



LAND USE TRACKER

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DID YOU KNOW?

November 8 is World Town Planning Day. This is a special day to recognize and promote the role of community and regional planning in creating livable communities. The APA and AICP encourage you to promote awareness, support, and advocacy of planning among the general public and all levels of government through activities on this day. This event is celebrated in 30 countries on 4 continents. For more information, visit: www.planning.org/worldtown/index.htm

MANAGING CONTROVERSY: THE CASE FOR COMMUNITY DIALOGUE

By Linda Stoll and Dr. Anna Haines, Ph.D., Center for Land Use Education

It's the regular night for your plan commission meeting and a big issue is on the agenda. You walk into the room way ahead of the scheduled start time and it is already filled to capacity. The usual citizens are present and you already know where they stand. It is good to see new faces but you've heard that a busload of people was brought in from outside the community. You are not sure if what you will be hearing is local opinion or issues from elsewhere. It also looks like everyone brought "their" experts and their own attorneys. Your anxiety level rises because you know that there will be shouting, crying and accusations from all sides. You check the sign-up list for speakers and it is pages long. You'll be lucky to get done before midnight. It's going to be a long evening.

Why community building and not just decision-making

For many plan commissioners, the stress from meetings like the one described is the part of the job that they hate the most; if it happens often enough, it could become one of the main reasons that commissioners resign and people do not fill empty seats. For those with particularly tough skin, it may be seen as something to put up with as part of the job. At the end of the evening, there is no guarantee that commissioners receive the information required to make the best decisions for their community.

To complicate matters, public hearings usually occur once a project or decision is almost fully developed. Using the typical format in which each speaker is allotted a limited time to speak, such as 2-3 minutes, citizens can do little more than say a few words supporting or opposing the project as it is presented. This type of public comment offers the community little opportunity for dialogue regarding the project's design, layout, uses or other components; details that if tweaked, can make the project a win-win for everyone involved.

Is it controversial or not?

Staff and plan commission members often find it challenging to know when a specific project will prove controversial. Most of the time, meetings are straightforward and non-controversial. In such cases, a public hearing can be used to satisfactorily air concerns and support an impending decision. At other times, rezoning requests, development proposals, and policy decisions take on a life of their own and result in the scenario described at the beginning of this article.

As a plan commissioner, how do you identify a controversial project prior to a public hearing? What kind of process can you use to establish community dialogue, receive public input, and maintain calm community waters? If a public hearing becomes heated, what technique can you use to delay the decision and hold a separate meeting for dialogue?

Expect the unexpected:

Tabling an agenda item

Public hearings are formal legal procedures. During a public hearing, the plan commission needs to follow established open meetings laws and its own procedures. If a particular agenda item becomes unexpectedly controversial during a public hearing, you should have procedures in place to table it. Under Robert's Rules of Order, tabling is "Used to postpone discussion until the group decides by majority vote to resume discussion. By adopting the motion to 'lay on the table,' a majority has the power to halt consideration of the question immediately without debate."¹

While "tabling" is supposed to be used only if a more urgent agenda item comes to light, we view the procedure as a way to establish a dialogue process with stakeholders rather than to kill any specific project or new policy outright. In that light, the plan commission chair should be able to give specific direction to staff on how to proceed to resolve the controversial nature of the issue.

One way to know when to table an agenda item is to establish within your by-laws a threshold at which the plan commission directs staff to establish a dialogue process. For example, how many members of the public showed up to speak for or against the project at hand? What is the nature of their comments? Is additional information needed to make the decision? Did staff receive phone calls or letters of concern in advance of the public hearing? The latter can be used to alert the plan commission and staff to potentially controversial situations before a public hearing. By establishing a set of written guidelines, the act of tabling a decision or delaying a hearing in favor of community dialogue techniques becomes less subjective.

One way to know when to table an agenda item is to establish within your by-laws a threshold at which the plan commission directs staff to establish a dialogue process.

Managing controversy:

Using a dialogue process

In a dialogue process, citizens have the ability to state their perspectives, values, and desires while remaining open to the perspectives, values, and desires of others. This form of communication can create conditions for trust and respect and open up the possibilities of discovering a mutually agreeable path for the community. The resolution becomes not just a decision but a way to move the community forward.

There are many methods that can be used to create community dialogue. Four methods are discussed below. While plan commissioners may not actually conduct these activities, they can provide guidance to staff, volunteers or consultants in identifying controversial issues and selecting the most appropriate techniques. The end result is that they get the information they need for good decision-making.

