



Land-Use Lingo:

A Glossary of Land-Use Terms

for Staff of the Wisconsin Department
of Natural Resources

Timothy A. Holveck
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Introduction

Every profession has its lingo, that is to say its list of frequently used terms familiar to practitioners of that profession. This is certainly the case within the fields of land-use planning and regulation. A lingo is developed and defined by those who use it often, and works effectively to specify and to clarify statements made between professionals. Communication problems arise, however, when a lingo is used outside of its professional circles. “Outsiders” may become confused and lost in the various terms and their usage. It is therefore necessary for a group, when embarking on a new subject, to define the terms and phrases that they are developing in order to promote adequately interpersonal communication and to allow newcomers to adapt more easily to a professional language.

Many DNR employees are unfamiliar with land-use lingo. In addition, Wisconsin law provides specific legal definitions for many terms that come up regularly in land-use discussions. As DNR involvement with land use and community planning increases, DNR staff will have a greater need to be familiar with land-use terminology. Here, I provide a list of general land-use terms and acronyms for the easy reference of DNR employees.

The majority of the terms and acronyms are adapted for uniformity and accuracy from the following sources:

Burrows, T. (ed.). 1989. *A Survey of Zoning Definitions*. Chicago: American Planning Association Publications.

Chadbourne, J.H. and M.M. Chadbourne. 2000. *Common Groundwork: A Practical Guide to Protecting Rural and Urban Land*. Chagrin Falls: Chadbourne and Chadbourne.

Davidson, M. and F. Dolnick (eds.). 1999. *A Glossary of Zoning, Development, and Planning Terms*. Chicago: American Planning Association Publications.

Macris, N. 2000. *Planning in Plain English*. Chicago: Planners Press, American Planning Association.

Watermolen, D.J. and S.M. Fenner, 1995. *Common Ground: Report of the DNR Land Use Task Force*. Madison: Wisconsin Department of Natural Resources.

In cases where an asterisk (*) follows a term within a definition, I define that term elsewhere in the glossary. In addition, I categorized terms for easier reference under the following headings:

General Planning and Zoning.....pp. 3–24

Land Conservation and Management.....pp. 25–32

Municipal Governmentspp. 33–34

Agencies and Organizations.....pp. 35–45

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General Planning and Zoning

Accessory Structure: a detached subordinate structure located on the same lot as and incidental to the principal structure.

Accessory Use: a use incidental to and on the same lot as a principal use. *See also “accessory structure” and “principal building” in this category.*

Acre: a unit of area used in land measurement and equal to 43,560 square feet. This is approximately equivalent to 4,840 square yards, 160 square rods, 0.405 hectares, and 4,047 square meters.

Adequate Public Facilities Ordinance (APFO): an ordinance that ties development approvals to the availability and adequacy of public facilities. Adequate public facilities are those facilities relating to roads, sewer systems, schools, and water supply and distribution systems.

Administrative Appeal (Appeal): a quasi-judicial* process before the local zoning board to review a contested ordinance interpretation or an order of an administrative zoning official.

Adverse Impact: a negative consequence to the physical, social, or economic environment.

Aesthetic Zoning: the regulation of building or site design to achieve a desirable appearance.

Affordable Housing: housing that has its mortgage, amortization, taxes, insurance, and condominium and association fees constituting no more than 30% of the gross household income per housing unit. If the unit is rental, then the rent and utilities constitute no more than 30% of the gross household income per rental unit. *See s. COMM 202.01, Wis. Admin. Code.*

Agricultural Zoning: *See definition under Land Conservation and Management.*

Agriculture: the use of land for farming, dairying, pasturage, apiculture (bees), aquaculture (fish, mussels), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities. *See also ss. 30.40(1) and 91.01(1), Wis. Stats.*

Air Rights: the ownership or control of all land, property, and that area of space at and above it at a height that is reasonably necessary or legally required for the full use over the ground surface of land used for railroad or expressway purposes.

Alley: a permanently reserved public or private secondary means of access to an abutting property.

Amendment: a local legislative act changing a zoning ordinance to make alterations, to correct errors, or to clarify the zoning ordinance. A class 2 notice must be published and a public hearing must be held before a county board may adopt a proposed amendment. *See* s. 59.69, *Wis. Stats.*

Amenities: features that add to the attractive appearance of a development, such as underground utilities, buffer zones, or landscaping.

Americans with Disabilities Act (ADA): a congressional law passed in 1990, which provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities as well as clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities. [<http://www.usdoj.gov/crt/ada/adahom1.htm>]

Amortization: a method of eliminating nonconforming uses* (usually minor structures) by requiring the termination of the nonconforming use after a specified period of time, which is generally based on the rate of economic depreciation of the use or structure.

Appellate Body: a body authorized to review the judgments made by administrative officers. For example, a board of adjustment hears appeals of the decisions of a county zoning administrator.

Architectural Control/Review: regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the historic character or general style of surrounding areas.

Area Variance (Variance): the relaxation of a dimensional standard in a zoning ordinance decided by a local zoning board. *See* ss. 59.69, 60.61, 60.62 and 62.23, *Wis. Stats.*

Arterial: a major street, which is normally controlled by traffic signs and signals, carrying a large volume of through traffic.

Base Flood: a flood that has a one percent chance of being equaled or exceeded in any give year, commonly called a 100-year flood. *See also* “floodplain” definition under **Land Conservation and Management**.

Benchmark: a performance-monitoring standard that allows a local government to periodically measure the progress of a local comprehensive plan’s goals and policies; also, a fixed and recorded elevation point from which another, relative elevation can be surveyed.

Billboard: a sign that identifies or communicates a message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

Block: a unit of land or contiguous lots or parcels bounded by a roadway or other barrier.

BMP: *See* “best management practices” under **Land Conservation and Management**.

Board of Appeals/Board of Adjustment (BOA): a board of appointed individuals that hears appeals on variances and exceptions. Board of Appeals applies to cities, villages, and towns, whereas Board of Adjustment applies to counties.



Buffer Area: an area separating two incompatible types of development or a development and sensitive natural resources.

Build Out: the maximum, theoretical development of land as permitted under zoning regulations.

Build Out Analysis: a projection, based on the maximum, theoretical development of all lands, of the impact of a community’s cumulative growth.

Building Coverage: *See* “lot coverage” in this category.

Building Line: the line parallel to the street line that passes through the point of the principal building nearest the front lot line.

Building Scale: the relationship between the volume of a building and its surroundings, including the width of street, amount of open space, and volume of surrounding buildings. Volume is determined by the three-dimensional bulk (height, width, and depth) of a structure.

Bulk Regulations: standards that establish the maximum size of structures on a lot and the location where a building can be, including coverage, setbacks, height, impervious surface ratio, floor area ratio, and yard requirements.

Bundle of Rights Concept of Property: *See* “rights” in this category.

Business Improvement Districts (BID): an area within a municipality consisting of contiguous parcels subject to general real-estate taxes other than railroad rights-of-way and that may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side. *See* s. 66.1109(1)(b), *Wis. Stats.*

Business Incubator: retail or industrial space, which may offer shared or subsidized management support such as information and advice on regulations, advertising, promotion, marketing, inventory, labor relations, and finances and facility support such as clerical staff, security, electronic equipment, and building maintenance that is affordable to new, low profit-margin businesses.

By Right: a use that complies with all zoning regulations and other applicable ordinances and that is permitted without the consent of a review board.

Capital Improvement: a physical asset that is large in scale or high in cost.

Capital Improvements Plan/Capital Improvements Program (CIP): a city's or county's proposal of all future development projects and their respective cost estimates listed according to priority.

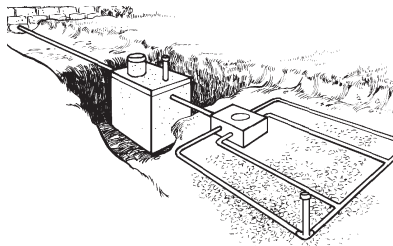
Carrying Capacity Analysis: an assessment of a natural resource's or system's ability to accommodate development or use without significant degradation.

Census Tract: a relatively permanent county subdivision delineated to present census data.

Central Business District (CBD): the primary, downtown commercial center of a city.

Certificate of Appropriateness: a permit issued by a historic preservation review board* approving the demolition, relocation, or new construction in a historic district.*

Certificate of Compliance: an official document declaring that a structure or use complies with permit specifications, building codes, or zoning ordinances.



Cesspool: a buried chamber such as a metal tank, perforated concrete vault, or covered excavation that receives wastewater or sanitary sewage to be collected or discharged to the surrounding soil.

Clear Zone: an area within a roadway right-of-way that is free of any obstructions, thus providing emergency vehicle access.

Closed (Executive) Session: a governmental meeting or portion closed to everyone but its members and members of its parent body for purposes specified in state law. Governmental meetings are subject to Wisconsin's 'Open Meetings Law.' See s. 19.81-19.98, *Wis. Stats.*

Cluster Development Zoning (Clustering): See definition under *Land Conservation and Management*.

Collector: a street designed to carry a moderate volume of traffic from local streets to arterial* streets or from arterial streets to arterial streets.

Combination Zones: a zone that is placed over another, now underlying zone and that adds or replaces existing requirements of the underlying zone.

Commercial District: a zoning area designated for community services, general business, interchange of services, and commercial recreation.

Common Open Space: squares, greens, parks, or green belts intended for the common use of residents.

Community Development Block Grant (CDBG): a grant program administered by the U.S. Department of Housing and Urban Development (HUD),* the state departments of Administration and Commerce, and the Wisconsin Housing and Economic Development Authority (WHEDA) that provides money for community rehabilitation and development. See s. 16.358 and 560.045, *Wis. Stats.*

Community Development Zone: Zones meeting certain requirements and designated by the state Department of Commerce for the purpose of administering tax benefits designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The Community Development Zone Program has more than \$38 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of Wisconsin's 21 community development zones. See s. 560.70, *Wis. Stats.* See also "enterprise development zone" in this category.

