



# Connections

FINDING A BALANCE

## Growth and Development

Concerns about suburban sprawl in the United States have led many states and regions to adopt various forms of growth management. Beginning in the 1970s, states such as Oregon, Hawaii, Vermont, Florida, California, and others adopted policies, plans, and programs that encourage compact urban development, prevent sprawl, and protect environmentally sensitive landscapes. There is also a growing body of research evaluating the design and effectiveness of these policies. Researchers, however, have not yet reached a consensus on some basic questions of evaluation and are therefore using different data and methodologies. For planners and policy makers, understanding the effects of growth management is crucial in guiding the design of policies and growth-management plans.

Assistant Professor Kurt Paulsen's most recent research provides data and statistical techniques that aim to improve the understanding of how different growth management approaches affect urban land development patterns.<sup>1</sup> Professor Paulsen focused on whether or not growth management techniques result in lower marginal land consumption rates. Controlling for factors that affect



**Townhouses and suburban single family homes overlook the wetland and stormwater detention basin in Middleton Hills, a "new urbanist" development in the Madison suburb of Middleton. Higher-density, mixed-use developments like this are often proposed as antidotes to suburban sprawl.**

land development demand—namely population, income, and land prices—he proffered, does adding one additional household in a growth-controlled region consume less land than the same household in an uncontrolled region? In the paper, Paulsen

develops a model of urban land markets to illustrate why the question of marginal land consumption is the better test for the effectiveness of growth management.

The Institute for Business and Home Safety, and the

American Planning Association (APA), both recently conducted an assessment of state land-use laws that categorize states on the "strength" of policies that manage growth and coordinate (or regulate) local land-use plan-

*Continued on page 3*

### Inside Connections

Our 50th Anniversary	2	December Graduates	3	URPL Apparel	5
2012 Scholarships	2	Emeritus Faculty	4	Faculty News	6
Latest from WSPA	3	Visiting Scholars	5	Alumni News	6

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## [urpl.wisc.edu](http://urpl.wisc.edu)

Our website provides the most complete, up-to-date information about happenings of the department including projects, publications, research, academic programs and people.

APRIL 27, 2013

# Our 50th Anniversary

UW–Madison’s Department of Urban and Regional Planning is hosting a 50th anniversary celebration Saturday, April 27, 2013, at the Pyle Center on the UW–Madison campus.

We hope this special occasion serves to recognize an outstanding history of accomplishment over the past 50 years; strengthen URPL’s connections between students, alumni, community partners, faculty, and staff; and generate continuing momentum for URPL’s mission of applied planning education and research. Our celebration will include:

**Afternoon** — alumni and faculty panels – planning in action

**Early evening** — social hour

**Evening** — dinner and a program led by emeritus professors Steve Born and Jack Huddleston.

Fifty years has created an URPL Nation legacy that includes more than 1,000 graduates, many faculty, and countless accomplishments in Wisconsin and beyond! We would love to see all of you at the celebration. In the very near future, URPL will be contacting you with more information about the event and a request for your memories and ideas about what to highlight from the past 50 years.

In the meantime, please send any updated electronic contact information to us at [alumni@urpl.wisc.edu](mailto:alumni@urpl.wisc.edu).

## 2012 Scholarships

Congratulations to the Urban and Regional Planning students who received scholarships or fellowships in the past six months. Thanks also to all URPL donors who made these scholarships possible!

### **LASKER SCHOLARSHIPS (\$1,000 each)**

*Awarded to students who exhibit strong academic performance, professional potential, and an expressed interest in housing and urban development issues*

**Incoming students:** Matthew Geanacopoulos, Katie Marie Jenkins, Benjamin Kollenbroich

**Continuing student qualifiers:** Clare Johanna Christoph, Ursula Brandt

### **ANDREWS SCHOLARSHIPS (\$500 each)**

*Awarded to outstanding students in urban and regional planning*

**Incoming students:** Anna Rose Brown, Ellen Hildebrand

**Continuing student:** Matt Covert

### **KAUFMAN SCHOLARSHIP (\$500)**

*Awarded to students interested in issues related to older American cities, food systems, and social justice and equity*