World Café

One method of dialogue is called World Café. It's a discovery process based on conversations about key questions on issues of importance to a community or group of people. Attendees sit at small tables and discuss questions presented by organizers. Table combinations are changed several times to increase the opportunity for interaction. Notes are taken and displayed at each table for review. Participants can range from select individuals to anyone willing to participate. At a minimum, at least 10-12 people are needed over a two hour period. The process can work for over 1,000 people but facility space and time will increase.

The advantage of this process is that it allows people to work in small groups without having to provide facilitators. The process creates shared understanding and stimulates innovative thinking. It has the potential to build community as people relate to one another in a

¹ Parliamentary Procedure. Municipal Research and Services Center. Accessed July 31, 2008. www.mrsc.org/Subjects/Governance/council/parliament.aspx

neutral setting. Another advantage of this process is that it's difficult for one person to dominate the conversation. However, the process may not result in a set of action plans or a prioritized list.

Additional information on this technique can be found at: www.theworldcafe.com

Study Circle

A study circle is comprised of a small group of people who meet multiple times to discuss an issue. Study circles may be formed to discuss anything from politics to religion to hobbies. Each group consists of 8-12 people, but there may be multiple study circles meeting at any given time. A trained, neutral facilitator is required. Participants usually begin with a shared set of background materials, such as a book, discussion questions, or other written and visual materials to stimulate discussion.

This technique creates shared understanding of different perspectives and fosters a sense of community among members. It can be used to discuss difficult or challenging questions long before a public hearing. This technique is not good for quick decision-making or large groups. Much like world café, it may not result in consensus or a prioritized list of actions.

Additional information on study circles can be found at: www.co-intelligence.org/P-studycircles.html

Open Space Technology

Open space technology is a flexible meeting format in which participants direct the flow of the meeting. Participants work in small groups around a pre-identified theme and are free to create their own agenda and outcomes. Open space technology works best when participants are passionate about the topic at hand. It can be used with any size group but is especially good for large groups with diverse opinions. The meeting may stretch over several hours or several

days depending on the complexity of the issue at hand. This technique is particularly effective for addressing multiple issues needing quick action.

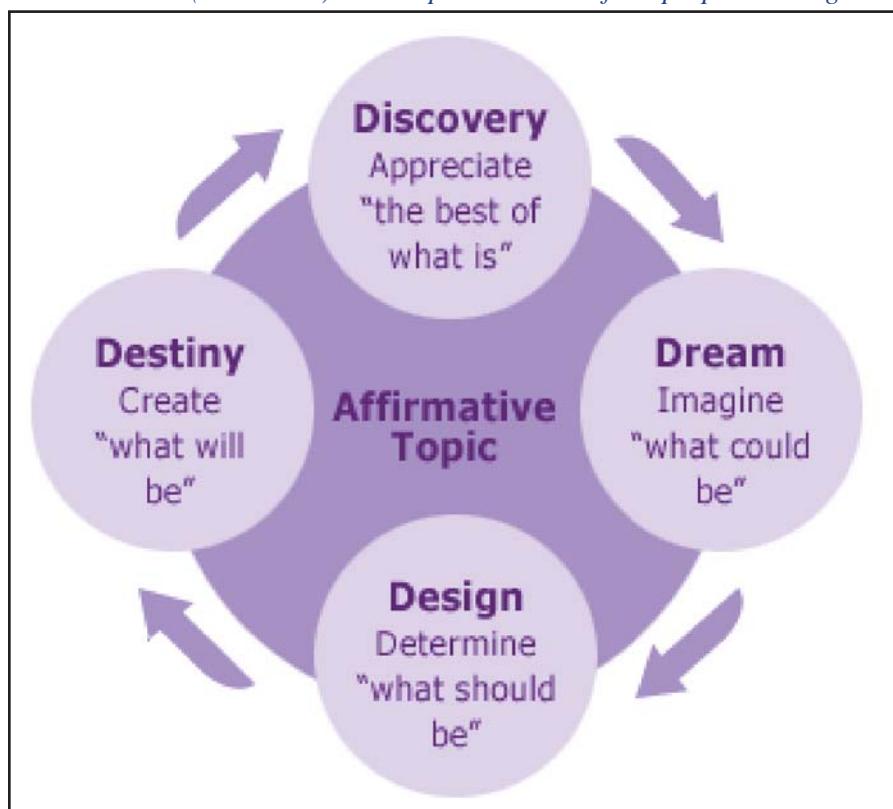
Additional information on open space technology can be found at: www.openspaceworld.org

Appreciative Inquiry

Appreciative inquiry is both a philosophy and a methodology. As a philosophy, it is based on the idea that you get the best outcomes by focusing on the positive. It's what might be called the 'glass half full' approach. The traditional approach to change is to look for the problem, do a diagnosis, and find a solution. By focusing on what is wrong or broken, the problem is emphasized and amplified.

