



THE LAND USE TRACKER

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Check out the
calendar on the web
at

[www.uwsp.edu/cnr/
landcenter/events.html](http://www.uwsp.edu/cnr/landcenter/events.html)

Check out the Soil and Water Conservation Society's Annual Meeting (also on page 10 of this newsletter)



<http://www.swcs.org/>

To Play the Game You Need to Know the Rules

Town-County Relationships In Zoning Administration

By Michael D. Dresen

It is understandable that each municipality would want to plan for and determine uses of land within its jurisdiction. It is also commonly recognized that each community is strongly influenced by uses of land in neighboring communities and throughout their region. This is true for economic development, environmental quality and fiscal issues. For example, a new industrial park may provide employment opportunities for a number of neighboring communities. It may also result in discharges of pollutants to air or waters and increased costs for highways or schools as new workers move to those same neighboring communities. It is also true that land use activities acceptable in some communities or even necessary for modern society (such as power generating stations or landfills) may not be welcome in every community.

The State legislature has adopted a system of zoning for unincorporated rural areas that recognizes both a need for some local town control of land uses and a more regional county-wide approach that balances potentially competing interests of neighboring towns. The strategy, known as county-wide comprehensive zoning, provides a balance of powers between a county and its towns (s. 59.69, Stats.).

General zoning is a regulatory land use plan implementation tool. It divides lands within a jurisdiction into zoning districts by adoption of a zoning map. Within each district some land uses are permitted in every location as a matter of right (*permitted uses*). Another class of land uses must be custom tailored to a particular site by modifying their location, design or operational characteristics (*conditional uses* also called *special exceptions*). In both cases the general strategy is to assign land use activities to areas with compatible environmental features, adjacent land uses and public infrastructure. The zoning ordinance text designates permitted and conditional uses and describes dimensional and other development standards that apply in each district. Dimensional standards may be relaxed in special cases by a zoning board of adjustment/appeals through a *variance* procedure and disagreements about administrative orders or ordinance interpretation may be resolved by the same body through *administrative appeals*.

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What's New at the Center

On the web: click on "What's New at the Center" on our homepage.

New page added! We have added a page of links to employment opportunities in the Land Use Planning field. The links have been separated into intern and professional categories. If you would like to have your link listed on our page, please send the link in an email describing the nature of your opportunities to landcenter@uwsp.edu.

Welcome New Staff Members

CLUE has added three project planners who are working on a GEM-NRCS collaborative project - "A Collaborative Education Model for Natural and Agricultural Resource Planning and Management" CLUE is working with a few counties to work on the agricultural, cultural and natural resources element of the comprehensive plan. They will also assist CLUE members in developing educational materials related to planning.

Doug Miskowiak has his BS Natural Resources and MS Urban and Regional Planning from the University of Wisconsin – Madison. Douglas is a former employee at the University of Wisconsin – Land Information and Computer Graphics Facility (LICGF) where he researched the impact of information technologies like GIS on citizen decision making for land use planning. At LICGF he was on the "Shaping Dane's Future" project team that was awarded former Vice President Al Gore's Hammer Award for Reinventing Government. Douglas continues his interest engaging citizen-planners in all stages of the planning process.

Chin-Chun Tang received her B.S. in Geography from the University of Wisconsin-Madison, and her Master in Community and Regional Planning from the University of Oregon. Chin-Chun's interests in planning include: issues related to natural resources and socio-economic development, international sustainable development, and planning education. She performed research fieldwork in Southern Vietnam for her master thesis *The Role of Rural Vietnamese Women in the Sustainable Development of Vietnam*, and researched and developed two natural hazard chapters – earthquake and volcanic eruption – of the Washington County Natural Hazards Mitigation Action Plan in Washington County, Oregon.

Becky Vander Kelen received a B.A. in Biology and Spanish from Augustana College, and a M.U.P. from the University of Illinois at Urbana-Champaign. For her master's research, Becky worked with the Lake Michigan Federation to evaluate the land use plans and regulations of lakeshore communities in Wisconsin, Illinois, Indiana and Michigan. Prior to coming to CLUE, Becky also worked for the U.S. Army Construction Engineering Research Laboratory, where she helped to create a regional land use model and decision support system that enables citizens, planners and policy-makers to visualize and test the social, economic and environmental impacts of various land use scenarios.