**Continuing student:** David Nelson

### **WAPA SCHOLARSHIP (\$500 per semester for two years)**

**Incoming student:** Phineas Hanson

### **ADVANCED OPPORTUNITY FELLOWSHIP (AOF)**

**Continuing student:** Caroline McCormack

### **UNIVERSITY FELLOWSHIP**

*Prestigious Graduate School fellowship that covers two years of doctoral study including tuition remission and a stipend*

**Incoming PhD Student:** Todd Flournoy



Continued from page 1

ning. States were classified as having either a *weak*, *significant*, or *substantial* state role. Wisconsin, for example, because of its 1999 comprehensive planning and consistency mandate law (aka, the Smart Growth law) is classified as having a *significant* state role. States classified as having a substantial role include California, Florida, Hawaii, Maryland, New Jersey, Oregon, Rhode Island, and Washington.

According to Paulsen's model estimates, the addition of one urban household in a substantial-role state would consume approximately 27 percent less land than it would in a weak-role state.

However, when measuring regional growth management—which is standard in literature that uses a simple *dummy* or *indicator* variable to measure the presence of urban-containment policies—there is no evidence that regional growth management reduces land consumption rates.

Paulsen argues that simply lumping stronger regional poli-

cies with growth-accommodating policies produces inconsistent results. He asserts that regional growth-management-policy design matters because there is substantial variation in plan strength across states that is not captured by simple variables.

### **Implications for policy and practice:**

All else being equal, states that play a substantial role in growth management and regional planning see significantly less land converted to urban development. This tells us that, in terms of land-use efficiency, strong growth-management policies have their desired effect in reducing land consumption associated with growing urban regions. Paulsen's research suggests that state planners and policy makers could improve the efficiency of land development by reforming state growth-management systems and by supervising local planning.

This research focused only on the benefits of growth management (reduced land consumption) and not on the costs. Not all

regional growth management systems are created equal. Planners and policy makers have always been concerned that overly restrictive growth policies may either displace growth to other areas or unnecessarily drive up housing prices.

Paulsen recently addressed these concerns in an outreach project for the Madison-area Capital Area Regional Planning Commission (CARPC). Nearly 30 years of data on housing prices, rents, and housing costs were analyzed to assess whether or not CARPC's Urban Service Area (USA) policy negatively impacted housing costs in Dane County. Results suggest that housing prices in Dane County were not negatively impacted by the USA designation. Research in other regions of the country, however, has found that restrictive growth management does increase housing prices.

One of the key differences for CARPC and most Wisconsin RPCs is that their forecast model not only projects the number of housing units needed in the 20-year planning horizon, but

actually ensures that adequate land is serviced for development to accommodate projected housing and employment needs. Growth is accommodated, but managed to be nearer to existing development and at higher densities that are consistent with urban public services.

How we design regional growth management systems matters tremendously. Regional planning, at its core, is about finding a balance between accommodating needed growth and development, limiting sprawl, and protecting working landscapes such as forests and farms. Paulsen's ongoing research examines how Wisconsin municipalities have prepared and utilized forecasts for housing and land use needs in comprehensive plans adopted in the last 10 years.

<sup>1</sup> This summary is based on research in-press for publication in the journal *Land Economics* entitled "The Effects of Growth Management on the Spatial Extent of Urban Development, Revisited." For more information, contact Professor Paulsen directly at [kpaulsen@wisc.edu](mailto:kpaulsen@wisc.edu).

## **The Latest from WSPA**

**Matt Straub, President**

On October 6, Professor Kurt Paulsen guided students on a tour of the Middleton Hills New Urbanist community in the Madison suburb of Middleton. The walking tour of open space, commercial, and residential areas shed light on the development history of the area. WSPA extends a big thanks to Dr. Paulsen!

