



# CENTER FOR LAND USE EDUCATION

*A focal point for land use planning and management education*



# Center for Land Use Education (CLUE)

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The Center for Land Use Education (CLUE) is a joint venture of the University of Wisconsin...more

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## Plan Commission & Elected Officials ▶ Play all



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## Zoning Board of Adjustment/Appeals ▶ Play all



Zoning as a Tool to Protect GW 06 2024

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## Shoreland Zoning ▶ Play all







## Mission

CLUE creates learning opportunities for individuals and communities to help them make sound land use decisions that result in an inclusive, equitable and sustainable Wisconsin.

## Vision

Individuals and communities make well-informed land use decisions with confidence. Their decisions are legally, ethically, ecologically, and economically sound for all people.

## Beliefs

Inclusive public involvement is fundamental for making sound land use decisions. Natural resources are the foundation of land use decision-making.

Advancing social and environmental justice is fundamental to sound land use decisions and equitable service to rural and urban communities.

We are committed to advancing diversity, equity, inclusion, and anti-racism in our work with communities, organizations, and students.



# FACULTY & STAFF



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# Team question #1

CLUE is part of TWO organizations. Name them.

5 points each





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[Zone! The Land Use Game](#)

*Point for land use planning and management education*

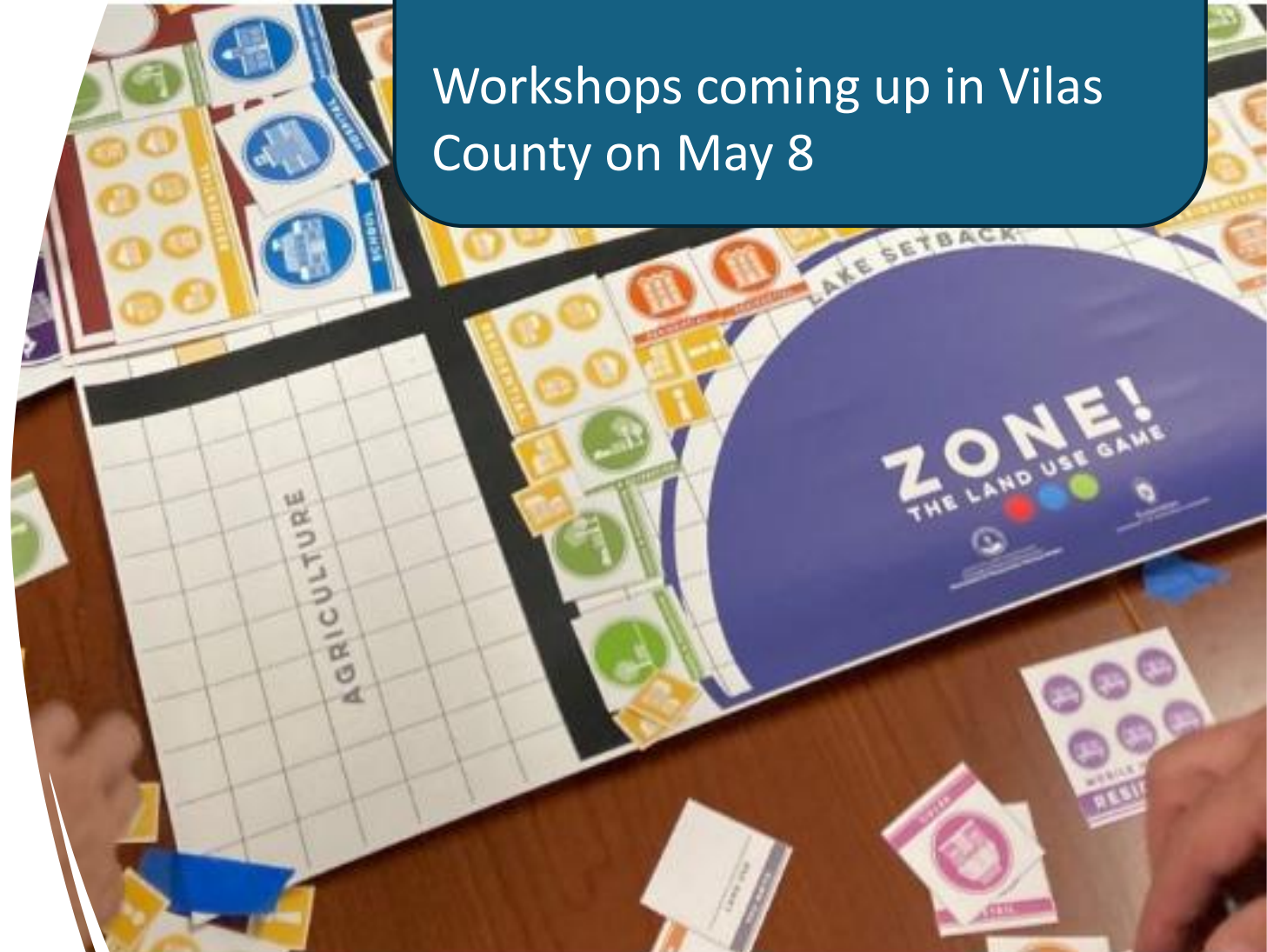


# Planning and zoning workshops upon request

- Comp plans, **zoning committees & plan commissions**, subdivision ordinances by Becky Roberts [rroberts@uwsp.edu](mailto:rroberts@uwsp.edu)
- **Zoning boards of adjustment & appeals**, general zoning, shoreland zoning and zoning for groundwater protection by Lynn Markham [lmarkham@uwsp.edu](mailto:lmarkham@uwsp.edu)
- **Possible component of workshops**
  - **Zone! The Land Use Game.** For people new to zoning.
  - Good fit for new Co Bd members and county leadership programs

