

ZONING & SUBDIVISION ORDINANCE REWRITE

Open House #1 – November 14, 2024

AGENDA

1 CONSULTANT TEAM INTRODUCTION

2 PROJECT OVERVIEW

3 WHAT HAVE WE LEARNED SO FAR?

4 WHAT'S NEXT

5 HOW TO LEARN MORE

6 OPEN HOUSE FORMAT

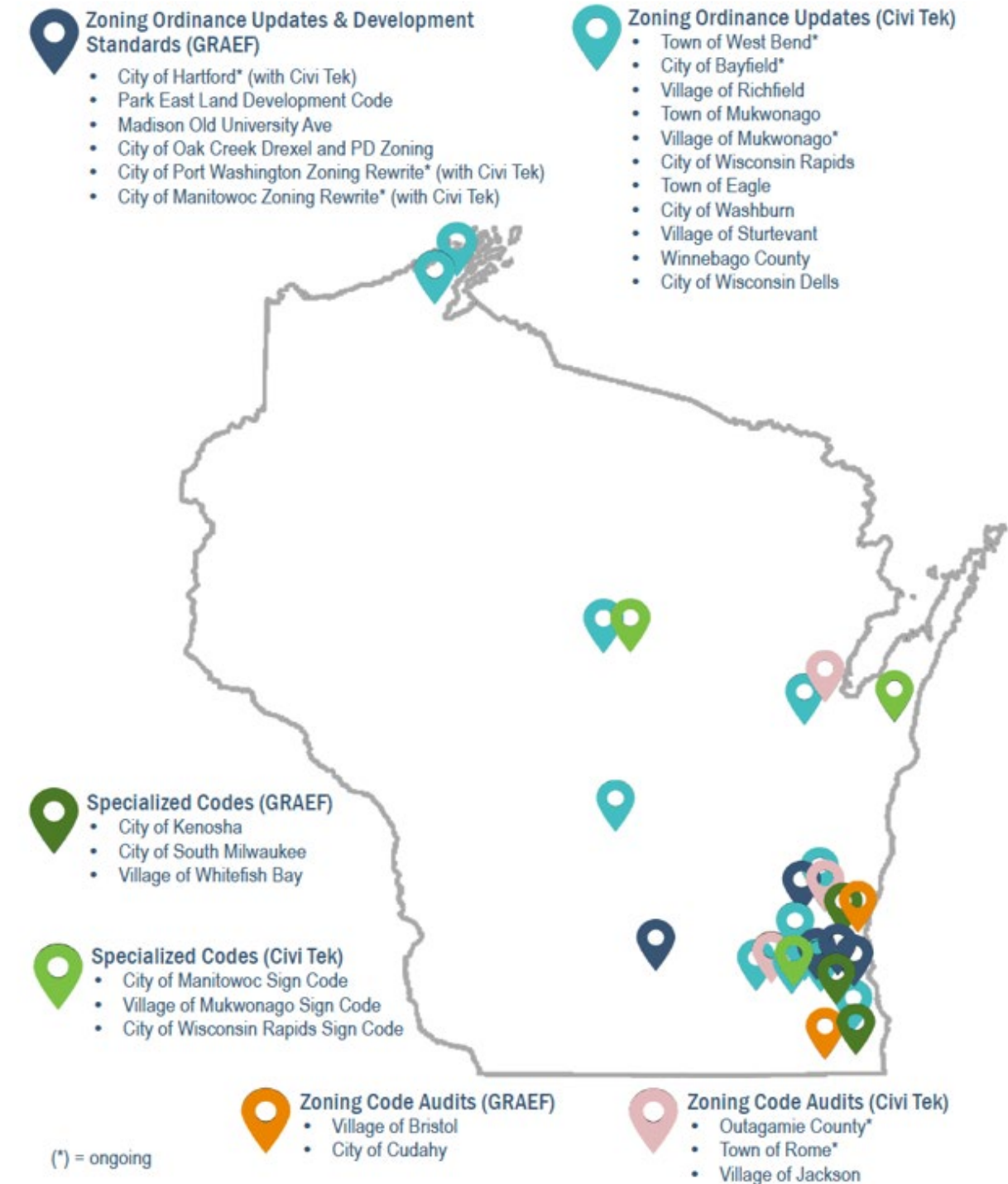
YOUR PROJECT TEAM

GRāEF

CIVI TEK
CONSULTING

CARLSON BLACK

CARLSON BLACK O'CALLAGHAN & BATTENBERG LLP



OPEN HOUSE FORMAT

WELCOME, SIGN IN
AND GENERAL
FEEDBACK

PROJECT OVERVIEW
FREQUENTLY ASKED
QUESTIONS
WHAT HAS HAPPENED
SO FAR?
SUMMARY OF
ENGAGEMENT-TO-
DATE

ZONING REFORM
OPPORTUNITIES

ZONING MAP



PROJECT OVERVIEW: DESIRED OUTCOMES

Align your ordinances with Comprehensive Plan and State statutes

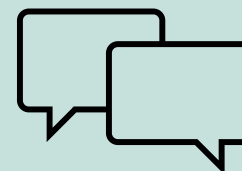
- Create and apply zoning districts consistent with Comprehensive Plan
- Formation of new subdivision ordinance consistent with best practices and community needs



Simplify them for readability, understanding and administration

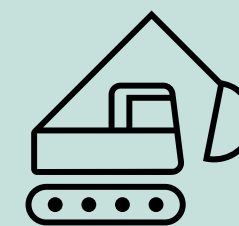


Be responsive to local, regional and national markets and community needs



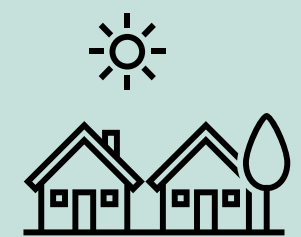
Facilitate high quality development and redevelopment

- Modify review procedures to be more understandable, efficient and predictable- -without sacrificing quality and creativity
- Re-examine parking standards
- Enhance design standards



Balance community growth and reinvestment with impacts to local neighborhoods

- Create complete neighborhoods
- Examine home occupations
- Encourage reuse/redevelopment of vacant or underutilized properties in all part of the City
- Preserve neighborhood and community character, including downtown district



PROJECT OVERVIEW

PROJECT TIMELINE



WHAT HAS HAPPENED SO FAR

Site Visit