WSPA also held the first in a series of technology workshops in cooperation with Software Training for Students (STS), a student-led campus group offering software clinics. Fifteen students attended the first workshop on Adobe Dreamweaver, and will use the knowledge to help improve URPL's website. Future workshops will include Advanced Dreamweaver, Adobe InDesign, and SketchUp.

Also, on October 11 WSPA held its first Alumni Networking Reception. Eighteen students and seven alums met at Old Sugar Distillery to discuss employment prospects and how to get the most out of a URPL degree.

In light of these success, WSPA looks forward to holding future events. Please contact Mr. Straub if you are interested in attending.

## **Congratulations December Graduates**

Candidates for December 2012 graduation with a master of science degree in urban and regional planning include:

**John Breschak**

**Michael Centenario**

**Laura Detert**

**Kelly Osborn**

**Monticha Rukwijidkul**

## URPL Turns 50: Emeritus Faculty Continue to Contribute

Our last issue of *Connections* contained an excellent article summarizing the department's 50-year history. As Part II to this text, we bring you up through the last couple of decades to today. Many of you have fond memories of recently retired (within the last 15–20 years) department faculty members—formally honored in retirement with the title of Emeritus. We currently have 10 emeritus faculty that remain actively engaged in planning and continue to contribute to the department's mission of teaching, research, and outreach. You'll note that Beth Howe was highlighted with a photo in the previous issue. The following provides a snapshot of responses from current emeriti.



**Jack Huddleston** has been catching-up on *granddad time* in both Wisconsin and South Africa. Jack says, "When I'm in Wisconsin, I spend most of my time reading, playing poker with old URPL friends and colleagues, biking and camping. I'm eager to hear from URPL alums as they progress through their careers."



**Stephen Born** has been active serving on the Henrys Fork Foundation board for the past seven years, helping to develop the research and restoration program for the Upper Snake River in Idaho. He still serves on the boards of 1000 Friends of Wisconsin and the Black Earth Creek Watershed Association (he's been president of both organizations over the years). Steve has developed and coordinated an integrated environmental management restoration project near Mazomanie that included restoration of Black Earth Creek, dam decommissioning, development of trail system and lake/park improvements—helping to establish a real environmental and recreational gem in western Dane County. He continues work with Trout Unlimited, in both the U.S. and Canada. He occasionally gives lectures and assistance at the UW. He is keeping track of his son who is on the faculty of the *other UW* in Seattle, and spending some quality time with family and friends ... "lots of chasing fish with friends all over the world, from Argentina and the Caribbean to Hudson Bay, western U.S., and Alaska; in short, trying to wisely allocate the unused portion of my life," says Steve.

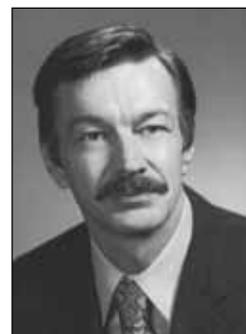


**Richard "Dick" Stauber** remains active in retirement. He has been a member of Madison Kiwanis West, PLATO, the Madison Jazz Society, and City of Madison Board of Assessment Review, and worked on the Dane County Park's prairie restoration projects, and as an election-poll worker for the City of Madison.



**Herman Felstehausen** served on the faculty for 42 years, taught environmental management, carried on land tenure research in Latin America, organized the Environment and Resources PhD program in the Nelson Institute, later directed the Center for Development. He has been enjoying an active retirement. He is currently writing a short history of the Land Tenure Center. Ongoing activities include urban planning, urban design, and the greening of traffic corridors, shopping malls and parking lots as director of his neighborhood planning committee, which provides great projects for grad students; call or e-mail him if interested.

**Ben Niemann** serves on the board of directors of Gathering Waters. He has a long-standing interest in applying the power of GIS to natural resource conservation. Ben serves on the board for Couderay Waters Regional Land Trust and coordinated the Moose Lake Legacy Initiative. Ben is also former president of the National Consortium for Rural Geospatial Innovations, and former chairman for the Wisconsin Land Information Board.



