

**GLOSSARY OF PLAN IMPLEMENTATION TOOLS**

This glossary contains brief descriptions of tools and techniques commonly used for plan implementation in Wisconsin. Resources are cited at the end of each glossary entry for those interested in learning more.

**Legend**

Information:	Tools for gathering or disseminating information. Examples: planning, analysis, and education tools
Cooperation:	Tools that encourage intergovernmental cooperation or communication Examples: boundary, revenue and service sharing agreements
Investment:	Tools for investing or recovering public dollars Examples: land acquisition, public construction projects, impact fees
Incentive:	Tools that encourage a desired behavior Examples: tax incentives, density bonus, conservation easement
Regulation:	Tools that prescribe a required outcome Examples: ordinances, policies and standards
Design:	Tools that encourage a particular pattern of development or design Examples: design standards, development techniques

**Adequate Public Facilities**

Type: Regulation, Investment

An Adequate Public Facilities Ordinance (APFO) ties development approval to the availability and adequacy of public facilities such as roads, sewer systems, schools, and water supply and distribution systems. This tool can be used by any level of government but is most common among those experiencing high rates of development.

- Adequate Public Facilities Factsheet (CLUE, 2009) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

**Active Living**

Type: Design

Active Living is a design approach that encourages the integration of physical activity into daily routines by providing walkable and bikeable neighborhoods, a variety of public transit options, accessible park and recreation facilities, and a safe and pleasant living environment.

- Wisconsin Department of Health Services, Active Community Environments Resource Kit [www.dhs.wisconsin.gov/health/physicalactivity/Sites/Community/ACEs](http://www.dhs.wisconsin.gov/health/physicalactivity/Sites/Community/ACEs)
- Model Ordinances for Active Communities (APA, 2006) [www.planning.org/research/smartgrowth/pdf/section48.pdf](http://www.planning.org/research/smartgrowth/pdf/section48.pdf)



Image: Fit 2 Live, North Little Rock

## Capital Improvement Plan

Type: Investment, Information

A Capital Improvement Plan (CIP) outlines major expenditures for the next five to ten years for the repair and new construction of streets, sewer and water lines, parks, and other public facilities. This budgetary tool can be used by any level of government but is most common among cities and villages.

- Capital Improvement Plan Factsheet (CLUE, 2008) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

## Cluster and Conservation Development

Type: Design, Regulation

Cluster and Conservation Development techniques attempt to concentrate buildings on specific areas of a site to allow remaining land to be used for recreation, common open space, natural resources protection, farmland or other uses. Development standards are typically incorporated in a zoning or subdivision ordinance and may be required or encouraged through the use of a 'Density Bonus.' This tool may be used by any level of government that seeks to preserve open space or the natural features of a site.

- Conservation Design Factsheet (CLUE, 2006) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)
- Model Conservation Subdivision Ordinance (UWEX, 2000) <http://urpl.wisc.edu/people/ohm/consub.pdf>
- Model Zoning Ordinance For Rural Cluster Development (SEWRPC, 2002) [www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm](http://www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm)



Image: Southeastern Wisconsin Regional Planning Commission

## Compact Development

Type: Design

Compact Development promotes the development of buildings, parking areas, streets, driveways, and public spaces in a way that maximizes proximity and connectivity and facilitates alternative transportation options. This technique is most commonly used by cities and villages.

## Conservation Easement

Type: Incentive

A Conservation Easement is a recorded legal agreement between a landowner and a qualified conservation agency or unit of government to transfer development rights from the owner to the agency to protect natural, agricultural, cultural or historic features. A conservation easement is the principal legal mechanism in a 'Purchase of Development Rights' (PDR) program. See Wis. Stat. § 700.40.

- Conservation Easement Factsheet (CLUE, 2006) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)
- Gathering Waters Conservancy, statewide service center for Wisconsin land trusts [www.gatheringwaters.org](http://www.gatheringwaters.org)



Image: Ducks Unlimited

**Cooperative Boundary Agreement**

Type: Cooperation

A Cooperative Boundary Agreement is a formal, contractual agreement between two or more government entities to maintain or change boundaries over time. Boundary agreements are typically made by a city or village together with adjacent town(s). See Wis. Stat. § 66.0307.

- Wisconsin Dept. of Administration, Municipal Boundary Review <http://doa.wi.gov/municipalboundaryreview>
- Factsheet (LGC, 2000) -- note, statutory references are out of date <http://lgc.uwex.edu/program/pdf/fact14.pdf>

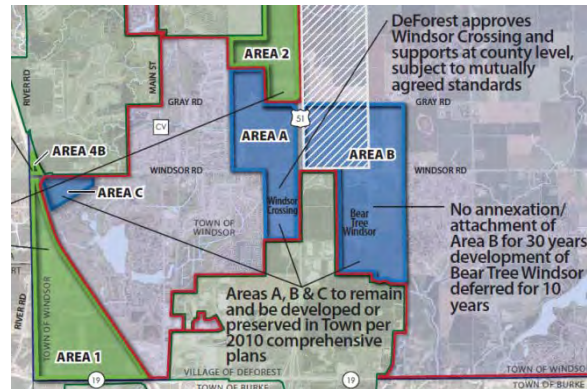


Image: Village of DeForest / Town of Windsor Cooperative Plan, 2010

**Density Bonus**

Type: Incentive

A Density Bonus is an incentive allowing developers to build more units or at a greater density than would otherwise be permitted by a local ordinance in exchange for open space preservation or other community goals. This tool can be used by any level of government but is most common among municipalities. See also ‘Incentive Zoning.’