Recent workshops in Wood and Washburn Counties

Workshops coming up in Vilas County on May 8



# INTRODUCTORY **PLANNING & ZONING WEBINARS**

## PREVIOUSLY RECORDED

Introductory webinars deliver basic information about zoning, how zoning boards and plan commissions operate, and roles and the responsibilities of board members. All recordings include the webinar video, audio only, and materials.

### ZONING FUNDAMENTALS

This webinar takes a look at what zoning is and why most Wisconsin communities have adopted it. The webinar also covers the roles of different local government bodies involved in adopting, amending and administering zoning.

[VIDEO & RESOURCES](#) 

### INTRODUCTION TO THE PLAN COMMISSION

Introduces the three primary tools for land use decision-making: the comprehensive plan, zoning ordinance, and subdivision ordinance. It also looks at zoning decisions and the rules that apply to ordinance adoption and implementation.

[VIDEO & RESOURCES](#) 

### INTRODUCTION TO THE ZONING BOARD

Covers decisions of the zoning board of adjustment or appeals, including variances, conditional uses, and administrative appeals. It also looks at the quasi-judicial role of the zoning board and how their decisions affect the community.

[VIDEO & RESOURCES](#) 



# ADVANCED PLANNING & ZONING WEBINARS

## PREVIOUSLY RECORDED

Advanced webinar sessions cover specific zoning topics including conditional uses, variances, shoreland, groundwater, and updating video, audio only, and materials.

Webinar topic requests?

### FLOODPLAIN WEBINAR SERIES (2024)

This 3-part series introduces participants to basic tools and objectives of floodplain and coastal management and takes a closer look at ordinance adoption and administration in Wisconsin.

[VIDEOS & RESOURCES](#) ↗

### LARGE SCALE SOLAR PROJECT DECISION-MAKERS & CRITERIA

Hear about who decides on large solar projects, and what the process and decision-making criteria are. We'll highlight a few recent examples.

[VIDEO & RESOURCES](#) ↗

### MEETING & HEARING CONDUCT

Examines meeting vignettes to learn how to conduct more effective meetings and hearings. Discusses the difference between legislative and quasi-judicial decision-makers and the importance of creating an effective record of planning and zoning.

[VIDEO & RESOURCES](#) ↗

### NEW RULES FOR CONDITIONAL USES

Reviews new rules that apply to conditional uses. Learn how to apply the new standards, and discuss how to update your ordinance, forms, and procedures.

[VIDEO & RESOURCES](#) ↗

### PLANNING & ZONING FOR ELECTRIC VEHICLE CHARGERS

Learn how communities across Wisconsin are responding to the quickly growing number of electric vehicles (EVs) and EV chargers, and planning for future increases. Community planning and detailed options for including EV chargers in zoning ordinances.

[VIDEO & RESOURCES](#) ↗

### PLANNING & ZONING FOR HOUSING

Communities across the state are struggling with housing supply and affordability. Learn simple steps your community can take to promote the types of housing you need.

[VIDEO & RESOURCES](#) ↗

### REFRESHING YOUR ZONING ORDINANCE

From a simple rezone to complex ordinance updates, learn about the process for updating your zoning ordinance. Take a closer look at how communities are addressing new and emerging land uses, replacing long

### SHORELAND ZONING

**AS A TOOL TO PROTECT PROPERTY VALUES, FISH, LAKES, AND STREAMS.**

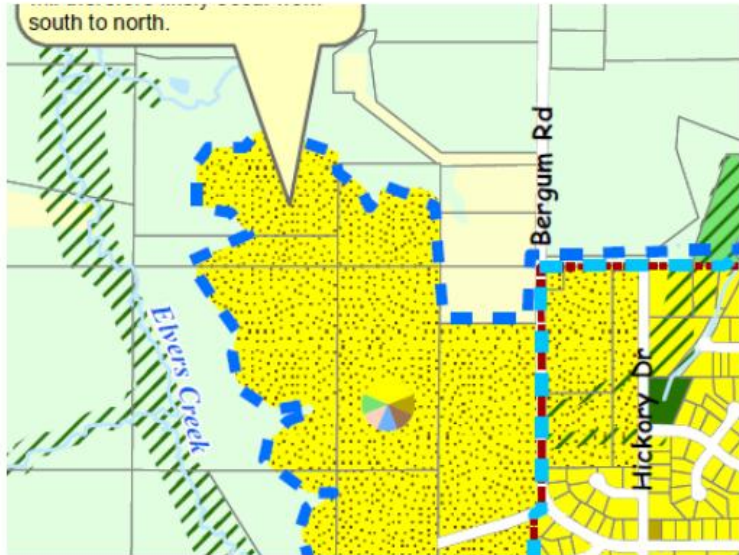
See what shoreland zoning standards accomplish. Take a photo tour of waterfront properties and discuss how they are likely to impact the lake or river. We've developed a

### SUBDIVISION REGULATIONS

Subdivision regulations provide a legal process for dividing and recording land. In this session, we'll review state requirements for subdivisions, options for local land division ordinances, and the role of local government officials in reviewing plats and certified survey maps.

