

Dr. Anna Haines  
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Office Hours: by appointment

**Course Meeting Time**  
**2:00-3:15pm Tuesdays and Thursdays in TNR 271 (I wish)**  
**By Zoom**

## ***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. **Canvas Discussions:** Discussions of the readings will take place in Canvas. For each reading, you will need to create your own ~75-word primary commentary. Then, you will need to comment on two other student's primary commentary.
  - a. 90 points – 10 points each
- 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. 50 points
- III. **Zoning Report (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. 100 points
- IV. **New and Emerging Land Uses Presentation (Group):** In this assignment, you will choose small groups to investigate a topic of interest that correspond with your zoning report or capstone. In Canvas are topics and resources.
  - a. 30 points
- V. **Participation in discussions during class and with guest speakers:** During the semester we will have regular discussion. You must attend to receive points.
  - a. 20 points
- VI. **Quizzes:** These are fact-based quizzes and rely on your understanding of the reading and lectures.
  - a. 80 points – 10 points each

Total points = 370

### *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.

### *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](http://www.uwsp.edu/special/disability/studentinfo.htm)

## Calendar

Date	Topic/Reading	Assignments
January 26	<b>Introduction</b>	
January 28	<p><b>Municipal Geography and the Role of Local Government</b></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. <a href="http://docs.legis.wisconsin.gov/misc/lc/briefing_book">http://docs.legis.wisconsin.gov/misc/lc/briefing_book</a></p>	<b>Discussion</b>
February 2	<p><b>Local Government Actors and Responsibilities</b></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. <a href="https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx">https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</a></p>	<b>Quiz</b>
February 4	<p><b>Community Planning and Plan Implementation</b></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. <a href="https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx">https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</a></p>	<b>Discussion</b>
February 9	<p><b>Staff Reports</b></p> <p>Unexamined staff report, Johnson and Lyles</p>	<b>Quiz</b>
February 11	<p><b>Private Ownership, Land Regulation, and Takings</b></p> <p>Property Rights, Platt, 151-166</p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> <li>Garrett Hardin on the Tragedy of the Commons <a href="https://www.youtube.com/watch?v=L8gAMFTAt2M">https://www.youtube.com/watch?v=L8gAMFTAt2M</a></li> <li>Elinor Ostrom on the Myth of Tragedy of the Commons <a href="https://www.youtube.com/watch?v=ybdvjvIH-1U">https://www.youtube.com/watch?v=ybdvjvIH-1U</a></li> </ul>	<b>Discussion</b>
February 16	<p><b>Private Ownership, Land Regulation, and Takings: Part 2</b></p> <p>The Takings Issue, Meltz</p>	<b>Quiz</b>
February 18	<p><b>Introduction to Zoning</b></p> <p>Zoning, Hoch full, 343-357</p>	<b>Discussion</b>

	Redlining: <a href="#">How Redlining Continues To Shape Racial Segregation In Milwaukee   WisContext</a> APA Zoning Practice – Rural Zoning	
February 23	<b>Workday</b>	
February 25	<b>Evolution of Zoning and Other Plan Implementation Tools</b> Form-based Codes – Zoning Practice PDF 1 and 2 Planned Unit Developments, APA Zoning Practice, Issue Number 6, June 2007	<b>Quiz</b>
March 2	<b>Variances and Special Exceptions</b> Variances: Zoning Practice Zoning Board Handbook: Chapter 14 and 15 <a href="https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf">https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf</a>	<b>Discussion</b>
March 4	<b>Zoning Ordinance Assessment/Audits and Updates</b> “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 <a href="https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx">https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</a>	<b>Quiz</b>
March 9	<b>Zoning Audits</b> Food and Zoning, Haines	<b>Discussion</b>
March 11	<b>Staff Report – Fast Presentations and Discussions</b>	
March 16	<b>Shoreland Zoning</b> Shoreland Zoning by Bernthal, 1-35 Markham <i>Optional:</i> <ul style="list-style-type: none"> <li>Shoreland zoning video: <a href="https://www.youtube.com/watch?v=enus9Ceub2g">https://www.youtube.com/watch?v=enus9Ceub2g</a></li> </ul> Healthy Lakes, view best practices at <a href="https://healthylakeswi.com/">https://healthylakeswi.com/</a>	<b>Quiz</b>
March 18	<b>Workday</b>	
March 20-28 – Spring Break		
March 30	<b>Wetland and Floodplain Zoning</b> Model wetland ordinance, 1-18 An examination of WI ordinances for wetland protection <a href="https://www.uwsp.edu/cnr-ap/clue/Documents/Water/Examination_LocalOrdinances_Wetland%20">https://www.uwsp.edu/cnr-ap/clue/Documents/Water/Examination_LocalOrdinances_Wetland%20</a>	<b>Discussion</b>

	<p><a href="#">Protection.pdf</a></p> <p>Floodplain development basics  <a href="https://dnr.wi.gov/topic/Floodplains/documents/Floodplain_Development_Basics.pdf">https://dnr.wi.gov/topic/Floodplains/documents/Floodplain_Development_Basics.pdf</a></p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> <li>• Dane County Flood Recovery <a href="https://www.wpr.org/dane-county-executive-proposes-18m-flood-recovery-preparedness">https://www.wpr.org/dane-county-executive-proposes-18m-flood-recovery-preparedness</a></li> <li>• Tools for flood resilience from Fort Collins, CO  <a href="https://vimeo.com/107757509">https://vimeo.com/107757509</a></li> </ul> <p>Building smart down by the river (Fort Collins)  <a href="https://vimeo.com/107757749">https://vimeo.com/107757749</a></p>	
April 1	<p><b>Subdivision Regulations</b></p> <p>Plan Commission Handbook, Roberts, CLUE, 2012, Chapter 8, Pages 2-11. <a href="https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx">https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</a></p>	<b>Quiz</b>
April 6	<p><b>Community Development and Revitalization</b></p> <p>Grayfield Redevelopment, APA Zoning Practice, Issue Number 6, June 2014</p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> <li>• Rebuilding Downtown. Smart Growth America, 2015.</li> <li>• Malls into Mainstreets. Congress for New Urbanism. 2005.</li> <li>• Restructuring the Commercial Strip. US EPA, 2014.</li> </ul> <p>Green Pattern Book. US Forest Service, 2015.</p>	<b>Discussion</b>
April 8	<p><b>Local Government Finance, Development and Revitalization</b></p> <p>Fiscal Analysis, APA Zoning Practice, Issue Number 1, January 2019.</p> <p>Grayfield Redevelopment, APA Zoning Practice, Issue Number 6, June 2014</p>	<b>Quiz</b>
April 13	<b>Workday – by Zoom</b>	
April 15	<p><b>Development Standards, Exactions and Negotiations</b></p> <p>Exactions, APA Zoning Practice, Issue Number 10, October 2013</p> <p>Development Impact Fees, APA Zoning Practice, Issue Number 7, July, 2017</p>	<b>Discussion</b>
April 20	<b>Workday – by Zoom</b>	
April 22	<b>New and Emerging Land Uses Presentations</b>	Small groups will present on topic based on readings

April 27	<b>Workday – by Zoom</b>	
April 29	<b>Zoning Report – update on tool and communities</b>	<b>ZR – draft analysis due</b>
May 4	<b>Workday – by Zoom</b>	
May 6	<b>Workday – by Zoom</b>	
May 11	<b>Presentations</b>	
May 13	<b>Presentations</b>	
May 18 12:30- 2:30pm	<b>Finalize products to turn in</b>	