- Density Bonus Factsheet (CLUE, 2006) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

**Driveway and Road Access Standards**

Type: Regulation

Driveway and Road Access Standards regulate the placement and construction of driveways in order to, minimize road access points, prevent dangerous driveway locations, maintain adequate emergency vehicle access, control drainage, and promote other public health and safety goals. Appropriate for use by all levels of government.

- Model Public Road Access Ordinance (Foth, 2003) [www.co.clark.wi.us/SOPHOTOS/comp\\_planning/Model\\_Public\\_Road\\_Access\\_Ordinance.pdf](http://www.co.clark.wi.us/SOPHOTOS/comp_planning/Model_Public_Road_Access_Ordinance.pdf)

**Extraterritorial Zoning**

Type: Cooperation, Regulation

Extraterritorial Zoning (ETZ) refers to a city or village’s authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial jurisdiction of a 1st, 2nd, and 3rd class cities extends 3 miles beyond the municipality’s corporate limits. The jurisdiction of a 4th class city or village extends 1½ miles. Adoption of an extraterritorial zoning ordinance and development proposals within the district must be approved by a joint extraterritorial zoning committee composed of three members from the city or village and three members from each town. See Wis. Stat. § 62.23(7a).

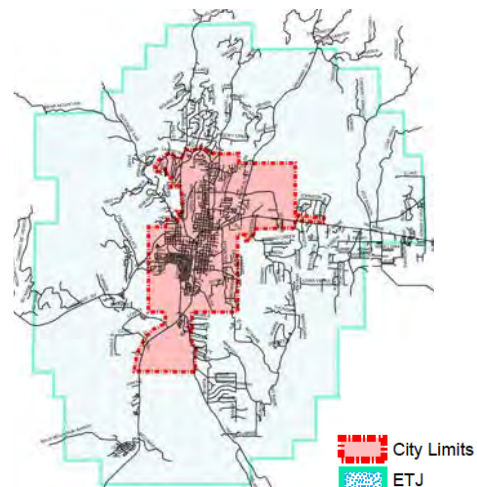


Image: Silver City ETJ Map

## Floodplain Zoning

Type: Regulation

Floodplain Zoning creates development standards to protect human life, health and property from flooding. Floodplain zoning is required of Wisconsin counties, cities and villages that have been issued maps designating flood prone areas by the state. See Wis. Stat. § 87.30.

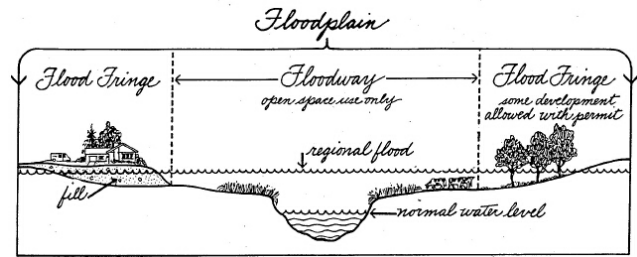


Image: Wisconsin DNR

- Wisconsin DNR, Floodplain Management Program <http://dnr.wi.gov/org/water/wm/dsfm/flood>
- Model Floodplain Zoning Ordinance (DNR, 2012) <http://dnr.wi.gov/org/water/wm/dsfm/flood/communities.htm>

## Floating Zone

Type: Regulation

A Floating Zone is a zoning district that is described in a zoning ordinance but “floats” until an application is made to apply the new district to a certain parcel. Floating zones can be used to provide more flexibility in the zoning ordinance in terms of permissible densities, intensities, land uses and overall development design opportunities. See also ‘Planned Unit Development’ and ‘Zoning.’

## Historic Preservation

Type: Design, Regulation

Historic Preservation involves the designation of an area, by ordinance, which possesses a historic character. Development approval in historic districts is subject to review by the plan commission or historic preservation commission. Cities, villages and towns with village powers are authorized to adopt historic preservation ordinances under Wis. Stat. § 62.23(7)(em). Counties and towns may also regulate historic resources using the general zoning authority outlined in Wis. Stat. §§ 59.69(4)(L) and 60.64.