Introductory Plan
Commission Meeting

Review of Existing Zoning,
subdivision and sign code

Monthly Staff Meetings

Review of existing
development procedures

Focus Group Interviews

WHAT HAS HAPPENED SO FAR: FOCUS GROUPS

GRAEF/CiviTek conducted ten (10) focus group interviews with 38 individuals in small groups on four days between August 20-28, 2024.

The comments fell into several categories

- Administrative and Development Processes
- Barriers to Development
- Development Focus
- Downtown
- Emerging Land Uses
- Housing availability and affordability
- Maintenance and Code Enforcement
- Multifamily Development and Density
- Neighborhoods and Walkability
- Parking Requirements
- Planned versus By-Right Development
- Public Engagement
- Signs
- Smaller Lots and/or Tiny Homes and ADU
- Subdivision and Site Design Standards

“Janesville needs more housing options, at all levels of density and affordability”

“The new code must be user friendly and understandable”

“High upfront design and infrastructure development costs are seen as a barrier”

“There are mixed perceptions about Janesville as a favorable place for development”

“There’s a need to balance rigid standards with flexibility”

“Clear, consistent communication is important”

“Need to focus on all parts of Janesville, not just downtown or Milton Avenue”

FOCUS GROUP PARTICIPANTS

We spoke with a broad cross section of participants from throughout the community that interact with the code on a daily basis.

WHAT HAS HAPPENED SO FAR: CITY STAFF INTERVIEWS

GRAEF/CiviTek also conducted three focus group interviews with City staff on September 27, 2024. Groups included Public Infrastructure/Engineering, Code Enforcement, and Economic Development.