# Online training

Land Use Training & Resources offers access to online education modules about plan commissions and zoning boards and the role they play in land use planning and management. It also provides a variety of information and resources, including community outreach examples, for municipalities interested in expanding their communication through digital processes.



## Plan Commission Training

Plan Commission Training is designed to orient new members and interested citizens to the roles and responsibilities of the plan commission and to serve as a refresher for veteran members of the



## Zoning Board Training

Zoning Board Training is designed to provide an introduction for new zoning board members and staff to zoning board roles, procedures and standards



## Preparing for a Digital Future

Information and community examples to assist in improving digital communication through your municipal website. Drive citizens to important information, hold remote meetings and conduct



# Online training

## Plan Commission Training

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Plan Commission Training is designed to orient new members to the roles and responsibilities of the plan commission and to serve as a refresher for veteran members of the commission. Local government officials, planning and zoning staff, and interested citizens will also benefit from understanding the role of the plan commission.

The Plan Commission training course contains several learning modules that you can complete sequentially or independently. Each module provides detailed content on the subject area. Various resources accompany each module in PDF format. Downloadable MS Word documents of the resources are available from the [Plan Commission Resources](#) page.

Click one of the modules to begin your training.



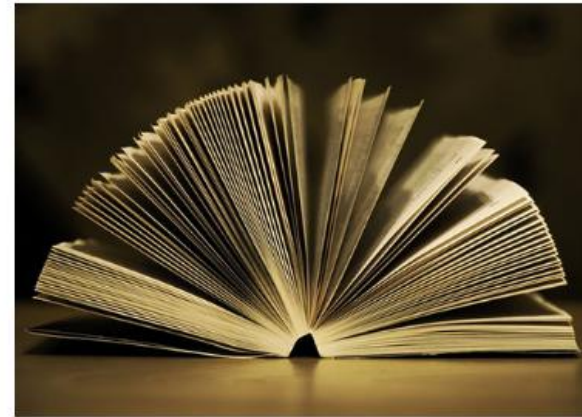
### Course Overview

Tips for local officials, staff and educators who would like to use the course materials



### Introduction to the Commission

Learn about the roles and responsibilities of the plan commission. Start here if you are new to the



### Procedures

Plan commissions must follow standards and procedures outlined in state statutes and local

# Team question #2

If your county wants to host a zoning committee or zoning board workshop with CLUE, what should you do?

10 points



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[Planning & Zoning Handbooks](#)

[Community Planning](#)

[General Resources](#)

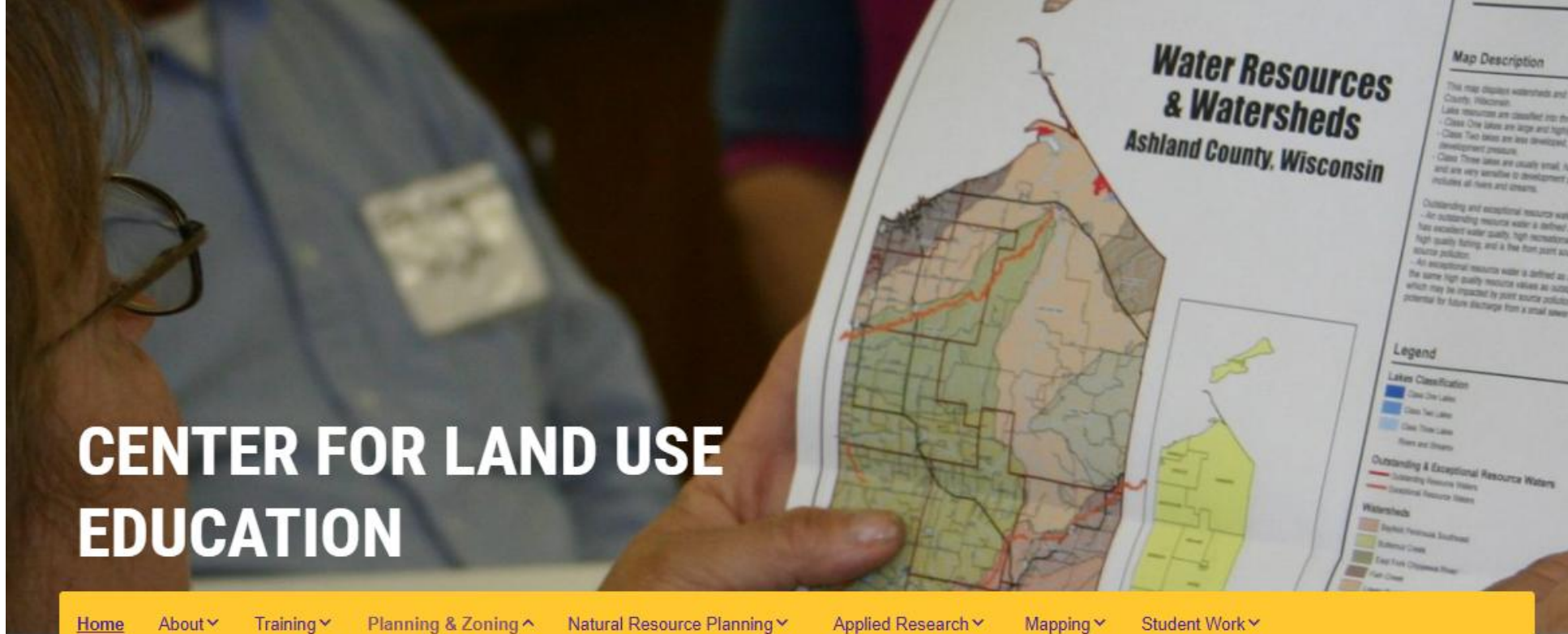
[Plan Implementation Tools](#)