Farewell to Staff Members

Jennifer Skoloda left the Center in November. As a natural resource planning specialist with the Center, she produced a 3-part series of presentations to demonstrate the importance of planning for wildlife, which can be used in a series or individually. These presentations discuss the values of wildlife and techniques for determining community understanding, major threats for wildlife and guidelines for habitat protection, and using real data and GIS information to illustrate using an environmental corridor concept. CLUE can present them if your community is interested. Call us at (715) 346-3783.

(Continued from page 1)

Town and county roles under county-wide comprehensive zoning

This discussion concerns county-wide comprehensive zoning adopted under the authority of s. 59.69, Stats. Towns do not have a similar role in county adoption of state mandated shoreland or floodplain zoning or other types of land regulations though they may have political influence if they exercise it effectively. Generally, towns are an “approving agency” under county administered land division (subdivision) regulations.

Ordinance adoption

The town board must have initially approved a general county zoning ordinance for it to be effective in the town (s. 59.69(5)(c), Stats.). Failing that approval, the town remains unzoned except for regulations administered by the county related to shorelands, wetlands, floodplains and similar programs not requiring town approval or adoption.

Ordinance amendment

Some towns may not understand or do not effectively exercise their prerogatives regarding amendment of county zoning provisions. Chief among these is *legal standing* for the town board to seek changes to the regulations to accommodate unique circumstances, updated planning or changing conditions. The town board of any town in which the county ordinance is in effect may petition the county for an amendment to the zoning map or ordinance text (s. 59.69(5)(e)(1), Stats.).

Towns also have significant powers in reacting to ordinance changes proposed by landowners and the county. It may be useful, from a town’s perspective, to view this process as consisting of two stages.

The first stage involves *development and referral* of a proposed amendment to the county board for action (s. 59.69(5)(e)(3), Stats.). A copy of the public notice announcing the county zoning agency’s hearing on an amendment must be provided by registered mail to the clerk of an affected town at least 10 days prior to the hearing. If the town board files a resolution with the agency disapproving the petition within 10 days after the hearing (a 20-day extension is possible), the agency must modify the petition in response to the town comments or must recommend disapproval to the county board.

The second stage of ordinance amendment involves *town reaction to amendments recently adopted* by the county (s. 59.69(5)(e)(6), Stats.). Once the county board adopts a zoning amendment, a copy of the ordinance or notification of adoption must be forwarded to the clerks of affected towns. A majority of affected town boards may prevent a general amendment from taking effect by filing a disapproving resolutions with the county clerk. A single town may veto a zone change (map amendment) that affects only the town.

Town withdrawal from county zoning

Once under county zoning, a town may not withdraw unless the county adopts a *comprehensive revision* (s. 59.69(5)(d), Stats.). A comprehensive revision is “a complete rewriting of an existing zoning ordinance which changes numerous zoning provisions and alters or adds zoning districts” accomplished by a single ordinance. The revision ordinance may allow the existing ordinance to remain in effect in a town for up to one year. If the town board fails to approve the comprehensive revision within a year, neither the existing ordinance nor the comprehensive revision will be in force in that town.

Appeals, conditional uses and variances

Most counties provide notification of pending appeals, conditional uses and variances to their towns. They often struggle to provide a timely response for petitioning property owners while allowing sufficient time for town plan commissions and/or town boards to meet to review petitions. One option is to extend the county review period. Another is town board delegation of authority in these matters to the town plan commission. This should not present a significant concern since one or more town board members are included on the commission. The town board could rescind commission authority if commission members were not sensitive to town board concerns. Greater impediments to effective town participation in these county decisions result from failure of some towns to appoint plan commissions or committees or from insufficient understanding of procedural and substantive requirements related to administrative appeals, conditional uses and variances (see the *Zoning Board and Plan Commission Handbooks* on our website).

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Town zoning in counties comprehensively zoned

A town board may be granted *village powers* by electors at an annual or special town meeting (s. 60.62, Stats.). Subsequently, the town board may adopt zoning if:

- approved by the town meeting or in a referendum,
- a plan commission is established, and
- the ordinance and any later amendments are approved by the county board.

In such cases ordinance administration and enforcement are a town responsibility. These generally require a plan commission, zoning administrator, zoning board of appeals, municipal attorney and such facilities and funding as are necessary to support their functions.

A town *without village powers* may only exercise its role in county zoning in counties that are comprehensively zoned (s. 60.61, Stats.). It may not adopt its own zoning even with county approval.

