



CITY OF JANESVILLE

Wisconsin's Park Place:

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

*Comprehensive Plan Update
Steering Committee Meeting*

Housing and Neighborhood
Development

Planning Division

June 21st, 2023



Agenda



- 🌲 Review Draft Housing and Neighborhood Development Chapter
- 🌲 Next steps

Key Considerations



- 🌲 Janesville is growing and needs more housing (from May 26th 2022 Meeting)
- 🌲 Define Complete Neighborhoods
- 🌲 Public Health Impacts
- 🌲 Update Zoning, Subdivision Code

Janesville has changed since 2010



- 🌲 Janesville has become older, wealthier, better educated, and more racially and ethnically diverse.
- 🌲 Janesville is adding people, households, and jobs all while unemployment rates are very low and the average household size has decreased.

Janesville has changed since 2010



- 🌲 New housing unit construction has not kept up with household growth and vacancy rates are very low for rental units and owner-occupied units.
- 🌲 The cost of rent and home ownership has increased along with number of severely housing cost-burdened households. The total number of housing cost-burdened households has remained the same.

Goals



1. Janesville is a city made up of neighborhoods that are safe, thriving, and complete.
2. Janesville provides a range of quality, affordable, and available housing opportunities that satisfy local housing demand.

Objectives



1. Encourage complete neighborhoods throughout Janesville with access to everyday community destinations and transportation options.
2. Encourage a mixture of housing types, building sizes, lot dimension, and price points throughout Janesville.
3. Prioritize efforts to increase the amount of housing available to rent and own.

Objectives



4. Encourage the provision of affordable housing options throughout the City.
5. Support housing options that provide on-site, or accessible, social services.
6. Support rehabilitation of the existing housing stock.

Definition: Complete Neighborhoods



- ✿ A range of housing options, price points, and units available to occupy within a reasonable timeframe.
- ✿ Safe, accessible, and timely walking, biking, and public transportation options for getting to everyday community destinations including places of employment, schools, grocery stores, childcare facilities, healthcare facilities, and retail areas among other destinations.
- ✿ A lower safety risk posed by roads, and the environment, particularly for the most vulnerable users such as pedestrians, bicyclists, children, people with disabilities, and older people.

Definition: Complete Neighborhoods



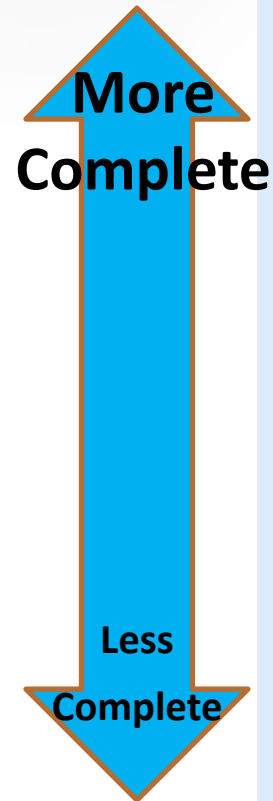
- ✿ A sense of place for residents that is inclusive and welcoming to people of all ages, means, backgrounds, and abilities.
- ✿ Opportunities for residents to experience a high quality of life through their physical, emotional, social, and economic well-being.



A more complete neighborhood provides:

- 🌲 Proximity and accessibility to a range of community destinations within a 15-minute walk, bike, or bus ride.
- 🌲 A mixture of housing types including: Single-family, Two-family, and “Middle Housing” types such as triplexes, quadplexes, to small or medium sized multi-family buildings.
- 🌲 A mixture of affordability: some lower cost options, owner-occupied options, and renter-occupied options.

Examples: “Traditional Neighborhoods” like areas in the Historic Core of Janesville.

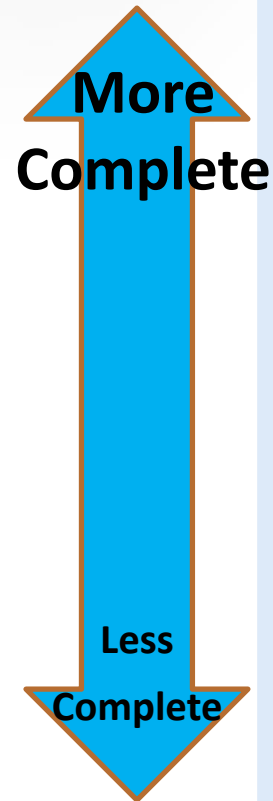




A less complete neighborhood:

- ✿ Requires a driving trip to access destinations like school, work, and grocery stores.
- ✿ Is made up of predominately the same type of housing such as single-family housing units or multi-family rental units.
- ✿ Provides limited to no lower cost options or rental options.
- ✿ May utilize only one style of design for entire blocks or subdivisions.

Examples: Traditional “Single-family” or “Suburban” subdivisions



Recommendations



- 🌲 Complete housing study
- 🌲 Create neighborhood plans
- 🌲 Improve walking, biking infrastructure
- 🌲 Improve street calming
- 🌲 Rewrite zoning, subdivision code
- 🌲 Placemaking efforts throughout City

Health Impacts



Recommendation: Aging in Place

- Universal design, AARP Livable Communities initiative, housing production, improve transportation

Recommendation: Affordability

- Housing Study, Code Updates, Preserve “NOAH”, Incentives for new units, Public-Private land assemblage

Mixed Use Neighborhood Centers



The Benefits of Mixed-Use Development

- Increased Economic Viability
- Lower Infrastructure Costs
- Increased Tax Revenue
- Budget Cost Savings
- Healthier, Walkable Places

Complete Communities
Advancing the Vision of Smart, Walkable & Inclusive Places
CompleteCommunitiesIL.org

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UNIVERSITY OF ILLINOIS
SPRINGFIELD SCHOOL OF PUBLIC
POLICY & ADMINISTRATION

Acknowledgement: Jillian Cullen
Source: <https://www.completecommunitiesde.org/planning/landuse/mixed-use-development/>

Recommendation:

- Need to update the zoning code

Missing Middle Housing



Recommendation:

- Need to update the zoning code
- Neighborhood plans

From Previous Plan



- 🌲 Multi-family design standards
- 🌲 Expectation to create neighborhood plans

Next Steps



- 🌲 Transportation, Community Facilities
 - Minimal changes
- 🌲 Economic Development
 - Fresh format; Similar content;
 - Planning Stakeholder Engagement
- 🌲 Another steering committee meeting?
- 🌲 Open House – Late August; Format?
- 🌲 Plan Commission and City Council Adoption

Timeline & Comprehensive Planning Process

City of Janesville WI Comprehensive Plan Update 