[Public Processes](#)

*and use planning and management education*

## LAND USE EDUCATION IN WISCONSIN

The Center for Land Use Education (CLUE) specialists and faculty teach students, train local government officials and communities, create a variety of publications and conduct research focused on planning and zoning issues.



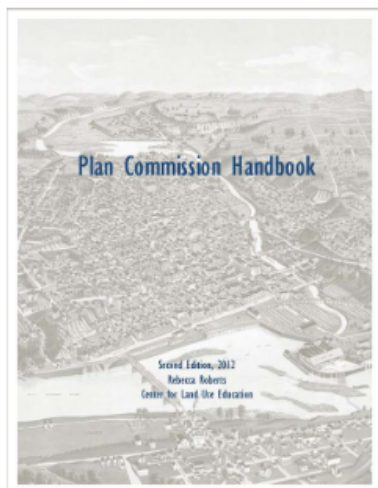


# PLANNING & ZONING HANDBOOKS

Handbooks are available for download in pdf format free of charge, or in print\* for \$25.00 (includes shipping) by completing the [handbook order form](#) and forwarding it to [landcenter@uwsp.edu](mailto:landcenter@uwsp.edu).

\*Hard copies of the handbooks are in black and white print.

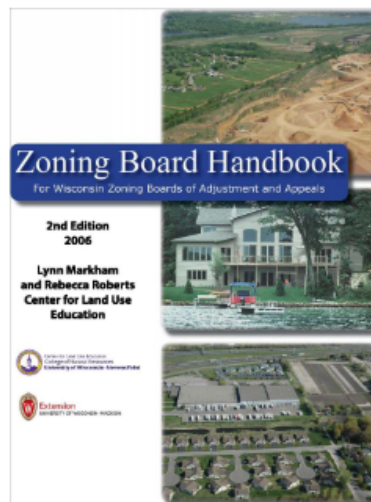
## Plan Commission Handbook



The Plan Commission Handbook is designed to assist the plan commission, local government officials and citizens in understanding the roles and responsibilities of the plan commission and related decision-making standards.

The plan commission performs a wide variety of functions related to community planning and land use development. Formal roles are outlined in state statutes and local ordinances while informal roles evolve as a result of the nature of the plan commission's work.

## Zoning Board Handbook



The Zoning Board Handbook is intended to assist zoning board members, local government officials and citizens in understanding the role of the zoning board and the procedures and standards with which their decisions must comply.

The primary role of a zoning board of adjustment/appeals is to review and decide cases where there is an alleged error in a zoning decision or where a relaxation of the ordinance is sought.



# Same page as handbooks

## Worksheets & Forms

- [Job Description and Application Form](#)
- [Code of Conduct and Rules of Procedure](#)
- [Hearing Appearance Slip and Announcement of Proceedings](#)
- [Plan Commission Decision Forms](#)
- [Planning Worksheets](#)
- [Public Participation Worksheets](#)
- [Plan Implementation Worksheets](#)
- [Three Major Land Use Tools](#)

## Worksheets & Forms

- [Administrative Appeal Application](#)
- [Conditional Use Application](#)
- [Decision Self-Audit Form](#)
- [Hearing Appearance Slip](#)
- [Variance Process – Platteville](#)
- [Variance Staff Report](#)
- [Zoning Boards Announcement of Proceedings & Hearing Checklist](#)

## Variance Application Forms

- [Variance Application](#)
- [Variance Application – Iowa County](#)
- [Variance Application – Oneida County](#)
- [Variance Application – Waukesha County](#)

## Variance Decision Forms

- [Variance General Zoning Decision Form](#)
- [Variance Shoreland Zoning Decision Form](#)
- [Variance Floodplain Zoning Decision Form](#)

## Shoreland Zoning Resources

- [Impervious Surfaces](#)
- [Value of Shoreland Zoning \(video animation\)](#)



# PUBLIC PROCESSES

- Planning & Zoning Handbooks
- Community Planning
- General Resources
- Plan Implementation Tools
- Public Processes

## Public Participation

- [Public Participation](#) Chapter 4 from *Planning & Zoning Handbook*
- [Crafting an Effective Plan for Public Participation](#) from *Planning & Zoning Handbook*
- [Enhancing Involvement in Community Planning](#) from *Planning & Zoning Handbook*
- [Comprehensive Planning and Citizen Participation](#) from *UW-Extension Publications*
- [Using Visioning in a Comprehensive Planning Process](#) from *UW-Extension Publications*
- [Building Our Future: A Guide to Community Visioning](#) from *UW-Extension Publications*

