

JANESVILLE IS GROWING AND NEEDS MORE HOUSING

Between 2010 and 2022:

(Janesville Planning and Building Division (2023))

+1,817 new residential units were permitted or constructed

1,134 units were in single- and two-family buildings

683 units were in multi-family buildings



In Rock County, as of 2021:

(ACS 2017-2021)

Renter occupied vacancy estimated at **<1%**

Owner occupied vacancy estimated at **<1%**

Between 2010 and 2021:

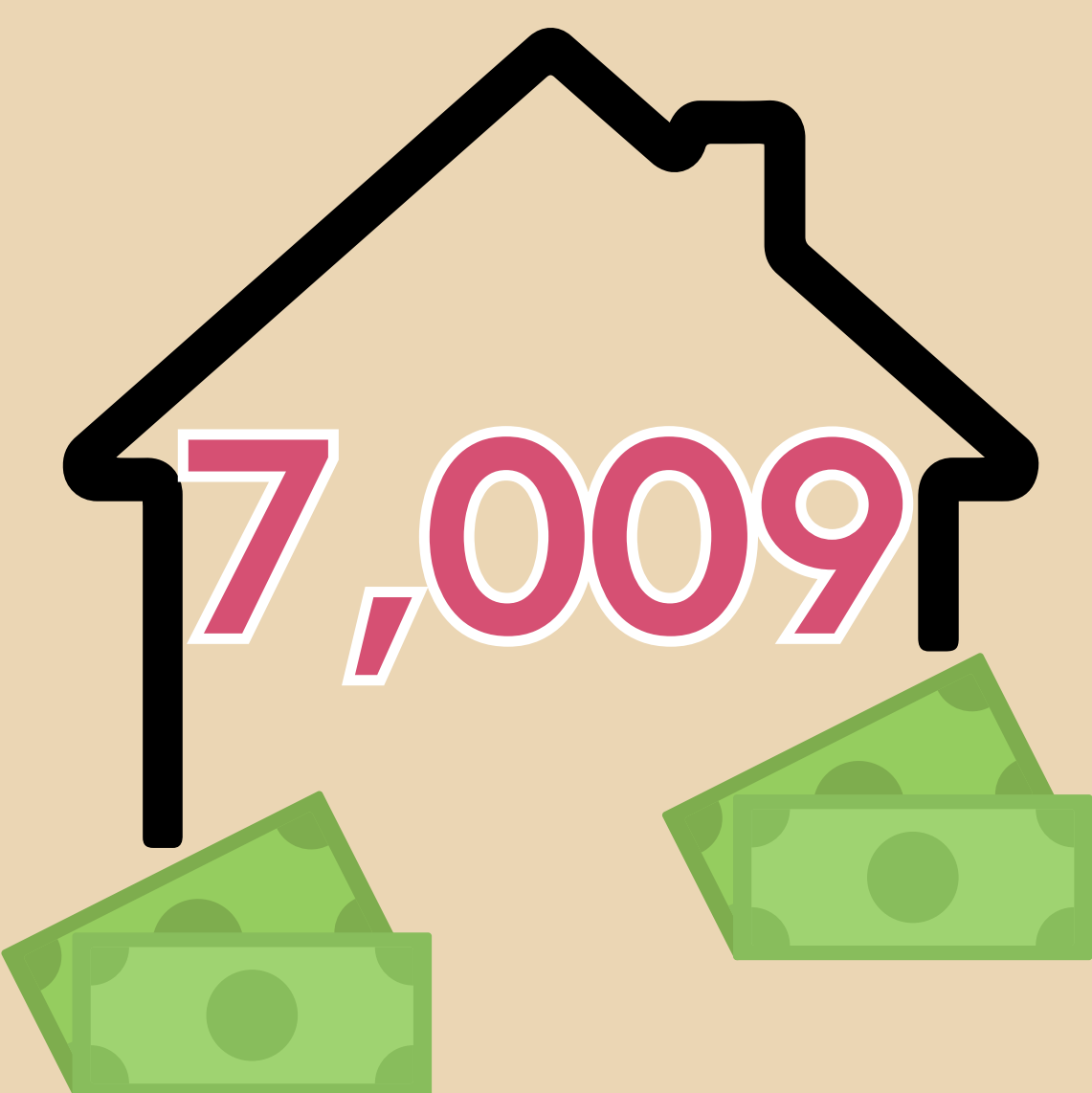
(ACS 2006-2010; 2017-2021; Janesville Planning and Building Division (2023))

