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MEMORANDUM

TO: Duane Cherek, Planning Director, City of Janesville
Brian Schweigl, Senior Planner
City of Janesville Plan Commission

FROM: GRAEF

DATE: May1, 2026

SUBJECT: Overview of Changes to Zoning Rewrite Draft for the May 6, 2026 Plan Commission Meeting

With the majority of the zoning code drafted, the project team has prepared an overview of major changes to the code elements since it last came before the Plan Commission. Changes are summarized by each article of the new proposed code draft. The changes summarized are not a comprehensive listing of all changes and do not constitute a proposed ordinance, but if included as an aide in reviewing the draft updates.

Article 1:

- **46-05 Purpose:** The General Purpose list was expanded to add new stated purposes: “lessen congestion in streets,” “provide nuisance mitigation,” and “preserve historic resources,” which were not included in the earlier draft.
- **46-07 Compliance:** A new evidentiary standard was added stating that a work stoppage of 60 days or more constitutes sufficient evidence that work is not continuing in good faith to completion (and a cross-reference to Ch. 10, § 10-10 Permits was added)
- **46-08 Prohibitions:** A new “Prohibitions” section was added explicitly stating prohibitions on using, developing, or maintaining land/buildings/structures except as allowed by the applicable zoning regulations (including express references to a broad set of regulated topics such as use lists, height, setbacks, parking/loading, accessory structures, vision clearance, and limits on the number of buildings).

Article 2: Interpretation

- The “Words and phrases not defined” rule was expanded to use the most current edition of Webster’s Unabridged Dictionary if a word is not defined.
- Definition changes: The following definitions were updated/changed. Notable changes are described and other minor changes are just listed:
 - Newly added definitions:
 - **“Adaptive reuse project”**
 - **“Administrative adjustment”** (including distinction from special exception and variance)
 - **“Correlated color temperature (CCT)”**
 - **“Conservation design subdivision”**
 - **“dB”** and **“Decibel (dB)”**
 - **“Living area”**
 - **“Required setback”**
 - **“Survey gap”** and **“Survey overlap”**
 - **“Tiny homes project”**
 - Definitions with minor changes:
 - **“Annexation”**
 - **“Attachment”**
 - **“Base density”**
 - **“Cottage housing project”**
 - **“Cupola”**
 - **“Development”**
 - **“Engineered textile façade”**
 - **“Historic preservation overlay”**
 - **“Lot”** definitions were consolidated
 - The **“Sign”** entry was revised to defer to the City’s sign regulations, while the earlier draft included a broader sign definition plus a large set of sign subtype definitions (awning sign, copy, face, ground, portable, projecting, roof, wall, window).
 - **“Structural alteration”**
 - **“Traditional neighborhood design project”**
 - Removed definitions:
 - **“Assessed value”**
 - **“Airport manager”**
 - **“Basement”**
 - **“Building Division Director”**
 - **“Commercial uses”**
 - **“Compatibility / Compatible”**
 - Drainage terms (e.g., **“Drainage greenbelt,” “Drainage system,” “Drainageway”**)
 - Several sustainability/energy mapping terms (e.g., **geothermal energy system variants**)
 - **“Major street”**
 - **“Owner”**
 - **“Site visit”**
 - **“Substantial improvement”**
 - Several legacy vehicle terms (e.g., **“Travel trailer”**)
 - **“Well field”**
 - **“Yard, primary street”** and **“Yard, secondary street”**
 - Substantive definition changes:
 - The updated draft defines **“Business zoning district”** (and later **“Industrial zoning district”**) in place of the earlier draft’s **“Commercial zoning district”** and **“Manufacturing zoning**

district” terminology.