## Open Meetings

- [Wisconsin Open Meetings Law – Fact Sheet #1](#) from the *Local Government Center*
- [Wisconsin Open Meetings Law – Compliance Guide](#) from the *Wisconsin Department of Justice*

## Public Records

- [The Wisconsin Public Records Law – Fact Sheet #7](#) from the *Local Government Center*
- [Wisconsin Public Records Law – Compliance Guide](#) from the *Wisconsin Department of Justice*

## Ethics

- [Ethics & Conflicts of Interest—FAQs](#) from the *Local Government Center*
- [Ethical Principles in Planning](#) from the *American Planning Association*



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*A focal point for planning and management education*

Agriculture & Food Systems

Energy

Sustainability

Water <sup>^</sup>

> Waterfront Property Owners

> Shoreland Zoning

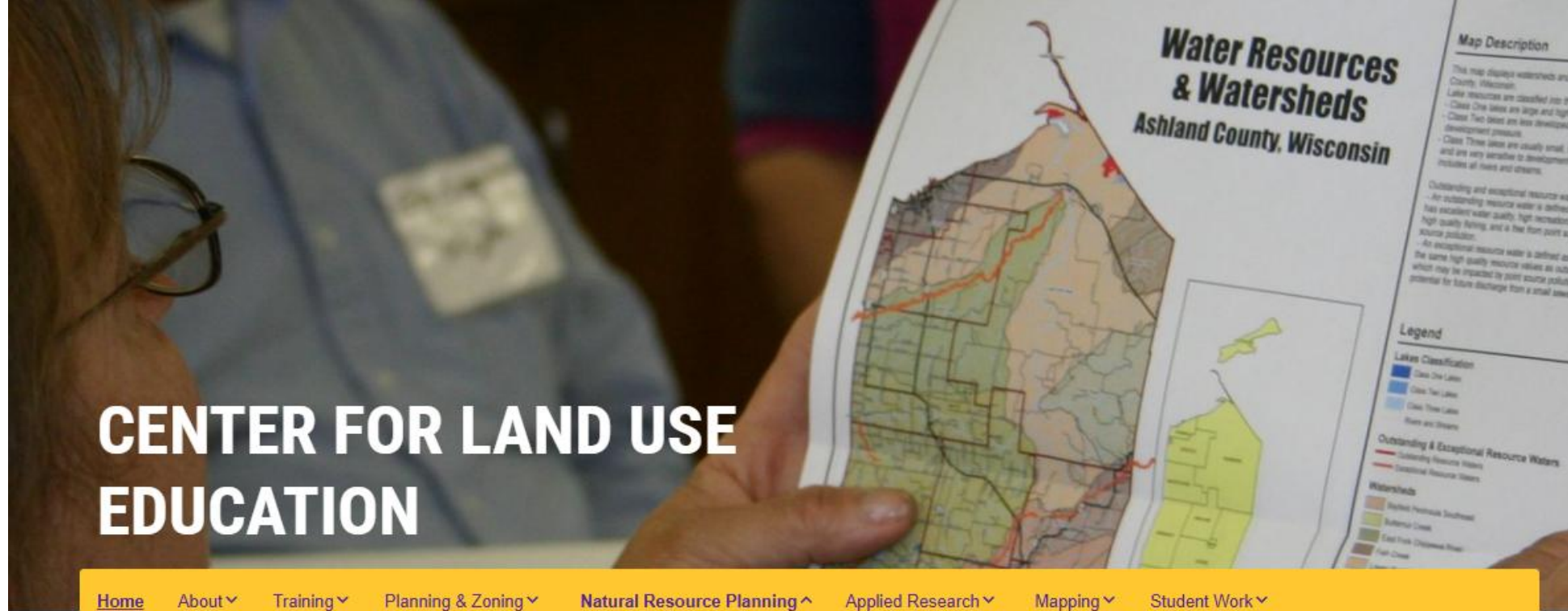
> Flooding

> Groundwater

> Children's Resources

## LAND USE EDUCATION IN WISCONSIN

The Center for Land Use Education (CLUE) specialists and faculty teach students, train local government officials and communities, create a variety of publications and conduct research focused on planning and zoning issues.



These videos and publications explore the connection of lakes and shoreland and how it impacts fish, wildlife, and water quality.

For additional resources check out [Healthy Lakes & Shores](#). Learn five simple and inexpensive best practices that improve habitat and water quality on your shoreland property or try Score My Shore to help you determine the health of your lake.

## VIDEOS



### Our Lakeshore Connection

Lakes create beautiful views and are great places to recreate, but they are also thriving ecosystems filled with animals, plants, microorganisms, and other wildlife, including people. This short video explores the connection of lakes and shoreland and how it impacts fish, wildlife, and water quality.



### Value of Shoreland Zoning

Learn how shoreland zoning helps protect water quality, fishing, and home values in the short 3 minute animated video.