- Wisconsin Historical Society, Historic Preservation Ordinances and Commissions in Wisconsin  
[www.wisconsinhistory.org/hp/handouts/hpordinances\\_commissions.pdf](http://www.wisconsinhistory.org/hp/handouts/hpordinances_commissions.pdf)



Image: J K Janiga Architects

## Housing and Building Codes

Type: Regulation

Housing and building codes specify allowable building construction methods and materials for new structures and maintenance standards for existing structures, including rental housing. Wisconsin provides minimum standards for the design, construction, maintenance and inspection of homes and buildings. See Wis. Stat. Ch. 101, and Wis. Admin. Code, Chs. SPS 320-325 (uniform dwelling code), 360-365 (commercial building code), and 375-379 (historic building code).

- Wisconsin Dept of Safety and Professional Services, Buildings Division <http://dsps.wi.gov/sb/SB-HomePage.html>

## Impact Fee

Type: Investment, Regulation

An Impact Fee is a cash contribution, contribution of land or interests in land, or any other item of value that is imposed on a developer by a political subdivision to offset the community's capital costs resulting from the development. Only cities, villages and towns may use impact fees in Wisconsin. See Wis. Stat. § 66.0617.

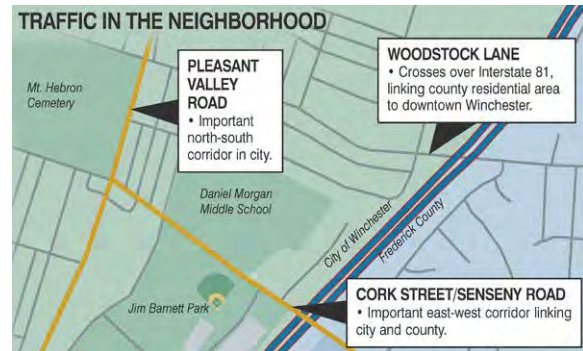
- Impact Fee Factsheet (CLUE, 2007) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

## Impact Analysis

Type: Information

An Impact Analysis is a study that provides additional information about the potential social, economic, environmental, fiscal, traffic or other impacts associated with a proposed development.

- Community Guide to Development Impact Analysis (Edwards, 2000) [www.lic.wisc.edu/shapingdane/facilitation/all\\_resources/impacts/analysis\\_background.htm](http://www.lic.wisc.edu/shapingdane/facilitation/all_resources/impacts/analysis_background.htm)

Image: [www.nvdaily.com](http://www.nvdaily.com)

## Incentive Zoning

Type: Incentive

Incentive Zoning provides incentives to developers on the condition that specific physical, social or cultural benefits will be provided to the community. Incentives might include an increase in the permissible number of building units or square footage of development, or waivers of the height, setback, use or area provisions of a zoning ordinance. Public benefits might include affordable housing, recreational facilities, open space, or other infrastructure. See also 'Density Bonus.'

## Inclusionary Housing

Type: Incentive

Inclusionary Housing aims to provide a certain number of "affordable" rental or owner-occupied units in a new development. Housing goals may be encouraged on a voluntary incentive basis or specified in an ordinance. Note: the provisions of the Madison, Wisconsin inclusionary zoning ordinance related to rental housing were struck down by the Court of Appeals because they were considered a form of rent control which is prohibited by state statute.

- Model Affordable Housing Ordinance (APA, 2006) [www.planning.org/research/smartgrowth/pdf/section44.pdf](http://www.planning.org/research/smartgrowth/pdf/section44.pdf)

## Infill Development

Type: Design, Investment

Infill Development takes place on vacant or underutilized parcels within an area that is already developed and has access to existing urban services.

- Infill Development Strategies (MRSC, 1997) [www.mrsc.org/publications/textfill.aspx](http://www.mrsc.org/publications/textfill.aspx)
- Wisconsin DNR, Remediation and Redevelopment Program <http://dnr.wi.gov/org/aw/rr/index.htm>



Image: Scott Webb Architect

## Land Acquisition

Type: Investment

Land Acquisition involves the acquisition of land or limited rights in a property for a public purpose. Land may be acquired for new infrastructure, new development, redevelopment, conservation, recreation, or other objectives. All levels of government can become involved in land acquisition.



Images: University of Minnesota, Metropolitan Design Center Image Bank



### Take a Closer Look: Land Acquisition Techniques

Land acquisition can be used to acquire land outright (e.g. land for public parks, buildings or airports) or to acquire limited rights in land (e.g. air rights in an airport approach zone, or development rights that permanently protect open space). A variety of acquisition techniques used by state and local governments are described below:

**Fee Simple Acquisition:** outright purchase of land in which the landowner is given a sum of money for all rights to the land.

**Dedication:** donation of land to a local government for parkland, school sites, roads, etc., usually in connection with the development of a subdivision. The governing body must formally accept the dedication for the transaction to be complete.

**Easement:** written and recorded authorization by a property owner for the use of a designated part of a property by others (for example, access to water, trails, driveways, utilities, etc.). Easements may be purchased or donated.