Community of Place: See "sense of place" in this category.

Comprehensive Plan: a county development plan or city, village, town, or regional planning commission master plan prepared under and meeting the content requirements outlined in s. 66.1001, *Wis. Stats.* Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

Concurrency Test: an analysis of public facilities' ability to accommodate a development; in other words, adequate capacity of facilities must precede or be concurrent with a development's demand.

Conditional Use: a land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.

Conditional Use Permit: a permit issued by a zoning administrator, if the applicant meets certain additional requirements, allowing a use other than a principally permitted use.

Conditional Zoning: special conditions an owner must meet in order to qualify for a change in a zoning-district designation.

Condominium: real estate and improvements where portions are designated for separate ownership and the remainder for common ownership. See s. 703.02, *Wis. Stats.*

Congestion Mitigation and Air Quality Program (CMAQ): a program under the U.S. Department of Transportation intended to fund transportation projects and programs in non-attainment and maintenance areas that reduce transportation-related emissions. [<http://www.fta.dot.gov/library/planning/enviro/cmaq.htm>]

Conservation Development Zoning: See definition under *Land Conservation and Management*.

Consolidated Metropolitan Statistical Area (CMSA): a statistical area defined by the U.S. Census; a large metropolitan statistical area with a population of one million or more that includes one or more primary metropolitan statistical areas (PMSA). *See also* “metropolitan statistical area” and “primary metropolitan statistical area” in this category.

Contested Case: a hearing similar to a court proceeding where parties have a right to review and object to evidence and cross-examine witnesses who testify.

Contiguous Properties: properties sharing a property line.

cul de sac: a circular end to a local street [*French*, “bottom of the bag”]

Dedication: the transfer of property from private to public ownership.

Deed Restriction: a limitation, which is recorded with the county register of deeds and to which subsequent owners are bound, on development, maintenance, or use of a property.

Design Guideline: an activity standard that preserves the historic or architectural character of a site or building.

Design Review/Control: an aesthetic evaluation, considering landscape design, architecture, materials, colors, lighting, and signs, of a development’s impact on a community

Design Standards: criteria requiring specific dimensional standards or construction techniques. *See also* “performance standards” in this category.

Developer: a person or company that coordinates the ownership, financing, designing, and other activities necessary for the construction of infrastructure or improvements.

Development: an artificial change to real estate, including construction, placement of structures, excavation, grading, and paving.

Development Values: the economic worth of land based upon the fair market price after residential, commercial, or industrial structures have been added.

District: *See* “zone” in this category.

Down Zoning: a change in zoning classification that permits development that is less dense, intense, or restrictive. *See also* “up zoning” in this category.

Dwelling Unit: the space in a building that comprises the living facilities for one family. *See also* “multifamily,” “single-family attached,” and “single-family detached dwelling” in this category.

Easement: written and recorded authorization by a property owner for the use of a designated part of the property by others for a specified purpose. *See also* “conservation easement” under **Land Conservation and Management**.

Economic Unit: units of land that, although they may be separated from one another physically, are considered one economically.

Eminent Domain: the right of a government unit to take private property for public use with appropriate compensation to the owner. *See* ch. 32, *Wis. Stats*.

Enabling Act: legislation authorizing a government agency to do something that was previously forbidden. *See also* “takings” in this category.

Enterprise Development Zone: zones meeting certain statutorily defined criteria and designated by the state Department of Commerce for providing tax incentives to new or expanding businesses whose projects will affect distressed areas. An enterprise development zone is “site specific,” applying to only one business, and is eligible for a maximum of \$3.0 million in tax credits. The department can designate up to 79 zones, which can each exist for up to seven years. The department is allowed to vary zone benefits to encourage projects in areas of high distress. *See* s. 560.70, *Wis. Stats*. *See also* “community development zone” in this category.

Environmental Impact Ordinance: *See* definition under **Land Conservation and Management**.

Esplanade: waterfront area intended for public use.



Ex parte Contact: communication, which is normally prohibited, with a decision maker in a quasi-judicial proceeding, which is not part of a public hearing or the official record in a matter.

Exactions: compensation, which may take the form of facilities, land, or an actual dollar amount, that a community requires from a developer as condition of the approval of a proposed development project. Exactions may be incorporated into the community’s zoning code or negotiated on a project-by-project basis; but, they must reflect the type and extent of the expected adverse impacts of the development.

Executive Session: *See* “closed session” in this category.

Extraterritorial Zoning: a local government’s authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1½ miles beyond the municipal boundary for 4th class cities and villages. *See* s. 62.23(7a), *Wis. Stats*.

Exurban Area: the area beyond a city’s suburbs.

Fee Simple Acquisition: the purchase of property via cash payment.

Fee Simple Interest in Property: absolute ownership of and with unrestricted rights of disposition to land. This describes the possession of all rights to property except those reserved to the state. See “rights” in this category.

Fiscal Impact Analysis: the projection of the costs and benefits of additional or new facilities, rentals, or remodeling of existing facilities, including data relative to increased instructional, administrative, maintenance, and energy costs and costs for new or replacement equipment.

Fiscal Impact Report: a report projecting the costs and revenues that will result from a proposed development.

Floating Zone: an unmapped zoning district that is described in ordinance and on the zoning map only when an application for development is approved.

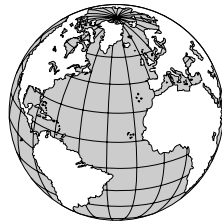
Front Lot Line: the lot line separating an interior lot from the street, or the shortest lot line of a corner lot to a street.

Gentrification: the resettlement of low and moderate-income urban neighborhoods by middle and high-income professionals.

Geographic Information System (GIS): computer technology, tools, databases, and applications that provide spatial (geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision-making, and program operations.

Geologic Review: an analysis of geologic features on a site, including hazards such as seismic hazards, surface ruptures, liquefaction, landslides, mud slides, erosion, and sedimentation.

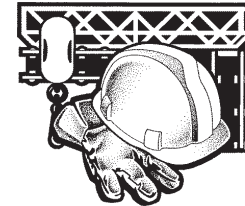
Gift Credit: a dollar or in-kind matching amount (labor, supplies, land donation, etc.) required to secure funds for a development.



Global Positioning System (GPS): a computerized tool for determining longitudinal and latitudinal coordinates through the use of multiple orbiting satellites.

Green Spaces: See “open spaces” in this category.

Hazardous Substance: any substance or combination of substances, including solid, semisolid, liquid or gaseous wastes, which may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or which may pose a substantial present or potential hazard to human health or the environment because of its quantity, concentration, or physical, chemical, or infectious characteristics. This term includes irritants, strong sensitizers, explosives, and substances that are toxic, corrosive, or flammable. See s. 292.01(5), *Wis. Stats.*



Heavy Industry: the basic processing and manufacturing of products from raw materials; or, a use engaged in the storage or manufacturing processes using flammable or explosive materials or those that potentially involve offensive conditions. See also “light industry” in this category.

Historic Area: an area designated by an authority, having buildings or places that are important because of their historical architecture or relationship to a related park or square or because those areas were developed according to a fixed plan based on cultural, historical, or architectural purposes.

Historic Preservation: the research, protection, restoration, and rehabilitation of historic properties.

Historic Property: a building, structure, object, district, area, or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology, or culture of Wisconsin, its rural and urban communities, or the nation. See s. 44.31(3), *Wis. Stats.*

Homeowner’s Association: a non-profit organization made up of property owners or residents who are then responsible for costs and upkeep of semiprivate community facilities.

Impact Fees: cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a political subdivision to offset the community’s costs resulting from a development. See s. 66.0617, *Wis. Stats.*

Impervious Surface: a ground cover such as cement, asphalt, or packed clay or rock through which water cannot penetrate; this leads to increases in the amount and velocity of runoff and corresponds to increases in soil erosion and nutrient transport.

Improvements: the actions taken to prepare land, including clearing, building infrastructure such as roads and waterlines, constructing homes or buildings, and adding amenities.

Incentive Zoning: the granting of additional development possibilities to a developer because of the developer’s provision of a public benefit.

Industrial District: a district designated as manufacturing, research and development, or industrial park.

Infill: the development of the last remaining lots in an existing developed area, the new development within an area already served by existing infrastructure and services, or the reuse of already developed, but vacant properties. See also “redevelopment” in this category.

Infrastructure: public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.

Installment Sale: a real estate transaction in which the landowner and the recipient negotiate terms for the property to be transferred over an extended period of time rather than all at once.

Intermodal Surface Transportation Efficiency Act, 1991 (ISTEA): a federal transportation act that authorized the first 23 “high priority corridors” of the total 42 authorized by the ISTEA, the National Highway System Designation Act (1995), and the Transportation Equity Act for the 21st Century. [<http://www.aaroads.com/high-priority/>]

Intelligent Transportation System (ITS): a system of technologies, including traveler information systems to inform motorists of weather and road conditions, incident management systems to help emergency crews respond more efficiently to road incidents, and commercial vehicle operations to increase freight transportation efficiency, intended to relieve state highway congestion.

Interim Zone of Influence: a procedure for the exchange of information or resolution of conflicts on certain proposed land-uses between a city or town and the county.

Interim Zone/Development Controls: See “moratorium” in this category.

Judicial Appeal: the review of a local zoning decision by the state judicial system.

Land: soil, the ground surface itself, a subdivision, a tract or parcel, a lot, an open space, or the physical elements below ground.

Land Exchange: a transaction where a public agency or nonprofit organization exchanges a land parcel for another land parcel with high conservation value.

Land-use Intensity System (LUI): a comprehensive system created in the mid-1960s by the U.S. Federal Housing Administration for determining or controlling the intensity of land development.

Land-use Inventory: a study, cataloging the types, extent, distribution, and intensity of current and future uses of land in a given area.