+231 new households each year (estimated)

+132 new residential units permitted or built each year

-99 residential units is the annual gap between household growth and housing permitting/production

+231 is minimum # of new residential units needed each year to maintain recent household growth and maintain the vacancy rate



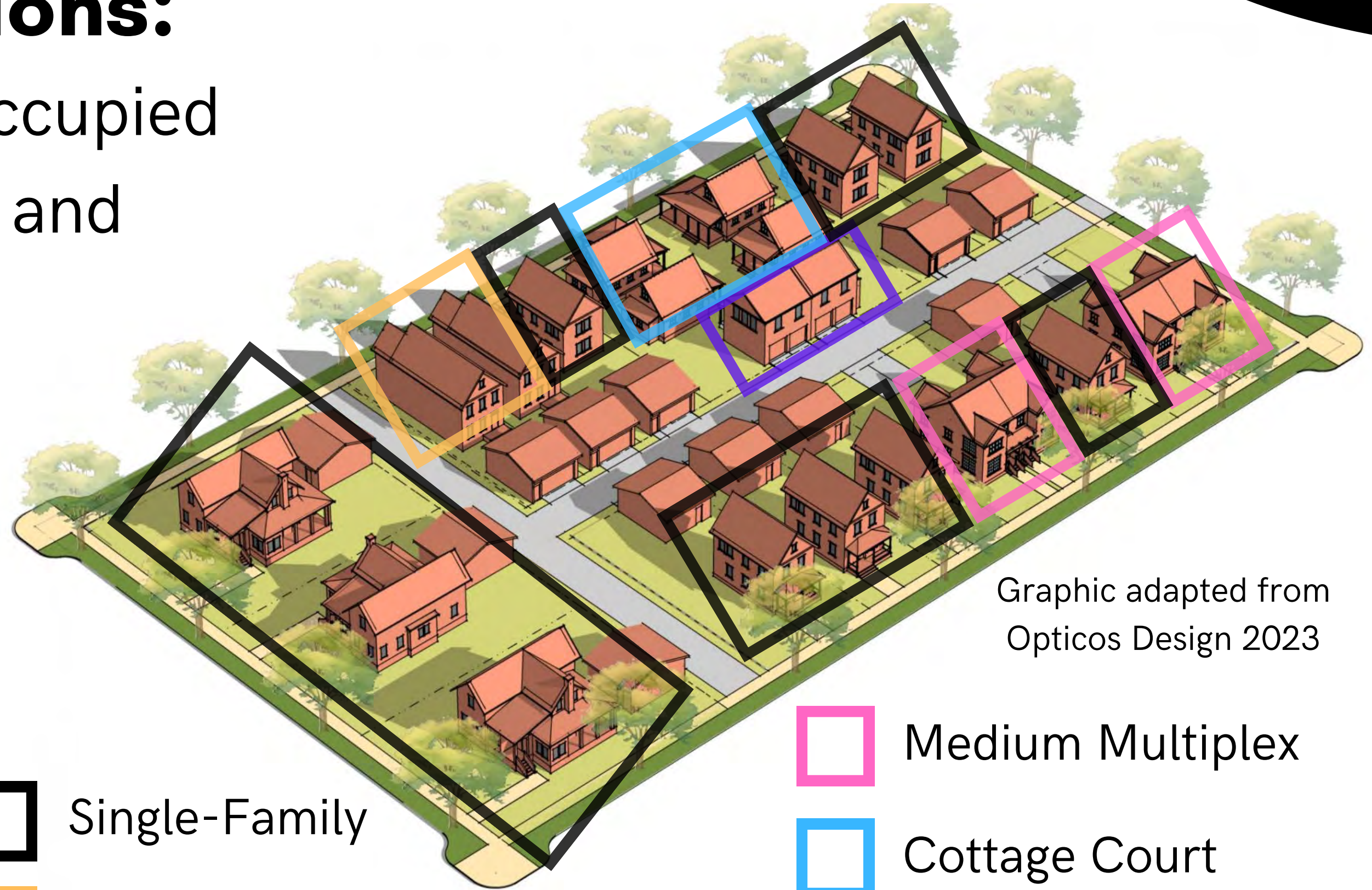
Households are estimated to spend 30% or more of their income on housing costs

