



# CITY OF JANESVILLE

*Wisconsin's Park Place:*

*Discover the community of choice  
to realize life's opportunities*

## *Comprehensive Plan Update Steering Committee Meeting*

Land Use

Planning Division

January 25th 2023





- ✦ *The City of Janesville Comprehensive Plan*
- ✦ Growth Framework; High-level policy guide for City and City Stakeholders
- ✦ Serves a 20+ year vision
- ✦ 2022 is an update to the 2009 plan

# Comprehensive Plan Themes



- Promote Janesville's Unique Assets
- Emphasize Sustainable Growth and Development
- Strengthen & Diversify City's Economy
- Prioritize Quality of Life in the City



# Agenda



- 🌲 Review draft Land Use Chapter
- 🌲 Discuss conceptual plan requirements for planned neighborhoods
- 🌲 Discuss approach and possible revisions to the future land use map
- 🌲 Discuss what, if any, special studies should be included for future study
- 🌲 Next steps

# Overview of Changes to Land Use Chapter



- ✿ Updated projections for land use demand
- ✿ Revised chapter objectives, policies to reflect increased focus on Smart Growth principles
- ✿ Consolidated housing-related details from the Housing Chapter into the Land Use Chapter
  - Mixed Residential
  - Planned Neighborhood
  - Planned Mixed Use
- ✿ Significant revisions to FLU Categories
  - Planned Neighborhood
  - Planned Mixed Use

# Planned Neighborhood



- ✿ Applied to greenfield areas that are appropriate for future neighborhood development
- ✿ Planned Neighborhoods require a detailed conceptual plan, and/or neighborhood plan, prior to rezoning/annexation
- ✿ Made up of
  - Residential areas
  - Open space areas
  - Mixed use areas

# PN – Residential Areas



## Residential Balance Policy

Current Guidance			Proposed Guidance		
Future Land Use Category	% of total Dwelling Units		Future Land Use Category	% of total Dwelling Units	
Single-Family	<b>60%</b>	Minimum	Single-Family	<b>60%</b>	Minimum
Two-Family	<b>20%</b>	Maximum	Two-Family or Mixed Residential	<b>10%</b>	Minimum
Mixed Residential	<b>20%</b>	Maximum			

# PN – Mixed Use Areas

## Neighborhood Scale Retail Policy\*

	Current Guidance	Proposed Guidance	
Uses and Building Footprint	Within Planned Neighborhoods, buildings containing <b>institutional, office, business and/or mixed land uses</b> shall not exceed a <b>first floor gross floor area of 5,000 square feet</b> , nor a <b>total gross floor area of 10,000 square feet of non-residential uses</b> , unless approved as part of a Planned Unit Development as meeting the overriding objective of being consistent in design, scale and location with adjacent and nearby development, and planned development as depicted in the Comprehensive Plan.		
Acreage dedicated to non-residential uses	No Guidance	Acreage dedicated to non-residential uses	Maximum 25% of total acreage; Includes first floor retail and areas designated for open space
Open Space Standard	No Guidance; Current Zoning Ordinance states a minimum of 20% of total acreage dedicated for open spaces	Open Space** Standard	Minimum 20% of total acreage; 25-50% of open space should include common open space available for public use; 90% of dwellings should be located within 1/2 mile of common open space
Total acreage available for commercial, office, civic uses	No Guidance	Total acreage available for commercial, office, civic uses	Up to 5% of total acreage

\*Parking requirements for nonresidential buildings will be given flexibility to allow for inclusion of on-street parking and nearby parking areas.

\*\*See next page for types of open spaces




# PN – Open Space Areas



## Open Space Types

- Greenbelts and environmental corridors
- Parks and playing fields
- Within mixed use areas, includes private open space areas and public plazas or squares