Land-use Plan: the element of a comprehensive plan that designates and justifies the future use or reuse of land. See s. 66.1001, *Wis. Stats.*

Landfill: a disposal facility for solid wastes. See ch. 289, *Wis. Stats.*

Large-lot Zoning: See definition under *Land Conservation and Management*.

Leapfrog Development: new development separated from existing development by substantial vacant land.

Leaseback: See “purchase/leaseback” in this category.

Level of Service (LOS): a measurement of the quantity and quality of public facilities.

Light Industry: the manufacture and distribution of finished products, including processing, fabrication, assembly, treatment, packaging, incidental storage, and sales. See also “heavy industry” in this category.

Lot: a parcel of land that is occupied or intended for occupancy, including one main building and any accessory buildings, open spaces, or parking spaces. See also “through lot” in this category.

Lot Area: the area of a horizontal plane bounded by the vertical planes through front, side, and rear lot lines.

Lot Averaging: the design of individual adjoining lots within a residential subdivision where the average lot is the minimum prescribed area for the zoning district.

Lot-by-Lot Development: a conventional development approach where each lot is treated as a separate development unit conforming to all land-use, density, and bulk requirements.

Lot Coverage: the total when an area of a lot covered by the total projected surface of all buildings, impervious surfaces, or vegetative coverage is divided by the gross area of that lot.

Lot Depth: the average horizontal distance between the front and rear lot lines.

Lot Line: the property lines at the perimeter of a lot.

Lot Width: the distance between side lot lines. This is generally measured at the front setback,* but the specific protocol varies between jurisdictions.

LULU: a locally unwanted land use. See also “NIMBY,” “NIABY,” and “NIMTOO” in this category.

Main Street Program: a comprehensive revitalization program established in 1987 to promote and support the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program is administered by the state Department of Commerce. [<http://www.commerce.state.wi.us/CD/CD-bdd.html>]

Manufactured Housing: a structure, containing within it plumbing, heating, air-conditioning, and electrical systems, that is transportable in one or more sections of certain sizes and is built on a permanent chassis, and when connected to the required utilities, is designed to be used as a dwelling with or without a permanent foundation. Such housing must comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act. See 42 USC 5401 to 5425 and ch. 409, *Wis. Stats.*

Map: a drawing or other representation that portrays the spatial distribution of the geographic, topographic, or other physical features of an area.

Metropolitan Statistical Area (MSA): a statistical area defined by the U.S. Census; a freestanding metropolitan area (i.e. an area with a minimum population of 50,000 and adjacent communities with a high degree of economic and social integration) or a Census Bureau-defined urbanized area with a population of 100,000 or greater (75,000 in New England), not closely associated with other metropolitan areas. Nonmetropolitan counties surround these areas typically. *See also* “consolidated metropolitan statistical area” and “primary metropolitan statistical area” in this category.

Mini-Lot Development: a development containing lots that do not meet the minimum size or other requirements.

Mitigation Plan: imposed development conditions intended to compensate for the adverse impacts of the development.

Mixed-Use Development: a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

Modernization: the upgrading of existing facilities to increase the input or output, update technology, or lower the unit cost of the operation.

Moratorium: *See definition under Land Conservation and Management.*

Multifamily Dwelling: a building or portion occupied by three or more families living independently of each other.

Multimodal Transportation: an integrated network of various transportation modes, including pedestrian, bicycle, automobile, mass transit, railroads, harbors, and airports.

National Environmental Policy Act (NEPA): a congressional act passed in 1969, establishing a national environmental policy. NEPA requires federal agencies to consider the environmental effects of decisions early in their decision-making processes and to inform the public of likely impacts. Environmental impact statements (EISs) are prepared consistent with this law. The act also established the Council on Environmental Quality. [<http://ceq.eh.doe.gov/nepa/regs/nepa/nepaeqia.htm>]. *See* P.L. 91-190, 42 U.S.C. 4321-4347. *See also* “environmental impact statement” under **Land Conservation and Management** and “Wisconsin Environmental Policy Act (WEPA)” in this category.

Neighborhood Plan: a plan that provides specific design or property-use regulations in a particular neighborhood or district.

Neighborhood Unit: the model for American suburban development after World War II based around the elementary school with other community facilities located at its center and arterial* streets at its perimeter.

Neotraditional Development: a land-use approach that promotes neighborhoods with a variety of housing and architectural types, a central gathering point, and interconnecting streets, alleys, and boulevards edged with greenbelts.* *See also* “New Urbanism” and “smart growth” in this category.

Net Acre: an acre of land excluding street rights-of-way* and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities.

New Urbanism: an approach to development that includes the reintegration of components such as housing, employment, retail, and public facilities into compact, pedestrian-friendly neighborhoods linked by mass transit. *See also* “Neotraditional development” and “smart growth” in this category.

NIABY: Not in anyone’s backyard. *See also* “LULU,” “NIMBY,” and “NIMTOO” in this category.

NIMBY: Not in my backyard. *See also* “LULU,” “NIABY,” and “NIMTOO” in this category.

NIMTOO: Not in my term of office. *See also* “LULU,” “NIMBY,” and “NIABY” in this category.

Nonconforming Activity: an activity that is not permitted under the zoning regulations or does not conform to off-street parking, loading requirements, or performance standards.

Nonconforming Building: any building that does not meet the limitations on building size or location on a lot for its use and district.

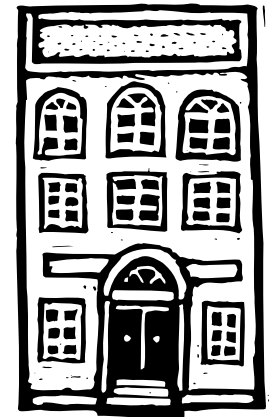
Nonconforming by Dimension: a building, structure, or parcel of land that is not compliant with the dimensional regulations of the zoning code.

Nonconforming Lot: a use or activity which lawfully existed prior to the adoption, revision, or amendment of an ordinance but that fails to conform to the current ordinance.

Nonconforming Use: a use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.

Noncontributing Building:

a building or structure that does not add to the historic architecture or association or cultural values of the area.

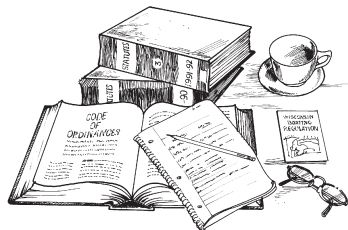


North American Industry Classification System (NAICS): a classification system developed by the United States, Canada, and Mexico to provide comparable industrial production statistics collected and published in the three countries. The NAICS replaces the Standard Industrial Classification (SIC) system and provides for increased comparability with the International Standard Industrial Classification (ISIC) system developed and maintained by the United Nations. *See also* “Standard Industrial Classification (SIC)” in this category.

Office Park: a large tract that has been planned and developed as an integrated facility for a number of separate office buildings and that considers circulation, parking, utilities, and compatibility.

Open Session: a meeting that is in accordance with Wisconsin’s ‘Open Meetings Law.’ *See s. 19.85-19.98, Wis. Stats.*

Open (Green) Spaces: a substantially undeveloped area, usually including environmental features such as water areas or recreational facilities. *See also* “common open spaces” in this category.



Ordinance: a local law; a legislative enactment of a local governing body.

Orthophoto Quad: an aerial photograph that has been adjusted, via the correcting of distortions and inaccuracies due to plane tilt, elevation differences, or the curvature of the earth’s surface, to reflect as accurately as possible the actual topography of the earth’s surface.

Overlay Zone: *See definition in Land Conservation and Management.*

Parcel: *See “lot” in this category.*

Purchase of Development Rights (PDR): *See definition under Land Conservation and Management.*

Pedestrian Friendly: a development that is primarily accessible to pedestrians rather than automobiles and with an emphasis on street sidewalks rather than parking.

Performance Standards: general criteria established to limit the impact of land uses or development. *See also* “design standards” in this category.

Pervious Surface: a ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.

Planned Unit Development Zoning: *See definition under Land Conservation and Management.*

Planning Commission: an appointed local government commission authorized to make and adopt a master plan, consistent with s. 66.1001, *Wis. Stats.*, for the physical development of the city. *See s. 62.23, Wis. Stats.*

Plat: a map of a lot, parcel, subdivision, or development area where the lines of each land division are shown by accurate distances and bearings.

Point System: numerical values assigned to a development’s impacts on a community’s resources.

Political Subdivision: a city, village, town, county, sanitary district, school district, inland lake protection and rehabilitation district, or other special purpose unit of government.

Pre-acquisition: a technique where one organization (usually a private land trust) purchases a property and holds it until another organization (usually a government agency) can allocate the funds to purchase it.

Preservation: leaving a resource undisturbed and free from harm or damage. While ‘preservation’ is often used interchangeably with ‘conservation,’ the latter entails a connotation of prudent resource use.

Primary Metropolitan Statistical Area (PMSA): a statistical area defined by the U.S. Census; an area within a consolidated metropolitan statistical area consisting of a large urbanized county or cluster of counties that demonstrates very strong internal economic and social links, in addition to close ties to other portions of the larger area. *See also* “metropolitan statistical area” and “consolidated metropolitan statistical area” in this category.

Prime Agricultural Land: land determined by local governments to be important for sustaining agricultural operations and that are often protected from conversion to other uses. *See ch. 91, Wis. Stats.*

Prime Farmland: farmland classified by the Natural Resources Conservation Service as best for the crop production of row, forage, or fiber because of level topography, drainage, moisture supply, soil texture and depth, and susceptibility to erosion and runoff. Ideally, prime farmland allows least cost to both the farmer and the natural resources. *See ch. 91, Wis. Stats.*

Principal Building: the building, including all parts connected, where the primary use of the lot is conducted.

Private Road: a way open to traffic, excluding driveways, established as a separate tract for the benefit of adjacent properties.