**John Roberts**



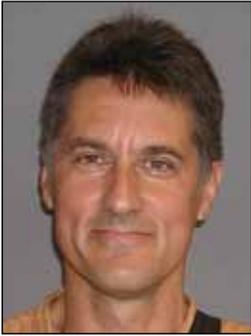
**Jerry Kaufman**



**Ved Prakash**

**Rick Chenoweth**  
(Sorry, no picture available)

# Visiting Scholars



**Neil Klug,** coordinator of the Master's in Urban Design program and senior lecturer in the Urban and Regional Planning Department at the University of the Witwatersrand in Johannesburg, South Africa, spent his sabbatical with us.

**Neil Klug, Visiting Scholar—University of Witwatersrand, South Africa**

Neil is both a planning practitioner and an academic. For the past 20 years he has practiced as a planning consultant and taught at the university level. His areas of expertise include the preparation of spatial planning frameworks, land use management systems, low-cost housing policy, and informal settlement upgrading. His sabbatical research focused on how the public sector in developing countries—particularly in South

Africa—can extract benefits from land development using planning gain, expropriation, and value capture mechanisms. Mr. Klug met Professor Dave Marcouiller at a World Planning Congress in Australia in 2011, and was hosted by Professor Harvey M. Jacobs during his stay.



**Knut Ingar Westeren, Visiting Scholar—North Trondelag University, Norway**

Their work explores an experience-scape approach to leisure science and expands on tourism planning work done last year for a rural cultural festival on the Atlantic coastal island of Joa. Next June, Professor

**Knut Ingar Westeren,** Professor of Management, Organization, and Economics at North Trondelag University in Steinkjer, Norway, spent two weeks in the department this fall semester working with Professor Marcouiller.

Marcouiller and his wife plan to return to Norway; this time to visit the very far northern island of Spitsbergen. Professor Marcouiller will be a keynote speaker at a conference on integrative tourism planning.



**Naomi Heijnen, Radboud University Nijmegen, The Netherlands**

to undertake research for her master's degree on U.S. approaches to the provision of affordable housing. Ms. Heijnen is a student of Professor Erwin van der Krabben Professor who spent summer 2010 in URPL, and collaborates with Professor Harvey M. Jacobs.

**Ms. Naomi Heijnen,** a master's student at the Nijmegen School of Management, Radboud University Nijmegen, The Netherlands was in residence in URPL for most of September and October. Ms. Heijnen came

## URPL Apparel

We are offering a variety of apparel items for you to show off your "URPL Nation Pride" to friends and family as well as complete strangers. The department has teamed up with WSPA and Underground Printing to offer a variety of hooded sweatshirts, sweatpants, tote bags, and beanies ... all in the interest of keeping you warm this winter! Everything will be emblazoned with our new Department logo ... that you can see on our current graduate student and rather infamous apparel model, Ms. Jackie Mich, in the photo to the right.

Everything you need to order apparel items can be found by clicking through to the link, found on our home page: [urpl.wisc.edu](http://urpl.wisc.edu)

*Visit our website now!* Orders taken by December 15 can be delivered for wearing on the upcoming cold holiday mornings (so you can show off to your grandkids!). Credit cards and shipping information are available ... check it out on our website. All proceeds support WSPA!

**URPL apparel displayed by our very own Ms. Jackie Mich.**



## Faculty and Staff News

**Professor Ken Genskow's** (PhD '01) research on water resources planning has him collaborating with colleagues across states, campus, and cooperative extension on a variety of water resource issues. Ken is working with a multi-state land-grant university team to examine research and extension for targeting watershed restoration to areas where land management is contributing disproportionately to water quality impacts. He is completing an initial project with colleagues at UW-Madison for NOAA to understand and document potential social and physical sensitivities of estuarine research reserves to climate change. Ken is also conducting research on evaluating agricultural nutrient management, effects of participation on use and credibility of water quality modeling, and effectiveness of outreach and education approaches on awareness building and action. He spoke as part of a special day-long session on the Madison Lakes in November 2012 at the North American Lake Management Society annual conference.