- The decision-maker in “**Conversion order**” was changed: the updated draft assigns issuance to the **Plan Commission** (and references Article 4), whereas the earlier draft assigned issuance to the **City Council**.
- “**Nameplate capacity**” for batteries was broadened substantially in the updated draft to include both generation and storage contexts (kW/MW and kWh/MWh framing), whereas the earlier draft’s definition was narrower and focused on nominal generating capacity.
- “**Parking space**” was materially revised: the updated draft now defines it by compliance with Article 6, Division 7 requirements, whereas the earlier draft used a dimensional minimum area standard (e.g., “not less than 180 square feet”) and described ingress/egress in the definition itself.
- The updated draft inserted “**Project-based zoning district**” framing as a defined concept and aligned it to Article 8 procedures more consistently (earlier draft included the concept but with heavier “in contrast” drafting notes).
- The “**Special exception**” definition was substantially clarified: the updated draft defines it as Plan Commission approval allowing a *substantial modification* from specific standards and expressly distinguishes it from administrative adjustment and variance.
- “**Yard**” was redefined as the “area of a lot that surrounds the principal building,” whereas the earlier draft defined yard as an area “required to be unoccupied and unobstructed...,” making the concept based on the actual building rather than the required area.
- The “**Zoning administrator**” definition was updated to reflect the zoning administrator is designated by the City Manager pursuant to Article 3

Article 3: General Procedural Requirements

- Division 5 (“Site visits”) has been removed.
- **DIVISION 1 — GENERALLY**
 - **6-102 Authority to file an application:** The updated draft now states that the owner or their authorized agent must sign the application unless otherwise specified.
 - **46-103 Permission to enter subject property:** A new post-approval access provision was added, stating that after a project is approved, City officials/employees (or other authorized agents) may enter the subject property at reasonable times during active construction/site work to verify compliance with approval terms; this post-approval compliance access language was not included in the earlier version.
 - **46-109 Charge back of professional service fees:** Removed
 - **46-114 Application review schedule:** The schedule requirement was tightened and simplified: the updated draft requires the Zoning Administrator to establish a public meeting schedule and make it available to the public.
 - **46-119 Property with split zoning:** The section addressing “Property with split zoning,” including the directive that a split-zoned parcel must be rezoned to a single designation before action on certain applications, has been removed.
- **DIVISION 2 — ZONING ADMINISTRATOR**
 - **46-141 Authority:** The agenda coordination duty was expanded from “preparation of meeting agendas” to “distribution and posting of meeting agendas” for the Plan Commission, Historic Preservation Commission, and Zoning Board of Appeals. The enforcement authority language was expanded to include providing assistance to other municipal officials as requested (in addition to undertaking enforcement proceedings).
- **DIVISION 3 — NOTICE REQUIREMENTS**
 - **46-161 Cost to provide notice:** A clarifying sentence was added stating that review fees associated with required processes may be structured to include the City’s costs to provide notice.
 - **46-163 Property owner notice:** The notice radius language was generalized: the earlier draft specified “within 400 feet,” while the updated draft states “within the specified distance,” leaving the distance to be established elsewhere in the code/process. The outlot language was cleaned up: the earlier draft included conflicting statements about whether outlot-interest owners must receive notice, while the updated draft clarifies that when an outlot is within the specified distance and lot owners have a property interest in the outlot, those owners do not need to be sent notice. The “Affidavit of mailing” subsection (including alternative drafting options) was removed.
- **DIVISION 4 — PUBLIC HEARINGS**
 - **46-182 General procedure:** The step-by-step “General procedure” section for conducting public hearings (including the enumerated hearing format steps) was removed.
 - **46-183 Public comment:** The minimum oral comment time floor (“may not be less than 3 minutes”) was removed, leaving the presiding officer discretion to impose time limits without a stated minimum. The earlier instruction that written comments should be read into the record (subject to time limits) was removed; the updated draft retains only the right to submit written comment prior to close and the requirement that it be retained as part of the public record.
- **DIVISION 5 — NEIGHBORHOOD MEETINGS**
 - “Staff attendance” was broadened to include elected and appointed officials (not only elected officials) as potential attendees.

- **DIVISION 6 — FINANCIAL GUARANTEES**

- **46-221 Letter of credit:** Authority to establish the amount (when not specified in the chapter) was shifted from the City Council to the City Manager or designee. Acceptance authority was changed so that a letter of credit is not accepted until approved by the City Attorney, removing the earlier City Council formal-action requirement.
- **46-222 Cash deposit:** Authority to establish the amount (when not specified in the chapter) was shifted from the City Council to the City Manager or designee. The administrative fee setter was changed from the City Council (by resolution) to the City Manager (or designee), and the monitoring reference was streamlined to “City Clerk/Treasurer.”