HANDOUT

REFERENCES



### Impacts of Impervious Surfaces on Fish, Wildlife, and Waterfront Property

Healthy lakes and streams create fond memories of time spent near the water, like wildlife fishing on a crisp fall morning, swimming with the kids in the afternoon, and entertaining friends on the evening shoreline. Healthy fish, abundant wildlife, and clean water depend on us taking care of our waterfront properties.

PUBLICATION

POSTER

## PUBLICATIONS



**CHOOSING THE RIGHT WATERFRONT PROPERTY**  
(REV. 2021)



**PROTECTING YOUR WATERFRONT PROPERTY**  
(REV. 2021)



**THE WATER'S EDGE**

This introduction to life at the water's edge reveals the adventures of a



**SHORELAND DEVELOPMENT DENSITY AND IMPERVIOUS**





## Public Trust Doctrine

The Public Trust Doctrine applies to all navigable waters, which are defined as any waterway on which it is possible to float a canoe or small watercraft at some time during the year.

[Learn More](#)



## Shoreland Zoning – Chapter 21

The Shoreland Zoning chapter from the Zoning Board Handbook discusses the purpose of shoreland zoning, where shoreland zoning applies, and the minimum Wisconsin statewide shoreland zoning standards.

The Shoreland Zoning: Legislative Changes 2015-2016 available on this webpage cover the changes to shoreland zoning standards that occurred since the publication of the Shoreland Zoning chapter.

[View the chapter.](#)



## Shoreland Zoning: Legislative Changes 2015-2016

The Wisconsin Legislature has made major changes to shoreland zoning in 2015-16. These changes are explained in three short video presentations.

[Shoreland Zoning Update – Part 1](#) – Introduction to shoreland zoning and recent changes to required shoreland lot sizes.

[Shoreland Zoning Update – Part 2](#) – Changes to shoreland setbacks, vegetation protection and impervious surface standards.

[Shoreland Zoning Update – Part 3](#) – Changes to standards for buildings located close to the shoreline.



## Wisconsin Shoreland Zoning Over the Years

A historical summary of Wisconsin shoreland zoning from 1787 – 2019.

[Read the history.](#)

# CHILDREN'S RESOURCES

[Home](#) [About](#) [Training](#) [Planning & Zoning](#) [Natural Resource Planning](#) [Applied Research](#) [Mapping](#) [Student Work](#)

## Kits



### Fish Hotel

The Fish Hotel Kit contains a variety of instructional materials designed to help children and adults alike learn about the benefits of leaving trees in lakes. Trees in lakes not only provide areas for fish to spawn, but also offer shelter to help some species protect their incubating brood. Large submerged trees can host entire fish communities!

Fish Hotel kits are available at no charge and include:

#### Contents



ORDER THE  
FREE KIT!

TEACHING  
GUIDE (2022)

ORDER MORE  
MATERIALS

\*\* We have a limited supply of kits. We will not be producing more kits once our current supply is gone.

## VIDEOS



### HOW TO HELP FISH & WILDLIFE

Learn how shoreland zoning rules help keeps our lakes and streams healthy. This helps us have more fish, wildlife, and good swimming water. (06-2023)


WATCH THE VIDEO 



### ENGBRETSON FISH VIDEOS

Three short recorded live videos are available by Engbretson Underwater Photography.

LARGE MOUTH BASS UNDER  
LARGE PINE TREE (30 SEC) 

SUPER CLEAR MUSKIE  
UNDERWATER (1 MIN) 

WALLEYE UNDERWATER #3  
(1 MIN) 



### FISH HOTELS PRESENTATION

Describes what fish hotels are, and the simple steps we can take to provide fish with what they need. Contains a diverse set of shoreline photos with the question "Could you survive as a fish here?" to prompt class discussions.

DOWNLOAD POWERPOINT 



### SHORELINES PRESENTATION

Learn how to identify healthy shorelines for fish and what you can do to help.

DOWNLOAD THE POWERPOINT 



## Groundwater Quality Publications



### Well Water for Rural Residential Subdivisions

[READ THE PUBLICATION](#)

## Land Use Policies for Groundwater

[Potential Land Use Policies for Counties to Improve Nitrate Levels in Drinking Water](#)

[Protecting Wisconsin's Groundwater through Comprehensive Planning](#)

- Example groundwater goals, objectives and policies
- The data on this website was created in 2007. For groundwater quality maps, use the [Wisconsin Well Water Quality Viewer](#).

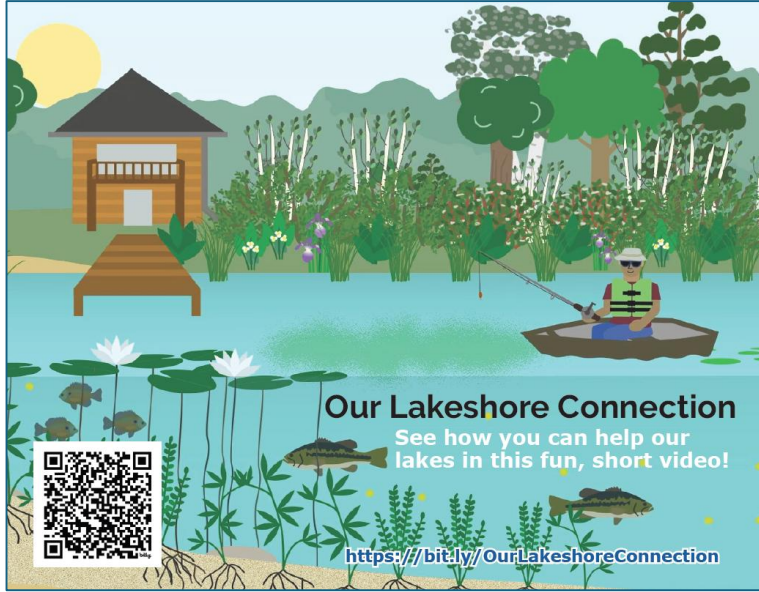


### Zoning as a Tool to Protect Groundwater

[PowerPoint](#)