Identified improvements, technical requirements, standards and processes

Recognized need for discretion and flexibility in the review process.

It will be easier for staff to administer the code if it is made simpler, easier to understand and enforce.

Supportive of efforts to encourage a variety of different housing types, densities and affordability options.

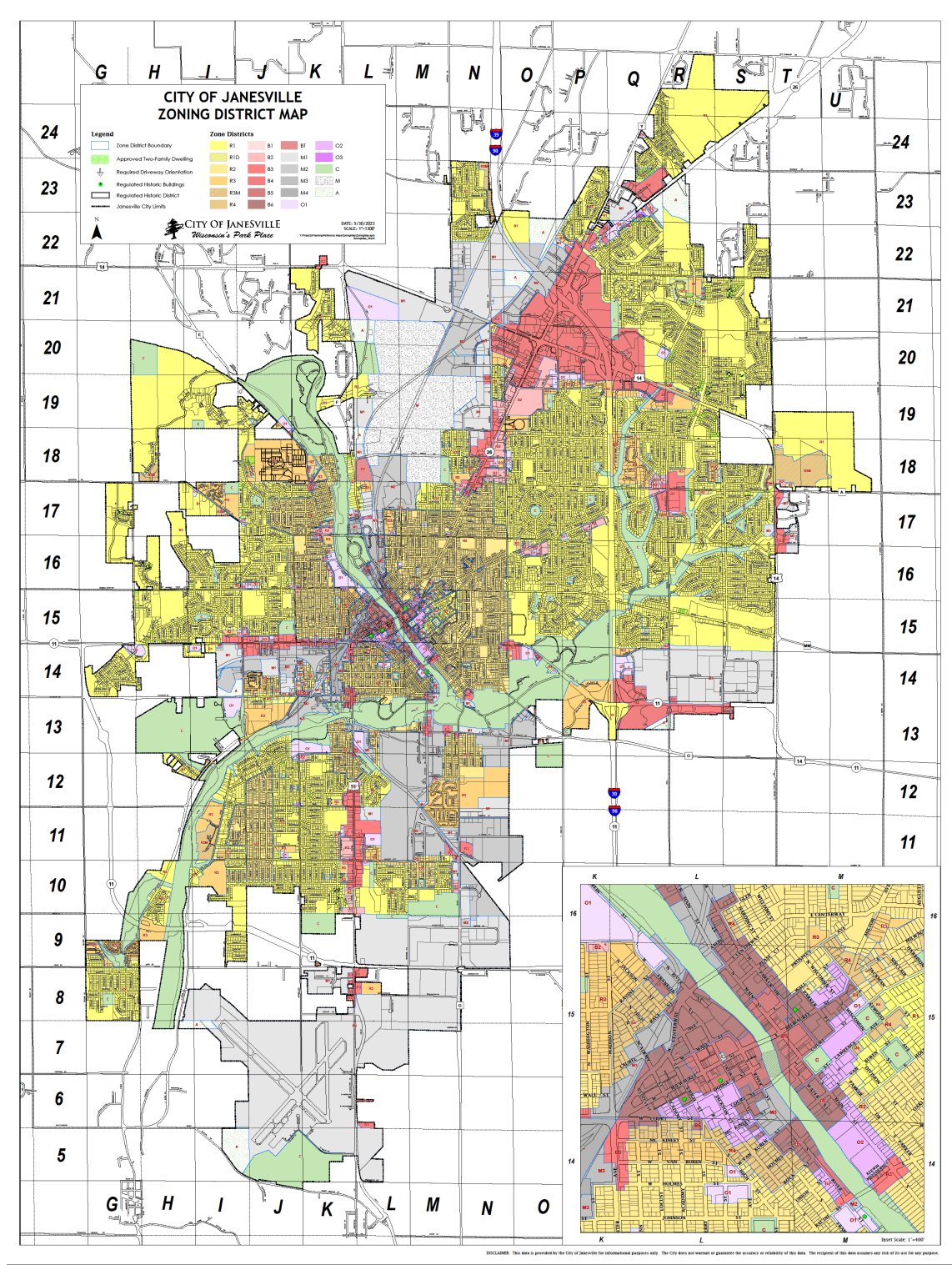
Simplify standards and processes to make them easier, timelier and more cost effective to develop in Janesville.