Privately Owned Waste-Treatment Systems (POWTS): sewage treatment and disposal systems, which are also called on-site sanitary systems, that are not connected to sewer lines or wastewater treatment plants.

Public Dedication: reserving land in a subdivision for public use such as a school or park.

Public Road: public property dedicated and reserved for street traffic.

Planned Unit Development Zoning: *See definition in Land Conservation and Management.*

Purchase/Leaseback: an arrangement where a community purchases a natural area and then either leases it back with special lease restrictions or sells it back with deed restrictions designed to protect the natural features of the property.

Quasi-Judicial Decisions: “resembling a court;” quasi-judicial decision making must follow rules of due process and is midway between legislative and administrative functions. Examples of quasi-judicial decisions include variances, appeals, and conditional-use permits.

Quasi-Public Use/Facility: a use conducted or a facility owned or operated by a nonprofit or religious institution that provides public services.

Rear-lot Line: a lot line, opposite the front lot line, that generally does not abut a public roadway.

Redevelopment: any proposed replacement of existing development. *See also “infill” in this category.*

Redevelopment Authority: an authority, known as the “redevelopment authority of the city of [city name],” created in every city with a blighted area. This authority, together with all the necessary or incidental powers, is created to carry out blight elimination, slum clearance, and urban renewal programs and projects as set forth in Wisconsin Statutes. *See s. 66.1333(3)(a) 1, Wis. Stats.*

Reforestation: the planting or replanting of forest plants.

Regional Plan: a plan that covers multiple jurisdictions, often within the administrative area of a regional planning commission, and that can be prepared jointly by cooperating municipalities, regional planning commissions, state agencies, or other entities.

Regional Plan Commission (RPC): a body of individuals that advises local governments and officials within its region on land-use planning. There are nine Wisconsin RPCs; and, even though Wisconsin law enables the formation of RPCs, no county, city, or village is mandated to participate in their formation or advisories. *See s. 66.0309(2)(a), Wis. Stats.*

Requests for Proposals (RFP): a document describing a project or services and soliciting bids for a consultant’s or contractor’s performance

Requests for Qualifications (RFQ): a document describing the general projects, services, and related qualifications of bidding consultants or contractors.

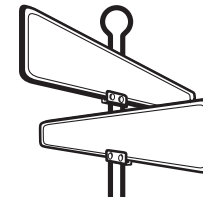
Reservation of Site: *See “public dedication” in this category.*

Reserved Life Estate: an arrangement where a landowner sells or donates property to another party (for example, a conservation organization) while retaining the right to lifetime use.

Rezoning: an amendment to a zoning map or zoning ordinance that changes the zoning-district designation and use or development standards.

Right of First Refusal: an agreement between a landowner and another party (for example, a land trust) that gives the other party a chance to match any third-party offer to purchase lands.

Right of Way (ROW): a strip of land occupied by or intended to be occupied by a street, crosswalk, walkway, utility line, or other access.



Rights (The Bundle of Rights Concept of Property): government and private owners each hold portions of the bundle of rights in real property. Owner property rights include:

- *Right to Use:* the right to improve, harvest, cultivate, cross over, or not to use.
- *Right to Lease:* the right to lease for cash or the right to hold a cash, including a share lease or third or fourth lease, a crop share lease, a one year lease, or a perpetual lease.
- *Right of Disposition:* the right to sell, to bequeath, to mortgage, or to establish trusts on all or part of a property.

Government property rights include:

- *Eminent domain:* the right to purchase land for public use
- *Escheat:* the right for the succession in title where there is no known heir
- *Regulation*
- *Taxation*

Riparian Areas: the shore area adjacent to a body of water.

Roadway Setback: the required or existing minimum distance between a public roadway (measured from the centerline or edge of right-of-way) and the nearest point on a structure.

Scenic Corridor: a linear landscape feature that is visually attractive (for example, stream corridors or blufflines).

Seasonal Dwelling: a dwelling not used for permanent residence or not occupied for more than a certain number of days per year. The standard varies between jurisdictions.

Secondary Dwelling Unit: an additional dwelling unit in a freestanding building or above a residential garage and located within or on the same lot as the principal dwelling unit.

Sense of Place: the constructed and natural landmarks and social and economic surroundings that cause someone to identify with a particular place or community.

Set Back: the minimum distance a building, structure, or activity can be separated from a designated feature such as a waterway or bluffline.

Side Lot Line: a lot line that is neither a front lot line* nor a rear lot line.*

Single-family Attached Dwelling: one of two or more residential buildings having a common wall separating dwelling units.



Single-family Detached Dwelling: a residential building containing not more than one dwelling unit surrounded by open space.

Sign: any device that is sufficiently visible to persons not located on the lot that communicates information to them.

Site Plan: a scaled plan, which accurately and completely shows the site boundaries, dimensions and locations of all buildings and structures, uses, and principal site development features, proposed for a specific lot.

Smart Growth: an approach to land-use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. In developing areas, the approach is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart-growth approaches preserve open space and other environmental amenities. The term is also used to refer to Wisconsin's comprehensive planning law. *See s. 66.1001, Wis. Stats. See also "New Urbanism" and "Neotraditional development" in this category.*

Special District/Special Purpose Unit of Government: a government entity that is responsible for performing specific tasks and oversight essential to a community's or region's well being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities.

Special Exception: *See "conditional use" in this category.*

Spot Zoning: a change in the zoning code or area maps that is applicable to no more than a few parcels and generally regarded as undesirable or illegal because it violates equal treatment and sound planning principles.

Stand: a number of plants growing in a continuous area. Examples include 'a stand of hardwood' or 'a stand of timber.'

Standard Industrial Classification/Standard Industrial Code (SIC): an industry classification system to facilitate the collection, tabulation, presentation, and analysis of data relating to establishments and to ensure that data about the U.S. economy published by U.S. statistical agencies are uniform and comparable. *See also "North American Industry Classification System (NAICS)" in this category.*

Story: a space in a building between the surface of any floor and the surface of the next above floor or roof.

Subdivision: the description (usually by survey) and recording of separate land parcels or lots.

Summary Abatement: a legal action taken to suppress the continuation of an offensive land use. *See also "tax abatement" in this category.*

Takings: government actions that violate the Fifth Amendment to the U.S. Constitution, which reads in part, "nor shall private property be taken for public use, without just compensation." Such actions include regulations that have the effect of "taking" property. The Supreme Court has established four clear rules that identify situations that amount to a taking and one clear rule that defines situations that do not. The court has found "takings" in the following circumstances:

- where a landowner has been denied "all economically viable use" of the land;
- where a regulation forced a landowner to allow someone else to enter onto the property;
- where the regulation imposes burdens or costs on a landowner that do not bear a "reasonable relationship" to the impacts of the project on the community; and
- where government can equally accomplish a valid public purpose through regulation or through a requirement of dedicating property, government should use the less intrusive regulation, for example, prohibiting development in a floodplain property.

The Supreme Court has also said that where a regulation is intended merely to prevent a nuisance, it should *not* be considered a taking.

Tax Abatement: a release of a certain tax liability for a specific period of time and under certain circumstances. *See also* “summary abatement” in this category.

Tax Increment: additional tax revenue resulting from a property-value increase; the amount obtained by multiplying the total of all property taxes levied on all taxable property within a tax-incremental district in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year’s equalized value of all taxable property in the district. In any year, a tax increment is “positive” if the value increment is positive and “negative” if the value increment is negative. *See* s. 66.1105, *Wis. Stats.*

Tax Increment Financing (TIF): a local governmental financing of private-sector redevelopment, anticipating the additional revenues of the tax increment.* *See* s. 66.1105, *Wis. Stats.*

Transfer of Development Rights (TDR): *See definition under Land Conservation and Management.*

Tract: an indefinite stretch or bounded piece of land; in subdivisions, a tract is often divided into individual lots.

Traditional Neighborhood: a compact, mixed-use neighborhood where residential, commercial, and civic buildings are within a close proximity. *See also* “Neotraditional development” and “New Urbanism” in this category.



Traffic Calming: the process of increasing pedestrian safety via decreasing automobile speed and volume.

Traffic Impact Analysis: an analysis of the impacts of traffic generated by a development.

Traffic Impact Mitigation Measure: an improvement by a developer intended to reduce the traffic impact created by a development.

Transit-Oriented Development (TOD): moderate or high-density housing concentrated in mixed-use developments* that encourages the use of public transportation.

Transitional Use: a permitted use or structure that inherently acts as a transition or buffer between two or more incompatible uses.

Underlying Zoning District: a term referring to a zoning district when it is affected by an overly district.*

Undevelopable: an area that cannot be developed due to topographic or geologic soil conditions.

Unified Development Code: the combining of development regulations into a single zoning code.

Universal Transverse Mercator Grid (UTM): a civilian grid system, which uses only numbers and can be handled by digital mapping software and Geographic Information Systems.* [cartes.nrcan.gc.ca/maps101/grid_ref.html]

Unnecessary Hardship: a unique and extreme inability to conform to zoning ordinance provisions due to physical factors; and, one of three tests a property must meet in order to qualify for a zoning variance.*

Up Zoning: changing the zoning designation of an area to allow higher densities or less restrictive use. *See also* “down zoning” in this category.

Urban Area: the area within a municipal boundary that is serviced by infrastructure; an intensively developed area with a relatively large or dense population.

Urban Growth Area: an area designated for urban development and usually designed to protect open space or resources beyond its boundaries.

Urban Growth Boundary: the perimeter of an urban growth area.*

Urban Sprawl: low-density, automobile-dependent, and land-consumptive outward growth of a city; the spread of urban congestion and development into suburban and rural areas adjoining urban areas.

Utility Facilities: any above ground structures or facilities used for production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals.