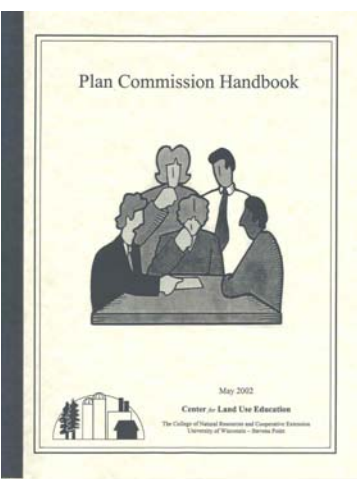
Town zoning in counties not comprehensively zoned

A town in a county that is not comprehensively zoned must petition the county to adopt county-wide comprehensive zoning. If the county zoning agency does not develop a plan and ordinance within a year or if the county board fails to adopt the ordinance at its first meeting after the year has expired, the town may proceed to adopt, administer and enforce its own zoning (s. 60.61, Stats.).

Consequences of Comprehensive Community Planning law

The State Comprehensive Community Planning Law (improperly labeled the *Smart Growth* law) does not change the basic authorities or relationships between counties and towns in adoption and administration of zoning. While the law encourages coordinated planning between jurisdictions and regional approaches to land use issues, it does not require consistency between plans. The most important requirement is that each jurisdiction's land use decisions must be consistent with its own comprehensive plan. Accordingly, it is possible (though not desirable) that a county and town may disagree about acceptable uses of particular lands within the town and that their respective plans will reflect this disagreement. Similarly, county and town plans may initially agree for a particular parcel. Subsequently the county may amend its plan to allow a zoning map amendment while the town may refuse to amend its plan and exercise its disapproval of the county amendment consistent with the town plan. While the planning law is not a panacea, an orderly and rational approach to resolving land use issues coupled with wide stakeholder and public participation in the process should promote coordination and consistency in planning and land use law administration.

Any errors, mistakes or omissions remain the responsibility of the author.



Plan Commission Handbook

The **Plan Commission Handbook and the Zoning Board Handbooks** are available from:

Center for Land Use Education
UWSP-CNR
1900 Franklin St
Stevens Point, WI 54481

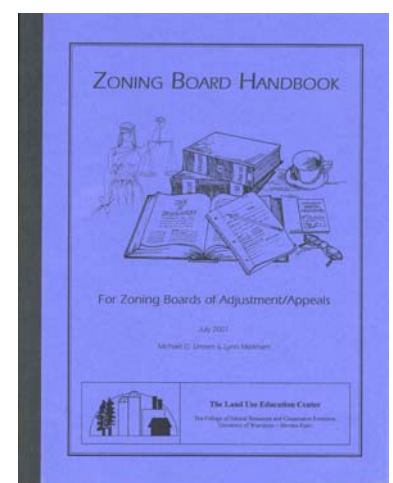
Email: landcenter@uwsp.edu

Phone: (715) 346-3783

The Plan Commission Handbook costs \$4 per copy and the Zoning Board Handbook costs \$3 per copy to cover S&H.

On-line versions in pdf format are also available free of charge at www.uwsp.edu/cnr/landcenter

Zoning Board Handbook



Land Use Planning Publications



Making Places Special

Stories of Real Places Made Better by Planning

By Gene Bunnell, 2002

When communities succeed, good choices based on good planning rarely get the credit. Gene Bunnell takes us behind the scenes in 10 exceptional "best" places from tiny Block Island, Rhode Island, to booming San Diego, California where good planning triumphed. Their stories prove that it is possible to make places better by adopting thoughtful public policy based on careful planning.

MAKING PLACES SPECIAL should open the eyes of those who believe that planning always fails, and curb the impatience of others who expect planners to solve problems "right now." Although good planning sometimes takes decades to bear fruit, the long-term quality and livability of communities should not be left to chance.

The author visited and photographed each city and interviewed hundreds of planners, architects, elected officials, and citizens. Their first-person accounts and Bunnell's insightful narrative describe how planning helped to weave local geography, history, economy and society into a distinctive community fabric.

The case studies will inspire planners and anyone who has faith that policy decisions based on solid planning can actually make places better. It's essential reading for planning commissioners, elected officials, and other community leaders who must consider the future impact of today's land and development decisions. Planning instructors will find its illustrated case studies and electronic format ideal for classroom presentations.

The hard cover book includes five case studies, illustrated with black and white photos, and the author's introduction, conclusions, community profiles, and references. The companion CD includes the entire text of the book and five additional case studies, plus color photographs of all.