Allow more decisions to be made at the administrative level without going through a lengthy process.

More detailed summaries from those focus group meetings will be available on the project website.

NEXT STEPS

Districts and Uses



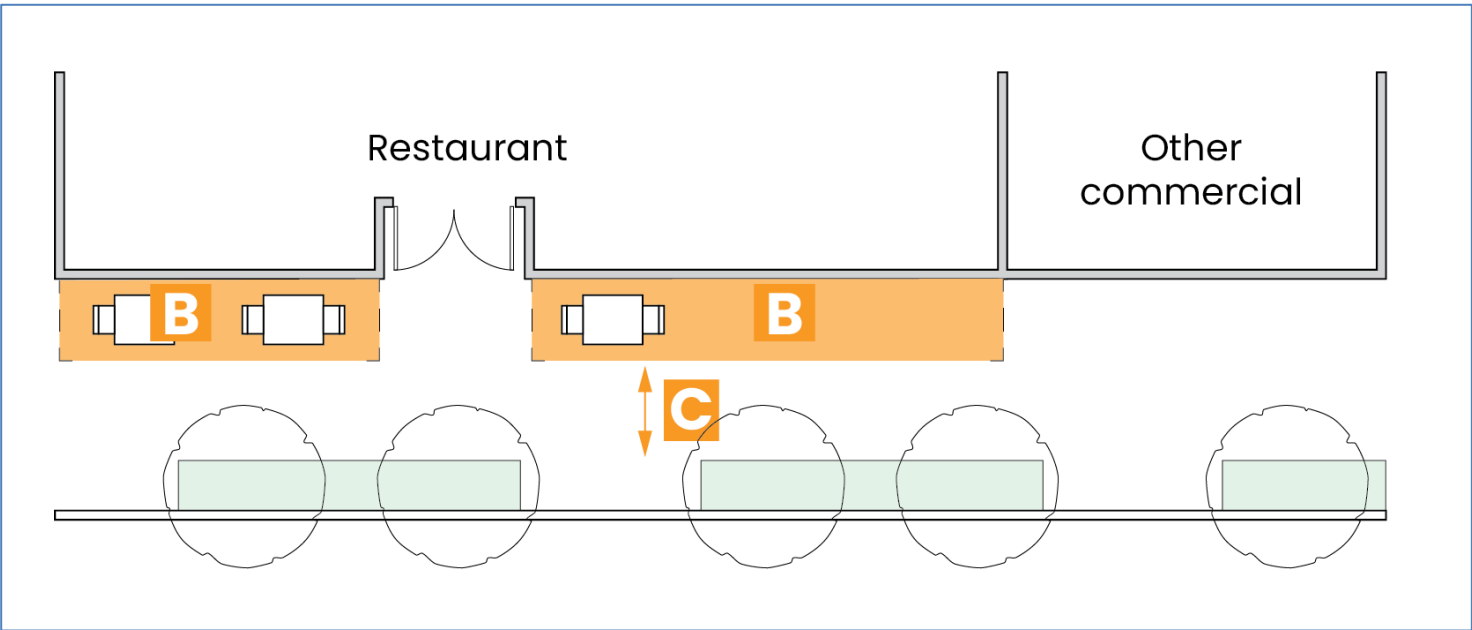
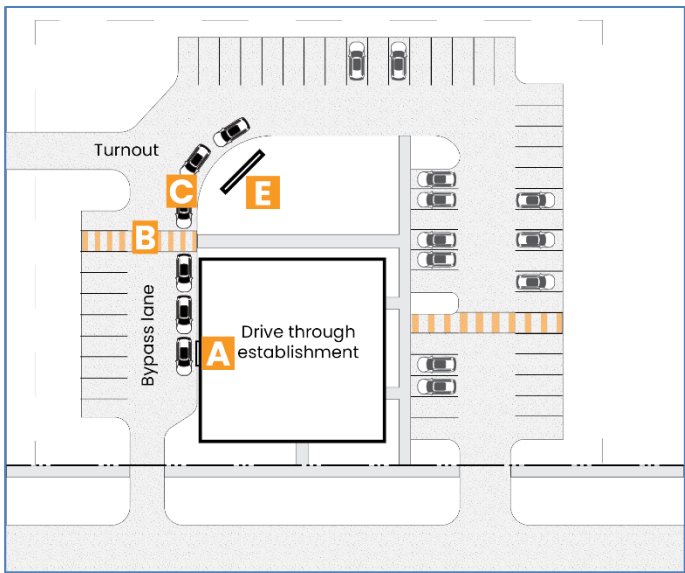
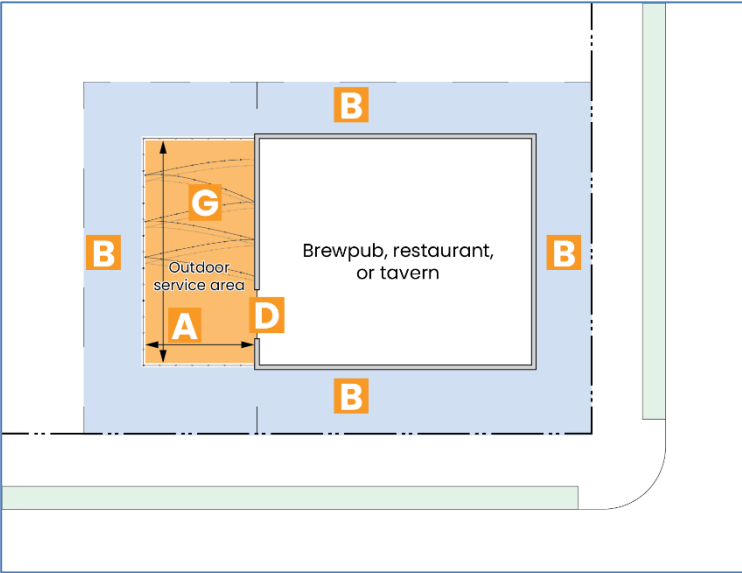
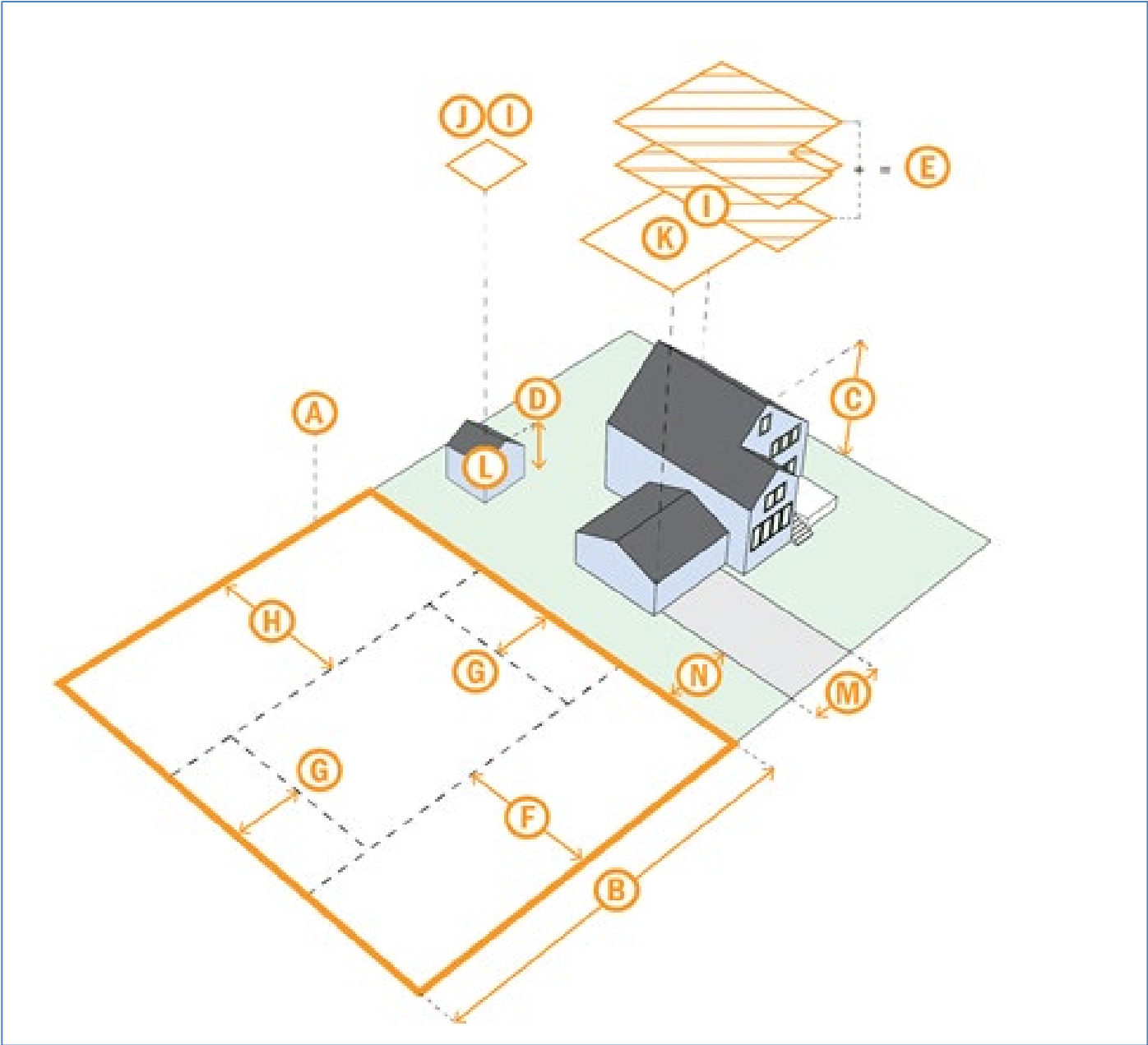
Janesville Existing Zoning