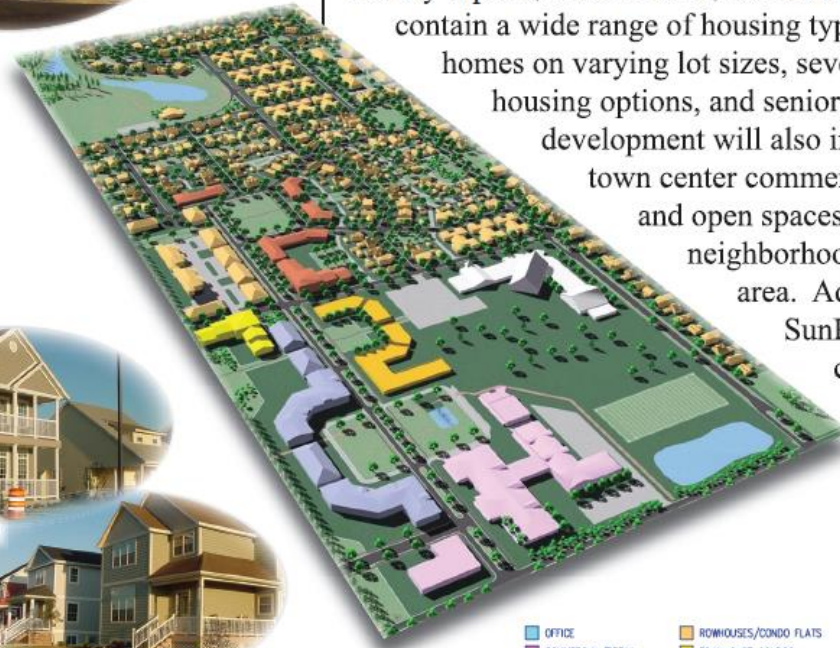
 Does not include setback, right of way, or stormwater management (unless area also provides improvements in a way that provides public access)

# PN – Design Types



## Traditional Neighborhoods

Figure 2. Liberty Square, Sun Prairie



### WISCONSIN EXAMPLES

**Sun Prairie's TND Neighborhoods:**  
 The City of Sun Prairie currently has three large traditional neighborhoods under development as well as one smaller housing project strongly influenced by TND design concepts. One of them, Liberty Square, is a 140-acre, 680-unit TND. Liberty Square will contain a wide range of housing types including single-family homes on varying lot sizes, several different multi-family housing options, and senior housing facilities. The development will also include a neighborhood scale town center commercial area, several small parks and open spaces, connecting trails and a new neighborhood park for residents in the area. Additional information about SunPrairie's TND developments can be found on the city's website at: <http://www.cityofsunprairie.com>



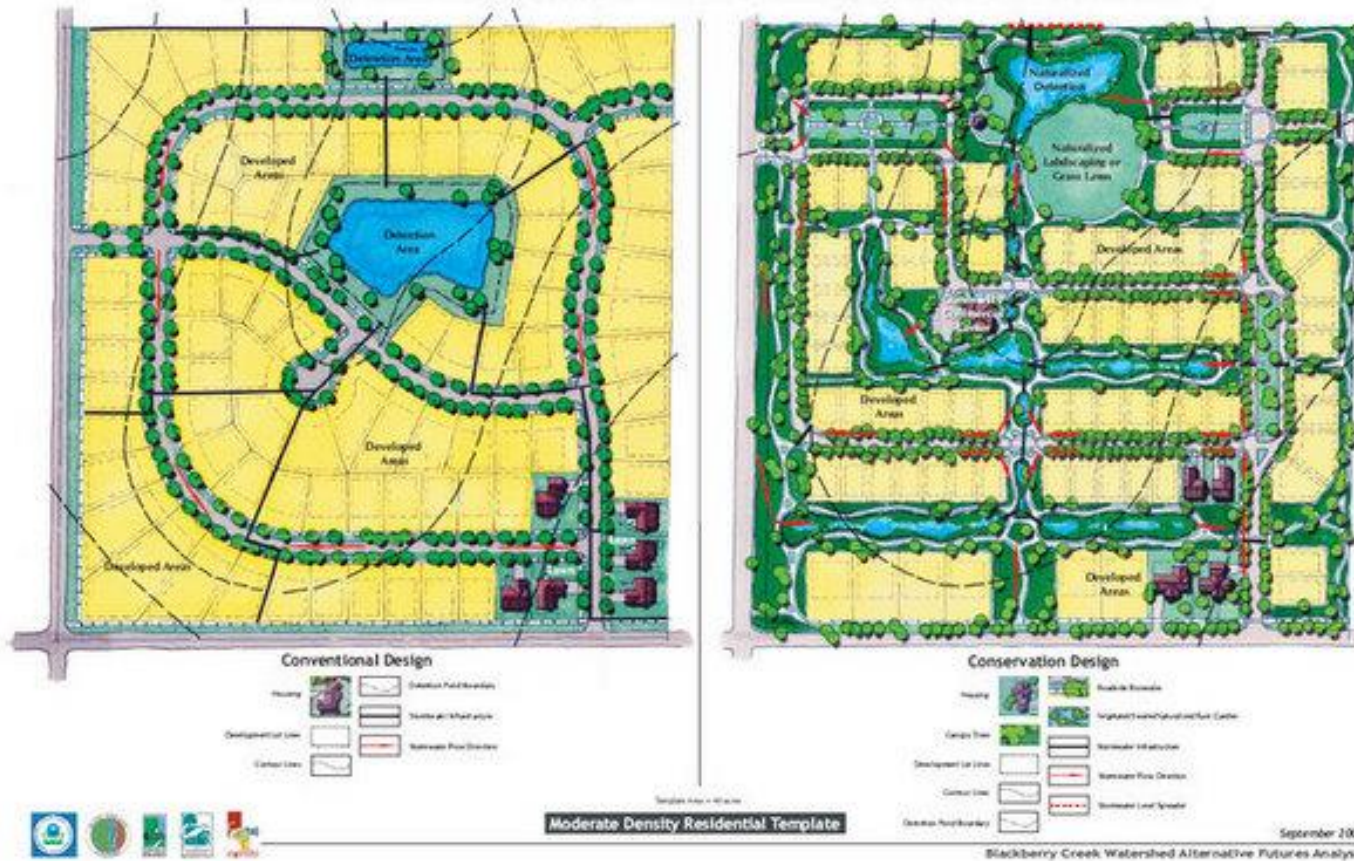
- OFFICE
- COMMERCIAL/RETAIL
- APARTMENTS
- SENIOR APARTMENTS
- SENIOR ASSISTED LIVING
- ROWHOUSES/CONDO FLATS
- TOWNHOUSE CONDOS
- POTENTIAL CHURCH/SCHOOL/DAYCARE
- TWIN HOMES
- SINGLE FAMILY HOMES

