

# Project Schedule Status

| Anticipated Plan Commission meeting date *                                                                             | Draft Zoning Code articles scheduled for review:                                                                                       |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| October 20                                                                                                             | Article 4 (Specific Procedural Requirements), Article 8 (Alternative Development Options)                                              |
| November 17*                                                                                                           | Article 6 (Development Standards), Subdivision Ordinance                                                                               |
| December                                                                                                               | Article 1 (General Provisions), Article 2 (Interpretation, Construction, and Definitions), Article 3 (General Procedural Requirements) |
| December                                                                                                               | Open House #2: Draft Full Text of Zoning & Subdivision Ordinance                                                                       |
| January 2026                                                                                                           | Open House #3: Draft Zoning Map                                                                                                        |
| January/February 2026                                                                                                  | Review and Adoption: Zoning Ordinance (Text and Map) and Subdivision Ordinance                                                         |
| *Plan Commission review dates and articles to be reviewed may be subject to change as the code update process advances |                                                                                                                                        |

## Alternative Development Options

### *Article 8 Draft*

City of Janesville

Chapter 46 – Zoning

- Discussion Draft (10-09-2025) -

### ARTICLE 8 ALTERNATIVE DEVELOPMENT OPTIONS

#### Divisions

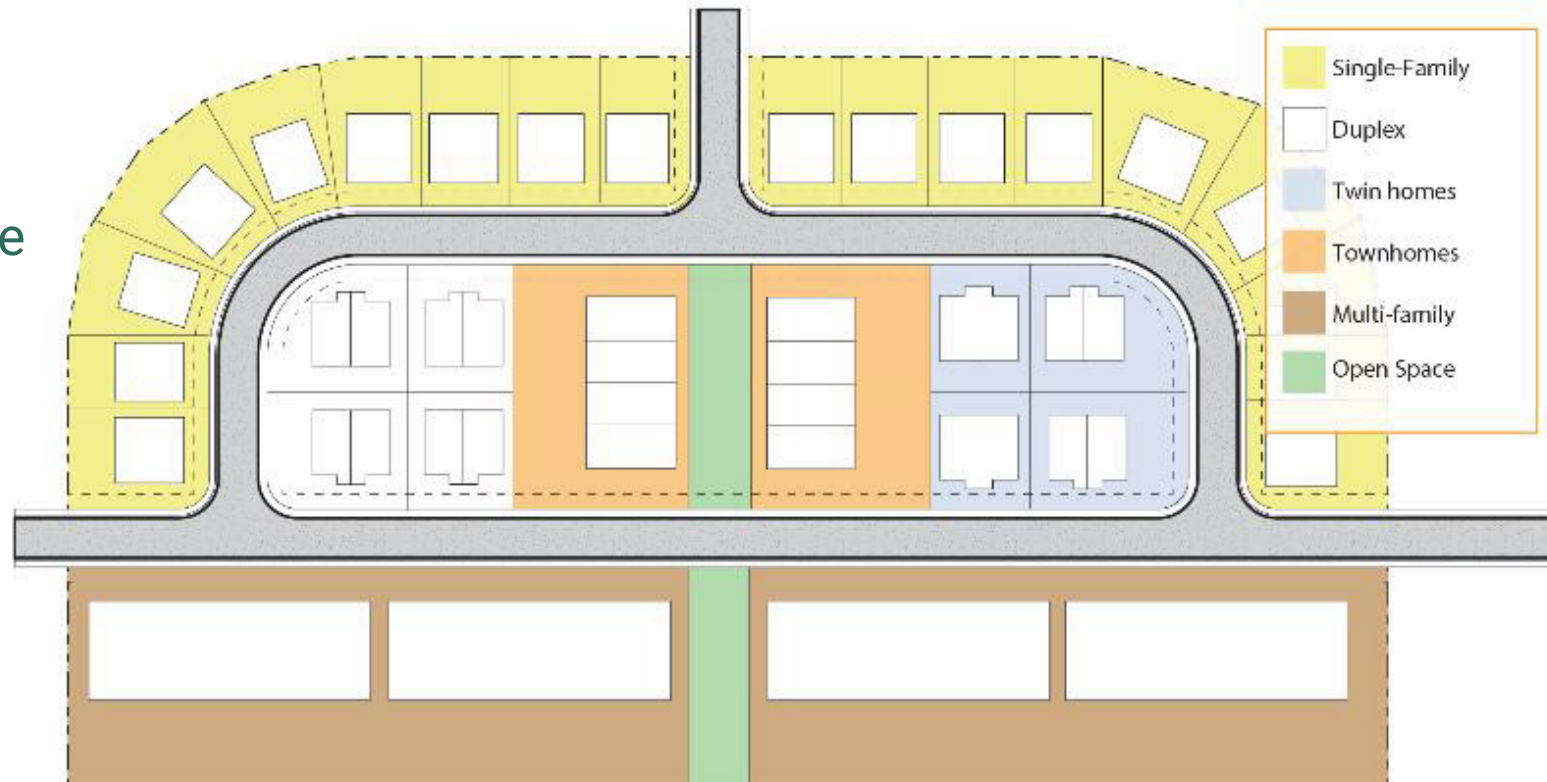
1. General overview of options
2. Conventional planned development
3. Cottage housing project
4. Adaptive reuse project
5. Traditional neighborhood design project
6. Conservation design subdivision
7. Mixed residential housing project
8. Tiny homes project

