

Dr. Anna Haines
Office: TNR 205
Phone: 346-2386
Email: ahaines@uwsp.edu
Office Hours: by appointment

Course Meeting Time
2:00-3:15pm Tuesdays and Thursdays in TNR 271

Course Description

This course is designed to develop your planning vocabulary by building your understanding of the types of tools that planners use to accomplish community objectives. Specifically, this course will emphasize the local policy considerations involved in the creation and enforcement of regulatory and non-regulatory approaches to natural resource and land use planning. Through completion of course readings, participation in class discussions, and through involvement in analyzing local policy and preparing a written report, you will continue to develop your understanding of how planners can successfully implement a community's vision for the future. We will also focus on developing your technical and presentation skills as components of this course.

In addition to normal course activities, a number of guest lecturers also have been asked to participate in this course. These individuals bring expertise on key aspects of the planning process into the classroom that will be extremely beneficial to enhancing your understanding of the planning profession -- so make sure that you are prepared for these discussions!

Learning Objectives

This course is intended to provide students with an introduction to planning tools and regulatory approaches to implementing a community land use plan through the following learning objectives:

- Explore the relationship between land use plans and local government programs for regulating land uses and achieving plan goals and objectives
- Understand legal and political procedures associated with land use code development and enforcement.
- Develop skills in processing applications for land use changes, including zoning amendments, subdivisions, variances, and conditional uses.
- Critically consider alternative means for achieving a community's planning goals and objectives

Assignments and Grading

The course has a variety of assignments that will allow you to examine a topic or problem in greater detail. Following is an overview of the types of assignments / projects that you will complete this semester:

Assignments, Projects and Grades

- I. **Local Government Briefing:** This assignment asks you to learn about a few local governments that govern communities.
 - a. 30 points
- II. **Staff Report:** This assignment introduces you to how staff of a community analyze land use, environmental and regulatory issues of projects and make recommendations.
 - a. 70 points
- III. **Zoning Report (Individual and Group):** This assignment focuses on understanding zoning across several communities within the context of comprehensive planning. You will mutually decide on a topic, create an evaluation template, and prepare a final report and presentation.
 - a. 200 points
- IV. **Other Topics Lightning Presentation (Group):** In this assignment, you will choose small groups to investigate a topic of interest that may or may not help you in capstone. Below is a list of possible topics.
 - a. 50 points
- V. **Participation in discussions during class and with guest speakers:** During the semester we will have regular discussion and a couple of field trips. You must attend to receive points.
 - a. 50 points
- VI. **Exams:** The two exams, a Midterm and a Final, will focus on the readings and lectures. These are fact-based exams.
 - a. 75 points each – 150 points total

Total points = 550

Potential Changes

The professor has the right to change aspects of this syllabus as the semester progresses.

Attendance

Class attendance is mandatory except with prior agreement. Unexcused absence from class negatively affects your learning and is disruptive to group projects. Your final grade will be reduced by 15 points for each absence during the semester.

Late Assignments

Papers turned in late will be assessed a 20% reduction penalty per day -- including weekends. All assignments (unless otherwise noted) are due at the time noted below or in a handout.

Academic Integrity, D2L, and turnitin.com

It is important for students to read and understand the academic honesty policy of UWSP. In addition to university policies any attempt to cheat, plagiarize, or take credit for work that is not your own will result in a zero on the assignment. As you may encounter a number of complicated questions regarding how to cite sources of information (e.g. spatial data, images, or community data), I encourage you to discuss any questions you may have about citation, paraphrasing, or related topics with me prior to turning in an assignment. In addition, assignments turned in through D2L drop box will be linked to turnitin.com – a program that compares your work to other sources to check for originality.

Accessibility Statement

If you have a learning or physical challenge which requires classroom accommodation, please contact the UWSP Disability Services office with your documentation as early as possible in the semester. 103 Student Services Center, (715) 346-3365; TTY (715) 346-3363;
www.uwsp.edu/special/disability/studentinfo.htm

Calendar

| Date | Topic/Reading | Assignments |
|-------------|--|-------------------------------|
| January 21 | Introduction | LG Briefing introduced |
| January 23 | <p>Municipal Geography and the Role of Local Government</p> <p>“American Municipal Geography and Law” by Rutherford H. Platt in <i>Land Use Control: Geography, Law, and Public Policy</i>, 1991, Pages 135-162.</p> <p>“Overview of General Purpose Local Units of Government” in <i>Wisconsin Legislator Briefing Book: 2019-20</i>, Chapter 22, Pages 1-8. http://docs.legis.wisconsin.gov/misc/lc/briefing_book</p> | |
| January 28 | <p>Local Government Actors and Responsibilities</p> <p>“The Anatomy and Soul of a Place” by Mitchell Silver, in <i>Local Planning</i>, ICMA, 2009, Pages 61-65.</p> <p>“The Planner’s Role” by Birch, Hack and Pollock, in <i>Local Planning</i>, ICMA, 2009, Pages 175-179.</p> <p>Plan Commission Handbook, Roberts, CLUE, 2012, Chapter 1, Pages 2, 8-13, and Chapter 2, Pages 2-8, 15-19. https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</p> | |
| January 30 | <p>Community Planning and Plan Implementation</p> <p>“Plans that Fit the Purpose” by Barry Miller, in <i>Local Planning</i>, ICMA, 2009, Pages 213-228.</p> <p>“Transforming Policy into Reality” by Paul Sedway, in <i>Local Planning</i>, ICMA, 2009, Pages 273-281.</p> <p>Plan Commission Handbook, Roberts, CLUE, 2012, Chapter 5, Pages 2-9. https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</p> | LG Briefing due |
| February 4 | <p>Private Ownership, Land Regulation, and Takings</p> <p>Property Rights, Platt, 151-166</p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> Garrett Hardin on the Tragedy of the Commons https://www.youtube.com/watch?v=L8gAMFTAt2M Elinor Ostrom on the Myth of Tragedy of the Commons https://www.youtube.com/watch?v=ybdvjvIH-1U | |
| February 6 | <p>Private Ownership, Land Regulation, and Takings: Part 2</p> <p>The Takings Issue, Meltz</p> | |
| February 11 | <p>Introduction to Zoning</p> <p>Zoning, Hoch full, 343-357</p> <p>Extraterritorial Zoning, Struck, 33-34</p> | |