# PN – Design Types



## Conventional and Conservation Neighborhoods

CONVENTIONAL V.S. CONSERVATION SITE PLANNING AND STORMWATER DESIGN



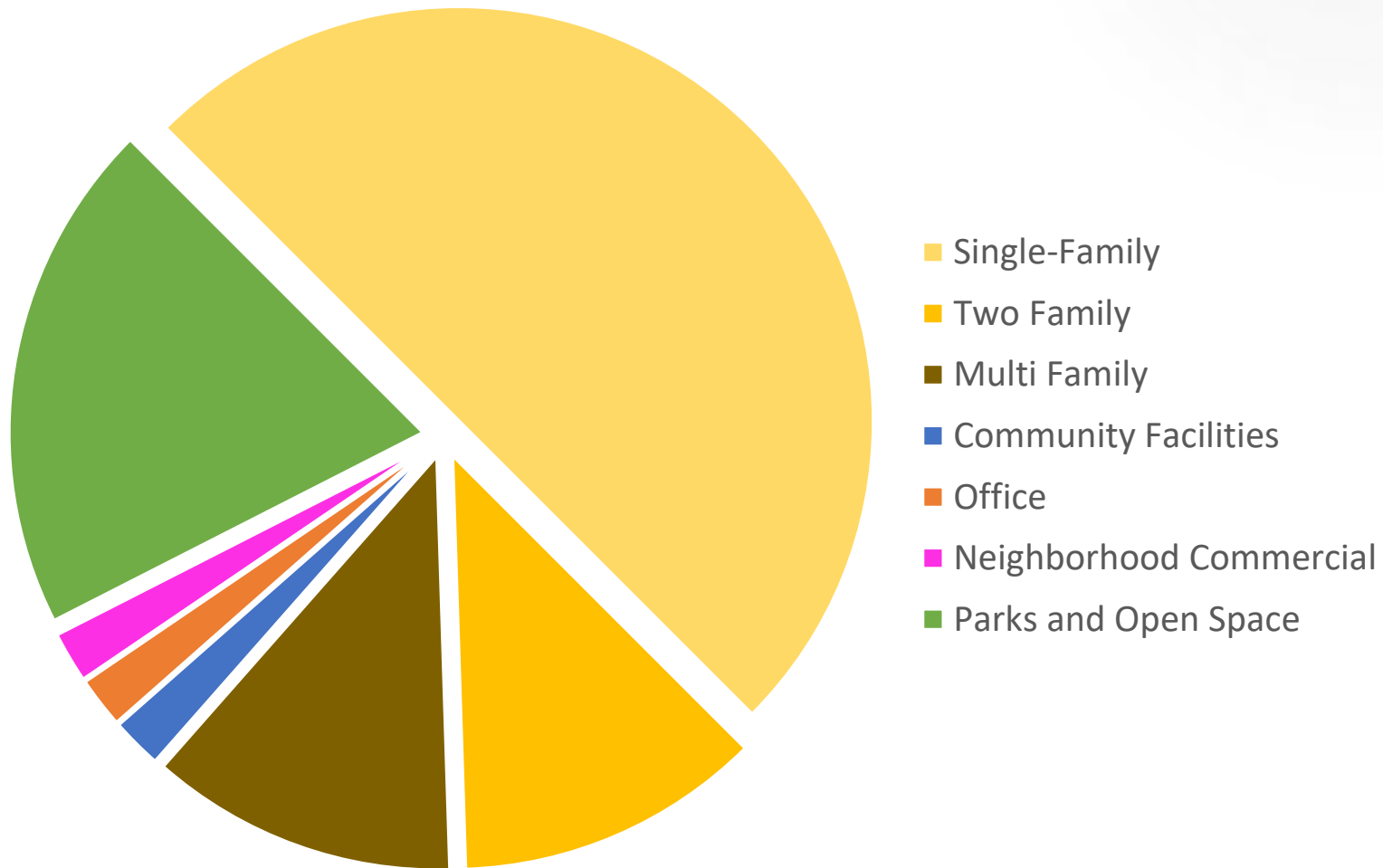
Conventional vs Conversation Neighborhood Design. Source: [Chicago Metropolitan Agency for Planning](http://www.chicagometroplanning.com)  
Credit: Copyright Conservation Design Forum, Elmhurst, IL. [www.cdfinc.com](http://www.cdfinc.com)