The Appreciative Inquiry method involves a four stage approach:

1. *DISCOVERY: The identification of organizational processes that work well.*
2. *DREAM: The envisioning of processes that would work well in the future.*
3. *DESIGN: Planning and prioritizing processes that would work well.*
4. *DESTINY (or Deliver): The implementation of the proposed design.*



As a methodology, appreciative inquiry asks participants to identify what's positive or currently working for an organization or community, envision what is possible for the future, and identify how to implement that vision. Facilitators are required to lead discussion groups and the process is usually run by a volunteer committee or consulting firm. This technique can be used for projects of all sizes and is a powerful method in times of change.

Imagine Chicago is the best-known example of applying appreciative inquiry in a community setting: www.imaginechicago.org. Additional information can also be found at: <http://appreciativeinquiry.case.edu>

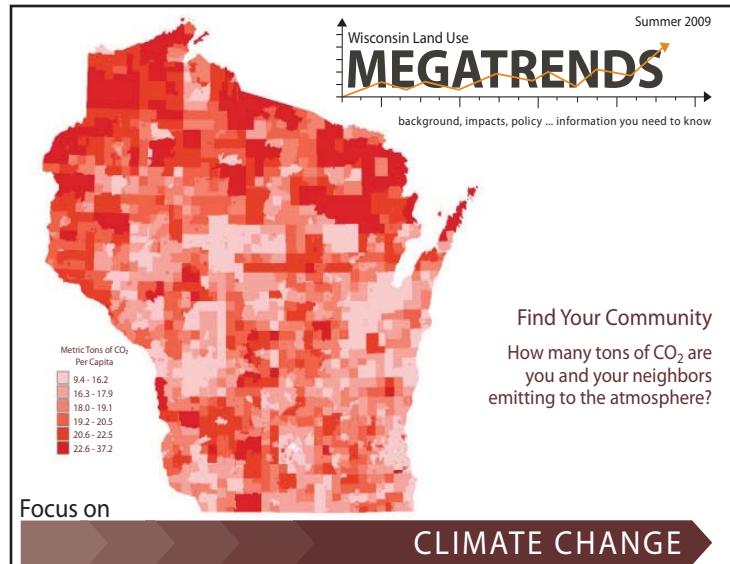
Conclusion

Too many contentious issues exacerbated by poor process can impact the functioning of the plan commission. The resulting dissension can tear a community apart. Most residents are not interested in "just talk." Instead, they want to see the connection between their ideas and community decisions. It is crucial for local governments to recognize that residents need to feel heard. This may require creating new opportunities for quality communication between residents and community leaders. In contrast to traditional techniques such as public hearings and general informational meetings, community dialogue techniques foster more meaningful public participation and can result in mutually agreeable solutions for all parties involved.

WISCONSIN LAND USE MEGATRENDS: CLIMATE CHANGE

A new publication from the Center for Land Use Education, "Wisconsin Land Use Megatrends: Climate Change" draws on state and national trends to explore the potential impacts of climate change on land use. The publication describes what we may expect in coming years with respect to increasingly unpredictable weather patterns, resulting land use and ecological changes, and impacts on infrastructure and the economy. The publication concludes by looking at adaptation and mitigation strategies that are suitable for local government officials and policy makers.

You can access an electronic copy of this publication on our website: www.uwsp.edu/cnr/landcenter/pubs-megatrends.html. Additional publications in the Land Use Megatrends series, including Forests, Housing, Recreation and Energy are also accessible from this page



URBAN CHICKENS RAISE UNIQUE LAND USE QUESTIONS

By Eric Olson, Center for Land Use Education

Rising Popular Interest in Local Food, Including Poultry

The locavore phenomenon continues to spread across the nation as communities look to rebuild the relationships between food producers and consumers. New leadership at the federal level has already resulted in tangible change, showing that local food and healthy eating will remain high on the policy agenda. This spring, both the White House and the U.S. Department of Agriculture headquarters converted portions of their landscape to organic gardens, and Washington, D.C. recently approved plans for a new farmers market to be located just a few blocks from the National Mall.

