

# Interactive Zoning Challenge

# Round One



- Each table is a team
- Teams work to determine correct answer
- Track your score with provided scoresheet!



# Who is at your table?



Briefly:

- Introduce yourself, role and organization
- How long you have been working with zoning

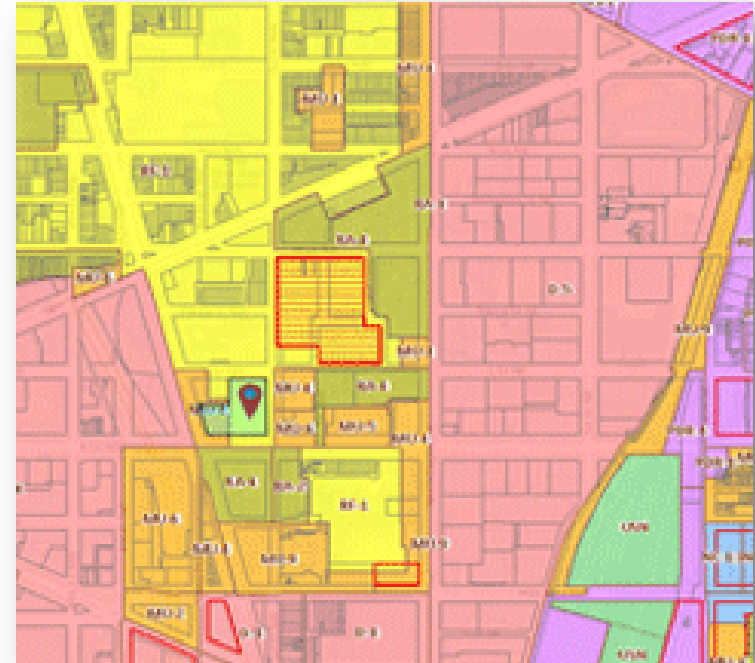


# 1) History of Zoning



**In 1920 the first Wisconsin zoning ordinance was created in what Wisconsin area?**

- A. City of Milwaukee
- B. Town of Bridge Creek (Eau Claire County)
- C. City of Madison
- D. Dunn County

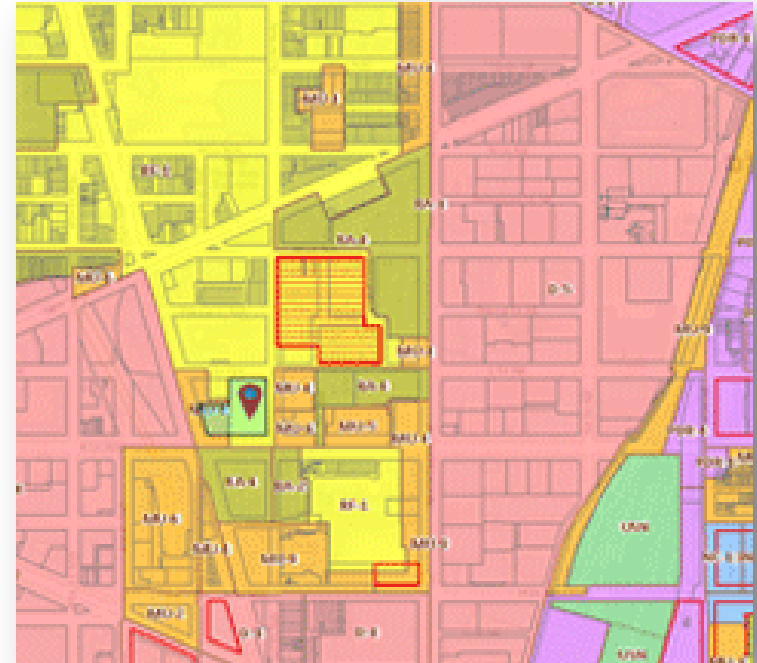


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## 2) Plan Commission



**Who can provide additional data, information and support for Plan Commission activities?**

- A. Center for Land Use Education
- B. Local universities and colleges
- C. UW Extension
- D. Public Health staff
- E. Municipal associations
- F. All of the above