# Future Land Uses Allowed



-  **Residential Areas:** *Single-Family Residential – Urban, Two-Family/Townhouse Residential, and Mixed Residential*
-  **Mixed-Use Areas:** *Planned Mixed Use, Neighborhood Commercial, Neighborhood Office, and Community Facilities*
-  **Open Spaces Areas:** *Open Space and Greenbelts*

# PN – Pinwheel (approx. allowed acreage)



# PN – Applicable Zoning



- ✿ Most appropriate: PUD development process
- ✿ Combinations of
  - Residential Districts
  - Office/Residence (O1), Neighborhood Office (O3), and Neighborhood Convenience (B1)
- ✿ Key Implementation
  - Add PUD Zoning Districts for Traditional and Conservation Neighborhoods

# PN - Policies



- ✿ Include policies that would make up part of a PUD Zoning District;
- ✿ Until such a district is established, these policies are detailed guides for developing conceptual/neighborhood plans

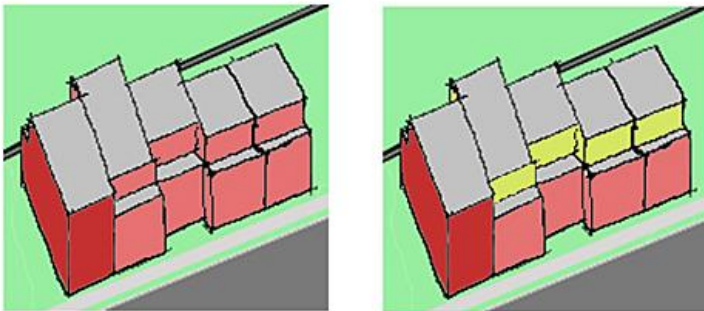
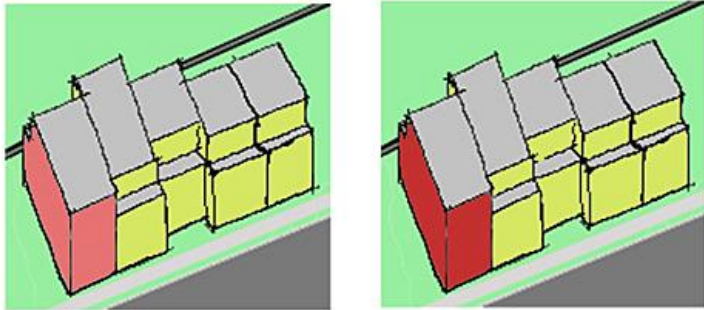
# Planned Mixed Use






- ✿ Applied to areas of existing development with potential for re-development into better, higher uses
- ✿ Intent is for sites, and some buildings, to include office, commercial, and residential uses.



