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Office Hours: by appointment

Course Meeting Time
2:00-3:15pm Tuesdays and Thursdays in TNR 271
See Schedule for alternate meeting dates or locations

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 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 -- please 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 subdivisions, zoning amendments, variances, and conditional uses.
- Critically consider alternative means for achieving a community's planning goals and objectives.

Attendance

Class attendance is mandatory except with prior agreement. Absence from class negatively affects your learning and is disruptive to group projects.

Late Assignments

Late assignments will be assessed a 20% reduction penalty per day -- including weekends. All assignments are **due at the beginning of class on the date listed in the Schedule.**

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

Description	Points
Canvas Discussion or Quiz 13 sets of readings x 10 points each	130
Team Project – Solar Farm Development	320
Individual Assignment – Staff Report for Shoreland Variance	50
Overall Participation – during class discussions and with guest speakers throughout the semester	50
Total Points	550

- I. Canvas Discussions or Quizzes:** 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. 130 points – 10 points each
- II. Solar Farm Project (Team):**
 - I: Prepare, present and survey Portage County Planning and Zoning Committee – 120 points
 - II: Develop zoning ordinance provisions – 150 points
 - III: Joint Development Agreement review – 50 points
- III. Staff Report for shoreland variance (Individual):** This assignment introduces you to how planning and zoning staff analyze land use, environmental, and regulatory issues associated with development projects and make recommendations.
 - a. 50 points
- IV. Participation in discussions during class and with guest speakers:** During the semester we will have regular discussion. You must attend to receive points.
 - a. 50 points

Total points = 550

Potential Changes

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

Academic Integrity

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 Canvas 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

Readings

All readings are posted in Canvas and linked below if available. Please note page numbers for readings.

Municipal Geography and Role of Local Government (BR)
American Municipal Geography and Law, by Rutherford H. Platt in Land Use Control: Geography, Law and Public Policy, 1991, Pages 135-162. Overview of General Purpose Local Units of Government in Wisconsin, Legislator Briefing Book: 2019-20, Chapter 22. (read pages 1-8) http://docs.legis.wisconsin.gov/misc/lc/briefing_book Plan Commission Handbook, Chapter 1: Introduction to the Commission, 2012. (read pages 2, 10-13) https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx
Solar Development (LM)
WI Solar Model Ordinance Habitat Friendly solar and the local ordinance Can solar energy fuel pollinator conservation? Optional: Pollinator restoration through electric cooperatives
Introduction to Zoning (LM)
Zoning, The Practice of Local Government Planning, Hoch et. al, 2000. (read pages 343-357) Rural Zoning, APA Zoning Practice, Issue 11, November 2008.
Private Ownership, Land Regulation, and Takings (LM)
Property Rights and Taking, Strong <i>Optional:</i> <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• The Takings Issue, Meltz
Variances and Conditional Uses (LM)
Zoning Board Handbook. Read pages 85-102. https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf Conditional uses after Act 67 Variances, APA Zoning Practice, Issue 6, June 2012.
Evolution of Zoning (BR)
Code Overhauls, APA Zoning Practice, Issue 12, December 2008. Ordinance Testing, APA Zoning Practice, Issue 11, November 2017. Form-based Codes: Implementing Smart Growth, Local Government Commission, 2005.
Race and Zoning (AH)

<p>How Redlining Continues to Shape Racial Segregation in Milwaukee, WisContext, February 28, 2019. https://www.wiscontext.org/how-redlining-continues-shape-racial-segregation-milwaukee</p> <p>Segregation by Design</p>
<p>Subdivision Regulations (BR)</p>
<p>Plan Commission Handbook, Chapter 8: Subdivision Regulations, 2012. (Read pages 2-11). https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx</p>
<p>Shoreland Zoning (LM)</p>
<p>Effectiveness of Shoreland Zoning Standards to Meet Statutory Objectives, Thomas Bernthal, 1997. (Read pages 1-35).</p> <p>Healthy Lakes, view best practices at https://healthylakeswi.com/</p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> • Shoreland zoning video: https://www.youtube.com/watch?v=enus9Ceub2g
<p>Staff Reports (LM)</p>
<p>The Unexamined Staff Report, Johnson and Lyles, Journal of the American Planning Association, 2016.</p>
<p>Wetland and Floodplain Zoning (LM)</p>
<p>Model Wetland Ordinance, Wisconsin Wetlands Association, 2016. (Read pages 1-18)</p> <p>Floodplain development basics https://dnr.wi.gov/topic/Floodplains/documents/Floodplain_Development_Basics.pdf</p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> • An examination of WI ordinances for wetland protection https://www.uwsp.edu/cnr-ap/clue/Documents/Water/Examination_LocalOrdinances_Wetland%20Protection.pdf • 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
<p>Development Standards, Exactions and Negotiations (BR)</p>
<p>Planned Unit Developments, APA Zoning Practice, Issue Number 6, June 2007.</p> <p>Development Impact Fees, APA Zoning Practice, Issue Number 7, July, 2017.</p>
<p>Local Government Finance (BR)</p>
<p>Fiscal Analysis, APA Zoning Practice, Issue Number 1, January 2019.</p> <p>Tax Increment Financing, Center for Land Use Education, 2009. https://www.uwsp.edu/cnr-ap/clue/Documents/implementation/TIF.pdf</p> <p>Capital Improvement Plans, Center for Land Use Education, 2008. https://www.uwsp.edu/cnr-ap/clue/Documents/PlanImplementation/Capital_Improvement_Plan.pdf</p>
<p><i>The instructor reserves the right to add additional topics or readings.</i></p> <p><i>Updates will be posted to Canvas.</i></p>