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### 3) Variances



**Which three of the following make up the three-step test that Wisconsin uses for justification of variances?**

- A. Unnecessary hardship, no reasonable use property without variance
- B. Property owner regularly helps the community
- C. Physical limitations of the property (steep slopes, etc.)
- D. Neighbors are supportive
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## 4) Signs



**Which of the following sign component cannot be regulated?**

- A. Location/setback
- B. Content/message
- C. Size
- D. Building materials

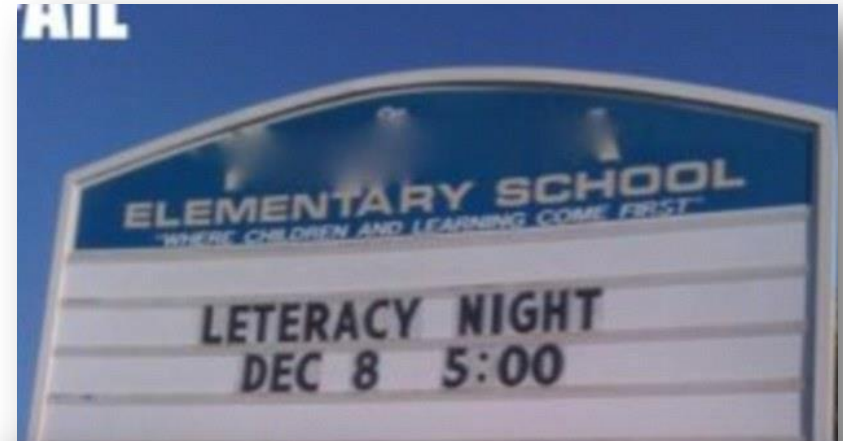


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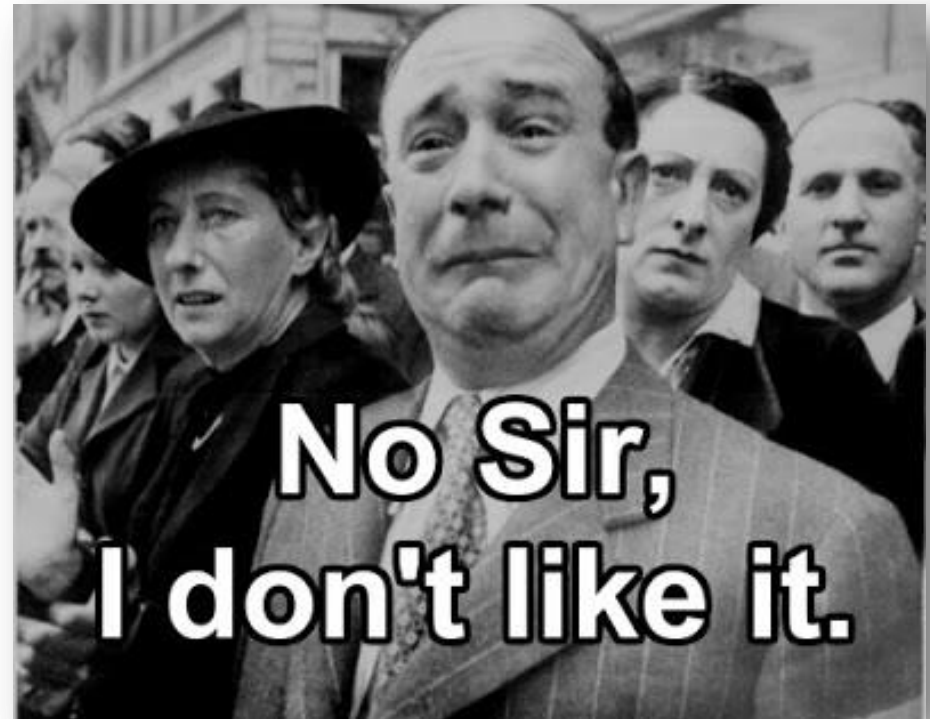