- **DIVISION 7 — NONCONFORMITIES**

- The cessation-of-use exemption for nonconforming uses was broadened: the earlier draft limited the exemption to certain historic single- and two-family residential structures, while the updated draft exempts single- and two-family residential structures used for residential purposes generally.

- **DIVISION 8 — ENFORCEMENT**

- The enforcement authority basis was expanded to include § 62.23(7)(f) and 62.11(5), Wis. Stats., and home rule references, and it was broadened to reference enforcement of related titles and equitable relief for violations/infractions/nonconformities.
- The “Actions constituting a violation” section was broadened from “each action” to “each action, property, and situation,” and the daily offense language was expanded to include “violation, non-conformity, or situation.”

Article 4: Specific Procedures

- The commencement/expiration timeframe for most procedures was revised so that a 24-month commencement window was reflected in the updated draft (instead of 12 months).
- The Architectural plan review and zoning permit procedure were removed from Article 4 in the updated draft with their content consolidated into other sections.
- The “Designation of historic structure and historic site” procedure was removed from Article 4 in the updated draft.
- The “Reasonable accommodation” procedure (including the confidentiality and decision-document framework) was removed from Article 4 in the updated draft.
- The “Mapping requirements” division (including the matrix-style mapping information table) was removed from Article 4 in the updated draft.
- **DIVISION 1 — Code amendment**
 - The initiation language was expanded so that the eligible initiators for text amendments and map amendments were explicitly enumerated (including the *City Manager* and separate lists for text vs. map amendments), rather than being left as a single general statement.
 - A dedicated “submittal requirements” section was added, including an exhibit-style checklist distinguishing required materials for text amendments versus map amendments.
 - The review procedure was revised so that the City Council first reading was paired with scheduling a public hearing, and the City Council hearing/decision steps were framed as a second public hearing and decision following the Plan Commission hearing/recommendation.
 - The “Distribution to Department of Natural Resources” step was moved out of the main step sequence and was presented as an “additional step if required,” rather than remaining as an early required step in the core process.
 - The “staff report content” section was removed.
 - The “Preparation of decision document” step was reframed as preparation/issuance of a written notice documenting City Council action (including conditions), rather than preparation of a final ordinance for signature.
 - The “split-zoning” statement under zoning map amendments was tightened so that split-zoning was described as allowable only when deemed appropriate based on the listed factors and upon Plan Commission recommendation (rather than the broader “if deemed appropriate” phrasing).
 - The mandatory-removal condition for an existing non-permitted land use in a rezoning was revised so that removal may be required within a designated time frame (instead of being stated as an automatic mandatory condition without a timeframe).
- **DIVISION 2 — Planned development**
 - The development agreement provision was strengthened so that entry into a development agreement was indicated as expected/required rather than purely discretionary.
 - Detailed submittal requirement checklists were added for both the general development plan and the final development plan (including comprehensive plan sheet/content expectations across site features, utilities, lighting, grading/drainage, parking, loading, signs, etc.).
 - The general development plan process was revised so that the City Council first reading step was paired with scheduling a public hearing (instead of referral only).

