



CITY OF JANESVILLE

*Wisconsin's Park Place:*

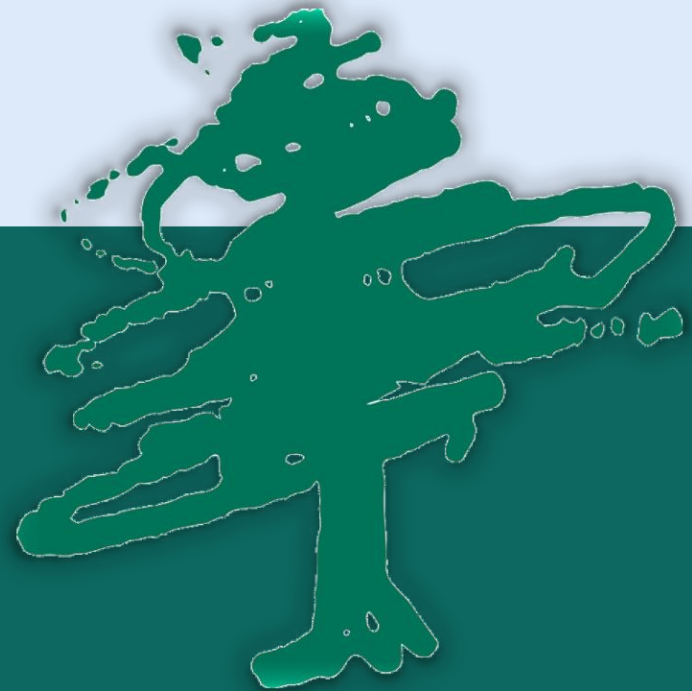
*Discover the community of choice  
to realize life's opportunities*

*Comprehensive Plan Update  
Steering Committee Meeting*

Land Use

Planning Division

March 1<sup>st</sup> 2023



# Goals for Meeting



 Guidance and direction on the following items:

- updating Future Land Use map based on Categories A, B, C
- improving comprehensive plan amendment process
- recommendations for sub-areas warranting further study

# Category A - FLU Map Changes



- ✦ Reconcile changes to the FLU Map to along with rezoning of land approved approved by the Plan Commission and City Council under “**transitional areas**” provision
- ✦ Plan states “there may be instances where transitions between the designated future land use categories...must be determined. Within these transitional areas, accommodations should be made to permit land uses or planned development that is appropriate and compatible with all affected, adjacent land use categories.”

# Category A - FLU Map Changes



- ✿ “Rezoning of property in these transitional areas may occur with review and approval by the Plan Commission and City Council, and does not necessarily require a formal plan amendment be processed to ensure consistency with the *Plan*.”
- ✿ As part of Plan update process staff recommends making these map changes to align with rezoning actions

# Category A - FLU Map Changes



## If Requested:

- Review appendix A: Future Land Use Map Reconciliation – 2023 Comprehensive Plan Update

# Category A - FLU Map Changes



- Staff Recommendation: Move to approve FLU Map changes in Category A as part of the Comprehensive Plan Update
- Next Steps: Establish a process for updating the FLU map concurrently with rezoning to ensure the FLU Map reflects rezoning actions (i.e. amendment to Plan)

# Category B – FLU Map Changes



- ✿ Expanding Areas for Planned Mixed Use
- ✿ Consider changing FLU designations on “single-use” Office or Commercial to Planned Mixed Use
  - To encourage development and re-development of mixed use neighborhood activity centers
  - To promote mixed residential and commercial development

# Category B – FLU Map Changes



## If Requested

- Review Appendix B: Expanded Mixed Use Areas – 2023 Comprehensive Plan Update



# Category B – FLU Map Changes



- 🌲 Staff Recommendation: Do not apply category B changes as part of the comp plan update process
- 🌲 Reasoning:
  - Current amendment process is appropriate for adjudicating individual changes to the FLU Map
  - Staff believe these changes require a level of engagement beyond the scope of this update
  - As part of code rewrite, the FLU of parcels will be reviewed and revised accordingly


# Category B – FLU Map Changes



- Next Steps: With Steering Committee guidance, publish a list of areas (Appendix B) that staff believe are appropriate for mixed use areas, without changing the FLU Map.
- Upon creation of new zoning districts, the City will seek to establish and promote areas for mixed use development.

# Category C – FLU Map Changes



 Other areas or Individual Sites where property owners may have expressed desire to change the FLU designation such as:

- Parcel north of I-39/90 east of Kennedy Rd
- former GM and JATCO parcels
- Parcel south of STH 26 and east of McCormick Dr

# Category C – FLU Map Changes



- 🌲 Staff Recommendation: Do not apply category C changes as part of the comp plan update process
- 🌲 Reasoning:
  - Current amendment process is appropriate for adjudicating individual changes to the FLU Map
  - Staff believe these changes require a level of engagement beyond the scope of this update
  - As part of code rewrite, the FLU of parcels will be reviewed and revised accordingly

# Process for Rewriting Janesville's Subdivision and Zoning Ordinance



- 🌲 Engagement and Outreach
- 🌲 Inventory and Analysis
- 🌲 Draft new districts
- 🌲 Reclassify each parcel
  - Zoning District
  - Future Land Use Designation
- 🌲 Update and revise FLU Map as needed

# Amendment Process



- ✦ Three proposed amendments to Comp Plan
  - 1 was successful – Project Ripe
- ✦ Recommended improvements
  - Clarify “transitional areas” language
  - Incorporate into implementation chapter: amendment requirements and process
  - Include language that syncs timeline for rezoning's under “transitional areas” with amendment process
    - Plan Commission public hearing and recommendation
    - 30 day notice prior to City Council public hearing and action

# Discussion – Special Study Areas



## Current Sub Area Plans (Appendix C)

- John Paul Rd Mixed-Use Center
- USH 14 and Town Hall Road
- Milton Ave Revitalization Corridor
- County Farm Development Area
- W Court St Revitalization Corridor
- Center Ave Revitalization Corridor

# Possible Sub-areas



## Consideration for inclusion in the Plan

- Centennial Industrial Plan
- Cooperative Boundary Plan
- Commercial Corridors
- Recommended updates to any existing plans/studies



# Next Steps



- ✦ Finalize revisions to the Land Use Chapter and FLU map as directed by the Steering Committee
- ✦ Finalize Housing and Neighborhood Development Chapter
- ✦ Discuss changes to and review draft of
  - Economic Development Chapter
  - Transportation Chapter

# Timeline & Comprehensive Planning Process

City of Janesville WI Comprehensive Plan Update 