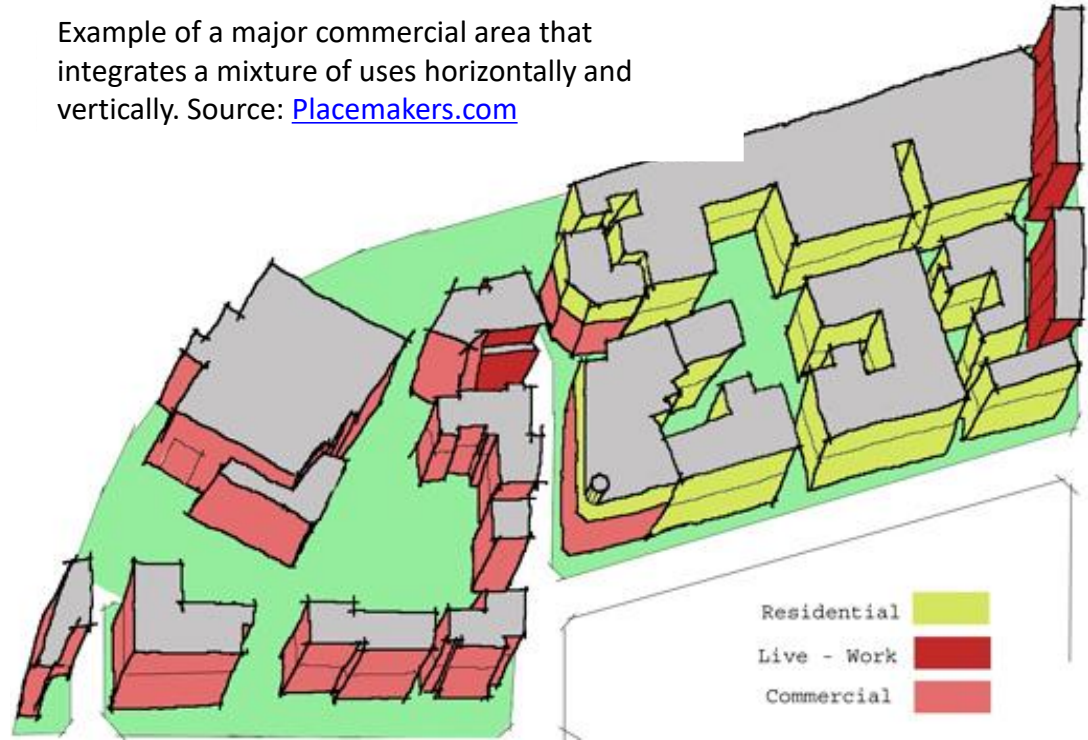
# PMU – What is Mixed Use?




Example of a vertical and horizontal mixed-use area as it's uses change over time.  
Source: [Placemakers.com](http://Placemakers.com)

Residential   
Live - Work   
Commercial 

Example of a major commercial area that integrates a mixture of uses horizontally and vertically. Source: [Placemakers.com](http://Placemakers.com)



Residential   
Live - Work   
Commercial 

# Successful Mixed-Use Areas are



- ✿ Located **at the intersection of transportation pathways...**
- ✿ **Accessible** by safe, comfortable, and efficient transportation pathways for walking, biking, rolling, and riding public transit...
- ✿ Designed to include **public spaces...** buildings that are **street-fronting with less setbacks...** with **parking** that is **to the rear, side, on-street, and in shared lots.**
- ✿ Located near sufficient households to support neighborhood-oriented businesses or includes sufficient new dwelling units to provide a healthy neighborhood customer base. As a rule of thumb at least 350 households\* located within ½ mile of the mixed-use area will help to support 10,000 SF of neighborhood serving businesses.
- ✿ **Flexible in the design of buildings** to allow for a range of future uses within the existing building including transitioning office space into residential space, transitioning retail space into office space, and in the design of the areas to allow for more active and less active uses.

\*1 household = 15 sf of neighborhood commercial

50% of neighborhood commercial customers come from within walking distance

# PMU – Applicable Zoning



- ✿ Most appropriate: PUD development process
- ✿ Combinations of
  - Commercial Shopping (B2)
  - General Commercial (B3)
  - Office/Residential (O1)
  - Multiple Family Residential (R3)
- ✿ Key Implementation:
  - Add Commercial Mixed-Use Zoning Districts

# Conceptual Plan Requirements

- What are we looking for?