- The final development plan process was revised to include Plan Commission review/decision after a consistency determination, and the issuance of a written notice documenting the Plan Commission action was included as the outcome step (rather than including staff report preparation/distribution as a standard procedural step).
- **DIVISION 3 — Designation of historic overlay district**
 - The application intake step was revised so that application completeness confirmation with the Zoning Administrator is required.
 - The City Council first reading step was revised so that scheduling of a public hearing was explicitly included as part of the City Council first reading step.
 - The Historic Preservation Commission hearing step was revised so that the Commission recommendation language was included within the hearing/recommendation step (rather than treating recommendation as a separate step after the hearing).
- **DIVISION 4 — Certificate of historic appropriateness**
 - The certificate-of-appropriateness applicability language was rewritten so that the trigger was tied to improvements located within a Historic Overlay District (rather than focusing on “historic structure or site” generally), and the earlier category covering City department/public utility projects affecting historic resources was removed.
 - The review procedure was streamlined so that the Historic Preservation Commission meeting and decision were treated as a combined step, and the separate “applicant notification” step was removed in favor of direct issuance of the decision document.
 - The commencement/expiration timeframe for a certificate of appropriateness was revised to a 24-month commencement window (instead of 12 months).
- **DIVISION 5 — Conditional use**
 - A dedicated “submittal requirements” section was added, explicitly tying conditional use submittals to the site plan review requirements and allowing additional requested items as needed to demonstrate compliance with Article 6 and decision criteria.
 - The review procedure was streamlined so that the Plan Commission public hearing and decision were treated as a combined step, rather than treating decision as a separate step following a distinct staff report distribution step.
 - The acceptance requirement was revised so that signed acceptance was required prior to issuance of permits for the proposed use (rather than being stated solely as a six-month post-decision requirement).
 - The commencement/expiration timeframe for conditional uses was revised to a 24-month commencement window (instead of 12 months).
 - The “special conditions” examples were retained but were reorganized into a fuller issue/condition table format that explicitly included the take-out food service, delivery services, and signage examples within the table itself (rather than appearing as stand-alone items outside the table).
- **DIVISION 6 — Wireless telecommunication facility (Class 1 collocation and new tower)**
 - The Class 1 review procedure was revised to remove the public hearing sequence and replace it with a process based on Plan Commission agenda notice and a Plan Commission decision step (rather than class 2 notice + public hearing).
 - The “staff report content” section was removed for Class 1 reviews.

- **DIVISION 7 — Wireless telecommunication facility (Class 2 collocation)**
 - The Class 2 review procedure was revised to remove the earlier “determination of completeness” step sequence (including the forfeiture/expiration mechanics for incomplete submissions) and to rely instead on the “meet with the Zoning Administrator to confirm materials are complete” approach used elsewhere in Article 4.
- **DIVISION 9 — Community living arrangement review**
 - The review procedure was streamlined so that the public hearing and decision were combined, and the separate staff report preparation/distribution step was removed.
 - A standalone “effect of approval” provision was added clarifying that approvals run with the land and are binding on subsequent property owners.
 - The decision-document content section that was included previously was removed.
 - The periodic review/cessation language was slightly adjusted so that the 90-day cessation window was keyed to the “date of the approval” (rather than “date of the order”).
- **DIVISION 10 — Site plan review**
 - A “use by right not infringed” statement was added clarifying that site plan review does not address basic permissibility when a use is allowed by right.
 - A detailed site plan submittal checklist was added via an exhibit-style list (including detailed requirements for grading/drainage, utilities, lighting photometrics, traffic/turning templates, signage, loading, bike parking, etc.), whereas the earlier version did not provide a comparable comprehensive checklist within the site plan review division.
 - A prerequisite provision was added requiring administrative adjustment, special exception, or variance approval to be obtained before final site plan action when the project depends on those approvals.
 - The review procedure was expanded into two pathways—an administrative review procedure (Zoning Administrator decision) and a public review procedure (Plan Commission review/decision)—rather than a single administrative review procedure to reflect the new P1, P2, and P3 designations in the Land Use Table.
- **DIVISION 11 — Administrative adjustment (new procedural pathway added)**
 - An administrative adjustment process was added as a distinct discretionary tool allowing limited deviations only where specifically authorized by the chapter, with the adjustment explicitly tied to site plan review submittals and procedures.
- **DIVISION 12 — Special exception**
 - The special exception submittal language was revised so that special exception elements were explicitly tied to site plan review requirements (rather than leaving submittal expectations implicit within the review procedure).
- **DIVISION 13 — Expansion of a nonconforming building**
 - An “effect of decision” provision was expanded so that the approval was stated to become null and void if the nonconforming building is removed.
- **DIVISION 14 — Registration of a nonconforming use**