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| February 13 | Variations and Special Exceptions Variations: Zoning Practice Zoning Board Handbook: Chapter 14 and 15 https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf | |
| February 18 | Staff Reports Unexamined staff report, Johnson and Lyles | Staff Report introduced |
| February 20 | Zoning Administration Zoning Board Handbook: Chapter 2, 10, 11 https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf | |
| February 25 | Zoning Ordinance Assessment/Audits and Updates “Code Overhauls” in <i>Zoning Practice</i> , APA, December 2008, Issue 12. “Ordinance Testing” in <i>Zoning Practice</i> , APA, November 2017, Issue 11. Plan Commission Handbook, Roberts, CLUE, 2012, Chapter 6 https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx | |
| February 27 | Zoning Audits Food and Zoning, Haines | Zoning Report introduced |
| March 3 | Zoning Report – brainstorm, etc. | |
| March 5 | Evolution of Zoning and Other Plan Implementation Tools No Assigned Readings | ZR topic due |
| March 10 | Subdivision Regulations Plan Commission Handbook, Roberts, CLUE, 2012, Chapter 8, Pages 2-11. https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx | Staff Report due |
| March 12 | Midterm Exam | |
| March 13-22 – Spring Break | | |
| March 24 | Staff Report – Fast Presentations and Discussions Zoning Report – update on tool and communities | |
| March 26 | Community Development and Revitalization Grayfield Redevelopment, APA Zoning Practice, Issue Number 6, June 2014 <i>Optional:</i> <ul style="list-style-type: none"> • Rebuilding Downtown. Smart Growth America, 2015. • Malls into Mainstreets. Congress for New Urbanism. 2005. | |

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| | <ul style="list-style-type: none"> • Restructuring the Commercial Strip. US EPA, 2014. • Green Pattern Book. US Forest Service, 2015. | |
| March 31 | Local Government Finance Fiscal Analysis, APA Zoning Practice, Issue Number 1, January 2019. | ZR – template due |
| April 2 | Development Standards, Exactions and Negotiations Planned Unit Developments, APA Zoning Practice, Issue Number 6, June 2007 <i>Optional:</i> <ul style="list-style-type: none"> • Exactions, APA Zoning Practice, Issue Number 10, October 2013 • Development Impact Fees, APA Zoning Practice, Issue Number 7, July, 2017 | |
| April 7 | Other Topics <ul style="list-style-type: none"> • Accessory Dwelling Units, micro-apartments, small lots, tiny houses • Climate Adaptation and Mitigation (Energy) • Complete Streets and Corridors • Microbreweries and Cannabis | Small groups will present on a topic based on readings |
| April 9 | Workday | |
| April 14 | Land Management for Water Quality Shoreland Zoning by Bernthal, 1-35 Chippewa Falls Wellhead Protection <i>Optional:</i> <ul style="list-style-type: none"> • Shoreland zoning video • https://www.youtube.com/watch?v=enus9Ceub2g • Healthy Lakes, view best practices at https://healthylakeswi.com/ • Wellhead protection https://dnr.wi.gov/topic/DrinkingWater/WellheadProtection/faq.html | ZR – draft analysis due |
| April 16 | Workday | |
| April 21 | Wetland and Floodplain Zoning Model wetland ordinance, 1-18 An examination of WI ordinances for wetland protection https://www.uwsp.edu/cnr-ap/clue/Documents/Water/Examination_LocalOrdinances_Wetland%20Protection.pdf Floodplain development basics https://dnr.wi.gov/topic/Floodplains/documents/Floodplain_Development | |

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| | Basics.pdf <i>Optional:</i> <ul style="list-style-type: none"> • Dane County Flood Recovery https://www.wpr.org/dane-county-executive-proposes-18m-flood-recovery-preparedness • Tools for flood resilience from Fort Collins, CO https://vimeo.com/107757509 • Building smart down by the river (Fort Collins) https://vimeo.com/107757749 | |
| April 23 | Zoning poster review | ZR – poster due (April 22) |
| April 28 | Exam | |
| April 30 | Zoning poster presentation practice | |
| May 5 and 7 | In conjunction with NRES 489 will present one poster from this course. Awaiting final confirmation and when and where the open forum will occur. Class time is for finalizing posters, etc. | |
| May 15 2:45- 4:45pm | Finalize products to turn in | |