**Eminent Domain:** the right of a government unit to “take” private property for public use with appropriate compensation to the owner. The most frequent use of this authority is the act of condemnation. See Wis. Stat. Ch. 32.

**Bargain Sale:** sale of land at less than fair market value. When a bargain sale takes place to a land trust or charitable organization, the difference between the sale price and the market value can be claimed as a charitable deduction. Local governments can also sell land to developers at a bargain rate to promote certain types of development.

**Land Banking:** the purchase and subsequent sale or lease of lands by a local government to promote specific conservation or development goals.

## Livestock Facility Siting

Type: Regulation

Livestock Facility Siting guidelines at the state and local level govern the review and approval of new or expanded livestock operations with 500 or more animal units. Counties and towns may adopt zoning or licensing ordinances provided they follow state standards. See Wis. Stat. § 93.90 and Wis. Admin. Code, Ch. ATCP 51.

- Wisconsin Department of Agriculture, Trade and Consumer Protection, Livestock Siting Information [datcp.wi.gov/Environment/Livestock\\_Siting/Fact\\_Sheets\\_and\\_Information/index.aspx](http://datcp.wi.gov/Environment/Livestock_Siting/Fact_Sheets_and_Information/index.aspx)
- Model Zoning Ordinance <http://datcp.wi.gov/uploads/Environment/pdf/ModelZoningOrdinance.pdf>
- Model Licensing Ordinance <http://datcp.wi.gov/uploads/Environment/pdf/ModelLicensingOrdinance.pdf>

## Low-Impact Development

Type: Design

Low-Impact Development (LID) is a design approach that emphasizes the use of on-site natural features and conservation to manage stormwater runoff and protect water quality. A variety of high and low-tech solutions including grassed swales, rain barrels, rain gardens, permeable pavers, and green roofs make this approach suitable for any level of government.

- Low Impact Development Center [www.lowimpactdevelopment.org](http://www.lowimpactdevelopment.org); [www.lid-stormwater.net](http://www.lid-stormwater.net)



Image: New Designs for Growth Guidebook, NWMCOG

## Mixed-Use Development

Type: Design

Mixed-Use Development encourages multiple compatible uses to be located in close proximity to one another. This design technique is most common among municipalities.

- Model Mixed-Use Zoning District (APA, 2006) [www.planning.org/research/smartgrowth/pdf/section41.pdf](http://www.planning.org/research/smartgrowth/pdf/section41.pdf)

## Moratorium

Type: Information, Regulation

A Moratorium freezes the right of property owners to obtain development approval while the local government takes time to consider, draft, and adopt a comprehensive plan or land use regulation designed to respond to new or changing circumstances in the community. Wisconsin cities, villages and towns with village powers have authority to place a development moratorium on the approval of rezones, land division plats and certified survey maps. However, the municipality must obtain a written report from a registered engineer or public health professional stating that the moratorium is needed to prevent a shortage in public facilities or a significant threat to public health and safety (Wis. Stat. § 66.1002). Cities, villages and towns with village powers also have authority to adopt an interim zoning ordinance – essentially freezing existing uses – while preparing an initial zoning ordinance, extraterritorial zoning ordinance, or annexing land (Wis. Stat. §§ 62.23(7)(da), 62.23(7a)(b) and 66.0219(6)).

**Official Map**

Type: Investment, Regulation

An Official Map is a legally adopted map that shows the location and width of existing and proposed streets, public facilities, parks, open space, and drainage rights-of-way. Cities, villages and towns may adopt official maps. See Wis. Stat. §§ 62.23(6) and 60.61(2)(e).

- Official Mapping Guide and Model Ordinance (SEWRPC, 1996)  
[www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm](http://www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm)

**Overlay Zone**

Type: Regulation

An Overlay Zone is a mapped zoning district that imposes a set of requirements or restrictions in addition to those of the underlying zoning district (base zone). Land is developed under the conditions and requirements of both the base zone and overlay zone. Examples of overlay zones include historic districts, wellhead protection districts, airport overlay districts and shoreland zoning districts.

- Overlay Zoning Factsheet (CLUE, 2006)  
[www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

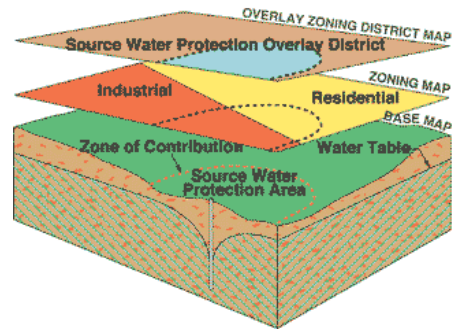


Image: [www.planning.org/thecommissioner/2001/win.htm](http://www.planning.org/thecommissioner/2001/win.htm)

**Planned Unit Development**

Type: Design, Regulation

A Planned Unit Development (PUD) allows land to be approved and developed as a package or in a programmed series of phases. This development technique often allows for a mix of uses, densities, and lot dimensions that would otherwise be prohibited or cumbersome if the rules of a standard zoning district were followed. PUDs are commonly used in larger municipalities.