# Article 8: Alternative Development Options

## Mixed Residential Housing Project

### Draft zoning text includes:

- General description
- Application and review procedure
- Specific review criteria
- Imposition of conditions
- Where allowed
- Minimum development size
- Ownership
- Design regulations



# Article 8: Alternative Development Options

## Mixed Residential Housing Project

**Key:**

- A** Single-family
- B** Duplex – stacked
- C** Duplex – side-by-side
- D** Townhouse – 2 units
- E** Townhouse – 3 to 4
- F** Townhouse – 5 to 8
- G** Townhouse – 9 or more
- H** Multi-family – 3 and 4 units
- I** Multi-family – 5 to 8
- J** Multi-family – 9 or more

| Developable Acres                       | Housing Types | Minimum Number of Dwelling Units in Each Type                                                        | Maximum Dwelling Units per Developable Acre |
|-----------------------------------------|---------------|------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 10 acres or more but less than 20 acres | 2 (required)  | 30 percent<br>(40 percent if project includes either single-family or multi-family, 9 or more units) | 20                                          |
|                                         | 3 (optional)  | 25 percent                                                                                           | 22                                          |
|                                         | 4 (optional)  | 20 percent                                                                                           | 24                                          |
|                                         | 5 (optional)  | 15 percent                                                                                           | 26                                          |
| 20 acres or more                        | 3 (required)  | 25 percent<br>(30 percent if project includes either single-family or multi-family, 9 or more units) | 28                                          |
|                                         | 4 (optional)  | 20 percent                                                                                           | 30                                          |
|                                         | 5 (optional)  | 15 percent                                                                                           | 32                                          |
|                                         | 6 (optional)  | 10 percent                                                                                           | 34                                          |

Developable Acres = Net acres

# Zoning Rewrite

## Specific Procedural Requirements

### Article 4 Draft

#### Divisions

- |                                                                            |                                               |
|----------------------------------------------------------------------------|-----------------------------------------------|
| 1. Code amendment                                                          | 13. Special exception                         |
| 2. Planned development                                                     | 14. Expansion of a nonconforming building     |
| 3. Designation of historic overlay district                                | 15. Registration of a nonconforming use       |
| 4. Designation of historic structure and historic site                     | 16. Conversion of a nonconforming use         |
| 5. Conditional use                                                         | 17. Zoning permit                             |
| 6. Wireless telecommunication facility – Class 1 collocation and new tower | 18. Termination of approval                   |
| 7. Wireless telecommunication facility – Class 2 collocation               | 19. Code interpretation                       |
| 8. Wind energy system review                                               | 20. Administrative appeal                     |
| 9. Community living arrangement review                                     | 21. Variance                                  |
| 10. Certificate of historic appropriateness                                | 22. Reasonable accommodation                  |
| 11. Site plan review                                                       | 23. Determination of navigability             |
| 12. Architectural plan review                                              | 24. Determination of ordinary high-water mark |
|                                                                            | 25. Mapping requirements                      |

*NOTE: A complete review and set of revisions for all Article 4 Divisions has not yet been completed with staff.*