26% of all households in Janesville are housing cost-burdened

Complete Neighborhoods

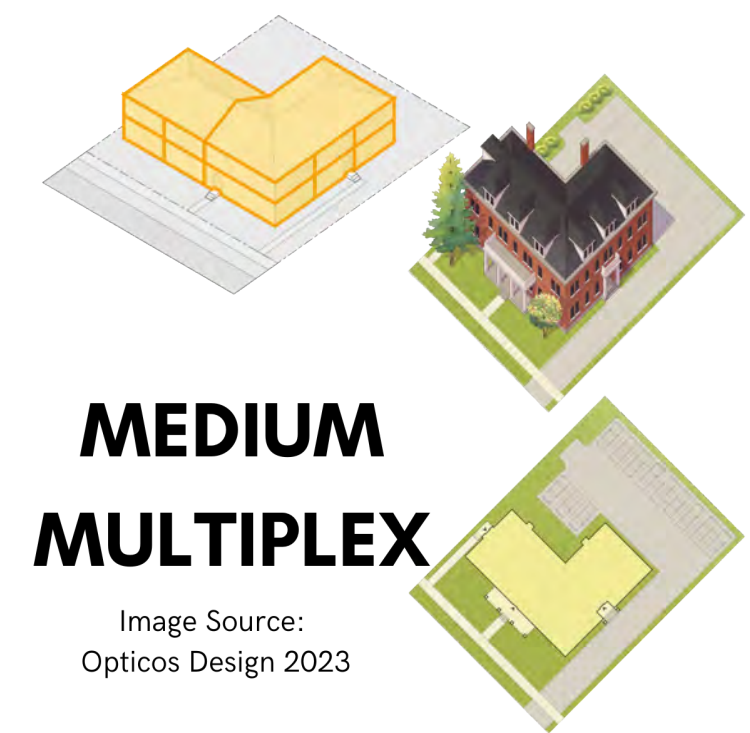