Series Land Use		Residential						City Center			Commercial			Manufacturing		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-7	R-9	CC-1	CC-2	CC-3	B-1	B-2	B-3	M-1	M-2	AE	I-1	P-1	SP-1	A-1	
1	Residential																				
1.01	Manufactured home park					P															SP,ZP
1.02	Mixed-use residential							C	C		C	C	P								AR,SP,ZP
1.03	Multi-family, 2 units		P	P			P	P													ZP
1.04	Multi-family, 3 to 4 units			P	P		P	P													ZP
1.05	Multi-family, 5 or more units				P		P		C	C											AR,SP,ZP
1.06	Single-family dwelling	P	P				P	P													ZP
1.07	Townhouse, 2 units		P	P			P	P													ZP
1.08	Townhouse, 3 to 4 units		C	P			P	P	C	C											ZP
1.09	Townhouse, 5 or more units				P		P		C												AR,SP,ZP
2	Special Care Facilities																				
2.01	Assisted living center (new)			C	C				P	P							P				AR,SP,ZP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P		P	P	C	C											ZP
2.03	Community living arrangement, 9 to 15 residents (new)	C	C	P	P		P	P	C	C											ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C		C	C	C	C											SP,ZP
2.05	Group day care center								P	P	C	P	P				C				AR,SP,ZP
2.06	Group day care center (company)								C	C				C	C						AR,SP,ZP
2.07	Hospice care center (new)			C	C			C	C			P	P								AR,SP,ZP
2.08	Nursing home							C	C	C	C	C	C				C				AR,SP,ZP