- Planned Unit Development Factsheet (CLUE, 2006)  
[www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)



Image: Compass Pointe Development, LLC

**Public Construction**

Type: Investment

Public construction projects are undertaken by local government to provide the general public with facilities that are not provided by private enterprise. Projects typically include roads, transit systems, public buildings, and water treatment and supply systems. This technique is appropriate for use by all levels of government.

**Public Participation and Education**

Type: Information

Public participation and education efforts are used to inform and involve citizens and local decision makers in the process of planning, policy-making and decision-making. This technique is recommended for use by all levels of government.



**Purchase of Development Rights**

Type: Incentive, Investment

Purchase of Development Rights (PDR) is a voluntary program in which a land trust or unit of government offers to purchase the development rights to a piece of private property, thereby limiting development and preserving agricultural, natural or open space features. The landowner retains ownership of the land but is restricted from developing the land in the manner negotiated. A conservation easement is recorded on the property. At the local level, PDR programs are typically operated at the county level.

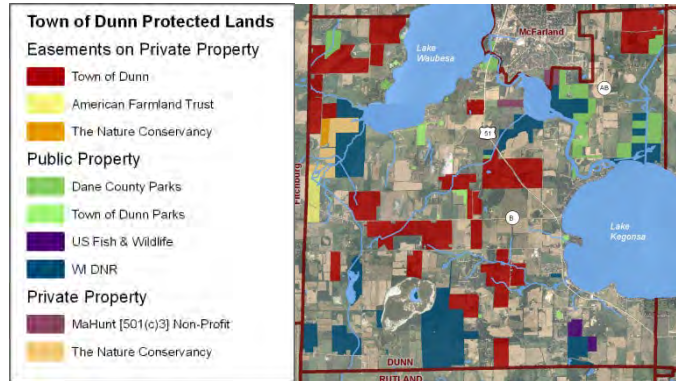


Image: Douglas Miskowiak, Center for Land Use Education

- Purchase of Development Rights Factsheet (CLUE, 2006) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

**Revenue Sharing Agreement**

Type: Cooperation

A Revenue Sharing Agreement is a formal, contractual agreement between two or more government entities to share taxes or fees. See Wis. Stat. §§ 66.0305 (Revenue Sharing) and 66.0307 (Cooperative Boundary Agreements).

- Wisconsin Dept. of Administration, Municipal Boundary Review <http://doa.wi.gov/municipalboundaryreview>
- Factsheet (LGC, 2000) <http://lgc.uwex.edu/program/pdf/fact14.pdf> (note, statutory references are out of date)

**Sanitary Codes**

Type: Regulation

Sanitary Codes at the state and local level regulate public water, sewer and wastewater treatment systems. Counties are required to enact private sewage system ordinances which regulate the proper siting, design, installation, inspection and maintenance of private on-site sewage systems. See Wis. Stat. Ch. 145, and Wis. Admin. Code, Chs. Comm 81-87 and 91.

- Wisconsin Dept of Safety and Professional Services, Buildings Division <http://dsps.wi.gov/sb/SB-HomePage.html>

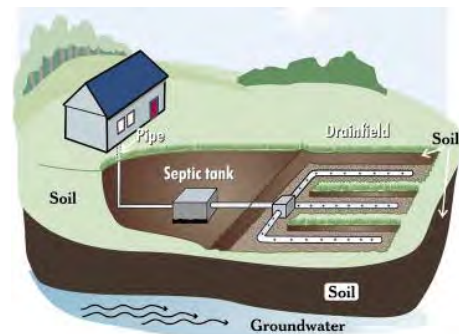


Image: Wisconsin Onsite Water Recycling Association

**Service Sharing Agreement**

Type: Cooperation

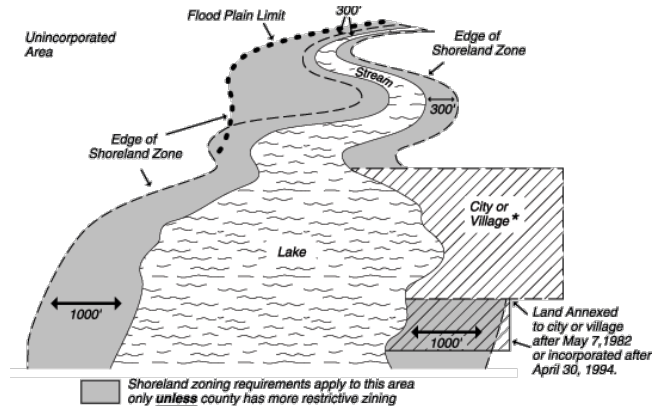
A Service Sharing Agreement is a formal, contractual agreement between two or more government entities to contract for or provide joint services. See Wis. Stat. §§ 66.0301 (General Agreements) and 66.0307 (Cooperative Boundary Agreements).

