Land Use & Transportation Primer

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Role of Local Government

- Land use decision-making power mostly given to local jurisdictions.
- State may support the local agencies.
- Wisconsin - 72 counties, 188 cities, 395 villages, 1,266 towns are the local land use regulators.
Problems With Distribution of Land Use Power

- Conflicting Priorities
- Poor Communication
- Fragmentation of Resources
- Data Compatibility

Local ↔ State
Role of Land Use Plans

- Regional Land Use Plans
- County Development Plans
- Local Land Use Master Plans
- Neighborhood Plans
- Transportation Corridor Land Use Plans
The Transportation - Land Use Connection

- Changes in location, type and density of land use affects travel choices and patterns.
- Transportation provides a means to move people, goods and information.
- Past transportation decisions evident in today’s development patterns.
Chicken- Egg Issue

Figure i-1
Transportation’s Role in Land Use

- Technology
- Land Markets
- Geography/topography
- Economic Conditions
- Individuals
- Federal Government
- State Government

Planning & Zoning
Ownership
Population
Environmental Regulations
Individual Preferences

Sewer
Waste
Utilities
Transportation

Private Sector
Local Government
Emerging Land Use Concerns

- Urban Sprawl
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Impacts of Sprawl

**Negative**
- Higher Infrastructure and Public Operating Costs
- Consumption of Prime Agricultural Land
- Lack of Community Sense
- Worsens Pollution

**Positive**
- Lower Housing Costs
- Enhances Personal and Public Open Space
- Lower Crime Rate
- Lives the “American Dream”
Transportation and Sprawl

- More Vehicle Miles Traveled (VMT)
- Longer Travel Times
- Greater Number of Auto Trips
- Less Cost-Effective and Efficient Transit
Approaches to Control Sprawl

- Priority Funding Areas
- Rural Legacy Program
- Brownfields Revitalization Incentive Program
- Live Near Your Work Program
- Job Creation Tax Credit Program
Approaches to Control Sprawl

To help local governments:

- Develop transportation system plans and ordinances.
- Reconsider land use patterns.
- Develop and implement plans that support an efficient and balanced transportation system.

“To enhance Oregon’s livability, foster integrated land use and transportation planning and encourage development that results in compact, pedestrian-, bicycle-, and transit-friendly communities.”
Wisconsin’s New Smart Growth Law

Goal:

“To provide local government units with the necessary tools to create comprehensive plans thus providing a framework for land use decision making.”
New Approaches to Development

Traditional Neighborhood Development:

- Grid street pattern with alleys.
- Multiple entry and exit points to the neighborhood.
- Mixed Use Development
- Distinct Architectural Style
New Approaches to Development

Cluster Development:

- Protects more open space while maintaining an average density per parcel.
- Lowers the impact on natural landscape
- Minimizes cost of providing public services to the new development.
New Approaches to Development

**Purchase of Development Rights:**
- Farmland Conservation Program
- Permanently restricting land development rights by placing an easement
- Funding for such programs is usually limited

**Example:**
- Town of Dunn, Wisconsin
- PDR funded through a property tax increase of $0.50
- Saved a 240-acre farm facing the threat of annexation by City of Madison for development.
Land Use Decision Making at the Local Level in Wisconsin

**Strengths:**

- Many laws and programs encouraging public participation
- Intergovernmental cooperation
Weaknesses:

- Lack of a common land use vision.
- Lack of a land use planning process.
- Jurisdictional differences.
- Influence of tax and fiscal policies.
- Unavailable resources and information.
- Unclear links between land use and infrastructure.
Future Direction For Land Use Decision Making in Wisconsin

- Need for a pro-active approach towards land use and transportation planning

- Clearly establishing goals that define the attitudes towards open space and agricultural preservation.

- Increasing interagency cooperation.

- Set policies and programs to meet the Smart Growth goals.