

Dr. Anna Haines
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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, several 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:

- I. 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

- II. **Canvas Discussions:** For each day indicated in the syllabus, you will need to create your own ~75-word primary commentary on the readings and question(s) that I pose. Then, you will need to comment on two other student's primary commentary.
 - a. 10 points each – 100 points total
- III. **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. 100 points
- IV. **Planning and Zoning Community Case Study (Group):** This assignment focuses on understanding the progression from plan to codes to projects. You will mutually decide on a community, conduct research, and prepare a final report and presentation.
 - a. 200 points
- V. **Other Topics Lightning Presentation (Group):** In this assignment, you will choose small groups to investigate a topic of interest.
 - 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 = 650

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 24	<p>Introduction 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> <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 26	489 – trip to Pittsville!	
January 31	<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>	Canvas Discussion due before class
February 1	<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 7	<p>Private Ownership, Land Regulation, and Takings: Part 2</p> <p>The Takings Issue, Meltz</p>	Canvas Discussion due before class
February 9	<p>Introduction to Zoning</p> <p>Zoning, Hoch full, 343-357</p> <p>Rural Zoning, APA Zoning Practice, Issue 11, November 2008.</p>	
February 14 Lynn	<p>Variances and Special Exceptions</p> <p>Variances: Zoning Practice</p> <p>Zoning Board Handbook: Chapter 14 and 15 https://www.uwsp.edu/cnr-ap/clue/Documents/ZoningHandbook/Zoning_Board_Handbook.pdf</p>	Canvas Discussion due before class

February 16	Staff Reports Unexamined staff report, Johnson and Lyles	
February 21	Workday	
February 23 Becky	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 Food and Zoning, Haines	
February 28	Evolution of Zoning and Other Plan Implementation Tools Form-based zoning 2 readings for <i>Zoning Practice</i> ; 1 focused on implementing smart growth; 1 focused on placemaking	Canvas Discussion due before class
March 2	489 – Pittsville presentation	
March 7	Building Codes Wisconsin Legislature: Residential building code Wisconsin Building Energy Codes Program An Outlook for Energy Efficiency in Wisconsin’s Clean Energy Plan Midwest Energy Efficiency Alliance (mwalliance.org) StretchCode_MediaBackgrounder_final.pdf (newbuildings.org)	Canvas Discussion due before class
March 9	Race and Zoning How Redlining Continues to Shape Racial Segregation in Milwaukee, WisContext, February 28, 2019. https://www.wiscontext.org/how-redlining-continues-shape-racial-segregation-milwaukee Racial Enclaves and Density Zoning, Jonathan Rothwell	Canvas Discussion due before class
March 14 Becky	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	Canvas Discussion due before class
March 16	Midterm Exam	
March 18-26 – Spring Break		
March 28	Local Government Finance	

Becky	<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>	
March 30	<p>Development Standards, Exactions and Fees</p> <p>Planned Unit Developments, APA Zoning Practice, Issue Number 6, June 2007</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>	
April 4	<p>Community Development and Revitalization</p> <p>Grayfield Redevelopment, APA Zoning Practice, Issue Number 6, June 2014</p> <p><i>Optional:</i></p> <ul style="list-style-type: none"> • Rebuilding Downtown. Smart Growth America, 2015. • Malls into Mainstreets. Congress for New Urbanism. 2005. • Restructuring the Commercial Strip. US EPA, 2014. • Green Pattern Book. US Forest Service, 2015. 	Canvas Discussion due before class
April 6	Possible field trip?	
April 11	<p>Other Topics Lightning Presentation</p> <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 13	Workday	
April 18 Lynn	<p>Land Management for Water Quality</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> <p>Shoreland zoning video: https://www.youtube.com/watch?v=enus9Ceub2g</p> <p>Healthy Lakes, view best practices at https://healthylakeswi.com/</p>	Canvas Discussion due before class

April 20	Workday	
April 25 Lynn	Zoning for Groundwater Quality Groundwater: Wisconsin's Buried Treasure , pages 10-14, 16-17 Using groundwater models to evaluate strategies for drinking-water protection in rural subdivisions PBS Wisconsin videos about nitrate in Nelsonville private wells Watch Part 1 & Part 2 . Optional: Part 3	
April 27	Possible field trip??	
May 2	Ethics Planning Ethics and Values	Canvas Discussion due before class
May 4	Work day	
May 9	489 – Pittsville	
May 11	Final Exam	
May 16	Finalize products to turn in by 10am	