- Wisconsin Dept. of Administration, Municipal Boundary Review <http://doa.wi.gov/municipalboundaryreview>
- Merger of City/Village Services: Best Practices (LGC, 2003) <http://lgc.uwex.edu/intergovt/bestpracticesbook.pdf>
- Sharing Government Services (UWEX, 1998) <http://learningstore.uwex.edu/Assets/pdfs/G3677.pdf>
- Wisconsin Case Studies from the Local Government Institute <http://localgovinstitute.org/casestudies>

**Shoreland Zoning**

Type: Regulation

Shoreland Zoning provides development standards that apply within 1,000 feet of the ordinary high-water mark of a lake, pond or flowage and within 300 feet of the ordinary high-water mark or the floodplain of a river or stream. Counties are required by the state to administer shoreland zoning in unincorporated areas. Municipal land may also be subject to shoreland zoning if a city or village annexed unincorporated shorelands, if an official state map describes wetlands within shoreland areas, or if the municipality voluntarily adopted an ordinance. See Wis. Stat. § 59.692.



\*Cities and villages are required to zone wetlands within the shoreland. Contact your zoning administrator. Image: Wisconsin DNR

- Wisconsin DNR, Shoreland Zoning Program <http://dnr.wi.gov/waterways/shoreland/purpose.htm>
- Model Shoreland Zoning Ordinance (DNR, 2010) <http://dnr.wi.gov/waterways/shoreland/local.htm>
- NR 115 Guidebook (WCCA, 2011) [www.ncwrpc.org/NRI15](http://www.ncwrpc.org/NRI15)

**Sign Ordinance**

Type: Regulation

A Sign Ordinance regulates the erection and maintenance of signs and outdoor advertising with respect to size, color, appearance, movement, illumination, and placement. A local government may enact sign regulations under its general zoning authority (See Wis. Stat. §§ 59.69, 60.61, 60.62, 61.35 and 62.23(7)) or using specific billboard and outdoor advertising provisions (See Wis. Stat. §§ 59.70(22), 60.23(29) and 84.30).

- Model Sign and Billboard Ordinances (Citizens for a Scenic Wisconsin, 2008) <http://scenicwisconsin.org/resources/model-ordinances.html>



Image: <http://libertywebmarketingandseo.com>

**Site Plan and Design Review Guidelines**

Type: Design, Regulation

Site Plan and Design Review Guidelines require the submittal and review of detailed building, site plan, utility, landscaping, drainage and engineering plans to evaluate the appropriateness of a proposed development on a site. Guidelines are typically included in a zoning or subdivision ordinance and are most common in larger municipalities.

- Site Plan Review Handbook and Model Ordinance (Maine State Planning Office, 1997) – note, this is a good reference but is not specific to Wisconsin [www.maine.gov/spo/landuse/docs/siteplanhandbook/index.htm](http://www.maine.gov/spo/landuse/docs/siteplanhandbook/index.htm)



Image: New Designs for Growth Guidebook, NWMCOG

**Special Assessment District**

Type: Investment

A Special Assessment District is an area designated by a taxing authority to be assessed for tax purposes on a scale that differs from the rest of the jurisdiction. Unlike impact fees, special assessments can be applied to existing development and used to finance public works or improvements that benefit the district. Cities, villages and towns have general authority to levy special assessments under Wis. Stat. §§ 66.0701-66.0733. Additional authority includes but is not limited to town sanitary districts (Wis. Stat. § 60.71), municipal utility districts (Wis. Stat. § 66.0827), business improvement districts (Wis. Stat. s. 66.1109), and lake protection districts (Wis. Stat. § 33.21).



Image: Cedar Lake Protection and Rehabilitation District

- Special Assessments in Wisconsin: Manual and Model Ordinance (LWM, 2001) [www.lwm-info.org](http://www.lwm-info.org)

**Special Purpose Planning**

Type: Information

Special purpose plans identify issues, illustrate concepts and provide data for decision-making, typically in more detail than what is provided in the comprehensive plan. Examples include park and recreation plans, neighborhood plans, downtown design plans, waterfront development plans and transportation plans. Special purpose planning may be used by any level of government.

**Subdivision Ordinance**

Type: Regulation

Subdivision regulations provide procedures and standards for dividing larger parcels of land into smaller parcels. State subdivision regulations apply when 5 or more parcels of land of 1½ acre or less are created within a 5 year period by the same owner. Cities, villages, towns and counties may also have land division regulations that are more restrictive than state standards. Local standards may govern any aspect of a subdivision, such as lot size and shape, access, road widths, tree plantings, and sidewalk placement. Counties and towns have authority to review subdivision plats that fall within unincorporated areas. Cities and villages have authority to review plats that fall within the municipality or its extra-territorial plat approval jurisdiction. See Wis. Stat. Ch. 236.