Wisconsin has also been in the local food headlines. The MacArthur Foundation selected Will Allen, founder of Milwaukee's Growing Power urban farm, as a 2008 recipient of an unrestricted "genius" grant. Allen's Growing Power was featured in the documentary film *Fresh*, which played in theaters across the country. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) began implementing its Buy Local, Buy Wisconsin program, and just this summer DATCP and the Department of Public Instruction announced that they had secured the second round of funding for a statewide Farm to Schools program.

For an increasing number of Wisconsinites, the drive to localize their food sourcing has become more than a passing fad. For some, the ultimate quest is to become self-reliant for as much of their household food needs. This has led to greater numbers of people learning about canning, root-cellaring, and other means to stretch the Midwest's summer bounty into year-round dining. Among a subset of locavores, the backyard chicken flock has become a key component of developing grow-it-yourself food

sources that meet one's desire for protein while diversifying their diet and perhaps providing a means for recycling kitchen scraps.

Home-grown chickens have proven to be a popular though sometimes controversial dimension of the local food movement. Both of these features can be seen on display in the recent documentary film *Mad City Chickens*, a film that profiles some of the pro-poultry citizens in Madison and chronicles their efforts to broaden legal protections for urban chicken growers in that town. The Internet is also providing a nationwide soapbox for urban chicken advocates who frequently track news and developments in the backyard chicken scene.

Stories of neighbors and zoning officials encountering illicit chicken flocks have provided good copy for more than one local newspaper writer. In a recent case, two young but enterprising teen-age girls made their heartfelt case to a city council to allow them to keep their backyard birds. From several such stories, one can see that would-be poultry raisers many times fail to consider the role and impact of local land use regulation on their envisioned future flock. This can result in rancor and more than a few ruffled feathers as agrarian dreams intersect with municipal code reality.

Land Use Regulations and Chickens

Local land use codes are designed to prevent conflict among adjacent users, protect public health, and maintain an attractive, desirable community. Land use regulators have no choice but to follow both the spirit and the letter of their laws. People in urban areas can and in many places do raise chickens without negative consequence for these broad community interests. But, the old adage of one bad apple spoiling the whole bunch is applicable to chickens in residential areas, as



These backyard chickens in Stevens Point roam the yard within a fully enclosed protective structure that includes a water source.

it only takes one unruly rooster to ruin the reputation of chicken raisers throughout a community.

Questions regarding the legal status of urban chickens often get sticky once one begins to read closely the fine print of local regulations. Some key questions that can arise when considering chickens in the residential zone include:

How does the ordinance classify chickens and other poultry? Are they lumped in with barnyard animals such as goats, cows, and pigs, or can they be classified as pets? Does the ordinance specifically exclude roosters? Ideally, a local ordinance will regulate animals specifically based on their potential to create problems. Hens are similar in many respects to pet birds and other animals commonly found in cities.

What (if anything) does the ordinance require in terms of roosting and feeding space for each chicken and setbacks from structures and property lines? Does the ordinance require a covered enclosure be available to the chickens and prohibit “free range” birds? Providing specific guidelines makes clear the community’s expectations regarding the health and safety of poultry and facilitates consistent enforcement.

Does the ordinance require neighbor approval? Since in many neighborhoods chickens will be novel and looked upon with suspicion, it may be best to err on the side of caution when introducing them. The City of Madison ordinance, for example, does not permit chickens in cases where more than half of the neighbors within 200 feet of an applicant’s lot object.

Does the ordinance specifically exclude slaughter and processing of chickens? Processing animals for food is typically reserved for commercial or industrial areas where specific sanitary standards can be more easily met.

Chicken opponents commonly express concerns about smell, disease, associated pests, and noise of chickens in the residential area. Many of these issues can be headed off with an ordinance that provides specific guidance for protecting and maintaining chicken health. Public outreach and educational programs are also helpful for dispelling myths and misconceptions about chickens in the city. Screening films such as *Mad City Chickens* and *Fresh* can help inform the public not only about poultry’s place in our community, but also the many creative ways that people are addressing challenges in our food system.