A companion CD is packaged with this book. Available now in hard cover for \$49.95. 559 pages. ISBN: 1-884829-58-9

Order information can be found at the APA Store, Planners Book Service: <http://www.planning.org/bookservice/>

Zoning News

It's a fact. The zoning problem you're struggling with today has probably already been solved by somebody else. But how can you find out what's working without spending a lot of your valuable time?

Zoning News will tell you. APA's practical four-page newsletter monitors all the latest trends in local land-use controls. Each month Zoning News brings you current news and ordinance excerpts from sources all across the country.

Learn What Works—There's no better way to learn what works than through actual case studies. Zoning News' succinct articles explore the real-world issues you're facing on the job.

Learn From the Best—Over the years, *Zoning News* has featured articles by leading authorities in the field such as Randall Arendt, Tom Daniels, Christopher Duerksen, Edward Ziegler and Douglas Porter, to name a few.

Stay on the Cutting Edge—With zoning practice constantly changing, how can you stay on the cutting edge? Zoning News will keep you there. Our lead articles update you on innovative code amendments, development projects, regulatory systems, and design standards, while our "Zoning Reports" section reviews innovative, hard-to-find agency reports.

Work Smarter—Don't spend time searching fruitlessly for the information you need! Zoning News' concise four-page format puts news of current zoning practice right at your fingertips, month after month. Unlike other publications, Zoning News is exclusively devoted to the subject.



Defining and Characterizing Sprawl

Prepared by Anna L. Haines, Ph.D.

Are houses ringing your area lakes? Is there more traffic in your community? Is the neighboring cornfield starting to grow houses? Is your community concerned about sprawl? Are your community's ills (or at least some of them) blamed on sprawl? If your community is rural, do you see sprawl there? Have you wondered how to deal with this phenomenon called sprawl either in the short-term or within your comprehensive plan? If so, this first article defines the term "sprawl," and discusses two characterizations of sprawl that are relevant for Wisconsin communities. A second article in the next Tracker will discuss the effects of sprawl, and suggest ways to deal with sprawl through the comprehensive planning process and the selection of appropriate implementation tools.

Sprawl in the headlights

On August 25, 2002, the Minneapolis Star Tribune ran a story entitled "River Sprawls? Tranquil Wisconsin town now in path of Twin Cities growth." The crux of the story is that three large, proposed developments could nearly double River Falls' current population of 12,000 within the next five to ten years. An additional 6,000 people would be accommodated within these three developments. Fully built out these developments would contain a total of 2,045 units (mostly single family homes) on 845 acres.

The former Mayor Katie Chaffee was quoted as saying "poor planning also has brought developers knocking on River Falls' door." The other factors bringing development to River Falls includes an improved four-lane highway from River Falls to I-94, less expensive land costs in comparison to areas closer to the Twin Cities, proximity to downtown St. Paul (30 miles), a small, charming University town, and a nationally known trout stream that runs through the city. All these factors are not only making River Falls a desirable place to live, but a desirable place to develop (Fiedler 2002).

In addition to local news stories around Wisconsin about the concern over growth, development, and sprawl, several studies have looked at the effects of sprawl. A recent study investigated the question: "What happens to water supplies when we replace our natural areas with roads, parking lots and buildings?" The major finding from this study was that increasing amounts of impervious cover (see previous newsletter articles about this topic) have resulted in a potential high loss of groundwater. Rather than water getting filtered and recharging vital groundwater resources, it runs off the land. Groundwater resources are critical both for drinking water (34% of Americans and 75% of Wisconsinites rely on this source for drinking water (WI Groundwater 2002)) and for surface water (rivers and streams), where 2/3 of Americans get their drinking water (American Rivers et al. 2002).

Another recent study examined metropolitan areas around the U.S. and asked to what extent higher levels of sprawl had an impact on quality of life issues. This study used 22 variables to rate metro areas on four different aspects of their development. The report concluded that metropolitan areas with more sprawl experienced the following:

- **More Driving.** The daily distance driven per person is more than ten miles more in the most sprawling places than in the least sprawling, adding up to 40 more miles of automobile travel each day for a family of four. [In addition, over a five year period (1992-1997), Americans' drive time increased by more than 40 hours per year.]
- **More Traffic Deaths.** The ten most sprawling places average 36 traffic deaths for every 100,000 people, while the least sprawling average 23 deaths per 100,000.
- **More Air Pollution.** Ozone pollution levels are as much as 41 parts per billion higher in the most sprawling areas, which can mean the difference between safe, "code green" air quality and "code red" air quality" (Ewing et al. 2002).