Image: [www.wibuilder.com/election-2004/city-lights.html](http://www.wibuilder.com/election-2004/city-lights.html)

- Land Division Factsheet (CLUE, 2008) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)
- Model Ordinance (SEWRPC, 2001) [www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm](http://www.sewrpc.org/SEWRPC/communityassistance/EducationalServices2.htm)
- Model Ordinance for Towns (WTA, 2010) [www.wisctowns.com/uploads/ckfiles/files/Subdivision.doc](http://www.wisctowns.com/uploads/ckfiles/files/Subdivision.doc)

**Tax Increment Financing**

Type: Incentive, Investment

Tax Increment Financing (TIF) is a public finance tool used by municipalities to spur the development or redevelopment of a particular area. As property values increase, the resulting tax 'increment' is captured to repay the municipality's original investment. Cities, villages (and towns as part of an annexation agreement) are authorized to use TIF for blight, rehabilitation, conservation, and industrial, and mixed-use development (Wis. Stat. § 66.1105). Towns are authorized to use TIF for agricultural, forestry, manufacturing and tourism development (Wis. Stat. § 60.85). All levels of government, including counties, are authorized to use TIF for environmental remediation (Wis. Stat. § 66.1106).

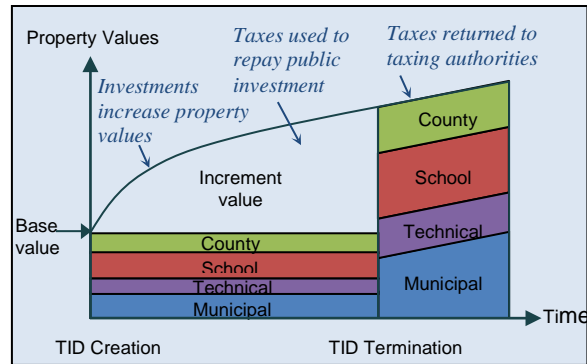


Image: Rebecca Roberts, Center for Land Use Education

- Tax Increment Financing Factsheet (CLUE, 2009) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

**Transfer of Development Rights**

Type: Incentive

A Transfer of Development Rights (TDR) program guides growth away from sensitive areas by transferring development rights from one area (sending zone) toward another (receiving zone). An easement may be placed on land in the sending zone to prevent further development. A density bonus may also be offered in the receiving zone to encourage growth in controlled development centers. A TDR program may be administered by any level of government but works best over an area that includes both rural and urban areas.

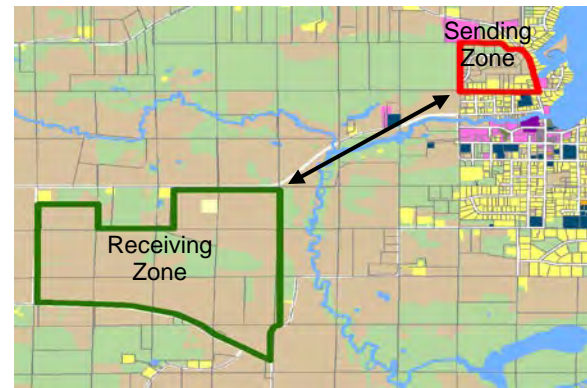


Image: Douglas Miskowiak, Center for Land Use Education

- Transfer of Development Rights Factsheet (CLUE, 2006) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)
- Model Ordinance (APA, 2006) [www.planning.org/research/smartgrowth/pdf/section46.pdf](http://www.planning.org/research/smartgrowth/pdf/section46.pdf)

**Tax Incentives**

Type: Incentive, Investment

Tax Incentives can be used by any level of government to recruit, attract, retain or expand desirable businesses or land uses. Various mechanisms are available including tax exemptions, tax credits and tax abatements.

**Traditional Neighborhood Development**

Type: Design

Traditional Neighborhood Development (TND) is a design concept that promotes compact, mixed-use neighborhoods where residential, commercial, and civic buildings are in close proximity. This tool is commonly used by cities and villages. See Wis. Stat. § 66.1027.

- Traditional Neighborhood Design Factsheet (CLUE, 2006) [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)
- Model Ordinance (UWEX, 2001) <http://urpl.wisc.edu/people/ohm/tndord.pdf>

**Transit-Oriented Development** Type: Design

A Transit-Oriented Development (TOD) is a mixed use residential or commercial area designed to maximize access to public transportation. Common design features include high-density development clustered around transit centers, narrow streets, reduced parking for personal vehicles, and high quality pedestrian and bicycle facilities. This type of design is typically implemented in larger cities and villages.

- Center for Transit Oriented Development [www.ctod.org/portal](http://www.ctod.org/portal)



Image: Kenosha Streetcar by Zephyr Rocket

**Transportation Demand Management** Type: Investment, Design, Incentive,

Transportation Demand Management (TDM) programs are designed to reduce the use of single-occupant vehicle trips particularly during periods of peak travel. TDM strategies provide travel options that reduce and spread demand by travel destination, mode, route, and time of day to most efficiently utilize transportation system infrastructure and resources. Examples include ridesharing, preferential parking, telecommuting, transit improvements, traffic signal optimization, and traffic calming.