Resources

www.backyardchickens.com/

An online community and comprehensive information source that began archiving urban chicken articles in 1999.

www.madcychickens.com/

An outgrowth of organizing among pro-poultry people in Wisconsin’s capital city.

www.urbanchickens.net/

One person’s personal blog about raising chickens in the city; this webpage contains a comprehensive list of links to additional websites addressing chicken rearing in urban areas and the author regularly posts nationwide news articles related to fowls in the city.

<http://urbanchickens.org/>

A resource site that began as a planning student’s project for a graduate school course

Guide to Raising Healthy Chickens by Adam Hady and Ron Kean; UW Extension publication A3858-01. Provides a good overview of technical considerations for people looking to raise chickens. <http://sauk.uwex.edu/documents/Guidetoraisinghealthychickens.pdf>

Poultry Your Way: A Guide to Management Alternatives for the Upper Midwest. Produced by the Minnesota Department of Agriculture, this guide is more attuned to producers looking to produce chickens and eggs as a business venture. www.misa.umn.edu/vd/publications/poultry.pdf

ZONING CHANGE FOUND BY ITS EFFECT, NOT ITS LABEL, SAYS WISCONSIN COURT OF APPEALS

By Alex De Grand, Legal Writer, State Bar of Wisconsin

An unincorporated town cannot disguise a zone change if the effect of a new development is to introduce nonconforming uses to the area, the Wisconsin Court of Appeals held on August 26, 2009.

In State of Wisconsin ex rel Village of Newburg v. Town of Trenton, 2008AP2997, the court of appeals remarked that these towns should seek legislative change rather than “an end-around the law” if they dislike Wis. Stat. § 62.23 (7a), which permits a neighboring municipality to impose a temporary moratorium on rezoning of land next to the municipality’s boundaries.

This moratorium is part of a municipality’s power of extraterritorial zoning, the court explained. The freeze allows time for a municipality to work with each unincorporated town affected by its plans for future expansion and physical development to prepare and adopt a comprehensive plan.

A disputed condominium development

Deerprint Enterprises owned a parcel of land within the Town of Trenton and in the one-and-a-half mile extraterritorial zoning moratorium. The parcel was zoned CES-5 for single-family residential development on large lots. Commercial or industrial activities are not permitted, according to Trenton ordinances.

The Trenton Town Board approved a six-unit condominium development on the Deerprint parcel, comprising five residential units and one commercial/industrial unit. A nonconforming mixed use as part of the Deerprint development violated Trenton’s zoning ordinances, argued the Village of Newburg.

Trenton would have to approve a planned development overlay to allow a flexible development design that would otherwise violate the zoning requirements, Newburg contended. But, Newburg continued, the overlay would be a change in zoning that violates the moratorium. Accordingly, Newburg asked the circuit court to declare Trenton’s approval of the Deerprint parcel to be invalid.

Asking the circuit court to dismiss the complaint, Trenton argued that its approval rested on the condominium process, not zoning regulations. Consequently, Trenton argued, it did not need to approve an overlay. The circuit court agreed with Trenton, deeming approval of the development to be for a condominium form of ownership, not for mixed use or rezoning. Because no zoning changes were needed, the circuit court concluded that Newburg lacked standing, granting summary judgment to Trenton.

Newburg has standing

In an opinion authored by Chief Judge Richard Brown, the court of appeals concluded that Newburg did have a legally protected interest in enforcement of the moratorium to constitute standing.

The court of appeals noted that Trenton had acknowledged before the circuit court that it would be in violation of the moratorium if it had to grant an overlay to Deerprint. Consequently, the court of appeals said, “this issue depends on the interpretation of the Town’s zoning ordinances.”

‘Condominium’ not a form of land use

“Condominiums are not a form of land use, so ‘a change in zoning – or other approval under a zoning ordinance – should not be required for condominium conversion, unless a change in the use of the existing property is involved,’”

Newburg's actions present "another instance where a Town seeks to escape the confining restrictions integral to the extraterritorial zoning moratorium by aiming to define its action as something other than a zoning change," the court concluded.

for condominium conversion, unless a change in the use of the existing property is involved,'" the court quoted from the Wisconsin Condominium Law Handbook. This case presents just such an instance of changed use, the court concluded.