[Zoning as a Tool to Protect Groundwater Video Recording](#)

[Zoning as a Tool to Protect Groundwater Audio Only Recording](#)



**Center for Land Use Education**  
 A focal point for land use planning and management education  
 Annual Highlights • 2023-2024

Land use is impacted by a complex and changing set of issues. Center for Land Use Education (CLUE) specialists engage in teaching, outreach, and research to help future planners, individuals, and communities identify these issues, make well-informed land use decisions, and work towards sustainable outcomes.

**Utility Scale Solar Education**

Lynn Markham provided educational assistance to multiple groups about decision-makers and criteria used for utility-scale solar in Wisconsin. While land use decisions are made by local governments, large solar projects, 100 megawatts (~700 acres) or larger, are decided by the Wisconsin Public Service Commission (PSC). Local government has no legal authority and local government staff, officials and residents are struggling to understand the complex legal process and how to participate in a meaningful way, including understanding what weight the PSC will give to local governments or residents when they present at the one public hearing.

Markham provided educational assistance to the Town of Grant (Portage County) in revising their solar overlay map and rationale identifying land areas where the town feels solar projects greater than 100 MW are and are not compatible to adopt as part of their comprehensive plan. She has presented on decision-makers and criteria used for utility-scale solar in Wisconsin to over 350 participants from 23 counties:

- Portage County Leadership program
- Wisconsin Towns Association
- Ongoing discussions with local government officials and staff
- Ongoing discussions with nonprofits including: Wisconsin Wildlife Federation, Wisconsin Greenfire, RENEW Wisconsin, Midwest Renewable Energy Association, and local groups

**Wisconsin Public Radio Manure Digester Interview**

Wisconsin Public Radio (WPR) interviewed Lynn Markham as part of a story on manure digesters in Wisconsin. While the story focused on concerns about pollution from manure digesters in Keweenaw county, the article also provided an overview of manure digesters' potential pollution reduction.

Markham talked about current policies regarding digester electricity and natural gas production and their link to farm size. The [Wisconsin Anaerobic Digester Operations: Dairy Industry Case Studies](#) publication by CLUE and the Wisconsin Office of Energy Innovation was cited in the [article](#).

Photo: EnTech Biogas by Ryan Michalek

Center for Land Use Education  
 College of Natural Resources  
 University of Wisconsin - Stevens Point

Extension  
 UNIVERSITY OF WISCONSIN - MADISON

# Handouts

- Video postcards for waterfront property owners
- CLUE annual report



# Solar suitability maps & webinar about process

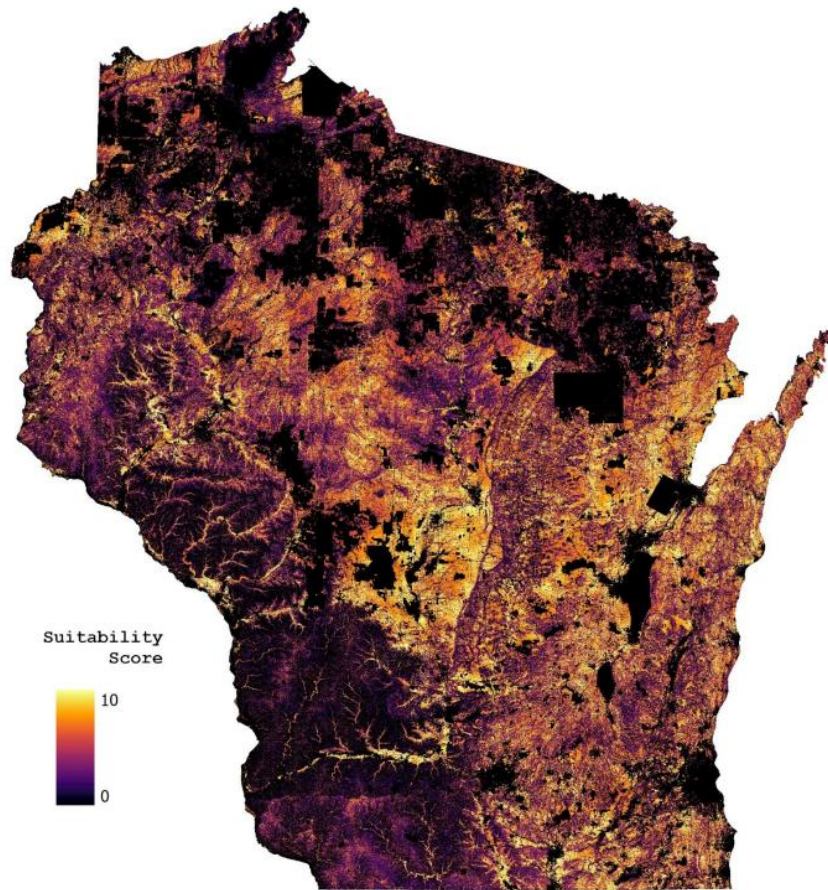


Fig. 7. Final suitability map with scores ranging from zero to 10 with 10 being the most suitable for utility scale solar.