## 5) Lack of zoning



**What major US city does not have zoning?**

- A. Seattle, WA
- B. Los Angeles, CA
- C. Houston, TX
- D. Atlanta, GA



Source: Houston Chronicle





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## 6) Zoning codes



**This type of zoning code focuses on the design of buildings versus the use of buildings.**

- A. Euclidean zoning
- B. Contract zoning
- C. Spot zoning
- D. Form-Based zoning
- E. Extraterritorial zoning

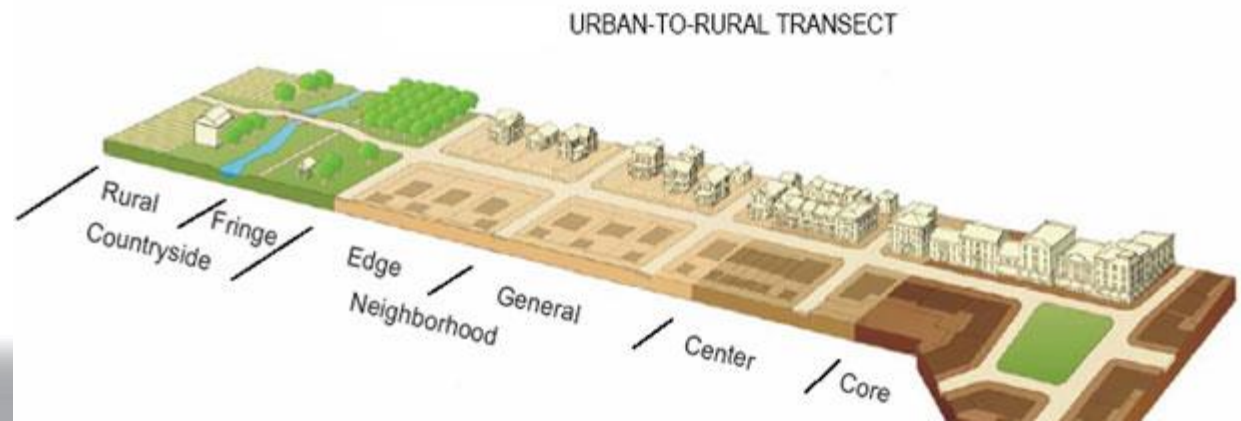


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# 7) New York City!



**New York City  
mandates that  
buildings in Times  
Square require what  
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- A. Storefront
- B. Sign
- C. Skyway
- D. Parking ramp



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## Mandates include:

- Requires building owners to display illuminated signs
- Minimum limit for lighting versus maximum
- Signs in Times Square are called “spectaculars”







**KEEP  
CALM  
&  
FOLLOW  
THE RULES**

## Rules

- Each table is a team
- Teams work to determine to respond to scenario
- We will share ideas



# Tiny Houses



**Scenario: A developer approaches your community about building a tiny house subdivision**

1. Does your local ordinance address/allow this use?
2. Does your comprehensive plan reference tiny houses?
3. Would it meet minimum bulk requirements? If not, how would you overcome this?
4. Is there a good area for this use in your community?



# Short-term Rentals/ Tourist Rooming House



**Scenario: Your community has been made aware of residential properties being used as short term rentals. You investigate and determine that the houses are being marketed on a short-term rental website.**

1. Does your zoning code address short-term rentals?
2. What state laws apply?
3. Do different building codes apply?
4. Are short-term rentals regulated by your Public Health Department?



# Corridors



**Scenario: Every community has one or more commercial corridors. These corridors are helpful because they have high traffic counts and provide access to your community.**

1. Do your commercial corridors have their own zoning or are overlay districts utilized?
2. How would you rate their appearance?
3. Were existing corridors planned?
4. How can you update or retrofit them?
5. Are there emerging corridors in your community?
6. How do you handle commercial versus residential tension within your corridors?