"We simply do not understand how a condominium unit set aside for commercial use does not run afoul of a zoning ordinance prohibiting commercial use just because it lies within an otherwise residential condominium development," the court stated.

Next, the court found that Trenton's ordinances prohibit mixed uses unless an overlay is granted. An overlay allows a "mixing of compatible uses" that do not necessarily comport with Trenton's zoning ordinances, the court said. "We conclude these ordinances make the Deerprint development nonconforming unless the Town changes the parcel's zoning," the court stated.

An instance of 'de facto rezoning'
The court recalled a similar dispute revolving around a zoning moratorium in *City of Waukesha v. Town Bd of the Town of Waukesha*, 198 Wis. 2d 592 (Ct. App. 1995).

In *City of Waukesha*, the Town amended its zoning ordinances to allow planned unit developments, provided that developers obtained a conditional use permit, the court reported. "This meant that the Town could approve nonconforming uses with permits instead of zoning changes," the court explained.

"We determined that planned unit developments allowed as a conditional use must comport with the zoning restrictions of the designated districts," the court stated. "And since we concluded that the development approved as a conditional use did not comport with the zoning restrictions in its district, we held that '[u]nder the guise of a conditional use, the Town

Board in essence rezoned without seeking the necessary approval.'"

Newburg's actions present "another instance where a Town seeks to escape the confining restrictions integral to the extraterritorial zoning moratorium by aiming to define its action as something other than a zoning change," the court concluded.

Dismissing Trenton's efforts to disguise this matter as a condominium issue and not a zoning concern, the court said, "[A] use is a use."

"So we conclude that what the Town [of Trenton] did was de facto rezoning," the court said. "Just because the Town did not formally rezone, this sleight of hand did not tell the whole story."

The court added that the Legislature "put the extraterritorial zoning ordinance in the books for a reason and we cannot allow unincorporated localities to seek an end-around the law."

"If towns dislike the whole business of extraterritorial zoning moratoriums, their recourse is to obtain a change in the law through legislative means," the court said.

The court reversed the circuit court and remanded with directions that that the circuit court proceed to the merits of Newburg's declaratory judgment action.

This article is reprinted from State Bar of Wisconsin, News, August 27, 2009. www.wisbar.org

CHILDREN'S BOOKS HELP US SHARE LAND USE PLANNING IDEAS

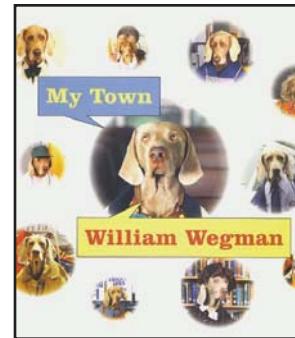
Written by Lynn Markham. Descriptions adapted from existing reviews.

As we begin to prepare for the holidays, here are some land use planning-related books to share with children. These books utilize a variety of “hooks” to engage readers including entertaining characters, animals, interesting communities, and great illustrations. Reading some of these wonderful stories with kids is a great jumping off point for sharing your own land use experiences. While these books may have been designed for children, they’re a great fit for anyone who enjoys wonderful illustrations and fun stories. These entertaining, educational options also make great gifts for your local library or school, where many people can enjoy them.

For readers ages 4-8

My Town

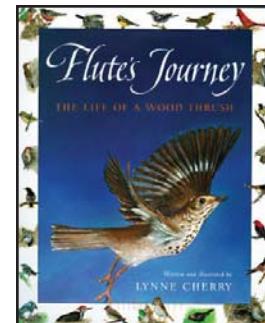
Written by Rebecca Treays, edited by Felicity Brooks, illustrated by Rachel Wells
 This is a delightful children’s book that explores the city and the community. Ted, who lives in an apartment building in the middle of town, is our tour guide with the assistance of his friend Josie, who lives in a house in the suburbs. Ted and Josie introduce readers to the advantages and disadvantages of different forms of housing and transportation. Children explore activities, movement, infrastructure, local government and its services all illustrated with fun, colorful graphics. Also see *My Street* by the same author and illustrator.