What is this thing called SPRAWL?

Clearly many people are concerned about sprawl. But what is it? Generally, people know sprawl when they see it; however, for communities to deal with sprawl we need a more precise definition. Many organizations have attempted to provide a definition, but it turns out that the definition depends on that organization's perspective, usually polarized between a pro-growth and an anti-sprawl viewpoint.

Below are definitions from various organizations:

- The Heritage Foundation: “Sprawl simply refers to the low-density, residential development beyond a city’s limits.”
 - Reason Public Policy Institute: “Many people think sprawl is synonymous with suburbanization... Another way of characterizing this process is thinking of sprawl as the ‘transitional period between rural and urban land use.’”
 - National Trust for Historic Preservation, Rural Heritage Program: “Sprawl is dispersed, low-density development that is generally located at the fringe of an existing settlement and over large areas of previously rural landscape. It is characterized by segregated land uses and dominated by the automobile.”
 - U.S. Environmental Protection Agency: “[Sprawl is a] pattern of growth [that] has largely occurred in an unplanned, ad hoc fashion.”
 - The Sierra Club: “Sprawl—scattered development that increases traffic, saps local resources and destroys open space.”
 - Natural Resources Defense Council: “Sprawling development eats up farms, meadows, and forests, turning them into strip malls and subdivisions that serve cars better than people.”
- (Gillham 2002: 4).

These definitions primarily focus on areas immediately adjacent to a city. This form of sprawl is often called *urban sprawl*. From these above definitions we can further characterize urban sprawl as the following:



Photo credit: Landslides Aerial Photography

- *Leapfrog development*

Leapfrogging simply means jumping from a built up area over open space (agricultural land or forest, for example) to another built up area. Another way to think of leapfrogging is new development that does not follow a planned, orderly development pattern and that jumps to areas outside of where services are readily available.

- *Commercial strip development*

Everyone is familiar with the main road that leads out of “town” and is marked by fast food restaurants, big box stores (Wal-Mart and Target are examples), gas stations, etc.

- *Low density residential areas*

To understand low density, consider the difference between a pattern of development near a downtown area of almost any size city or village in Wisconsin and residential areas on the outskirts of that city or village. The difference is the larger size lots on the edges of a city in comparison to the smaller size lots in the middle of the city.

- *Large expanses of single-use development*

Single-use development is supported by zoning that separates land uses. So, housing is locationally separate from retail businesses for the most part. Within zoning ordinances, types of housing are separated as well, e.g., single-family housing distinct from multi-family housing.

- *Limited transportation alternatives*

This characterization of sprawl refers to a lack of access to a variety of types of transportation. It means that sprawling areas are dominated by automobile use and there are few other alternatives to driving, such as walking, bike-riding or taking a bus.

- *Lack of public open space*

Public open space refers to publicly owned property, such as parks or a downtown square. In sprawling areas, parks and other open spaces are either missing entirely or are inadequate for the size population that could access it.

(Gillham: 4-7)

If we could examine Wisconsin from “a bird’s eye view,” we would see many of these characteristics just outside of our urban areas. But looking from above, especially if we could examine the landscape over a twenty year period, we also would see rural areas¹ experiencing scattered development. What is this phenomenon? It is not urban sprawl, since many of these rural areas are far from urban areas and few of the above characteristics apply. So, what are the characteristics of “rural” sprawl? For Wisconsin at least the following characteristics are evident:

- *Seasonal or recreational homes*

One phenomenon in rural counties is a striking number of seasonal homes. Across northern Wisconsin, for example, the percentage of seasonal homes can be 50% and higher, especially in areas where there are many lakes and rivers. In some counties, there are more than 10,000 seasonal homes. In Oneida County almost 40% of the housing stock is for seasonal, recreational or occasional use as compared with about 6% for Wisconsin. This is significant when you consider that the seasonal population can be higher than the total year-round county population.

- *Low density residential areas*

Rural areas may have two types of low density development. Lake development as one type may be similar to an area located outside an urban area, i.e., 2-5 acre lots and or smaller size lots. Outside that lake development ring, low density may be very different and may be characterized by much larger parcel sizes: 10-, 35-, and/or 80-acre residential lots, for example.

