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MEMORANDUM

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

FROM: Craig Huebner, AICP

DATE: September 8, 2025

SUBJECT: Summary of Zoning Rewrite Materials for the September 2025 Plan Commission

SUMMARY: The consultant team has produced draft recommendations for updated zoning districts, land uses, dimensional standards, and a discussion of alternative developments as shown in the draft deliverables, as follows:

Draft Deliverables *(subject to change)*

- Table of Contents
- Article 5: Zoning Districts
 - Land Use Table *(updated)*
- Dimensional Standards Matrix *(reformatted and updated)*
- Presentation slides for discussion on Accessory Dwelling Units (ADU) and selected Alternative Development Options (Tiny Homes, Mixed Residential Housing)
 - Supplemental materials for ADU and In-Family Suites from AARP and City of Middleton

These draft articles and zoning materials serve as some of the primary content of the zoning code, addressing the following functions:

Table of Contents – The Table of Contents for the proposed zoning code has been reorganized into eight (8) articles. Previously drafted zoning code elements have been integrated within this new structure, including:

- Inclusion of the proposed zoning districts and land uses into the new Article 5.
- Consolidation of all development and performance standards into the new Article 6.
- Elimination of Appendices

Article 5: Zoning Districts – The new Article 5 includes all information on the proposed zoning districts including their associated permitted and conditional land uses (The Land Use Table is provided as a separate deliverable, but it will be placed in the associated placeholder on page 5-34 of Article 5 when finalized). This new structure more closely emulates the structure of the existing zoning code for the listing of zoning districts. This article also contains special standards for a number of overlay districts in the City:

- Historic Preservation Overlay District
- Wellhead Protection Overlay District
- Shoreland-wetland Overlay District

- Shoreland Overlay District
- Airport Overlay District

Finally, Article 5 includes a placeholder for Specific Planned Development Districts. The consultant team is working with Staff to determine the appropriate method for converting all previously approved planned developments into this article so they can be formalized as adopted districts and continue in the new code in the same manner they were approved.

Dimensional Standards Matrix – Part of the proposed Article 6: Development Standards, the Dimensional Standards Matrix is a summary of the most relevant dimensional standards for development in each zoning district such as setbacks, height limits, and number of structures. The matrix is a tool that shows all the most relevant standards in one place, side-by-side for ease of comparison and understanding. The Dimensional Standards Matrix includes the following features:

- Each standard is listed in the first column, followed by a reference to a specific part of Article 6 where more information on how to interpret each standard will be included.
- Each standard is specified as a minimum or maximum, where relevant.
- All residential districts are controlled by the same set of dimensional standards, and all commercial, industrial, and special districts are controlled by another, different set of standards.
- Some standards make reference to another portion of the code, but in general this has been kept to a minimum.
- Standards are categorized into lot standards, principal building standards, accessory building standards, and site standards.

Previous versions of this matrix of standards were presented in past Plan Commission meetings. This updated matrix adheres to a different format following the restructuring of the zoning rewrite (as described in the “Table of Contents” section of this memo). The new format includes a handful of new standards in addition to previously presented standards, including:

- Green space requirement, minimum (%)
- Number of structures per lot, maximum (#)
- For single family homes, the minimum living area of the principal home will be 800 square feet, consistent with the current code. This will be reflected in Article 6.

In addition to the reformatting described above, some standards have also been changed following previous Plan Commission meetings and discussions with staff. Below is a listing of many of the key changes:

- Allow multiple principal buildings per lot in some districts, with limits. Limits may be exceeded via conditional use in some cases.
- Added setback averaging consistent with current code.
- Changed the format of how detached accessory buildings are regulated. The new standards limit the number and type of buildings, and they allow for larger accessory buildings if the principal home has not attached garage.
- Changed minimum driveway widths to be consistent with current standards (by reference, allowing between 24-36 ft by land use)

- Eliminated driveway setbacks. Driveway setbacks will be regulated the same as parking lot setbacks.
- Eliminated minimum lot area in the City Center district
- Eliminated maximum building size in the B-2 district
- Increased side yard setbacks from residential uses in commercial districts by 2 feet in the B-1 district and 17 feet in the B-2 district.

Presentation Slides for discussion on selected Alternative Development Options (Tiny Homes, Mixed Residential Housing) and Accessory Dwelling Units— In addition to the draft zoning articles shared with the Plan Commission, the consultant team has put together a presentation to guide a discussion about select innovative housing types. At a previous meeting, topics of Accessory Dwelling Units, Tiny Homes, and Planned Mixed Residential Housing were identified, and the consultant team would like to gauge interest in including these elements in the zoning rewrite. Tiny Homes and Mixed Residential Housing would be included in Article 8 of the proposed zoning code, as shown in the Table of Contents.

Before the alternative development options can be included in Article 8, several policy-related questions must be determined. Following discussions with staff, these policy questions are included in the presentation slides. The consultant team will lead a discussion of each policy question after introducing the concept for ADUs and the two alternative development option:

- Accessory Dwelling Units (ADU) – second dwelling units added as an accessory use to a single-family home, usually limited by size. The consultant team will discuss with the Plan Commission various aspects of whether/how to include ADUs such as their appropriate location and design.
- Tiny Homes – affordable housing options for smaller households and individuals, oftentimes people receiving some form of social assistance. The consultant team will discuss with the Plan commission various aspects of how Tiny Homes have been implemented in other Wisconsin communities and whether they are appropriate to begin allowing in Janesville.
- Planned Mixed Residential Housing (MRH) – The previously introduced “R-8 Planned Mixed Residential” district has been revised, following discussions with Staff, to become an alternative development option similar to Planned Development Districts but with less complexity, variability, and administrative burden. The consultant team will describe the proposed process for approving a Mixed Residential Housing (MRH) project and discuss various policy questions related to their design, density, and incentives for diversity of housing types.

Other alternative development options are planned to be included in the zoning rewrite as part of Article 8, such as Planned Development Districts, Conservation Subdivisions, Traditional Neighborhood Development (TND), and Cottage Housing. However, only the three bulleted above are subject to this discussion. The rest of the alternative development options have already been drafted and will be shared in a complete draft of Article 8 following the inclusion of the three types discussed in this meeting.