Flute's Journey: The Life of a Wood Thrush

Written and illustrated by Lynne Cherry

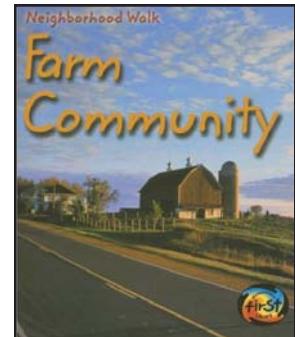
Through the tale of a young wood thrush, readers learn the dangers migratory birds face. Cherry’s illustrations, always a feast for the eyes, provide colorful, richly detailed forest scenes as a handsome backdrop for the story of Flute’s migration from Maryland to Costa Rica, and back again. Along the way, Flute faces natural predators, but the destruction of habitat and forest fragmentation due to suburban sprawl are presented as the most serious threats. Cherry documents nature as it is today, without idealizing or fictionalizing the struggles of bird life. The story provides crucial, well-researched information for readers. A concluding author’s note makes the point more directly and offers some concrete suggestions for youngsters who want to help.



Farm Community

Written by Peggy Pancella

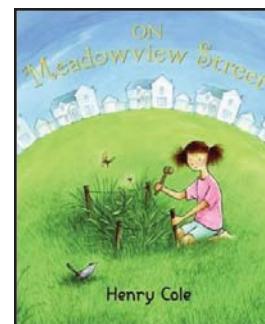
This book introduces children to the places and activities in a farm community, including the small town and the farms around it. Through vivid photographs and straightforward text, readers learn about the contrasting housing and transportation options in the town and rural area, as well as the food system, businesses, local government and shared activities throughout the community.

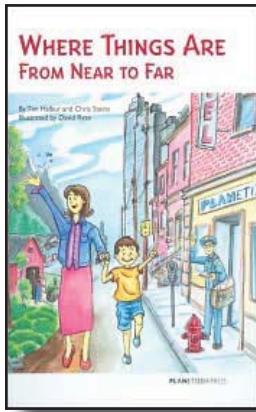


On Meadowview Street

Written and illustrated by Henry Cole

Caroline and her family have recently moved to Meadowview Street, in a development where all of the properties look alike and there’s not a meadow in sight. The girl is about to go in search of one when she notices a small flower. “It’s beautiful! Caroline said to herself. And all alone.” She asks her dad to work around it while mowing the lawn, hurries inside to find string and sticks, to create a small wildflower preserve. Caroline thoughtfully expands the preserve





with a maple, bird feeders, and a pond that allow nature to take root and thrive. Soon there are butterflies, birds, a pond, flowers, trees, and a real meadow on Meadowview Street. Cole's economical text and tender, acrylic paintings tell the story with simplicity and energy as the barren strip of grass evolves into a lush habitat. The message about the importance of green corridors, migration paths for birds and beasts will speak strongly to today's ecologically aware children, and it's all done without stridency. This lovely picture book offers children a quiet approach to embracing the natural world where they live.

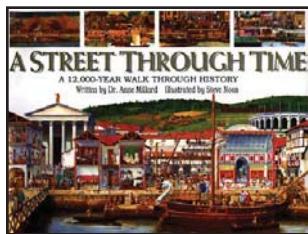
Where Things Are, From Near To Far

Written by Tim Halbur, edited by Chris Steins and illustrated by David Ryan
This book uses simple language, bold text, rhyme, and detailed illustrations to walk us through the various built and natural environments of the city and to introduce the central idea that cities don't just happen, they are built. Indeed, they are even planned. *Where Things Are* introduces the system of separated uses where density is concentrated at the core and tapers off into car-dominated suburbs and a distant rural hinterland.

Ages 8-12

A Street Through Time

Written by Dr. Anne Millard and illustrated by Steve Noon
With each turn of its elongated pages, this imaginative volume graphically reveals how a community changes through time. Beginning in the year 10,000 B.C., in a Stone Age hunters' camp, the book reveals how its riverfront location is key to the site's development. This primitive camp is the germ of the modern, bustling, big-city street. In between, each panoramic image of this same locale witnesses significant achievements as well as setbacks. The text is printed in the borders, surrounding the pages and serving as a guide through the elaborately detailed illustrations. A fun and effective way to lure youngsters into the study and enjoyment of how communities change through time. Discussion questions for *A Street Through Time* are at www.planning.org/resourceszine/articleview.htm?ArticleID=9505



THE MAGIC GOGGLES: DISCOVERING THE SECRETS OF THE LAKE

Written by Lynn Markham and illustrated by Anne Horjus

Maggie and her little brother Tate are visiting their grandparents' lake cabin when they discover two pairs of really weird, old goggles with leather straps in a dusty old trunk in the attic. Down at the lake, the kids discover the magic goggles make them as light as a damselfly and let them see right through lily pads to the underwater forest below. When a mother wood duck befriends the duo and sees how they like exploring the shoreline, she takes them for a flying ride around the lake to get a bird's-eye view. From this viewpoint they see that the deep blue jewel of a lake is surrounded by a forest of green, a summer



camp, and a few houses located way back from the water. Based on what they've seen, Mama Duck explains how all the trees make the lake a good spot to raise a family. This book's descriptive text and rich, detailed illustrations will boost readers' understanding about the importance of forests around lakes, while luring them into discovering their own magic at the lake.

