recommending Body	Decisionmaker	Appeal
1. Code Amendment (text and map)	Legislative	Low	Plan Commission with Public Hearing	City Council with Public Hearing	Circuit Court
2. Planned Development District – General Development Plan	Legislative	Low	Plan Commission with Public Hearing	City Council with Public Hearing	Circuit Court
Planned Development District – Final Development Plan	Quasi-Judicial	Low	-	Plan Commission	Circuit Court
3. Designation of Historic Overlay District	Legislative	Infrequent	Historic Preservation Commission with Public Hearing and recommendation to Plan Commission; then Plan Commission recommendation to City Council	City Council with Public Hearing	Circuit Court
4. Designation of Historic Structures and Sites	Legislative	Infrequent	Historic Preservation Commission with Public Hearing and recommendation to Plan Commission; then Plan Commission recommendation to City Council	City Council with Public Hearing	Circuit Court
5. Conditional Use	Quasi-Judicial	Medium	-	Plan Commission with Public Hearing	Circuit Court
6. Wireless Telecommunication Facility – Class 1 Collocation and New Tower	Quasi-Judicial	Low	-	Plan Commission with Public Hearing	Circuit Court
7. Wireless Telecommunication Facility – Class 2 Collocation	Administrative	Low	-	Zoning Administrator	Zoning Board of Appeals (#20 below)
8. Wind Energy System	Quasi-Judicial	Infrequent	-	Plan Commission with Public Hearing	Circuit Court
9. Community Living Arrangements Review (New Review Process)	Quasi-Judicial	Infrequent	-	Plan Commission with Public Hearing	Circuit Court
10. Certificate of Appropriateness	Quasi-Judicial	Infrequent	-	Historic Preservation Commission	City Council first then Circuit Court
11. Site Plan (SPAR)	Administrative	High	-	Zoning Administrator	Plan Commission first then Circuit Court
12. Architectural Review (SPAR)	Administrative	High	-	Zoning Administrator	Plan Commission first then Circuit Court
13. Special Exception (New Review Process)	Quasi-Judicial	Low	-	Plan Commission without Public Hearing	Circuit Court
14. Expansion of a Nonconforming Building (New Review Process)	Quasi-Judicial	Infrequent	-	Plan Commission without Public Hearing	Circuit Court OR City Council first then Circuit Court
15. Registration of a Nonconforming Use (New Review Process)	Quasi-Judicial	Infrequent	-	Plan Commission with Public Hearing	Circuit Court

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16. Conversion of a Nonconforming Use	Quasi-Judicial	Infrequent	-	Plan Commission with Public Hearing	Circuit Court
17. Zoning Permit	Administrative	High	-	Zoning Administrator	Zoning Board of Appeals (#20 below)
18. Termination of Approval – Voluntary (New Review Process)	Quasi-Judicial	Low	-	Plan Commission without Public Hearing	Circuit Court
Termination of Approval – Involuntary (New Review Process)	Quasi-Judicial	Low	Plan Commission with Public Hearing	City Council with Public Hearing	Circuit Court
19. Code Interpretation	Administrative	Low	-	Zoning Administrator	Plan Commission first then Circuit Court
20. Administrative Appeal	Quasi-Judicial	Infrequent	-	Zoning Board of Appeals with Public Hearing	Circuit Court
21. Variance	Quasi-Judicial	Low	-	Zoning Board of Appeals with Public Hearing	Circuit Court
22. Reasonable Accommodations (New Review Process)	Quasi-Judicial	Infrequent	-	Plan Commission without Public Hearing	Circuit Court
23. Determination of Navigability	Administrative	Infrequent	-	Zoning Administrator	Plan Commission first then Circuit Court
24. Determination of Ordinary High-water Mark	Administrative	Low	-	Zoning Administrator	Plan Commission first then Circuit Court

Notes:

- This table is not part of the proposed zoning code; it is a summary to show some of the key elements for the review procedures in Article 4.
- This table is a work in progress and is therefore subject to change as part of the zoning code rewrite process.