- Online TDM Encyclopedia, Victoria Transport Policy Institute [www.vtpi.org/tdm](http://www.vtpi.org/tdm)

**Traffic Calming** Type: Design, Investment

Traffic Calming involves the use of physical devices such as speed bumps, raised intersections, road narrowing, medians, and central islands to slow traffic speeds near schools and residential areas.

- “Traffic Calming,” Online TDM Encyclopedia, Victoria Transport Policy Institute [www.vtpi.org/tdm](http://www.vtpi.org/tdm)

**Urban Growth Boundary** Type: Regulation

An Urban Growth Boundary (UGB) designates areas that are appropriate for development and places restrictions on the amount and type of development that may take place outside the boundary. The goal is typically to protect natural resources, farmland, open space or other features. An Urban Service Area Boundary, shown at right, is a similar concept that guides growth through the provision of public services in planned phases.

- UGB Factsheet [www.in.gov/indot/div/projects/i69planningtoolbox/\\_pdf/Urban\\_Growth\\_Boundaries.pdf](http://www.in.gov/indot/div/projects/i69planningtoolbox/_pdf/Urban_Growth_Boundaries.pdf)

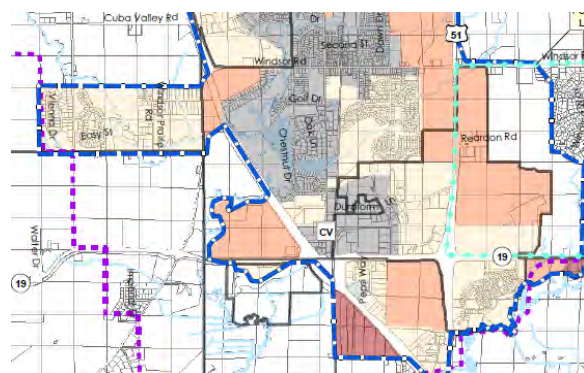
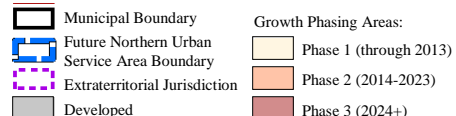


Image: Village of DeForest Growth Phasing Map



## Zoning Ordinance

Type: Regulation

Zoning regulates the use of land within districts (i.e. residential, commercial, agricultural, etc.), the size and shape of lots, and the density, bulk and placement of structures. General zoning may be adopted by any level of government in Wisconsin. See Wis. Stat. §§ 59.69, 60.61, 60.62, 61.35 and 62.23(7). See also 'Shoreland Zoning,' 'Floodplain Zoning,' and 'Extraterritorial Zoning.'

- Zoning Factsheet (CLUE, 2007)  
[www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue)

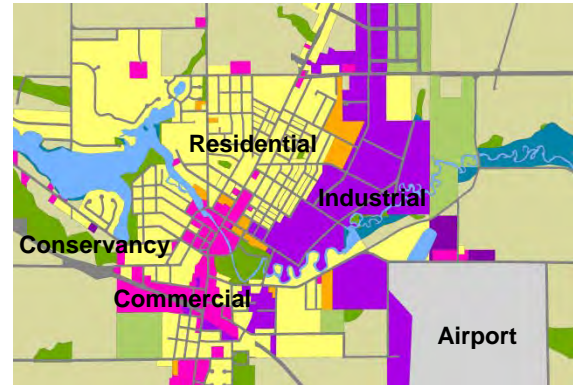


Image: Douglas Miskowiak, Center for Land Use Education



### Take a Closer Look: Variations on Traditional Zoning

Zoning codes have evolved over the years to reflect changes in political priorities, legal constraints, and urban planning theories. Three distinct forms of zoning are described below including: Euclidean, performance, and form-based zoning.

**Euclidian Zoning:** characterized by the segregation of land uses into specified geographic districts and dimensional standards limiting development in each type of district. Euclidian zoning forms the basis for most zoning codes.

**Performance Zoning:** regulates the effects of land uses through performance standards. These standards might concern traffic flow, density, noise and access to light or air. Performance standards have been incorporated into many traditional zoning codes.

**Form-Based Zoning:** takes the focus off of land use by controlling the physical form of development. Places more emphasis on the form and scale of buildings and their placement along and within public spaces such as sidewalks, street trees and street furniture. Very few communities have adopted pure form-based codes. However, some are exploring 'hybrid' codes which incorporate elements of form-based zoning.

Portions of this glossary were adapted from *Land Use Lingo: A Glossary of Land-Use Terms*. Timothy A. Holveck. 2001. Wisconsin Department of Natural Resources, PUB-SS-956 2001. [www.dnr.state.wi.us/org/es/science/publications/Land\\_Use\\_Lingo.pdf](http://www.dnr.state.wi.us/org/es/science/publications/Land_Use_Lingo.pdf)