# Discussion – Revisions to the FLU map



- From 12/13 meeting: *To deliver the general vision of the plan*
- To transition Janesville into a more walkable, bikeable place with more complete neighborhoods and a high quality of life...
- Major revisions to the land development codes is required
  - More fine-grained adjustments to the FLU Map will occur as a result

# Discussion – Possible revisions to the FLU map



- ✿ Areas changing to
  - Planned Mixed Use
  - Planned Neighborhood
  - Commercial/Industrial

## ✿ Future Land Use Map Amendment Process

# Discussion – Special Study Areas



 What areas should be included for future study?

# Next Steps

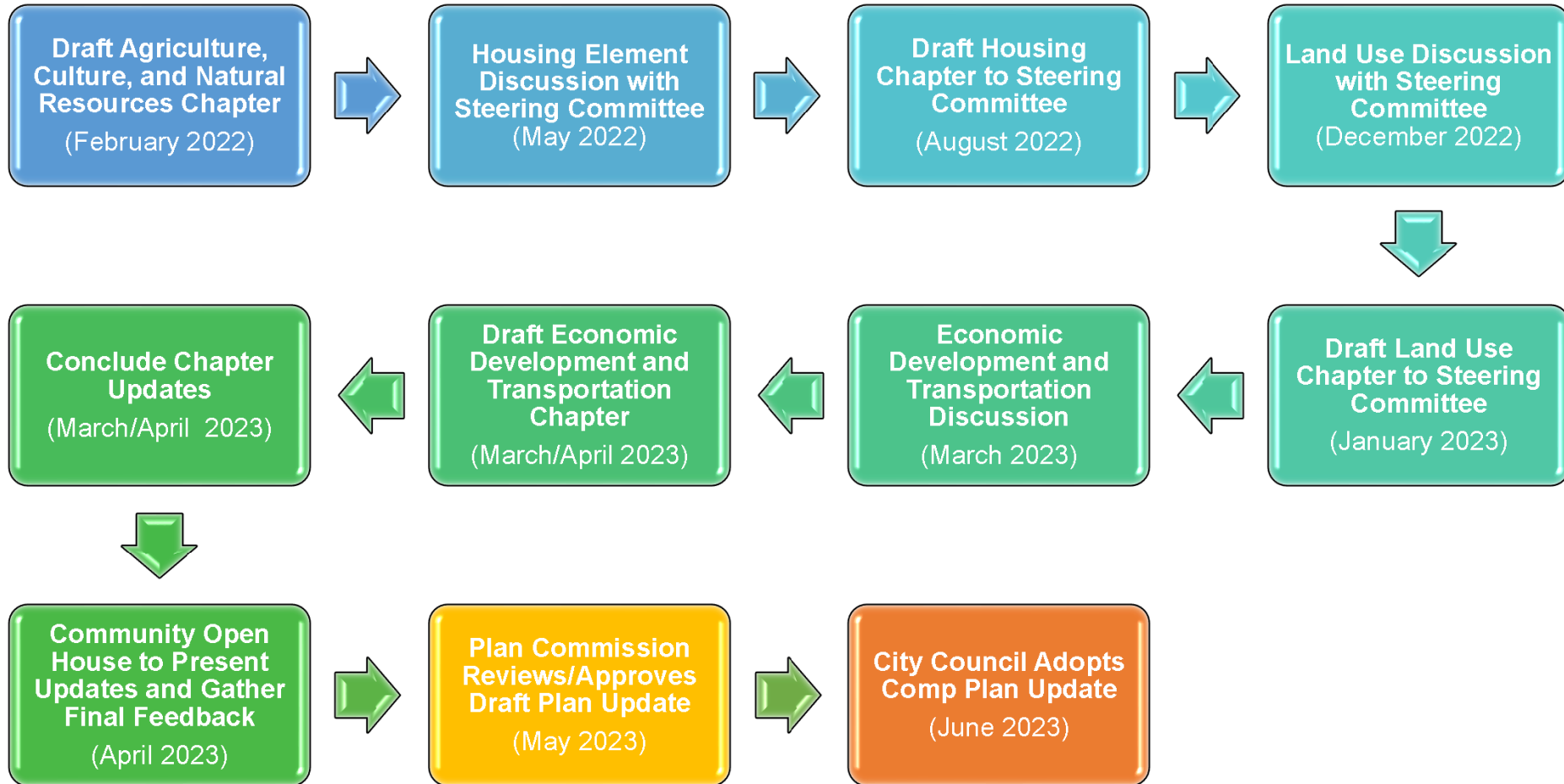


- ✿ Finalize revisions to the Future Land Use Map
- ✿ Finalize draft of Housing and Neighborhood Development Chapter
- ✿ Discuss changes/Review Draft of
  - Economic Development Chapter
  - Transportation Chapter