- The review procedure was streamlined so that the public hearing and decision were combined into a single step, rather than being separated into distinct hearing and decision steps with a separate staff report step.
- **DIVISION 15 — Conversion of a nonconforming use**
 - The review procedure was streamlined so that the public hearing and decision were combined into a single step.
- **DIVISION 16 — Termination of approval**
 - A new initiation basis was added allowing involuntary termination due to stoppage of work (where work commenced but did not continue in good faith to completion).
- **DIVISION 17 — Code interpretation**
 - A new “limitations on interpretations” section was added clarifying that interpretation responsibility does not override responsibilities assigned to other bodies/officials elsewhere in the code.
 - The basis-of-decision section was expanded to explicitly include consultation with the City Attorney and to include criteria for determining similarity of land uses (not just general interpretive judgment).
 - The effect-of-interpretation language was expanded to clarify that an interpretation carries the same weight as if written into the chapter and that interpretations should be incorporated into the code through the amendment process when appropriate.
- **DIVISION 18 — Administrative appeal**
 - The review procedure was revised so that the public hearing and decision were combined into a single step, and the decision-document preparation/issuance was consolidated into a single concluding step.
 - The parties responsible for notices and document preparation were adjusted so that “Secretary of the Zoning Board of Appeals” was used in multiple steps where the earlier draft referenced the chairperson and City Clerk functions more directly.
- **DIVISION 19 — Variance**
 - A “Record of Variance” recording requirement was added so that an approved variance was required to be recorded at the Rock County Register of Deeds and was stated to be ineffective until recorded.
- **DIVISION 21 — Determination of ordinary high-water mark**
 - A graphic exhibit illustrating the ordinary high-water mark determination context was added to accompany the basis-of-decision narrative.

Article 5:

- **DIVISION 2 — Base Zoning Districts**

- The purpose statement for the ME Mining Enterprise district has been significantly expanded beyond a one-sentence description to add: (a) limitation to areas designated by the adopted comprehensive plan, (b) explicit reclamation expectation because mining is an interim use, and (c) the expectation that mining operations follow an adopted phasing plan and be managed/operated/reclaimed under a management/operation/reclamation plan with approval when the district is established and upon amendments.

- **DIVISION 3 — Allowable Land Uses**

- **46-1051 — Land uses allowed in base zoning districts:** The use-table has been expanded to add three new primary review designations—P1, P2, and P3—with each tied to site plan review.
- **Table 5-1 — Land Use Table:** A detailed “Key for Primary Reviews” and “Special Reviews for Certain Conditional Uses” block has been added beneath the table, including explicit limitations stating that conditional uses may be prohibited on nonconforming lots, on lots with nonconforming uses, or on lots with an existing conditional use unless the Plan Commission makes specified compatibility determinations on a case-by-case basis. A new note has been added stating that if the commercial component of a mixed project is classified as a conditional use, the entire project will be reviewed as a conditional use even when otherwise allowed by right.
- **46-1053 — Land uses not listed:** The process language has been revised so that an applicant is directed to submit an application for an interpretation to the Zoning Administrator (rather than a generic application).
- **46-1057 — Accessory land uses:** A new baseline requirement has been added stating that if a principal building is removed, any accessory building must be removed within 12 months if a permissible principal building has not been reestablished, before the special-exception pathway is described. Previously, only the special exception process for retaining an accessory building after principal removal was provided.
- **46-1065 — Special provisions for residential land uses (recreational equipment):** The definition list of “camping and recreational equipment” has been expanded to explicitly include personal watercraft and utility trailers. The treatment of motor-driven cycles and mopeds has been clarified by stating they are not considered recreational equipment for purposes of this section.
- **46-1066 — Negative use agreements:** Legislative findings have been expanded beyond grocery/drug store scenarios to include a broader statement that negative use restrictions can adversely affect the public welfare by limiting the future operation of certain essential retail or service uses, and the companion explanation of “commercially reasonable non-compete clauses” has been generalized accordingly. The prohibition section has been expanded by adding a parallel prohibition that applies to negative use restrictions targeting certain essential retail or service uses (in addition to the existing grocery/drug store-focused prohibition).
- **46-1067 — Special provisions for the development of multiple principal buildings in residential districts (new section):** A new section has been added establishing purpose, applicability thresholds, procedure, and requirements for multiple principal buildings on a single site in residential districts (including specific building-count thresholds by district and a conditional use procedure tied to Plan Commission review). A new requirement has been added calling for improvements and corresponding easements to facilitate internal vehicular/pedestrian movement without reliance on adjacent public streets (as an explicit condition/expectation for these multi-building residential developments).
- **46-1068 — Special provisions for large developments in business districts (new section):** A new section has been added establishing purpose, a multi-part definition of “large development” (including building footprint, acreage, multi-site nexus, and multiple-building

triggers), and a conditional use procedure for review and amendments. A new requirement has been added calling for improvements and corresponding easements to facilitate internal vehicular/pedestrian movement without reliance on adjacent public streets, parallel to the new multi-principal-building residential provisions.