- *Inaccessible open space*

Many seasonal homes are waterfront properties either on a lake or river/stream. When a substantial number of homes circle a lake, there is normally access to the lake itself for boats; however, there is little other public access. The public cannot walk along a shore, since they would be trespassing on private property. Forested land becomes inaccessible if the landowner removes it from one of the state forest tax law programs with public access.

- *Local economy may rely on seasonal residents and tourism*

The national economy has made a transition from a heavy reliance on manufacturing to a more service-based economy. In Wisconsin where there is an emphasis on tourism, a service-based economy is even more pronounced and can mean boom and bust cycles locally depending on the whims of weather and the national or regional economy. Again using Oneida County as an example, about 25% of the employed civilian population works in this service-based economy; this compares with Wisconsin at 19%.

- *Conflict between residential and working lands may be increasing (agricultural, forested, non-metallic mining).*

As rural areas become more populated, traditional rural industries are experiencing more conflict with rural residential neighbors. As rural areas become more populated with seasonal and year-round residents, we will likely see more conflict between these rural interests.

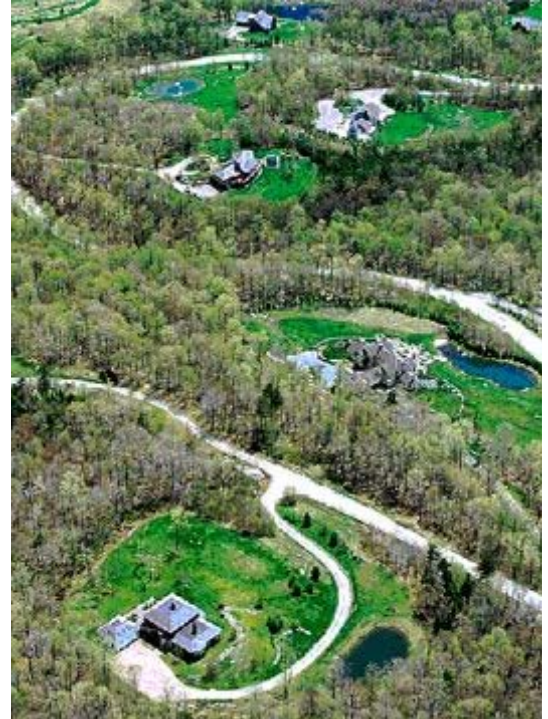


Photo credit: Landslides Aerial Photography

This article has provided two characterizations of sprawl – one urban and the other rural - that seem to fit Wisconsin’s growth and development pattern. This does not mean that it is the only types of sprawl one might see. These are two characterizations to begin a conversation about identifying sprawl in Wisconsin. The next article will discuss some of the effects of these two forms of sprawl: aesthetic, economic, fiscal, environmental, and traffic-related. In addition, the next article will address how to deal with both types of sprawl and define another familiar, but ill-defined, term: smart growth.

References

American Rivers, Natural Resources Defense Council, and Smart Growth America. 2002. **Paving Our Way to Water**

- Shortages: How Sprawl Aggravates the Effects of Drought.** Washington, D.C. Ewing, Reid, Pendall, Rolf, and Chen, Don. 2002. **Measuring Sprawl And Its Impact: The Character & Consequences of Metropolitan Expansion.** Smart Growth America. <http://www.smartgrowthamerica.com/>
- Fielder, Terry. 2002. "River Sprawls? Tranquil Wisconsin town now in path of Twin Cities growth." **Minneapolis Star Tribune.** Aug 25. www.startribune.com/stories/1282/3186144.html.
- Gillham, Oliver. 2002. **The Limitless City: A Primer on the Urban Sprawl Debate.** Island Press: Washington, D.C.
- Sandin, Jo. 2000. **Poll finds support for compact cities.** Milwaukee Journal Sentinel. Oct. 17.
- Wisconsin Groundwater Coordinating Council. July 2002. **Groundwater and Its Role in Comprehensive Planning.** Comprehensive Planning and Groundwater Fact Sheet 1.

Resources

- American Planning Association Policy Guide on Smart Growth—www.planning.org/policyguides/smartgrowth.htm
- Citizens for a Better Environment—www.cbemw.org/wisconsin.html
- 1000 Friends of Wisconsin—www.1000friendsofwisconsin.com/
- Planning Commissioners Journal: Sprawl Guide—www.plannersweb.com/sprawl/home.html
- Smart Growth Online—www.smartgrowth.org/default.asp
- Smart Growth America—www.smartgrowthamerica.com/
- State Environmental Resource Center—<http://serconline.org/sprawl/>
- Wisconsin Chapter of the American Planning Association—www.wisconsinplanners.org/

Jane Silberstein, Cassandra Walbrun, Lynn Markham, Rebecca Vander Kelen, and Glenn Bowles have reviewed this article for form and content. Any errors, mistakes and omissions remain the responsibility of the author.