# Timeline & Comprehensive Planning Process

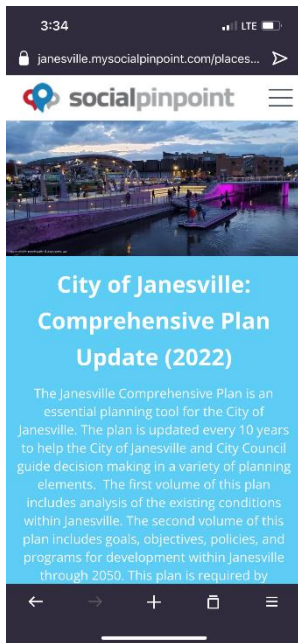
City of Janesville WI Comprehensive Plan Update 



# Share your feedback

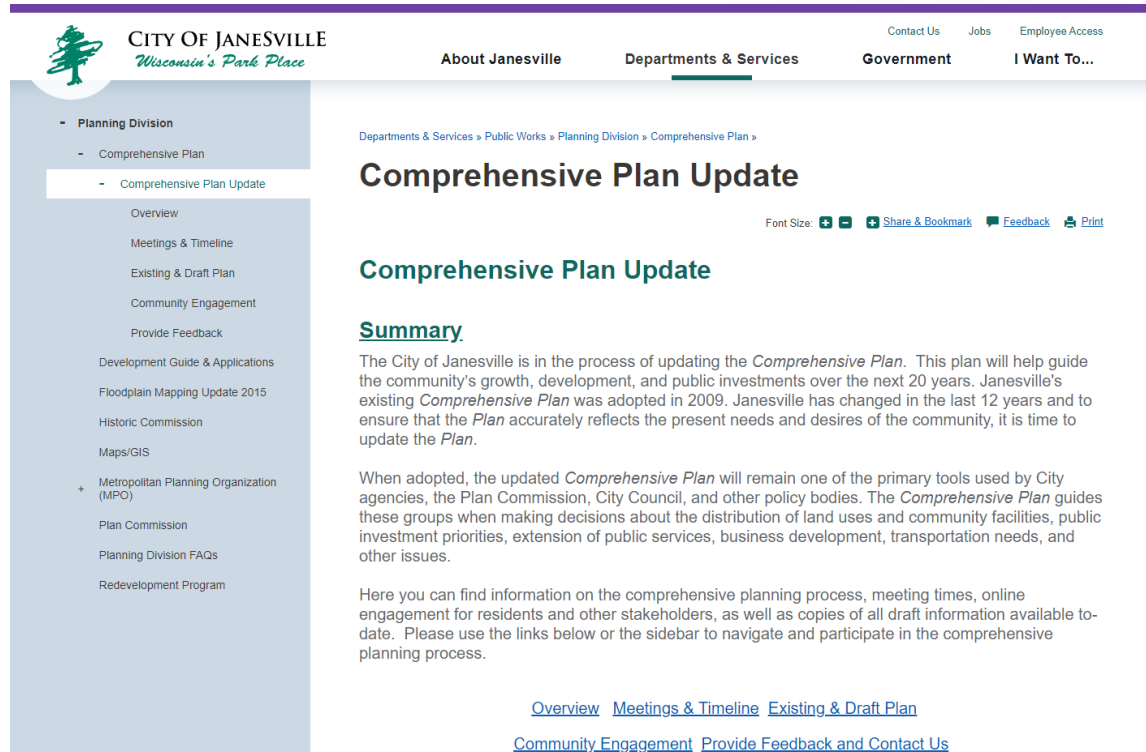


## Social Pinpoint



### The Places of Janesville

Share your perspective on Janesville! The information shared here will be used by the City and various stakeholders in the community to help plan for the future health, well-being, and prosperity of Janesville's community.



<http://www.janesvillewi.gov/planupdate>