- **DIVISION 9 — Planned / Project-Based Development Districts**

- The division has been retitled from “Specific planned development districts” to “Project-based development districts” in the updated draft’s division structure. The new section includes a general overview for planned development districts (PDDs), including statements that standards are tailored per project and documented in this article, and that other standards (e.g., fencing/signage) remain subject to applicable code provisions. Language has been added clarifying that historically approved planned unit developments (PUDs) reviewed as conditional uses remain in effect.

Article 6: Development Standards

- **Article 6 (Division framework / scope)**
 - The architectural standards were restructured so that **general architectural standards** and **special architectural standards** are now addressed in separate divisions (with special standards expressly called out for single-family, two-unit multi-family, and two-unit townhouses).
- **DIVISION 2 — Dimensional and Related Standards**
 - **Table 6-2 — Residential districts**
 - Minimum lot area and minimum lot width standards were expanded to add explicit standards for interior townhouses (including a 3,000 sq. ft. lot area and 30-ft lot width standard for interior townhouse units).
 - The R-9 minimum development parcel standard was increased from 5 acres to 15 acres.
 - The conditional-use thresholds for allowing more than the base number of principal buildings were expanded (e.g., R-1 allowing 2–5 with conditional use; R-2 and R-3 allowing 3–9 with conditional use), replacing the earlier “2 or more / 3 or more / 5 or more” thresholds.
 - A specific townhouse side-yard rule was added stating 6 ft for end units and 0 ft for interior units, which was not expressed as a separate townhouse standard in the earlier table.
 - The R-1 rear-yard setback line was revised to add 15 feet for corner lots.
 - Green space standards were expanded to add a reduced green space standard for interior townhome units (15%).
 - The residential “parking lot setback” line was revised so that parking lots are treated as needing to meet the principal building setbacks.
 - A driveway setback line was added to the residential table (including a larger R-9 driveway setback), which did not appear in the earlier residential table.
 - **Table 6-2 — Business / Industrial / Special Purpose districts**
 - The dimensional standards table was reorganized so that Business districts, Industrial districts, and Special Purpose districts are each presented in their own table.
 - The CC-T (City Center Transition) district was added to the business table and integrated into business dimensional standards.
 - A minimum building height requirement was added for CC (City Center) (“25 feet or two stories”).
 - Side-yard setbacks in business districts were revised to include an option for “10 feet or none if a common party fire wall is provided”.
 - New standards were added to regulate percent of parking in the front yard (including 40% caps in B-districts and 0% in CC/CC-T).
 - The UT (Urban Transition) minimum lot area standard was revised from 35 acres to 20 acres in the special purpose table.
 - The AE (Aviation Enterprise) height regulation was revised to be “as regulated by Airport Overlay District standards” rather than a fixed numeric height limit.