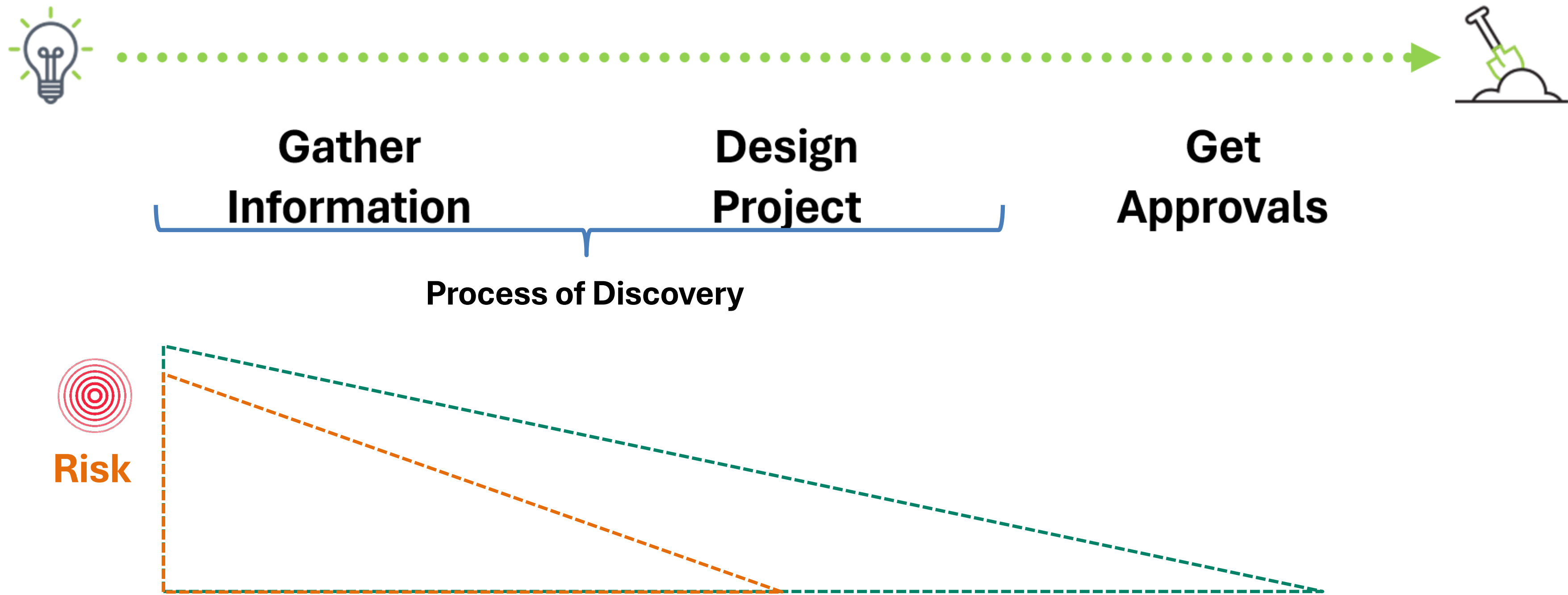
Sample Land Use Matrix

NEXT STEPS

Development Standards



THE CUSTOMER JOURNEY – Getting To YES Faster



HOW TO LEARN MORE

Janesville Zoning and Subdivision Code Rewrite

The City of Janesville is undertaking a rewrite of the zoning and subdivision code to modernize and simplify current regulations.



Take the Community Survey!

Open from Thursday, Nov 14, 2024 through Sunday, Dec 1, 2024

[View Survey](#)

Join us for the Open House! - Nov 14, 2024

5:30 p.m. - 7:00 p.m. at Hedberg Public Library, 316 S. Main Street

Public Comment Form

Leave a Comment!

Do you have a comment for the development code rewrite? Leave it in the comment form below. We will be taking public comment throughout the process. You may also complete the community survey and attend a public meeting to get involved with the project. Browse this website to learn more!