Hear about who decides on large solar projects, and what the process and decision-making criteria are. We'll highlight a few recent examples.

Large Scale Solar Project Decision-Makers & Criteria

July 25, 2024, Noon to 1pm  
CLUE Summer Webinar Series

Thank you for joining us! The webinar will begin at noon.

For best results, please mute your microphone and turn off your video camera.

We will reserve 10 minutes for questions at the end. Please submit questions using the chat box.

Watch on YouTube

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715-346-3879

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Extension  
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## Webinar Materials

[Large Scale Solar Project Decision-Makers](#)

[Large Scale Solar Project Decision-Makers](#)

## Resources

[Regulation of solar generation facilities, WI PSC solar approvals.](#)

[WI Public Service Commission Docket Search](#)

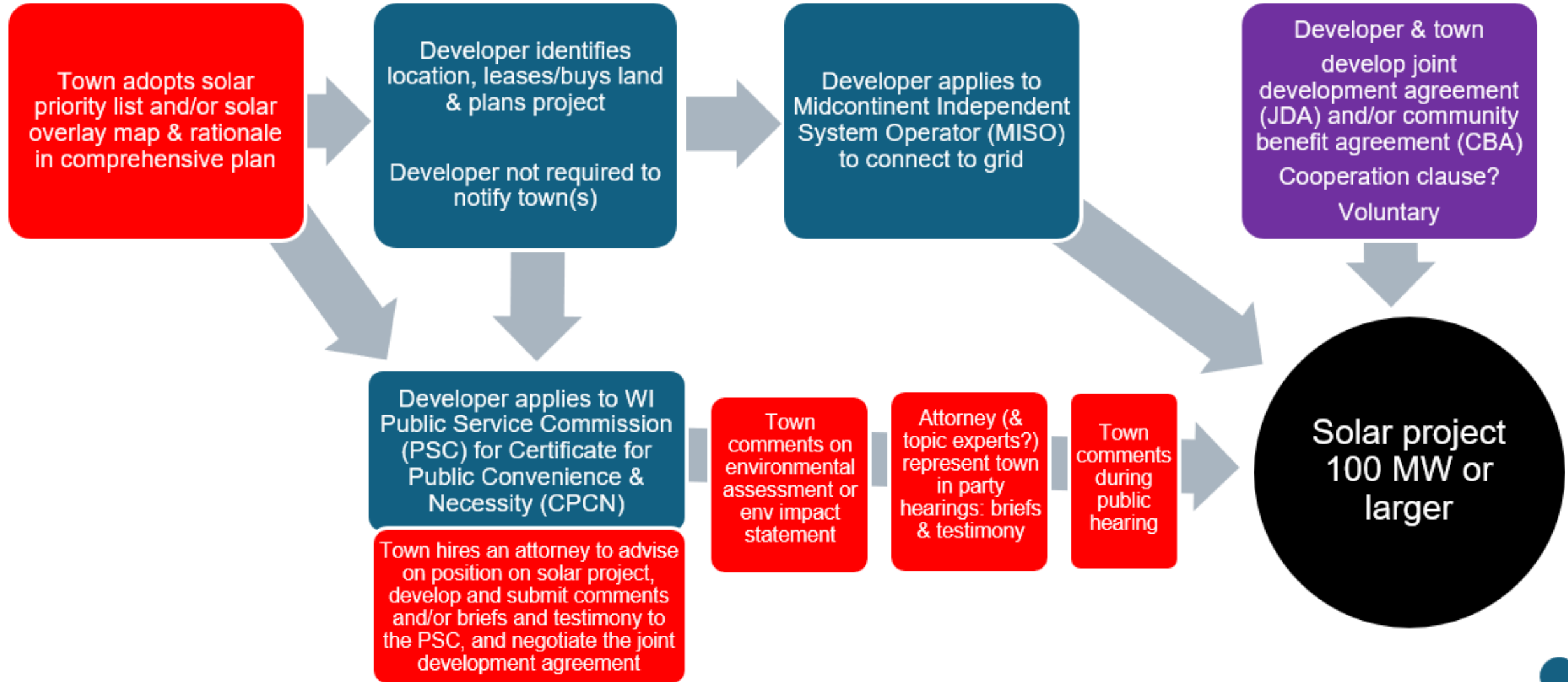
[WI Public Service Commission Highlighted](#)

[Perceptions of Large-Scale Solar Project N](#)

[Wisconsin Solar Suitability Map, Center for](#)



# Large-scale solar project process and local government options to get involved



# Team question #3



Top  
teams?  
?

What topic has CLUE not offered education on?

- Shoreland zoning
- Plan commissions
- Soil quality
- Public participation
- Frac sand mines

10 points

*Thank You!*

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CLUE website