- **46-1502 Lot area (measurement):** A new exclusion was added so that 100 percent of any survey overlaps are excluded from lot area calculations.
- **46-1503 Lot width (exemptions):** The exemption language was expanded to state that an outlot created by a City-authorized land division is exempt from the minimum lot width (in addition to the prior “dedicated to the public / stormwater / infrastructure / open space” exemption wording).
- **46-1506 Living area:** A new section was added establishing a minimum residential living area requirement and a detailed measurement rule, including an explicit list of spaces not counted as living area (e.g., certain basements, crawlspace, attics not used for living, garages, breezeways, unheated/unconditioned sunrooms, porches, balconies, etc.).
- **46-1507 Building setbacks:** A new rule was added specifying how setbacks are measured when a survey overlap exists (measured from the adjoining property boundary as shown on the most recent recorded deed/plat/survey) to ensure compliance after overlaps are resolved. The measurement language was clarified to distinguish principal-building measurement from accessory-building measurement.
- **46-1508 Building separations:** The separation standard was revised to reference the Building Code in addition to the table standard, rather than relying solely on the table statement.
- **46-1513 Placement of parking spaces in a parking lot:** A new section was added to regulate front-yard parking proportions in certain zoning districts and to establish an administrative adjustment pathway allowing more front-yard parking when constraints exist and enhanced site features are provided.
- **46-1514 Special setback from Rock River:** A new section was added establishing a 15-foot setback measured landward from the Rock River (for properties not in the shoreland overlay district), with listed exemptions (piers, docks, walks, bridges, culverts, dikes, erosion control, underground utilities).
- **DIVISION 3 — Engineering and Environmental Standards**
 - **46-1555 Traffic impact analysis:** The traffic impact analysis (TIA) section was rewritten from a “large development” standard into a structured framework describing the purpose of a TIA, specific thresholds that trigger a TIA (peak-hour trips, dwelling unit count, daily trips, conditional use demonstration, and “extenuating circumstances”), and explicit standards stating that the TIA is to be coordinated/completed by the City with applicant-paid costs and WisDOT guideline alignment. The updated draft added a tiered scope approach (full TIA vs. abbreviated TIA vs. no TIA) tied to trip generation and City Engineer discretion, along with developer submittal expectations and a mitigation/outcome framework.
- **DIVISION 4 — Performance Standards**
 - **46-1607 Noise:** The measurement location language was revised so that noise is measured at the side or rear lot line (instead of the earlier “property boundary line” framing). The noise table was expanded to include a Special Purpose category. The special exception language was revised so that manufacturing-use exceptions are framed for industrial or special purpose zoning districts and are tied to mitigation measures deemed appropriate by the Plan Commission (beyond the earlier “manufacturing” special exception statement).
- **DIVISION 5 — Site Design Standards**
 - **46-1652 Minimum design standards:** A new design principle was added stating that sites should be designed to protect environmental features to the extent possible, replacing the earlier “preserve where such features contribute to beauty and utility” phrasing.
 - **Transit stops:** The transit stop trigger was revised from “more than 30 dwelling units” to “more than 50 dwelling units,” while retaining the “over 100 parking spaces” trigger, and the

updated draft added that a shelter must be constructed if required and that right-of-way placement is determined by the Director of Public Works.

- **Outdoor storage (screening scope and materials):** The outdoor storage screening standard was expanded so that screening is required not only when adjoining but also when “across from” residential, commercial, and city center districts, and screening was tightened to require solid wall/fence (non-metallic) and/or other specified methods.
- **Refuse storage:** Refuse screening was tightened so that outdoor containers must be screened from view from any point on the perimeter of the site unless otherwise approved. Enclosure rules were tightened by adding an explicit prohibition on placement in the front yard and by revising enclosure height language so the enclosure must be at least 5 feet and not less than the height of the containers (replacing the earlier fixed 6–7 ft enclosure range). Chain link fencing was explicitly prohibited for refuse enclosures.
- **Ground-mounted mechanicals:** A new section was added addressing ground-mounted building mechanicals, requiring placement out of sight from adjoining public streets and screening, and requiring the screening method to be shown on the approved site plan.
- **DIVISION 6 — General Architectural Standards**
 - **Applicability:** Applicability was expanded to cover not only new buildings and additions but also significant modification of existing exterior walls.
 - **Four-sided architecture:** The list of districts requiring four-sided architecture was expanded to include CC-T, and to include townhouses and multi-family in R-2, and to broaden the list of districts where the conditional “abutting residential” requirement applies (adding AE, C, ME, and UT).
 - **Massing/scale transition standard:** The residential adjacency transition standard was changed to if a building is within 30 feet of a residential property, height must not exceed 25% above the residential district max height.
 - **Roof standards:** A new roofline articulation standard was added requiring a roofline change at least every 60 feet, with specified methods (pitch variation, material variation, height variation, or other approved solutions). Some flat roof standards were moved from flat roofs to roof articulation, while the rest was maintained.
 - **Minimum glazing requirements:** A new glazing row was added establishing minimum glazing requirements for multi-family and townhouses (3+ units) in residential districts. Glazing standards for CC/CC-T were expanded to include specific glazing expectations when the building is along the Rock River. A glazing row was added for AE (Aviation Enterprise).
 - **Exterior materials:** Exterior material standards were reorganized by adding a table of appropriate materials by building type (multi-family 3+ vs townhouses 3+), including explicit maximum percentages for certain materials, plus a separate table of appropriate materials by zoning district with multiple “max %” limits and an explicit note that materials not included are not allowed. Authority was clarified so that Plan Commission modification is framed as a special exception for certain projects, while the Zoning Administrator is given an explicit administrative adjustment role for equivalent materials and prohibited materials on additions under specified circumstances.
 - **General architectural requirements:** The general architectural requirements were tightened by adding an explicit width threshold (buildings exceeding 80 feet of public street-facing façade) and by adding multi-family-specific requirements to break massing and address garage integration.
 - **Exterior color standards:** The exterior color rules were revised so that standard corporate/trademark colors may be used on the building façade up to 5% of wall area if

