

Fall Semester, 2008

UP 651: Land Use Planning Practice I

Instructor: Adjunct Prof. Nancy Pekarek

Time: Monday, 9 p.m. – 11:50 p.m.

Location: Architecture and Urban Planning Building, Room 144

Office Hours: By Appointment Only

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Course Description

The purpose of this course is to explain the background and day to day activities, opportunities and constraints faced by municipal land use planning departments and architects. This requires addressing a variety of different topics, including economics, history, social realities, policies (including sustainability), and legislation considerations.

This course will seek to familiarize students with how land use planning often involves lots of participants with different perspectives related to land use outcomes. The policies and practices discussed in this class will assist students in identifying land-use planning challenges and solutions.

The policies and practices discussed here are intended to help define some challenges; they *are not* intended to constrain your own creativity in how to develop better solutions to those challenges.

Grading

Distribution of Grade by Assignment Type

Planning Meeting Memo I (**Due Nov. 24, 2008**) 20 pts.

Planning Meeting Memo II (**Due Nov. 24, 2008**) 20 pts.

Note: Planning Meeting Memo II is required for GRADUATE STUDENTS ONLY)

Participation

(includes class, weekly assignments, and group activities) 30 pts.

Final Project 50 pts.

Total: 100 pts. (Undergraduate)

120 pts. (Graduate)

There are three components to your final grade in this class. First, you must attend a public meeting of a local planning agency, turn in a copy of the agenda, and report on five planning priorities you heard. This will be worth 20 points. The purpose of this assignment is to familiarize you with the types of issues a planning board considers, and to get you thinking of how you might have addressed the problems. Please note: ***no more than TWO (2) students may write about the same planning board meeting***, although the same city may be used by different groups on different occasions. **MEMOS ARE DUE Nov. 24, 2008.**

Because this class is listed as eligible for both graduate and undergraduate credit, graduate students are required to demonstrate additional effort in order to get graduate credit, described in Graduate Faculty Council Document #916. In this class, that goal is met by requiring graduate students to attend and write an additional public meeting memo, DUE Nov. 24, 2008. The grading criteria will be the same for both memos.

Second, there will be a final paper and power point presentation worth another 50% of the final grade. This final project can be either a team or individual project to conduct a field/research project designed to investigate what is required to actually get a plan revised, or a building constructed. This project is worth 50% of your final grade. A draft of your final proposal is due **Nov. 3** and should include team members, type of plan or building proposed, a timeline for finishing the project.

Elements of Final Paper/presentation:

- 1) Summary of project/plan including the process and people involved
- 2) Details of issues and challenges (summarize for power point presentation)
- 3) Resolutions to issues and challenges
- 4) Final conclusions of project, plan, process and people involved
- 5) Bibliography:
Six sources (not including textbook), may include interviews, internet sources, magazines, books, etc.

The final project and presentation will consist of ***at least*** the following:

- parcel map of the surrounding neighborhood or area being planned
- architectural drawings (to scale) of the facility (or summary of current plan that needs revisions)
- description of the proposed land use to take place and any unique opportunities and/or constraints the plan/site presents
- budget and completion timeline
- completed process schedule, or applications for the relevant permits from the appropriate city, county, state and federal agencies (as applicable).

Examples of some of the issues you will face include:

- Where is the planning area or structure(s) located?
- What are the requirements for review of plan or structure?

What is the zoning(s) in that area?

Is the planning area/structure located in any type of special district (e.g., redevelopment, school district, etc.) which might represent unique challenges/opportunities?

Will any special meetings/permits/variances be required? If so, set out your specific criteria and how you intend to comply with any special constraints on the project.

How much do you expect to have to pay to complete this project?

Third, participation is worth 30 points. Participation includes class work, weekly assignments, and group activities.

Please note: attendance is mandatory. It will take more than one pass through any given set of material to really put it in the context of this class. Also, class time is a great place to bounce ideas off your colleagues and myself. If you cannot make a specific class, please make arrangements with me or one of your classmates to get the missed information. If you will need accommodations in order to meet any of the requirements of this course, please contact me as soon as possible.

Due Dates, Submission, Late/Missed Assignment Policy and Academic Integrity

Assignment Submission Policy

An assignment is considered submitted when it is turned in on the date it is due, by the end of class. You may submit your assignment one of two ways:

In class, on the date it is due.

E-mail it to me on the date it is due (except for the final power point presentations).