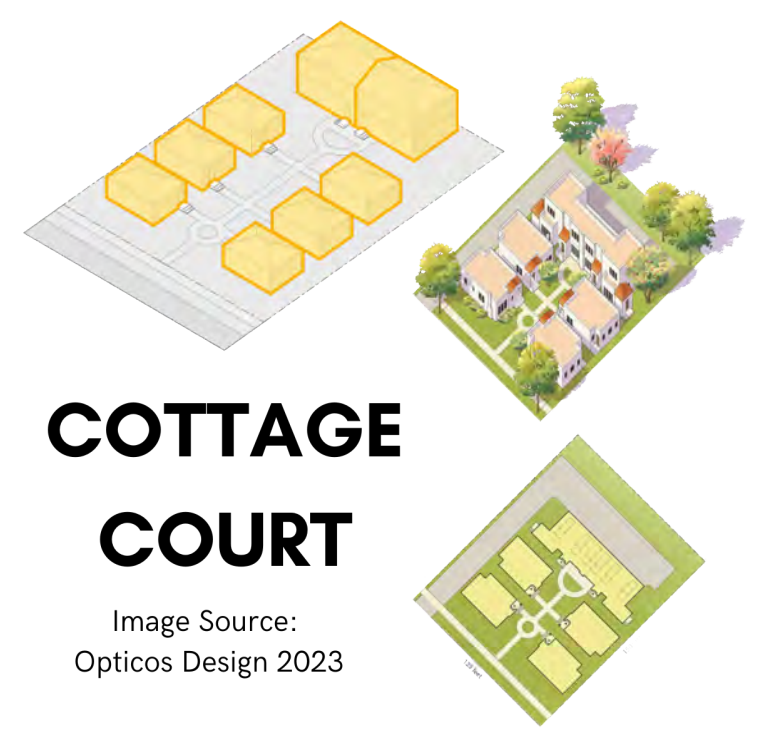
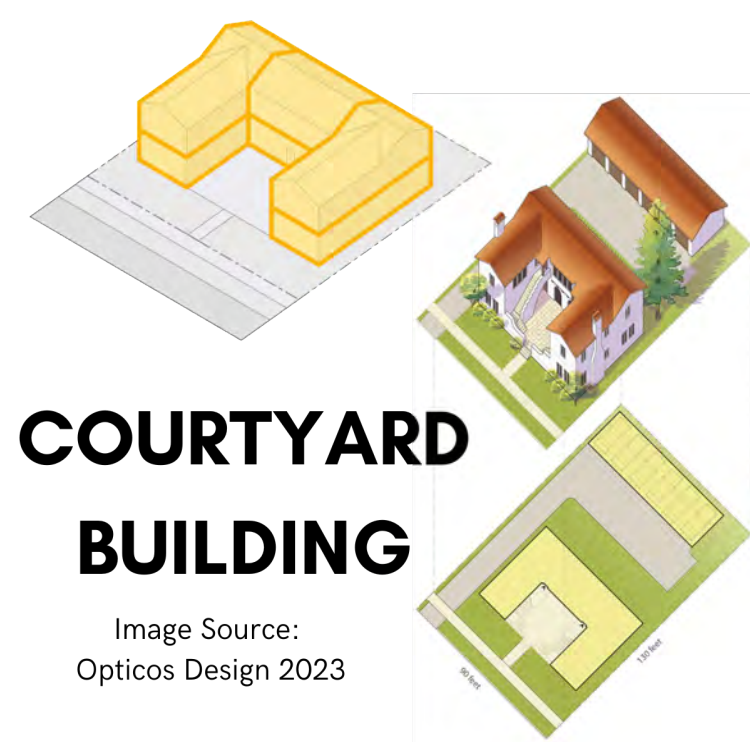
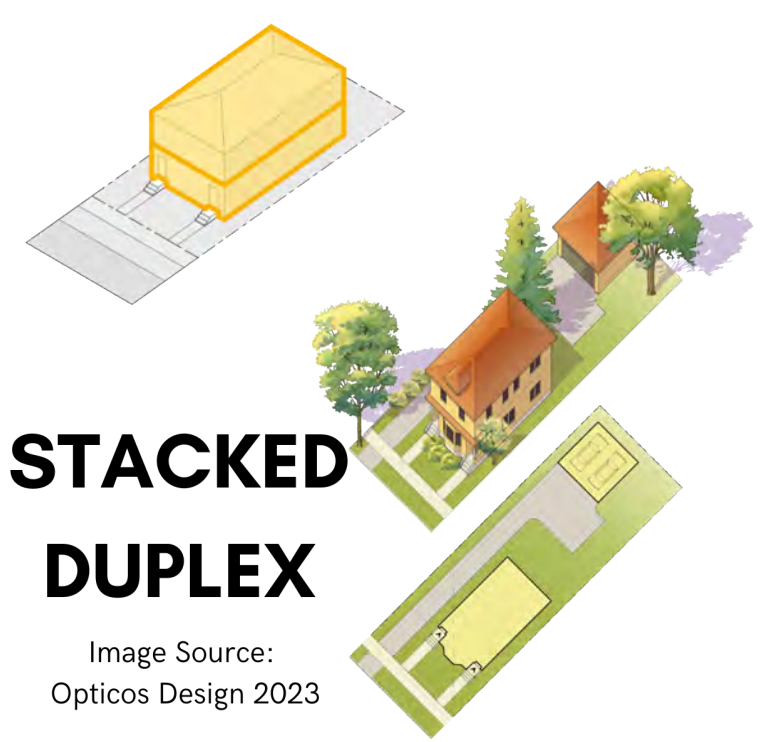
Offer diverse housing options:

- Owner-occupied and Renter-occupied
- Single-family, Middle Housing, and Multi-family units
- Range of price points and units available to occupy



Graphic adapted from Opticos Design 2023

"Missing Middle Housing Types"



- Single-Family
- Duplex

- Medium Multiplex
- Cottage Court
- Accessory Dwelling Unit

Are anchored by mixed-use neighborhood activity centers



Forge and Flare is a mixed residential and commercial building in Oak Creek, WI.



The Lamphouse is a mixed residential and commercial building in Waukegan, WI.

Provide safe and accessible transportation options:

- Public transit
- Walking
- Biking
- Safe streets

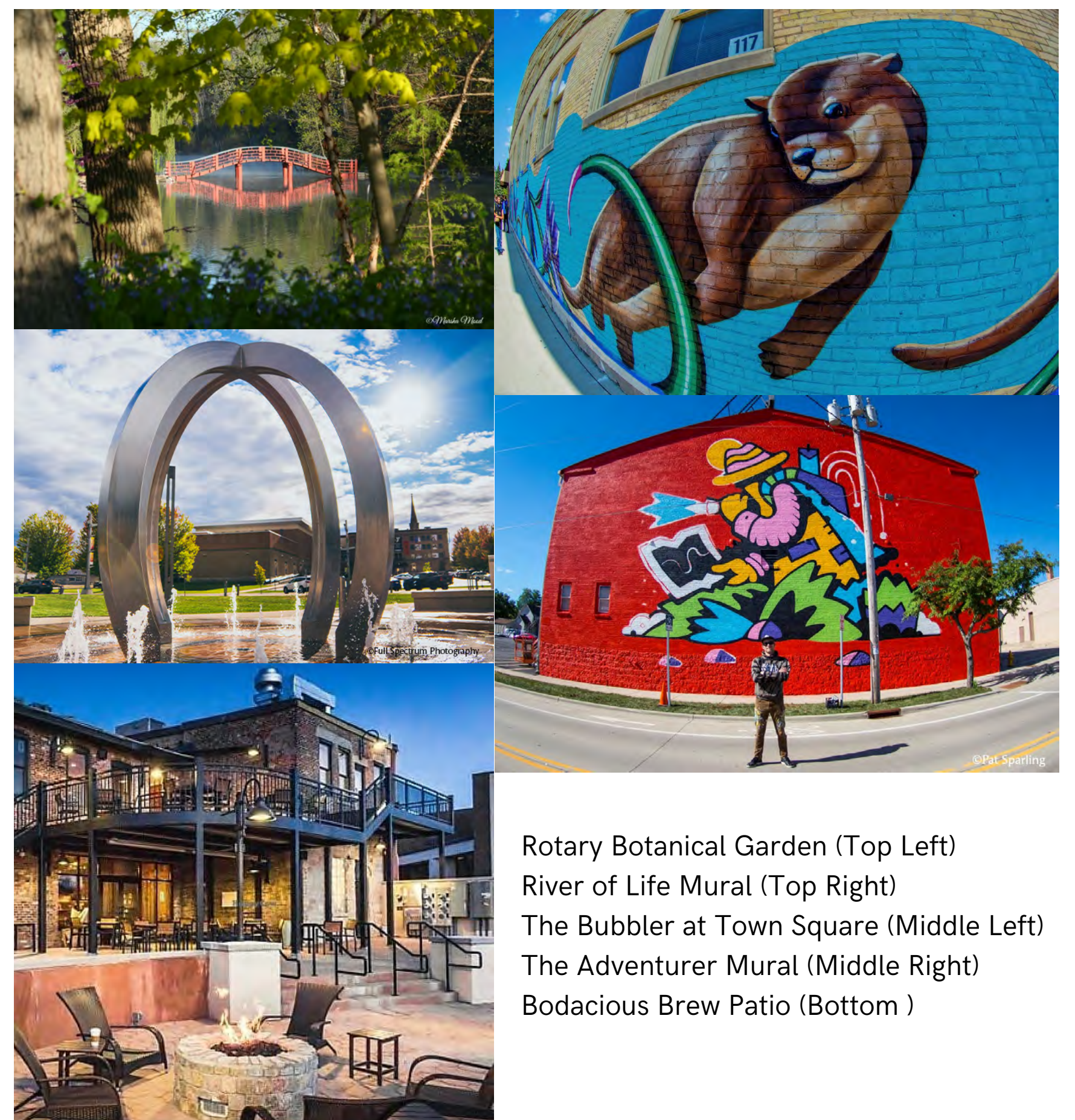


Provide access to:

employment, education, childcare, healthy foods, healthcare, parks and open spaces, and third spaces.



Offer a distinct sense of place



Rotary Botanical Garden (Top Left)
River of Life Mural (Top Right)
The Bubbler at Town Square (Middle Left)
The Adventurer Mural (Middle Right)
Bodacious Brew Patio (Bottom)

KEY RECOMMENDATIONS: HOUSING AND NEIGHBORHOOD DEVELOPMENT

- Creation of more complete neighborhoods throughout Janesville that provide access to everyday community destinations, support neighborhood-scale retail activity and retail centers, and provide quality, affordable, and available housing opportunities.
- Reinvention of the City through neighborhood revitalization efforts, reinvestment, and initiatives that improve the quality of life for residents.
- Neighborhood design that incorporates a mixture of housing types, sizes, and costs, mixed use neighborhood centers, and transportation pathways that are safe and comfortable for users of all ages and abilities.
- Housing options that meet the needs of people of different ages, income levels, and abilities.
- Steps to reduce regulatory barriers to constructing and redeveloping residential units in the City.
- Connections between City, State, and Federal programs intended to boost housing repair and maintenance.



Neighborhood Developments in Fitchburg, WI



OVERARCHING ISSUES AND OPPORTUNITIES

Define Complete Neighborhoods	Strategies to to encourage more Complete Neighborhoods	Housing and Health
Aging in Place	Mixed use neighborhood activity centers	Strategies to support creation of mixed-use neighborhood activity centers
Missing Middle housing types and traditional neighborhoods	Design standards for multiple family housing	Neighborhood development plans