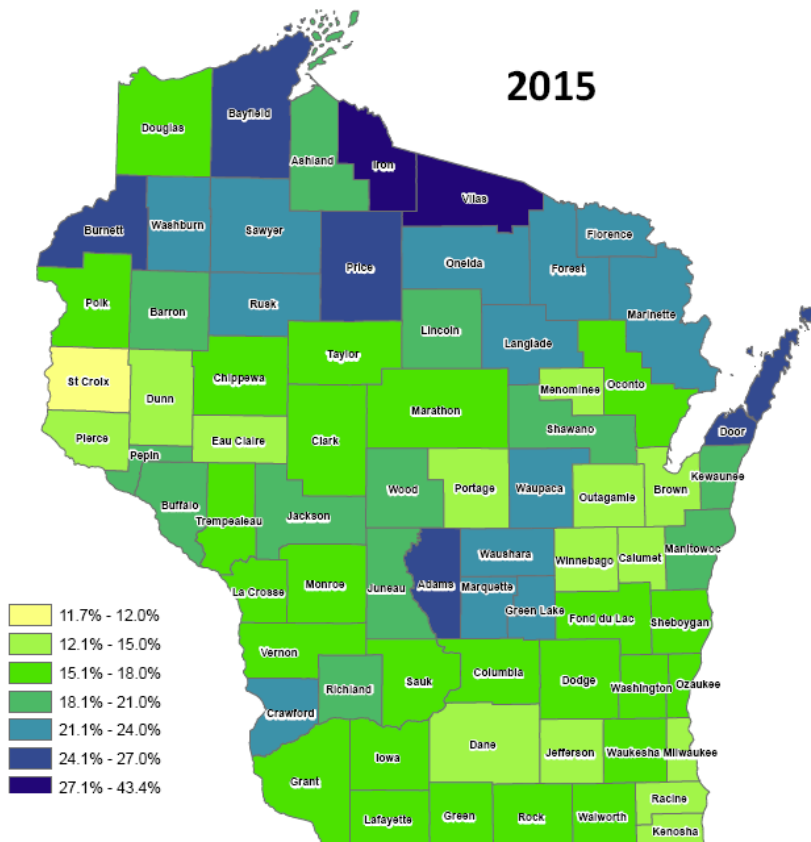




# Aging in Place

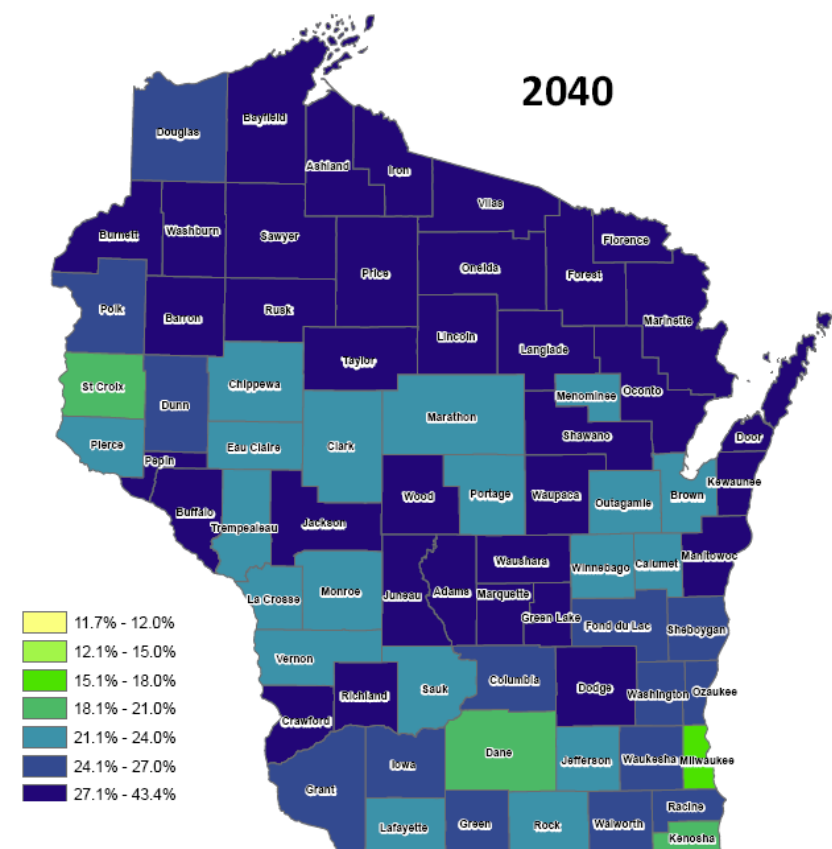


Percent of the Population Age 65 and Older



Source: WI DOA Demographic Services, Population Projections, Vintage 2013  
Prepared by Eric Grosso, WI DHS Bureau of Aging and Disability Resources

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# Aging in Place



**Scenario: Your community is aging! How will this impact development in your community?**

1. What changes will be needed to your zoning code?
2. How will an aging population impact land uses?
3. What changes to transportation will be needed?



# Retail Vacancy



**Scenario: As of April there have been nine corporate retail bankruptcies in 2017. Since October 2016 about 89,000 retail workers have lost their jobs. Meanwhile, since 2010, mobile commerce has grown from 2 percent of digital spending to 20 percent.**

***Sources: Business Insider and The Atlantic***

1. Does your zoning code address vacancies?
2. What are some reuses for these buildings?
3. Should this trend impact your planning efforts?