Students will be given some latitude for deadlines that are missed because of a religious observance. Otherwise, except in extreme circumstances (e.g., family emergency, automobile accident, etc.) the standard penalty for late submission of an assignment is 1 pt. per day (not counting the weekends). After 5 days, or the papers being returned to the class (whichever comes first), I will not accept the assignment.

The only possible modification to this policy is if I am contacted in advance of the due date to say that the assignment will be late. Under those circumstances, I will reduce the penalty by half. **Note: This option is not available for group assignments; given that there is more than one person in a group, at least one member of the group should be able to get the assignment in on time.**

Academic Integrity and Academic Misconduct

All students are expected to be familiar with, and adhere to, the standards set forth and implied in the SARUP Honor Code and/or the academic conduct codes of their major department, and of the University of Wisconsin system in general. A breach of these standards may result in actions consistent with University of Wisconsin System Academic Affairs Policies and Procedures.

SARUP Honor Code

http://www.uwm.edu/SARUP/aboutsarup/honorcode_tablecontents.html

Academic Affairs Policies and Procedures:

http://www.uwm.edu/Dept/Acad_Aff/policy/academicmisconduct.html

Class Notifications

All announcements/changes to the class not announced in lecture will be made via the class e-mail. If you check an e-mail address other than the university, please make arrangements to ensure the class reflector is pointed to the appropriate e-mail address.

I assume your e-mail (both university and/or private) is set up in such a way that you will receive any messages and/or attachments sent to the address listed in the class reflector. It is *your responsibility* to ensure that your e-mail is functioning, and to read it on a sufficiently frequent basis to make sure you are familiar with any changes to the schedule.

Reading Assignments

Readings are to be completed in advance of the class where they will be discussed. The reading list below is tentative, but for the most part, will not change radically in terms of overall length or length of weekly reading assignments. Additional readings may be assigned and/or current readings may be reduced, depending on our pace through the material.

The readings for this class will be taken from the following texts:

Kelly and Becker, Community Planning: An Introduction to the Comprehensive Plan
Island Press, 2000. Available at Third Coast Design Center

Milwaukee Citywide Policy Plan

Available at:

www.mkedcd.org/planning/plans/citywide/cityPolicyElements.html.

Although it is not part of the official reading list, all technical terms used in this class will be consistent with the definitions put forth in “A Planners Dictionary,” Michael Davidson and Fay Dolnick, editors; American Planning Association, Planning Advisory Service Report #521/522. This publication is available through me or the SARUP reference room.

The Kelly book is available in the SARUP reference room. The Milwaukee plan is available on line or by calling the mayor’s office. Materials may not be checked out of this room, although they may be photocopied.

Odds and Ends

I have no problem with food in the classroom, under two conditions. First, if you brought it in, you take it out. Please be considerate of the people who have to use the seminar room after you. Second, please be discrete (e.g., no slurping sodas, no blowing bubble gum, etc.).

I check my e-mail quite regularly, and I will do my best to get back to you as soon as your message is read. Appointments are not usually a problem

We will schedule a short break in the middle of class. Please be considerate about returning at the designated time.

ASSIGNMENTS SCHEDULE

September 8: Introduction & Background to Land Use Planning

Assignment: **Kelly** – Introduction, pg. 1-9, Chapter 1, pg. 17- 23
Information on your hometown

September 15: Existing Conditions/Facts/Policies

Assignment: **Kelly** – Chapter 3
– Chapter 2, p. 54

September 22: Analyzing Land Use Planning and the Comprehensive Plan

Assignment: **Kelly** – Chapters 2, 4, and 6
Milwaukee Citywide Policy Plan: Issues and Opportunities

September 29: Comprehensive planning

Assignment: **Kelly** – Chapters 2, 4, and 6

October 6: Land Classifications

Assignment: **Kelly** – Chapters 15,16, 18, and 19
Milwaukee Citywide Policy Plan: Economic Development

October 13: Subdivision Process

Assignment: **Kelly** – Chapter 11

October 20: Controlling Uses and Growth

Assignment: **Kelly** – Chapters 7, 12 and 13

October 27: Putting It All Together

Assignment: Chapters 5, 8, and 14
Draft outline of final project/presentation

November 3: Putting It All Together

Assignment: Chapters 5, 8, and 14
Draft outline of final project/presentation

November 10: Implementation of Plans

Assignment: **Kelly** – Chapter 10
Draft outline of final project/presentation due

November 17: Implementation of Plans

Assignment: **Kelly** – Chapter 12

November 24: Ethics

Assignment: **Kelly** – Chapter 21

December 1:

Assignment:

December 8: Project Presentations

December 15: Project Presentations