¹ Rural areas are those counties that are not adjacent to counties that are considered metropolitan. Metropolitan counties in Wisconsin include Milwaukee, Racine, Kenosha, Waukesha, Washington, Ozaukee, Sheboygan, Calumet, Winnebago, Outagamie, Brown, Marathon, Eau Claire and Chippewa, St. Croix and Pierce, La Crosse, Rock, and Dane.

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The Commissioner

Published quarterly, The Commissioner newsletter is for planning commissioners and other appointed and elected officials. The publication comes as part of the membership package for commissioners and officials. Join APA now to start receiving your newsletter and the monthly Planning magazine.

Selected past articles are posted on the website. For a complete list of articles, click [here](#). You may also use the publications database to search by topic.

Are you interested in submitting an article of a news item to the newsletter? Contact the editor or call the Director of Education at 312-786-6386. We are looking for articles that highlight best practices, skills for planning commissioners and officials, innovative programs, or reflections on the role of the planning commission. Letters to the editor are also welcome.

To help the hard working volunteer and elected officials, APA provides special services and programs, including this newsletter.

The Planning Commissioners Journal is the nation's principal publication designed for citizen planners, including (but certainly not limited to) members of local planning commissions and zoning boards. Over 7,500 citizen planners in all 50 states receive the PCJ.

The Planning Commissioners Journal

We make every effort to ensure that what we run is clear & understandable to non-professionals. We have also put considerable effort into ensuring that each quarterly issue of the PCJ is attractively designed and easy-to-read.

The PCJ covers a wide range of planning issues -- including how citizen planners can work most effectively. Our regular columnists discuss topics such as: how do you deal with the media; the basics of putting together a comprehensive plan; conflicts of interest & ex-parte communications; running an effective meeting; developing good staff-commissioner relations -- and many, many more.

The best indication we have that the PCJ is on-target is the fact that over 90% of our trial subscribers renew their subscriptions -- an exceptionally high rate.



Keeping the Land in Land Use Planning

A conference for land use decision makers and resource managers

SWCS Annual Meeting, January 23rd and 24th, 2003

Heidel House Resort, Green Lake, WI

What It's About...The role of conservation in land use planning is the focus of this conference. Goals are:

- To encourage integration of conservation tools and techniques into the planning process.
- To foster dialogue among land use decision makers and resource managers.¹
- To promote preservation of the rural landscape and protection of natural resources through wise land use planning.

Who Should Attend...Local Government Officials, Planning & Zoning Staff, Planning Consultants, Educators, Conservation Agency Staff, Conservancy Organizations, Private Citizens