The Magic Goggles will be available in November through the UW-Extension Lakes on-line bookstore at www.uwsp.edu/cnr/uwexlakes/publications/

CALENDAR OF EVENTS

WORKING LANDS TRAINING SESSIONS

September 22, 2009 – Washington Town Hall, Eau Claire, WI
 September 24, 2009 – J.P. Coughlin Building, Oshkosh, WI
 September 25, 2009 – Jefferson County UWEX, Jefferson, WI
 September 29, 2009 – UW-Richland Center, Richland Center, WI
 September 30, 2009 – Marathon County UWEX, Wausau, WI
<http://datcp.state.wi.us/registration/wlands.jsp>

APA UPPER MIDWEST PLANNING CONFERENCE

September 24-26, 2009 – Hyatt Regency Hotel, Chicago, IL
www.ilapa.org/conf/09/conf2009.html

HEALTHY WISCONSIN COMMUNITIES CONFERENCE

September 29, 2009 – Holiday Inn, Stevens Point, WI
www.uwex.edu/ces/flp/conference/healthywicommunities2009.cfm

ASSOCIATION OF COLLEGIATE SCHOOLS OF PLANNING CONFERENCE

October 1-4, 2009 – Crystal City, VA
www.acsp.org/events/conferences.html

WISCONSIN TOWNS ASSOCIATION ANNUAL CONVENTION

October 11-14, 2009 – Holiday Inn, Stevens Point, WI
www.wisctowns.com

LEAGUE OF WISCONSIN MUNICIPALITIES ANNUAL CONFERENCE

October 14-16, 2009 – Radisson Paper Valley Hotel, Appleton, WI
www.lwm-info.org

WISCONSIN LAND INFORMATION ASSOCIATION FALL CONFERENCE

October 22-23, 2009 – Hotel Metropolis, Eau Claire, WI
www.wlia.org

ESRI WISCONSIN USER GROUP CONFERENCE

October 29-30, 2009 – Paper Valley Hotel, Appleton, WI
www.ewug.org

WISCONSIN COUNTY CODE ADMINISTRATORS FALL CONFERENCE

November 4-6, 2009 – Best Western Midway, La Crosse, WI
www.wccadm.com

MIDWEST VALUE ADDED AGRICULTURE CONFERENCE & WISCONSIN LOCAL FOOD SUMMIT

January 20-22, 2010 – Ramada, Eau Claire, WI
www.rivercountryrcd.org/valad.html

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Submit Articles!

Please submit an article to our newsletter.

It should be:

- 1,000 words or less,
- Informative,
- Of statewide concern,
- And address a land use issue.

The managing editor will review your submission and get back to you if any changes are necessary.

Managing Editor
Rebecca Roberts

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APA MONTHLY WEBCASTS

CM credits available; free to WAPA members

October 2, 2009 – Takings, Exactions and Procedural Requirements

October 9, 2009 – Fundamentals of Redevelopment Agreements

October 16, 2009 – Funding Multi-Modal Transportation

November 6, 2009 – Community Visioning

December 4, 2009 – Creating Sustainable Communities

December 10, 2009 – Community Strategies for Distressed Properties

December 11, 2009 – Social Equity

www.utah-apa.org/webcasts.htm

UWEX REVITALIZING WISCONSIN'S DOWNTOWNS WEBINAR SERIES

October 15, 2009 – Green and Sustainable Downtowns

November 19, 2009 – Working with Big Box Retailers

December 17, 2009 – Tourism and Downtown Development

<http://lgc.uwex.edu/Downtowns>

CLUE WORKSHOPS

ZONING BOARD WORKSHOPS

September 24, 2009 – Slinger, WI

October 29, 2009 – Ledgeview, WI

www.uwsp.edu/cnr/landcenter/workshopszb.html