Variance: a relaxation of dimensional standards by a local zoning board in compliance with statutory criteria. *See* s. 59.99(7), *Wis. Stats.*

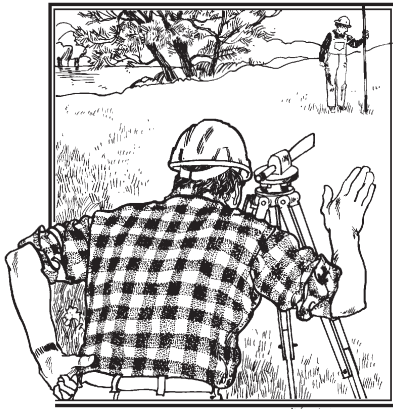
Vehicle Miles Traveled (VMT): a measure of automobile and roadway use.

Wisconsin Administrative Code (Wis. Admin. Code): a component of state law that is a compilation of the rules made by state agencies having rule-making authority. These rules provide the detailed provisions necessary to implement the general policies of specific state statutes

Wisconsin Environmental Policy Act (WEPA): a state law establishing a state environmental policy. WEPA requires state agencies to consider the environmental effects of decisions early in their decision-making processes and to inform the public of likely impacts and alternatives that were considered. Environmental impact statements (EISs) are prepared consistent with this law. *See also* “environmental impact statement” under **Land Conservation and Management** and “National Environmental Policy Act (NEPA)” in this category. *See* NR 150, *Wis. Admin. Code*, and s. 1.11, *Wis. Stats.*

Zero Lot Line: the location of a building in such a manner that one or more of its sides rests directly on its lot line.

Zone: an area designated by an ordinance where specified uses are permitted and development standards are required.



Zoning Inspector: an appointed position to administer and enforce zoning regulations and related ordinances.

Zoning Permit: a permit issued by the land-use or zoning administrator authorizing the recipient to use property in accordance with zoning-code requirements.

Land Conservation and Management

Adaptive Reuse: the conversion of obsolescent or historic buildings from their original or most recent use to a new use.

Agricultural Conservation Easement: conservation easements that restrict specifically farmland from development or specified farming practices and give farmers income, property, and estate tax reductions.



Agricultural Protection Zoning: a method for protecting agricultural land use by stipulating minimum lot sizes or limitations on non-farm use.

Aquifer: a geologic formation, usually comprised of saturated sands, gravel, and cavernous and vesicular rock, that carries water in sufficient quantity for drinking and other uses.

Aquifer Recharge Area: the surface area through which precipitation passes to replenish subsurface water bearing strata of permeable rock, gravel, or sand.

Aquatic and Terrestrial Resources Inventory (ATRI): a public and private partnership to gather, link, and make available data used for decisions affecting Wisconsin's landscape; a systematic and comprehensive information management system developed by the Wisconsin DNR to improve environmental and resource management decisions.

Bargain Sale: the sale of land (to a conservation organization, for example) at less than market value.

Berm: A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.

Best Management Practices (BMPs): the conservation measures and management practices intended to lessen or avoid a development's impact on surrounding land and water.

Brownfields: lands contaminated by spills or leaks and that are perceived to be unsuitable for future development due to its hazardous nature or owner liability concerns.

Capital Improvement Programming/Capital Improvement Planning: the scheduling of budgetary expenditures for infrastructure to guide and pace development.

Cluster Development Zoning

(Clustering): concentrating the total allowable dwelling units on a tract of land into higher densities on a smaller portion of the tract, leaving the remaining land as open space. For example, in a five-acre minimum lot zoned area, 10 units would be constructed on 50 acres; however, 10 units could also be 'clustered' on 20 acres (allowing minimum two-acre lots), leaving the remaining 30 acres as common open space.*

Concurrency Management

System: the process used to determine that needed public services are concurrent with a development's impacts.

Conservation Areas: environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.

Conservation Development

Zoning: a type of cluster development zoning* that emphasizes a planned unit development* for preserving open space, wetlands, natural landscaping, floodplains, or other prioritized resources as well as for preventing stormwater runoff.

Conservation Easement: a recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features. See s. 700.40, Wis. Stats.

Conservation Reserve Program: a federal Department of Agriculture program that pays farmers to convert 'erodible' cropland into vegetative cover.

Cooperative Agreement: an agreement between two or more organizations to share in the financing or managing of a property, providing of services, or some other joint venture.

Ecological Impact: a change in the natural environment that could disrupt wildlife habitat or vegetation, or that could cause air, water, noise, or soil pollution.



Environmental Corridors: linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.

Environmental Impact

Ordinance: a local legislative act requiring an assessment of the potential harmful environmental effects of a pending development so that steps to prevent damage can be taken.

Environmental Impact Report

(EIR): a report that assesses an area's environmental characteristics and then determines the impact that a proposed development will have.

Environmental Impact Statement

(EIS): a statement prepared under the National Environmental Policy Act (NEPA) or Wisconsin Environmental Policy Act (WEPA) predicting the impacts a proposed government action is likely to have on the environment and describing the affected environment and the alternative actions considered. See s. 1.11, Wis. Stats., P.L. 91-190, 42 USC 4331, NR 150, Wis. Admin. Code.

Environmental Nodes: discrete, inherently non-linear areas of natural resources that are sometimes isolated from areas with similar resource features. Planning objectives often include linking environmental nodes.

Environmentally Sensitive Areas: areas such as wetlands, steep slopes,* waterways, underground water recharge areas,* shores, and natural plant and animal habitats that are easily disturbed by development.

Estate Management Strategies:

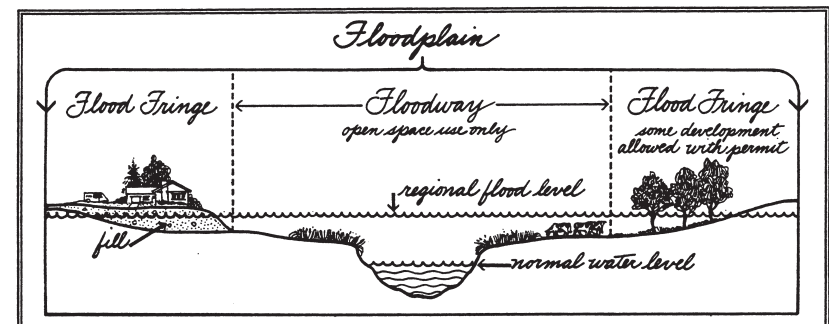
strategies enacted during a landowner's lifetime or upon her death to help preserve family lands and farms.

Floodplains: land that has been or may be covered by flood water during a 'regional flood' as is defined in NR 116, Wis. Adm. Code. The floodplain includes the floodway and floodfringe, and is commonly referred to as the 100-year floodplain.

■ **Floodfringe:** that portion outside of the floodway covered by water during a regional flood. This term is generally associated with standing water, but may under local floodplain zoning ordinances, be developed for specified purposes if development is protected from flooding.

■ **Floodway:** the channel of a river or stream and those portions of the floodplain adjoining the channel required to discharge a regional flood. This term is generally associated with flowing water and is required by local floodplain zoning ordinances to remain undeveloped and free of obstructions.

See also "base flood" under **General Planning and Zoning**.



Forest Crop Law: a program enacted in 1927 that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to make an acreage share payment or a state contribution. Under the program, land is taxed at a constant annual rate while its timber is taxed after harvest. Entries into the FCL closed as of 1 January 1986 with enactment of the Managed Forest Law.* Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law,* and Managed Forest Law. *See* ch. 70, *Wis. Stats.*

Growth Management: the pacing of the rate or controlling of the location of development via law enactment to manage a community's growth.

Highly Erodible Soils: soils highly susceptible to erosion as determined by an equation that considers soil type, slope, and amount of rainfall but does not consider current land management or vegetative cover. These soils are often identified in county soil survey books.

Historic Property: any structure or site that is significant to the history, prehistory, or culture of the communities of Wisconsin or the nation. *See* s. 13.48(1m)(a), *Wis. Stats.*

Land Banking: the obtaining, holding, and subsequent release of lands by a local government for controlled development or conservation.

Land Trust: a private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.

Large-Lot Zoning: a requirement that each new house be constructed on a minimum number of acres (generally, five or more acres). Developments that feature large-lot zoning may include the dispersal of some impacts, less efficient infrastructure, and greater areas of land use.

Limited Development: the development of one portion of a property to finance the protection of another portion.

Managed Forest Law: a law enacted in 1985, replacing the Forest Crop Law* and Woodland Tax Law,* that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to pay an annual acreage payment, a state contribution, a yield tax, or a withdrawal penalty. Landowners have the option to choose a 25 or 50 year contract period. Enrollment is open to all private landowners owning ten or more acres of woodlands. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law (FCL), Woodland Tax Law (WTL), and Managed Forest Law (MFL). *See* ch. 70, *Wis. Stats.*

Mitigation: the process of compensating for the damages or adverse impacts of a development.

Moratorium: a temporary development freeze or restriction pending the adoption or revision of related public policies or provisions of public infrastructures or services.

National Register of Historic Places in Wisconsin: places in Wisconsin that are listed on the national register of historic places maintained by the U.S. Department of the Interior, National Park Service.

Outright Donation: the donation of land to a unit of government or a qualified charitable land conservation management organization.

Outright purchase: the acquisition of land for the benefit of the public.

Overlay Zone: an additional land-use or zoning requirement that modifies the basic requirements of the underlying designation.

Planned Unit Development: land under unified control to be developed in a single development or a programmed series of phases. A planned development includes the provisions, operations, maintenance, facilities, and improvements that will be for the common use of the development districts, but which will not be maintained at general public expense.