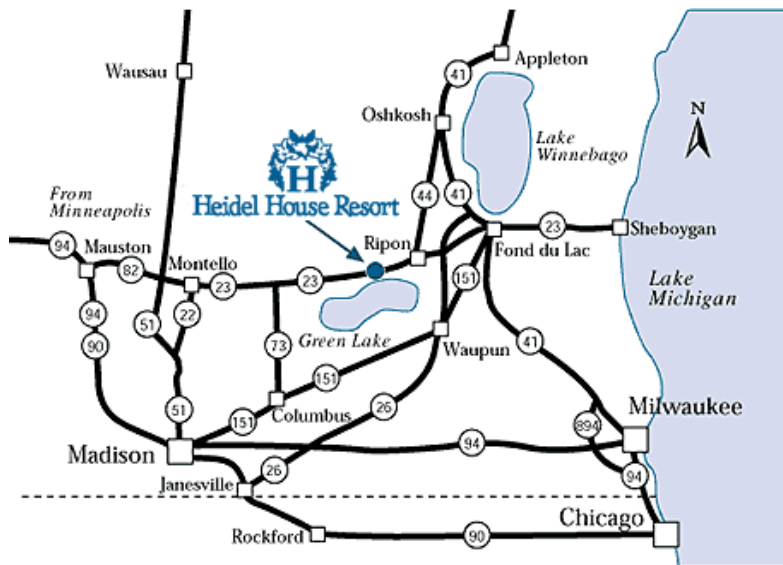
Agenda Thursday, January 23rd - Day One

- 9:30 a.m. Registration Opens
 10:30 a.m. Welcome & Introductions - Laura Paine
 10:35 a.m. **Smart Growth 101: A Primer on Wisconsin's Land Use Planning Law**
Anna Haines, UW-Stevens Point Center for Land Use Education and Sarah Kemp, Grant Coordinator, WI Smart Growth Program
- Noon Lunch
 1 p.m. **Purchase of Development Rights: A Tool for Farmland Preservation.**
Tom Daniels, State Univ. of New York Department of Geography and Planning
- 2:30 p.m. Break
 3 p.m. **Purchase of Development Rights Panel Discussion**
 Moderated by Tom Daniels—Panelists: Don Last, 1000 Friends of Wisconsin, Denny Canneff, American Farmland Trust, Carl Wacker, WI NRCS, Paul Benjamin, DATCP, Janet Beach Hanson, DNR
- 4:30 p.m. Adjourn
 6 p.m. **Banquet and SWCS Annual Meeting**
 7:30 p.m. **Keynote Address - Dr. Tom Daniels**
Agricultural Preservation Planning Tools: Challenges and Opportunities for Wisconsin

Agenda Friday, January 24th - Day Two

- 8:30 a.m. **Balancing Private Property Rights and Land Use Planning: Constitutional Foundation:**
Harvey Jacobs, UW-Madison Dept. of Urban and Regional Planning
Current Issues in Property Rights Law
Mike Dresen, UW Stevens Point Center for Land Use Education
Public Perspectives:
Buddy Huffacker, Aldo Leopold Fndtn, Tom Larson, Wisconsin Realtors Assoc
- 10 a.m. Break
 10:30 a.m. **Understanding the Landscape. Choose one.**
 Wisconsin Agriculture in the 21st Century: Realities and Trends, Communication and Conflict.
UW Extension Agriculture and Natural Resources Staff
 Natural Resource Issues and Opportunities: Resources for Planners from Federal, State, and Local Resource Agencies.
 DNR, NRCS, and Land Conservation Staff
- Noon Lunch
 1 p.m. **Tools for Land Use Planning. Choose one.**
 Visualization and computer technologies
 Steve Ventura and Tom McClintock, UW Land Information Center
 Process design and facilitation skills
 Dan Hill and Kathleen Haas, UW Extension Community Development Staff
- 2:30 p.m. Break
 3 p.m. **Putting it all Together: Case Studies:**
 Lincoln County - Tom Cadwallader, Lincoln Co. Ext & Diane Hanson, Lincoln Co. Land Conservation Dept
 Portage County - Chuck Kell, Director of Planning
 Dane County - Kathleen Falk, County Executive
- 4 p.m. **Final Comments & Closing**

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Lodging Information:
Heidel House 1-800-444-2812
single room \$62, double \$92

Please make your own reservation by December 23 to receive conference rates.

Registration Form
 SWCS Annual Conference

Keeping the Land in Land Use Planning
 Thursday and Friday, January 23 and 24th, 2003

Name: _____

Address: _____

Phone _____

Email _____

<u>Registration costs</u>	<u>amount</u>
SWCS Members* (\$55)	_____
Non-Members (\$65)	_____
Students/Retirees (\$45)	_____
Banquet-Extra (\$20)	_____
Check here for vegetarian meals	<input type="checkbox"/>
Display, Commercial (\$100)	_____
Display, Educational (no charge)	_____
Total Enclosed	_____

Make checks payable to:
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Return by January 15th, 2003 to:
Laura Paine
UW-Extension Columbia County
PO Box 567
Portage, WI 53901

*for information on becoming a member of the Soil and Water Conservation Society, visit the SWCS Website at: <http://www.swcs.org/>.

Questions? Contact Laura Paine, UWEX-Columbia County: 608/742-9682 or laura.paine@ces.uwex.edu

SUBMIT ARTICLES!

Please submit an article to our newsletter.



- ◆ It should be 1000 words or less,
- ◆ Be informative,
- ◆ Be of state-wide 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:
Anna Haines, Ph. D.*

905014

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Zoning Board Workshops Scheduled!

A workshop for zoning board of adjustment members is planned in Vilas County on December 10, 2002. Call 715-479-3648 for more information.

Regional professional development workshops for county zoning staff will be held in February 2003. For more information call 715-346-3783.