# Zoning Rewrite

## Specific Procedural Requirements

| Application                                                | Type of Decision | Frequency  | Recommending Body                                                                                                                                      | Decisionmaker                              | Appeal        |
|------------------------------------------------------------|------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------|
| 1. Code Amendment (text and map)                           | Legislative      | Low        | Plan Commission <b>with</b> Public Hearing                                                                                                             | City Council <b>with</b> Public Hearing    | Circuit Court |
| 2. Planned Development District – General Development Plan | Legislative      | Low        | Plan Commission <b>with</b> Public Hearing                                                                                                             | City Council <b>with</b> 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 <b>with</b> Public Hearing and recommendation to Plan Commission; then Plan Commission recommendation to City Council | City Council <b>with</b> Public Hearing    | Circuit Court |
| 4. Designation of Historic Structures and Sites            | Legislative      | Infrequent | Historic Preservation Commission <b>with</b> Public Hearing and recommendation to Plan Commission; then Plan Commission recommendation to City Council | City Council <b>with</b> Public Hearing    | Circuit Court |
| 5. Conditional Use                                         | Quasi-Judicial   | Medium     | -                                                                                                                                                      | Plan Commission <b>with</b> Public Hearing | Circuit Court |

# Zoning Rewrite

## Specific Procedural Requirements

| Application                                                                | Type of Decision | Frequency  | Recommending Body | Decisionmaker                                 | Appeal                                                        |
|----------------------------------------------------------------------------|------------------|------------|-------------------|-----------------------------------------------|---------------------------------------------------------------|
| 6. Wireless Telecommunication Facility – Class 1 Collocation and New Tower | Quasi-Judicial   | Low        | -                 | Plan Commission <b>with</b> 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 <b>with</b> Public Hearing    | Circuit Court                                                 |
| 9. Community Living Arrangements Review<br>(New Review Process)            | Quasi-Judicial   | Infrequent | -                 | Plan Commission <b>with</b> 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<br>(New Review Process)                              | Quasi-Judicial   | Low        | -                 | Plan Commission <b>without</b> Public Hearing | Circuit Court                                                 |
| 14. Expansion of a Nonconforming Building<br>(New Review Process)          | Quasi-Judicial   | Infrequent | -                 | Plan Commission <b>without</b> Public Hearing | Circuit Court <b>OR</b> City Council first then Circuit Court |

10-20-2025 Plan Commission

# Zoning Rewrite

## Specific Procedural Requirements

| Application                                                     | Type of Decision | Frequency  | Recommending Body                          | Decisionmaker                                      | Appeal                                   |
|-----------------------------------------------------------------|------------------|------------|--------------------------------------------|----------------------------------------------------|------------------------------------------|
| 15. Registration of a Nonconforming Use<br>(New Review Process) | Quasi-Judicial   | Infrequent | -                                          | Plan Commission <b>with</b> Public Hearing         | Circuit Court                            |
| 16. Conversion of a Nonconforming Use                           | Quasi-Judicial   | Infrequent | -                                          | Plan Commission <b>with</b> Public Hearing         | Circuit Court                            |
| 17. Zoning Permit                                               | Administrative   | High       | -                                          | Zoning Administrator                               | Zoning Board of Appeals (#20 below)      |
| 18. Termination of Approval – Voluntary<br>(New Review Process) | Quasi-Judicial   | Low        | -                                          | Plan Commission <b>without</b> Public Hearing      | Circuit Court                            |
| Termination of Approval – Involuntary<br>(New Review Process)   | Quasi-Judicial   | Low        | Plan Commission <b>with</b> Public Hearing | City Council <b>with</b> 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 <b>with</b> Public Hearing | Circuit Court                            |
| 21. Variance                                                    | Quasi-Judicial   | Low        | -                                          | Zoning Board of Appeals <b>with</b> Public Hearing | Circuit Court                            |

# Zoning Rewrite

## Specific Procedural Requirements

| Application                                           | Type of Decision | Frequency  | Recommending Body | Decisionmaker                                    | Appeal                                   |
|-------------------------------------------------------|------------------|------------|-------------------|--------------------------------------------------|------------------------------------------|
| 22. Reasonable Accommodations<br>(New Review Process) | Quasi-Judicial   | Infrequent | -                 | Plan Commission<br><b>without</b> 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.