Preservation: *See definition under General Planning and Zoning.*

Purchase of Development Rights (PDR): a public or private government initiative that acquires the development rights of property to limit development and protect natural features or open space. *See also "rights" under General Planning and Zoning and "transfer of development rights" in this category.*

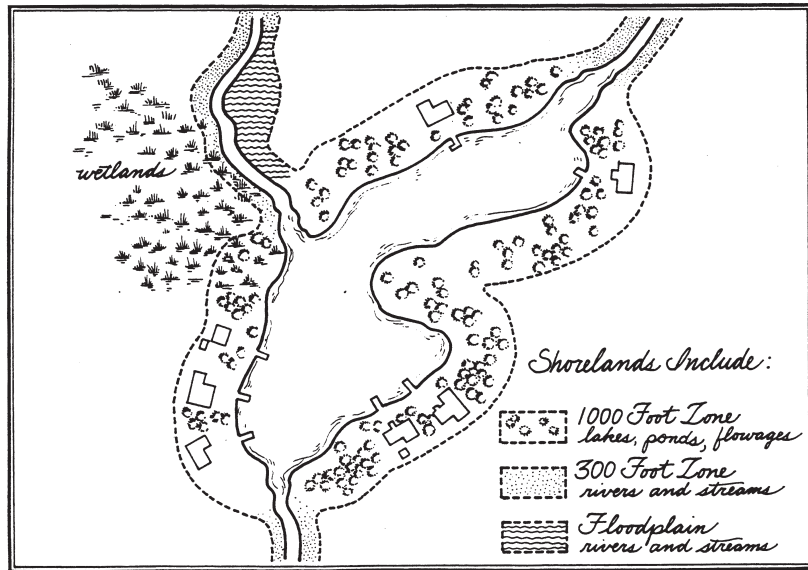
Quarter, Quarter Zoning: a development standard that limits non-farm development to one house per 40 acres ($\frac{1}{4}$ of $\frac{1}{4}$ of the original 640-acre section).

Revolving Fund: a conservation fund, replenished through donations or selling of the land to another conservation organization or a government agency, used to purchase land or easements.

Scenic Easement: an easement* intended to limit development in order to preserve a view or scenic* area.

Shoreland: a state mandated water resource protection district that Wisconsin counties must adopt. Shorelands include lands adjacent to navigable waters 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 floodplain of a river or stream,





Shoreland-Wetland: shorelands that are designated as wetlands on Wisconsin Wetlands Inventory maps. See s. , *Wis. Stats.*

Shoreline Stabilization: the placement of structural revetments or landscaping practices to prevent or control shoreline erosion.

Sliding Scale Zoning: a ratio of dwelling units to land acreage that concentrates development on smaller lots by increasing the minimum lot size for houses built on larger parcels.

Special Designation: the protection of scenic river corridors and other valuable resources through state or federal means such as recognition, acquisition, or technical assistance.

Statewide Comprehensive Outdoor Recreation Plan (SCORP): a plan that aims to offer a research base and overall guidance for all providers of Wisconsin's outdoor recreation, including federal, state, county, city, village, and town governments, resorts and other businesses, and a variety of other public and private organizations. Ideally, SCORP is used in conjunction with other planning documents such as property master plans, community park and open space plans, the State Trails Strategic Plan, six-year development plans, and county and regional planning commission plans.

Stewardship Program: a state bonding program established by the Wisconsin Legislature in 1989 and re-authorized in 1999 that provides funds to protect environmentally sensitive areas and to maintain and to increase recreational opportunities across the state.

Stormwater Detention/Stormwater Retention: the storage of stormwater runoff.

Stormwater Management: the reduction of the quantity of runoff, which affects flooding, or of pollutants generated at a development site and carried in stormwater.

Sustainability: long-term management of ecosystems intended to meet the needs of present human populations without compromising resource availability for future generations.

Sustainable Development: development that meets the needs of the present generation without compromising the needs of future generations.

Transfer of Development Rights: a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement. See also "rights" under **General Planning and Zoning** and "purchase of development rights" in this category.

TRANSLINKS 21: a statewide transportation system plan prepared by the Wisconsin Department of Transportation in response to federal and state laws.

Transportation Demand Management (TDM): a strategy that alleviates roadway stress by reducing vehicle density via the increasing of passengers per vehicle.

Transportation enhancements (ISTEA & TEA-21): funds contributed by the federal highway transportation program to enhance cultural, aesthetic, and environmental aspects of local transportation and transit systems.

Urban Forest: all trees and associated vegetation in and around a city, village, or concentrated development.

Watershed: the area where precipitation drains to a single body of water such as a river, wetland, or lake.

Wellhead Protection: a plan to determine the water collecting area for a public well, identify the pollution sources within that area, and detect, prevent, and remedy potential contamination to the collecting area.

Wetlands Inventory Map: a map of wetlands classified according to their vegetation, hydrology, and types of human influence, developed by the Wisconsin Department of Natural Resources, used to identify wetlands for protection.



Wetlands Reserve Program: a federal program with state partnering to restore the functions and values of wetlands and to preserve riparian areas* through conservation easements and wetland reconstruction.

Wildlife Habitat Incentives Program: a program that awards landowners federal cost-sharing funds after the installation of improvements to wildlife or fishery habitat.

Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND): a partnership between government agencies, private companies, and non-profit groups to collect, analyze, and distribute landscape information.

Wisconsin Register of Historic Places: a listing of districts, sites, buildings, structures, and objects that are significant in national, state, or local history, architecture, archaeology, engineering and culture. The Wisconsin register of Historic Places is maintained by the Wisconsin State Historical Society. See s. 44.36, *Wis. Stats.*

Woodland Tax Law: a law enacted in 1954 that extended land eligibility of the Forest Crop Law* to owners of small forest parcels. Entries into the WTL closed as of 1 January 1986 with enactment of the Managed Forest Law.* Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. See ch. 70, *Wis. Stats.*

Municipal Governments

Annexation: the process of incorporating an area of land in a township into a municipality. See ch. 66, subch. II, *Wis. Stats.*

City: an incorporated municipality. Cities are divided into the four following classes for administration and the exercise of corporate powers:

- a) Cities of 150,000 population and over—1st class cities
- b) Cities of 39,000 and less than 150,000 population—2nd class cities.
- c) Cities of 10,000 and less than 39,000 population—3rd class cities.
- d) Cities of less than 10,000 population—4th class cities.

See ch. 62, *Wis. Stats.*

Cooperative Agreement: See definition under **Land Conservation and Management**. Also see ss. 66.0307, 150.84, and 299.80, *Wis. Stats.*, for specific examples of authorized agreements.

County: a political subdivision of the state. Counties are delineated in ch. 2, *Wis. Stats.* Wisconsin has 72 counties. See ch. 59, *Wis. Stats.*

Detachment: the transposition of land from a municipality back into a township. See s. 66.0227, *Wis. Stats.*

District: a part, zone, or geographic area within the municipality where certain zoning or development regulations apply.

Eminent Domain: See definition under **General Planning and Zoning**.

Hamlet: a predominantly rural, residential settlement that compactly accommodates development.

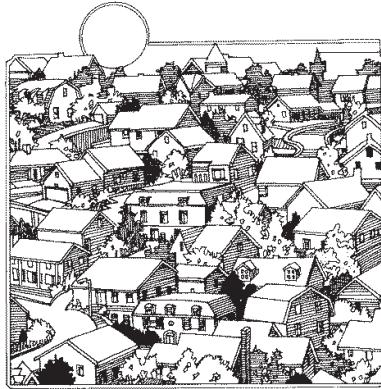
Hamlet Lot: a small residential lot in a contiguous group with adjacent and fronting lots oriented toward each other in some ordered geometric way and forming a boundary with the surrounding countryside.

Home Rule: constitutional provisions in some states that give local units of government substantial autonomy. Wisconsin is a “strong” home rule state.

Incorporation: orderly and uniform development of territory from town to incorporated status. See ch. 66, subch. II, *Wis. Stats.*

Municipality: a city, village, town, or other unit of local government. The application of this term varies and it often has specific legal meanings.

Political Subdivision: See definition under **General Planning and Zoning**.



Town: the political unit of government; a body corporate and politic, with those powers granted by law. *See* ch. 60, *Wis. Stats.*

Township: all land areas in a county not incorporated into municipalities (cities and villages).

Village: an incorporated area with a population under 5,000. *See* ch. 61, *Wis. Stats.*

Agencies and Organizations

1000 Friends of Wisconsin: a statewide, non-profit, non-partisan organization that educates citizens and policy makers about the benefits of responsible land use and advocates for healthy urban and rural communities via statewide economic, cultural, and natural resource protection. [<http://www.1000friendsofwisconsin.com/>]. *See also "The Land-Use Institute" in this category.*

American Association of State Highway & Transportation Officials (AASHTO): a non-profit, non-partisan professional association, whose primary goal is to foster the development, operation, and maintenance of an integrated national transportation system including all modes (air, highway, public, rail, and water). [<http://www.transportation.org/aashto/organization.nsf/homepage>]

American Farmland Trust (AFT): a private, non-profit organization founded in 1980 to protect our nation's farmland by working to stop the loss of productive farmland and promote farming practices that lead to a healthy environment. [<http://www.farmland.org>]

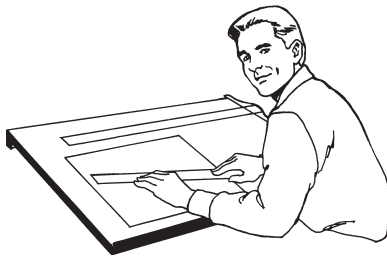
American Institute of Certified Planners (AICP): an organization together with the American Planning Association, which aims to advance the art and science of planning and to foster the activity of planning – physical, economic, and social – at the local, regional, state, and national levels. [<http://www.planning.org>]

American Law Institute (ALI): a national non-profit provider of continuing professional legal education for lawyers. [<http://www.ali-aba.org>]

American Planning Association (APA): a professional association organized to advance the art and science of planning and to foster the activity of planning – physical, economic, and social – at the local, regional, state, and national levels. The objective of the Association is to encourage planning that will contribute to public well-being by developing communities and environments that meet the needs of people and society more effectively. [<http://www.planning.org>]