# Dated Zoning Code



**Scenario: Your community is experiencing increased development. Unfortunately, your zoning code has not been updated in years and most development does not comply with existing zoning.**

1. How do you overcome this? Do you amend the ordinance regularly? What message does this send to the community?
2. Does your zoning code implement goals and actions found in your comprehensive plan?
3. What timing challenges does this present for development?
4. How much extra staff time is spent overcoming this issue?

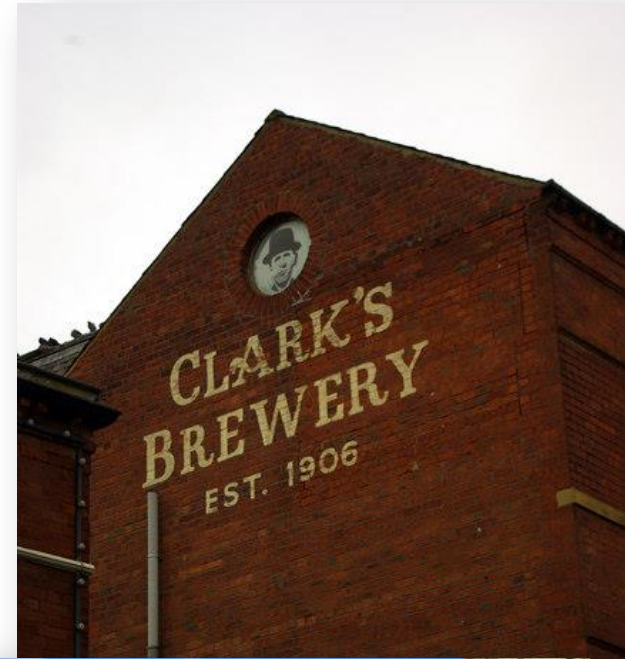


# Signs



**Scenario: Your community is approached by a business owner who would like to paint a sign on the side of his/her building.**

1. Does your zoning code allow this type of sign?
2. Do these signs contribute to art, culture and history of the area?
3. Should the sign show a connection to the business?



# Group Discussion



**Scenario: What is your scenario?**





# Thank you!



**-Shawano County-  
-Brian Ohm-  
-Kay Lutze-  
-Rebecca Fields-**





# Evaluation