repaintable, replacing the earlier rule that corporate/trademark colors were permitted only on signage.

- **Exterior lighting and neon/strip lighting:** The former stand-alone prohibition on neon and LED strip lighting was replaced with a more general provision stating that exterior lighting on a building must comply with the article's outdoor lighting standards.
- **Mechanical screening and multifamily security:** Roof-mounted mechanical screening was tightened to require that equipment be hidden from view at all points along the perimeter of the subject property and located behind screening walls/covers. New multifamily-specific standards were added addressing garage prominence and requiring secured access doors for interior corridors and attached/underground parking areas.
- **DIVISION 7 — Special Architectural Standards**
 - New anti-monotony standards were added for single-family dwellings, 2-unit townhomes, and 2-unit multi-family buildings, including a proximity-based “not the same façade” rule and a defined list of differentiating features (with an explicit statement that applied ornamentation/trim does not qualify). New R-1-specific standards were added for 3- or 4-unit multi-family buildings, including façade width limits (or entry/architectural differentiation alternatives), alley access expectations where alleys exist, entryway feature requirements, and foundation landscaping expectations along street-facing façades.
- **DIVISION 8 — Parking, Loading, and Access**
 - The applicability language was tightened by changing the trigger from “change in occupancy” to “change in use,” and the “pre-existing building date” reference was updated to reflect 2026 in the “additional parking mandatory only for the incremental increase” sentence.
 - The authority to approve parking reductions of up to 40% was shifted from a Plan Commission special exception to a Zoning Administrator administrative adjustment process.
 - The authority to approve parking above the 15% maximum was shifted so that the Zoning Administrator is identified as the approval authority via an administrative adjustment.
 - The EV parking requirement was removed.
 - Pedestrian connection requirements were expanded to require a sidewalk connection when a property abuts a bike trail or mid-block walkway, and the referenced sidewalk plan was named as the City's Pedestrian Transportation Corridor Plan.
- **DIVISION 9 — Landscaping and Buffers**
 - Landscaping and buffer standards were substantially rewritten to implement a landscape point system and updated tables/exhibits, including revised screening/buffer options and revised timing/guarantee expectations for installation.
- **DIVISION 10 — Outdoor Lighting**
 - Outdoor lighting standards were substantially modernized, including updated fixture height limits, expanded cutoff/light trespass expectations, and expanded lighting plan/submittal and site-wide compliance triggers.

Article 8: Alternative Development Options

- Division 7 “Mixed residential housing project” was removed. All remaining alternative development options are handled through the planned development district procedures.
- **DIVISION 2 — CONVENTIONAL PLANNED DEVELOPMENT**
 - The standalone “Ownership” requirement was removed (the prior requirement that all land within the conventional planned development be under single ownership or control at the time of establishment is no longer stated as its own section).
 - The prior explicit statement that a planned development district with a mix of residential and industrial uses is prohibited was removed from the “Permitted uses” section.
 - The “Permissible modifications” subsection on landscaping was edited so that landscaping placement may be modified “provided the overall amount of landscaping is provided,” and the earlier clause “to accomplish the intended purposes” was removed.
- **DIVISION 3 — COTTAGE HOUSING PROJECT**
 - A new general design principle was added requiring that adequate provision be made for storage of residents’ personal property to replace the requirement for an exterior storage area (previously requiring at least 10 square feet of exterior-accessible storage per unit or an equivalent dedicated storage area in a community building).
- **DIVISION 4 — ADAPTIVE REUSE PROJECT**
 - The standalone “Ownership” requirement was removed (the earlier requirement that all land within an adaptive reuse project be under single ownership or control at the time of establishment is no longer included).