American Public Transportation Association (APTA): formerly the *American Public Transit Association*; a national association that represents the transit industry. APTA members include bus, rapid transit, and commuter rail systems, and the organizations responsible for planning, designing, constructing, financing, and operating transit systems. Private businesses that supply products and services to the transit industry, metropolitan planning organizations, state departments of transportation, academic institutions, and trade publications are also members of the organization. Over ninety percent of passengers using transit in the U.S. and Canada are carried by APTA members. [<http://www.apta.com>]

American Public Works Association (APWA): an international educational and professional association of public agencies, private sector companies, and individuals concerned with public works, goods, and services. The APWA provides a forum for public works professionals to exchange ideas, improve professional competency, increase the performance of their agencies and companies, and bring important public works-related topics to public attention in local, state, and federal arenas. [<http://www.apwa.net>]



American Society of Civil Engineers (ASCE): a professional society founded in 1852 that represents more than 123,000 members of the civil engineering profession worldwide; America's oldest national engineering society. [<http://www.asce.org>]

American Society of Agronomy (ASA): an organization founded in 1907 that is dedicated to the development of agriculture enabled by science, in harmony with environmental and human values. The Society supports scientific, educational, and professional activities that enhance communication and technology transfer among agronomists and those in related disciplines on topics of local, regional, national, and international significance. [<http://www.agronomy.org>]

Associated Builders and Contractors of Wisconsin, Inc. (ABC-WI): the state chapter of a national trade association for the construction industry that actively promotes the merit shop form of construction. [<http://www.abcw.org>]

Association of American Geographers (AAG): a scholarly, nonprofit organization founded in Philadelphia in 1904, which advances professional studies in geography and encourages the application of geographic research in education, government, and business. [<http://www.aag.org>]

Association of Consulting Foresters of America, Inc. (ACF): an organization founded in 1948 to advance the professionalism, ethics, and interests of professional foresters whose primary work was consulting to the public. [<http://www.acf-foresters.com>]

Bureau of Land Management (BLM): an agency within the U.S. Department of the Interior,* which administers 264 million acres of America's public lands located primarily in 12 Western states. The BLM is charged with sustaining the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations. [<http://www.blm.gov/nhp/index.htm>]

Burial Sites Preservation Board: a board attached to the Wisconsin State Historical Society under s. 15.03, *Wis. Stats.*, consisting of the state archaeologist, the director of the Historical Society if the director is not serving as the state historic preservation officer, the state historic preservation officer, or his formally appointed designee, three professional members selected from a list submitted by the Wisconsin archaeological survey, and three members of federally recognized Indian tribes or bands located in Wisconsin. *See* s. 15.705(1), *Wis. Stats.*

Community Development Corporation (CDC): a quasi-public, nonprofit corporation that performs certain public services.

Community Redevelopment Authority (CRA): a local agency that redesigns, redevelops, and ultimately rehabilitates a specified community area.

Department of Agriculture, Trade, and Consumer Protection (DATCP): a state department responsible for promoting Wisconsin's economy while also protecting its citizens. [<http://www.datcp.state.wi.us/>]

Department of Agriculture (DOA): *See also "Department of Agriculture, Trade, and Consumer Protection (DATCP)" and "U.S. Department of Agriculture" in this category.*

Department of Transportation (DOT): the state department responsible, through long-term planning, a number of specific studies, and the exploration of new transportation technologies, for Wisconsin's transportation systems. [<http://www.dot.state.wi.us>]

Environmental Protection Agency (EPA): a federal agency whose mission it is to protect human health and to safeguard the natural environment – air, water, and land – upon which life depends. [<http://www.epa.gov>]

Farm Service Agency (FSA): *formerly Farmers Home Administration;* a federal agency devoted to improving the economic stability of agriculture by providing services to rural Americans by administering a myriad of programs, including farm loans, farm programs, food aid, and conservation incentives.

Farmers Home Administration (FMHA): *See Farm Service Agency (FSA) in this category.*

Federal Aviation Administration (FAA): an independent federal agency that focuses on improving the safety, security, and system efficiency of U.S. air travel. [<http://www.faa.gov>]

Federal Communications Commission (FCC): an independent federal agency that is directly responsible to Congress, was established by the Communications Act of 1934, and is charged with regulating interstate and international communications by radio, television, wire, satellite, and cable. [<http://www.fcc.gov>]

Federal Emergency Management Agency (FEMA): an independent federal agency that provides advise on building codes and flood plain management, teaches people how to get through a disaster, helps equip local and state emergency preparedness, coordinates the federal response to a disaster, makes disaster assistance available to states, communities, businesses and individuals, trains emergency managers, supports the nation's fire service, and administers the national flood and crime insurance programs. [<http://www.fema.gov>]

Federal Geographic Data Committee (FGDC): a committee of federal agency staff that coordinates the development of the National Spatial Data Infrastructure, which encompasses policies, standards, and procedures for organizations to cooperatively produce and share geographic data. [<http://fgdc.er.usgs.gov>]

Federal Housing Administration (FHA): *see* "U.S. Department of Housing and Urban Development (HUD)" in this category.

Federal Highway Administration (FHWA): a part of the U.S. Department of Transportation that directly administers a number of highway transportation activities, including standards development, research and technology, training, technical assistance, highway access to federally owned lands and Indian lands, and commercial vehicle safety enforcement. [<http://www.fhwa.dot.gov>]

Gathering Waters Conservancy (GWC): a statewide, non-profit organization that promotes better public understanding and support for land trusts and encourages public policies that strengthen Wisconsin's land and water conservation efforts. [<http://www.gatheringwaters.org>]

Historic Preservation Review Board: a board attached to the Wisconsin State Historical Society under s. 15.03, *Wis. Stats.*, consisting of 15 members appointed for staggered 3-year terms. At least 9 members must be persons with professional qualifications in the fields of architecture, archaeology, art history, or history and up to 6 members may be persons qualified in related fields including, but not limited to, landscape architecture, urban and regional planning, law, or real estate. *See* s. 15.705(2), *Wis. Stats.*

Institute of Transportation Engineers (ITE): one of five standards development organizations designated by the U.S. Department of Transportation* to develop Intelligent Transport Systems (ITS)* standards under a cooperative agreement with the U.S. Department of Transportation.* [<http://www.ite.org>]

International City/County Managers Association (ICMA): an international professional and educational organization representing appointed managers and administrators in local governments throughout the world. [<http://www.icma.org/go.cfm>]

Land-Use Institute: a statewide, non-profit, non-partisan organization that educates citizens and policy makers about the benefits of responsible land use. *See also* "1000 Friends of Wisconsin" in this category.

League of Wisconsin Municipalities: a non-profit association of municipalities established in 1898 to act as an information clearinghouse, lobbying organization, and legal resource for Wisconsin municipalities. [<http://www.lwm-info.org>]

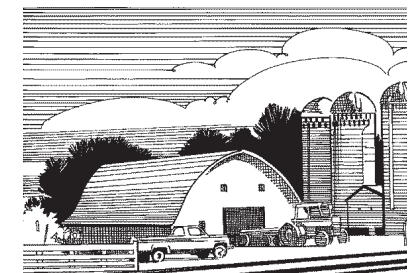
Map Society of Wisconsin: a statewide organization formed in 1996 to bring together people interested in all aspects of maps and mapping, including the history, uses, production, and preservation. [<http://www.csuohio.edu/CUT/MapSoc/wims.html>]

Master Builders Association of Wisconsin, Inc.: a regional trade association, as part of the Allied Construction Employees Association (ACEA), that has served general and carpenter contractors since 1904; Wisconsin's oldest construction trade association. [<http://www.buildacea.org/main.htm>]

Metropolitan Planning Organization (MPO): an organization designated by the state Department of Transportation to oversee federal transportation issues for an urbanized area having a population of 50,000 or more and complying with the requirements of 23 USC 134. In Wisconsin, regional planning commissions (RPCs)* often serve as MPOs. *See* s. 85.243, *Wis. Stats.*

National Arborist Association (NAA): a trade association of commercial tree-care firms, established in 1938, that develops safety and education programs, standards of tree care practice, and management information for arboriculture firms around the world. [<http://www.natlarb.com>]

National Farmers Organization (NFO): a national organization that strives to improve agricultural commodity prices by serving as a bargaining agent for its members. [<http://www.nfo.org>]



National Flood Insurance Program (NIFP): a program, under the Federal Emergency Management Agency* and created by Congress in 1968, that makes federally backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage. [<http://www.fema.gov/nfip/>]

National Recreation and Park Association (NRPA): a national, professional organization that works to advance parks, recreation, and environmental conservation efforts that enhance the quality of life for all people. [<http://www.nrpa.org/state/wisc.htm>]

National Trust for Historic Preservation (NTHP): a national, non-profit organization that provides leadership, education, and advocacy to save diverse historic places and revitalize communities. [<http://www.nationaltrust.org>]

Natural Resources Conservation Service (NRCS): *formerly the Soil Conservation Service*; an agency of the U.S. Department of Agriculture that helps states, local governments, and individual citizens conserve, improve, and sustain natural resources and the environment.

Nature Conservancy: an international non-profit conservation organization whose mission is to preserve the plants, animals, and natural communities that represent the diversity of life by protecting the lands and waters it needs to survive. [<http://www.nature.org>]

NGO: a non-governmental organization

On Common Ground Foundation: a statewide, non-profit organization established in 1997 that aims to enhance the “level of thinking” about land use in Wisconsin by improving public access to and participation in the land-use discussions that affect them. On Common Ground does not lobby. [<http://www.oncommonground.org>]

Outdoor Advertising Association of America (OAAA): a trade association founded in 1891 and dedicated to promoting, protecting, and advancing outdoor advertising interests in the U.S. [<http://www.oaaa.org>]

Out-of-State Landowners Organization: a non-profit, member organization comprised of citizens who own land in Wisconsin but reside elsewhere.