Comment Here

Submit



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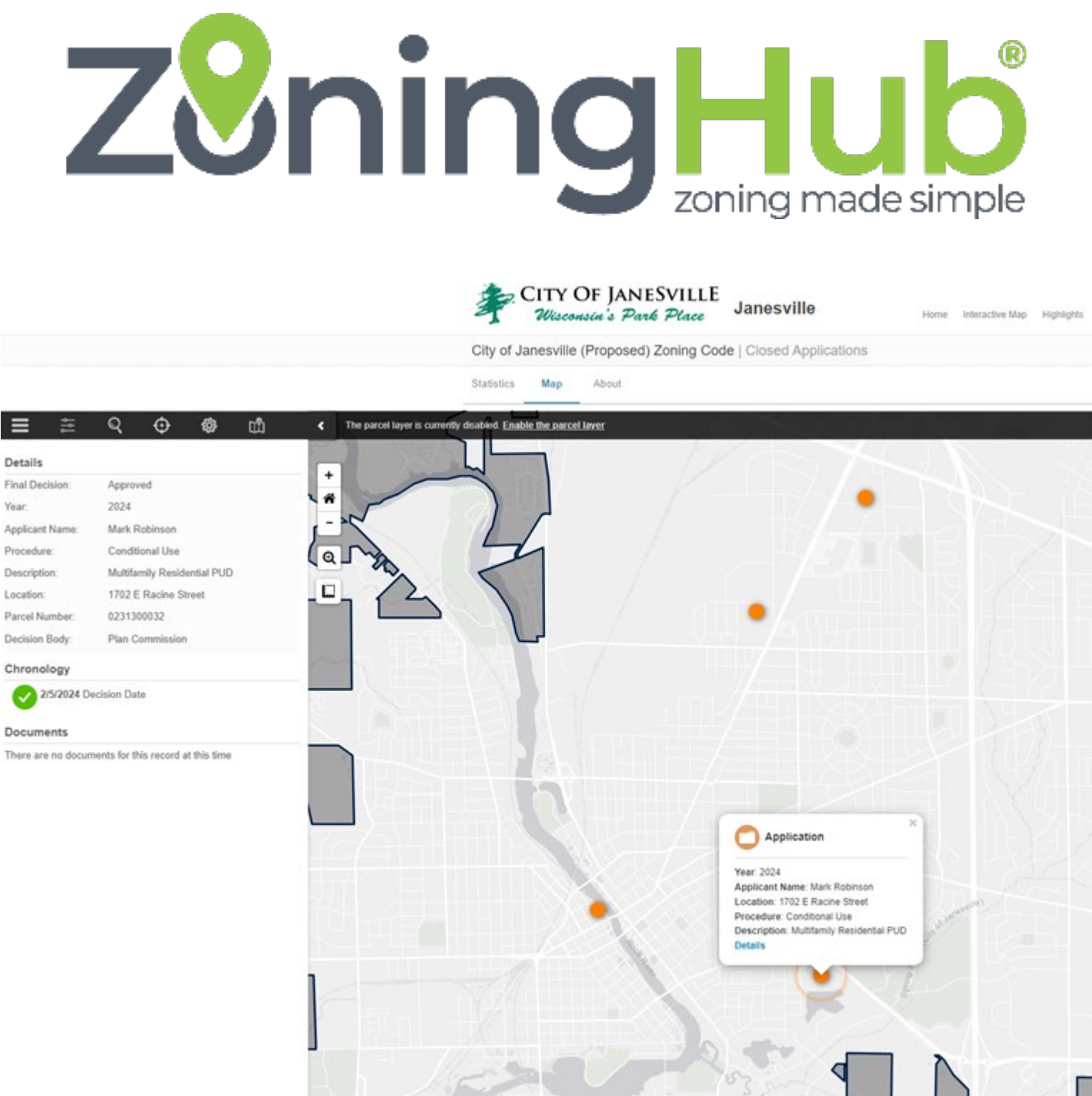
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ZONING MAP



ZONINGHUB OVERVIEW



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