



Comprehensive Plan Update Memorandum

Date: February 7, 2022

TO: Comprehensive Plan Steering Committee

FROM: City of Janesville Planning Division

SUBJECT: Follow-up Response to Steering Committee Questions from Volume 1 Draft Review

I. INTRODUCTION

During the review of Volume 1 at the November 15, 2021 Comprehensive Plan Steering Committee meeting, several questions arose regarding the draft version of Volume 1 that required further clarification and follow-up response. After having time to thoroughly research each question, responses to the questions are listed below.

II. RESPONSE TO QUESTIONS

1. **General questions regarding public health statistics on distance traveled to destinations in Janesville (page 103, 104)** – *“When comparing Janesville to the State of Wisconsin, trips home were 12% further, trips to work were 25% further, trips to shop and run errands were 58% further, and for all trips taken by automobile were 31% further than trips taken by residents in Wisconsin as a whole.”*

We have looked at the data again. Although we have the data for these length-of-travel statistics, we have determined that comparing driving statistics in Janesville to the remainder of the state is not really a fair or valid comparison. Driving habits and distances in Milwaukee or Madison, for example, will differ from Janesville for various reasons. Because of this, we have omitted these statistical references from the Public Health chapter.

2. **Why has traffic increased so much on HWY 51 just north of Memorial? (page 52, 53)** – We have updated information now showing that the traffic increase was 22% from 2010 to 2019 rather than the previously reported 43%. 2010 also tended to be a light year for traffic in Janesville and the increase in traffic from 2010 to 2019 brought traffic back to similar levels that were captured in 2007.

3. **Can we update the Housing Types/Characteristics tables (page 71) from 2019?** – The 2019 data is still the most recent data available. We will update this section as new data is released during the update timeframe.
4. **How do we know when we have enough multifamily? We have added 500 units in last 3 years.** – A paragraph has been added illustrating the multi-family need in Janesville in the Housing & Neighborhood Development chapter (page 75).

“From 2019 to 2021, the City approved approximately 500 multi-family units and all units constructed have been fully absorbed. Despite the increase in dwelling units, there are still indications that Janesville has additional demand for market-rate, multi-family development. According to the City’s Economic Development office, the multi-family vacancy rate in Janesville hovered around 1% in 2021, while a vacancy rate of 5% to 7% is generally considered appropriate for an effectively functioning housing market. A marketability study of downtown Janesville was also completed by Weitzman Associates in June 2021, which indicated that demand exists for 700 additional multi-family units in the downtown area alone based on market research and site analyses.”

5. **Per Commissioner Weber’s request, language has been updated in the Issues and Opportunities section of the Housing and Neighborhood Development chapter (page 74)** – “Property maintenance, rehabilitation assistance programs and enforcement **should continue to target** older neighborhoods”