Private Landowners of Wisconsin (PLOW): an organization of private landowners concerned about government intrusion into large-scale land-management activities and the loss of control by local elected officials and of timber and development rights without just compensation. [<http://members.tripod.com/privatelandowners/>]

River Alliance of Wisconsin: a non-profit, non-partisan group of citizens, organizations, and businesses dedicated to advocating for the protection, enhancement, and restoration of our rivers and watersheds. [<http://www.wisconsinrivers.org>]

Soil Conservation Service: *See “Natural Resources Conservation Service” in this category.*

Soil and Water Conservation Society (SWCS): a national, professional organization that fosters the science and the art of soil, water, and related natural resource management to achieve sustainability. [<http://www.swcs.org>]

Soil Science Society of America (SSSA): a scholarly organization that aims to advance the discipline and practice of soil science by acquiring and disseminating information about soils in relation to crop production, environmental quality, ecosystem sustainability, bioremediation, waste management and recycling, and wise land use. [<http://www.soils.org>]

Surface Transportation Policy Project (STPP): a non-profit organization whose goal is to ensure that transportation policy and investments help conserve energy, protect environmental and aesthetic quality, strengthen the economy, promote social equity, and make communities more livable. [<http://www.transact.org/default.htm>]

Transportation Development Association of Wisconsin (TDA): a statewide trade organization whose goal is the establishment and maintenance of a balanced transportation network that meets Wisconsin’s present and future mobility needs in an efficient and effective manner. [<http://www.tdawisconsin.org>]

Urban Land Institute (ULI): a non-profit organization founded in 1936 to research, analyze, and encourage responsible patterns for long-term urban growth and to conduct inquiries into what constitutes sound real estate development projects and practices. The Institute’s focus on nonpartisan research and education has made it one of the world’s more respected organizations in urban planning, land use, and development. ULI membership includes some 15,000 professionals. [<http://www.uli.org/indexJS.htm>]

Urban Open-Space Foundation: a statewide, non-profit, conservation organization that, working through private money and land donations, helps protect open space in urban areas. [<http://www.uosf.org>]

URPL: Urban and Regional Planning, a department at the University of Wisconsin. [<http://www.wisc.edu/urpl/>]

U.S. Department of Agriculture (USDA): a federal department whose mission is to enhance the quality of life for the American people by supporting production of agriculture. [<http://www.usda.gov>]

U.S. Department of Housing and Urban Development (HUD): a federal department that aims to create a decent, safe, and sanitary home and suitable living environment for every American. [<http://www.hud.gov>]

U.S. Department of the Interior (USDI): a federal department that serves as the nation's principal conservation agency. The USDI provides stewardship for approximately 436 million acres of America's public lands, representing about 19 percent of the U.S. land surface and 66% of all federally owned land. [<http://www.doi.gov>]

U.S. Forest Service (USFS): a federal agency within the U.S. Department of Agriculture* that manages public lands in national forests



and grasslands. The Forest Service is also the largest forestry research organization in the world, and provides technical and financial assistance to state and federal agencies. [<http://www.fs.fed.us>]

U.S. Fish and Wildlife Service (USFWS): a federal agency within the U.S. Department of the Interior* whose mission is, working with others, to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people. [<http://www.fws.gov>]

U.S. Geological Survey (USGS): a federal agency that serves the nation by providing reliable scientific information to describe and understand the Earth, minimize loss of life and property from natural disasters, manage water, biological, energy, and mineral resources, and enhance and protect our quality of life. [<http://www.usgs.gov>]

U.S. Public Land Survey (USPLS): surveys of the public domain classified into the following general types: Land Grants, PLSS Areas, Private Surveys, Special Survey Areas, Waterbodies, and Reservations. [<http://www.fws.gov/data/gisconv/plss.html>]

Wisconsin Agribusiness Council (WAC): a statewide trade association for agribusinesses, which protects, promotes, and supports Wisconsin's agricultural industry through educational initiatives and lobbying. [<http://www.wisagri.com>]

Wisconsin Alliance of Cities (WAC): a statewide alliance that lobbies the state legislature on behalf of Wisconsin's largest cities. [<http://www.wiscities.org>]

Wisconsin Apartment Association (WAA): a trade association representing owners and managers of multi-family rental housing in the state of Wisconsin and providing education, leadership, and representation to enable rental housing providers to operate their businesses successfully, ethically, and responsibly. [<http://www.waaonline.org>]

Wisconsin Association of County Agricultural Agents (WACAA): a professional organization for county and area Extension agents maintaining membership in the National Association of County Agricultural Agents and approved by the board of directors. [<http://www.uwex.edu/ces/wacaa/>]

Wisconsin Association of Lakes (WAL): a grassroots, non-profit organization made up of individuals and lake groups concerned about the future of Wisconsin's lakes. [<http://www.wisconsinlakes.org>]

Wisconsin Builders' Association (WBA): a statewide trade organization that represents more than 6400 member firms who are professionals involved in residential and light commercial construction. [<http://www.wbaonline.org>]

Wisconsin City/County Management Association (WCMA): a non-profit organization of professional managers and administrators from counties, cities, villages, and towns throughout the state. [<http://www.wcma-wi.org>]

Wisconsin Community Development Society (CDS-WI): an organization to encourage and facilitate the exchange of ideas, information, and expertise among individuals, organizations, and businesses engaged in or concerned with community development in Wisconsin. [<http://www.ssc.wisc.edu/wicds>]

Wisconsin County Code Administrators: a member organization for professionals involved in or having an interest in the administration of state and county codes relating to land use, shorelands and wetlands, private sewage systems, and zoning in Wisconsin.

Wisconsin County Executives and Administrators Association: an informal statewide organization, working closely with the Wisconsin Counties Association (WCA), that provides a forum for county administrators and executives to discuss issues of mutual concern.

Wisconsin County Forests Association (WCFA): a non-profit association founded in 1968 and established to provide a forum for the consideration of problems, programs, and policies of the county forests. [<http://www.wisconsincountyforests.com>]

Wisconsin County Planning Directors Association: an informal organization, working closely with the Wisconsin Counties Association (WCA) and Wisconsin County Executives and Administrators Association, that provides a forum for county planning professionals to discuss issues of mutual concern.

Wisconsin Counties Association (WCA): a statewide association authorized under s. 59.52, *Wis. Stats.*, that represents the common interests of Wisconsin's counties. [<http://www.wicounties.org>]

Wisconsin Economic Development Association (WEDA): an organization that fosters economic development by providing leadership in defining and advocating economic development initiatives and by continually striving to develop the professional practice of economic development. [<http://www.weda.org>]

Wisconsin Land and Water Conservation Association (WLWCA): a non-profit organization whose mission is “to assist Land Conservation Committees and Departments with the protection, enhancement, and sustainable use of Wisconsin’s natural resources and represent Land Conservation Committees and Departments through education and governmental interaction.” [<http://www.execpc.com/~wlwca/>]

Wisconsin Land Title Association (WLTA): an organization and resource for land-titles holders of Wisconsin. [<http://www.wlta.org>]

Wisconsin Landscape Federation (WLF): an organization through which all areas of the horticulture industry can collectively work to accommodate a full-time executive director and state lobbyist. [<http://www.wislf.org>]

Wisconsin Manufactured Housing Association (WMHA): a statewide trade association for manufacturers and retailers of manufactured housing. [<http://www.wmha.org>]

Wisconsin Real Property Listers Association: an association and resource for real-estate property listers of Wisconsin. [<http://www.co.ozaukee.wi.us/wrpla/>]

Wisconsin Recreation and Park Association: a local chapter of the National Recreation and Park Association [<http://www.nrpa.org/member/wpra>]. See also “National Recreation and Park Association” in this category.

Wisconsin Register of Deeds Association: a statewide professional association committed to the education and professional advancement of registers of deeds. [<http://www.wrda.org>]

Wisconsin Rural Development Center (WRDC): a membership-based, non-profit organization comprised of family farmers, environmentalists, church leaders, consumers and rural activists. [<http://www.igc.apc.org/ifps/casestud/sustag/wrdc.htm>]

Wisconsin Society of Land Surveyors: a professional organization founded in 1952 *to advance the profession of land surveying by promoting high standards of practice and ethical conduct, to encourage and support educational programs for its members, and to promote a better understanding and appreciation of how surveyors serve the public interests.* [<http://www.wsls.org>]

Wisconsin Towns Association (WTA): a non-profit, non-partisan statewide organization that promotes the interests of the state’s 1,266 towns and their 1.5 million residents [<http://www.wisctowns.com>]

Wisconsin Transportation Builders Association (WTBA): formerly the *Wisconsin Road Builders Association*; a trade organization that aims to provide leadership and service to its members in the pursuit of transportation interests by working proactively with government, the public, and the private sector. [http://www.wtba.org/freesite/html/home_page.html]

Wisconsin Wetlands Association: a statewide, non-profit conservation organization established in 1969 to protect the state’s wetland resources through education, training, advocacy, and research on key issues that affect wetlands. [<http://www.wiscwetlands.org>]



Wisconsin Woodland Owners Association (WWOA): a statewide, non-profit educational organization established in 1979 to advance the interests of woodland owners and the cause of forestry, to develop public appreciation for the value of Wisconsin’s woodlands and their importance in the economy and overall welfare of the state, to foster and encourage wise use and management of Wisconsin’s woodlands for timber production, wildlife habitat, and recreation, and to educate those interested in managing Wisconsin’s woodlands. [<http://www.wisconsinwoodlands.org>]

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About the Author

Timothy A. Holveck is a Program and Planning Analyst for the Bureau of Integrated Science Services. He is currently seeking a Bachelor’s of Arts degree from the University of Wisconsin – Madison. His academic interests include film and literary criticism, international cultural relations, and philosophy of language. His language studies include English, Spanish, and German.

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Dreux J. Watermolen, Managing Editor

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