**Professor Harvey M. Jacobs** has been appointed as a visiting professor at the Institute for Management Research (Department of Geography, Planning

and Environmental Studies) at Radboud University, The Netherlands, for the three-year period 2012–15. Throughout each academic year he will participate in the instructional program through short visits that will allow him to undertake guest teaching, student supervision, and advising on curriculum and research programs; he will also develop collaborative research with colleagues. His first visit was in November.

Continuing his and the department's long-term relationship, Harvey taught a one-week short course at the International Center for Land Policy Studies and Training (of Taiwan) as part of their 115th Regular Session on Land Policy for Sustainable Rural Development in October. In November he also returned to the Institute for Housing and Urban Development Studies, Erasmus University Rotterdam, The Netherlands, to participate in teaching as part of their one-year master's in urban management. Harvey's recent publications include: "Talking About Property Rights Over Tea: Discourse and Policy in the U.S. and Europe," in *Planning by Law and Property Rights Reconsidered*, T. Hartmann and B. Needham, eds. Surrey, England & Burlington, VT: Ashgate, 2012, pp. 71–96.

## Alumni News

**Pamela Andros**, AICP (MS '94) was recently named Interim Director of Dane County Cultural Affairs.

**Ralph "Cash" Beardsley** (MS '73) retired in summer 2009 after a 35-year career in various sectors/capacities within the health care field. He is staying busy these days as a director

on the board of the local Lions Club and as a Democratic precinct committeeman within a township organization. He also spearheads a job search/career development outreach program at a local church and enjoys traveling in the U.S. with Mary, his wife of 29 years, who is a retired Chicago public school teacher.

**Dr. Susana Lastarria-Cornhiel** was invited to present the leading presentation at the Latin American Workshop on Territorial Land Tenure and Collective Forests with a Gender Perspective in Latin America. The two-day workshop was held in La Paz, Bolivia, and organized by the Rights and Resources Initiative organization in Washington DC, the Research Institute (NITLAPAN) of the Universidad Centroamericana in Nicaragua, and the Instituto para el Hombre, Agricultura y Ecología (IPHAE) in Bolivia. Approximately 30 researchers and practitioners from twelve different organizations from across Latin America participated in the regional workshop. Dr. Lastarria-Cornhiel's presentation was titled: Género y el acceso a la tierra comunal (Gender and Access to Communal Land).

**Professor Dave Marcouiller** recently took over as chair of the Department of Urban and Regional Planning. In addition to spending time on administrative tasks, his recent work on amenity-based migration was published in the *Annals of Regional Science and the Journal of Regional Analysis and Policy*. These articles represent continued collaboration with his former student, Professor Guangqing Chi (PhD '06), who is now a faculty member of Sociology at Mississippi State

University in Starkville, Mississippi. While previous work has focused on Wisconsin, current doctoral student Ms. Danya Kim is working on related research extending and updating the minor civil division level dataset and its analysis to the three Lake States of Minnesota, Wisconsin, and Michigan. Primary problems being addressed involve elements that explain counter- and ex-urbanization in rural regions with a focus on natural amenities such as water, forests, and public lands. Oh yes, and he has had loads of fun this fall semester teaching Methods of Planning Analysis (URPL 721).

**Professor Alfonso Morales' student Mariela Quesada Centeno** was selected to attend the 2012 Slow Food International Congress, which will happen concurrently with Terra Madre and Salone del Gusto in Turin, Italy, October 25–29, 2012.

**Professor Kurt Paulsen** (MS '99) is the author of a research article in the upcoming (July) volume of *Regional Science and Urban Economics*. His paper is titled "Yet Even More Evidence on the Spatial Size of Cities: Metropolitan Spatial Expansion in the US, 1980–2000."

of Planning and Public Affairs at the Hubert H. Humphrey School of Public Affairs at the University of Minnesota.

**Alan Carmen** (MS '77) will be retired as of November 2012, having served with the City of Rock Island, Illinois, first as an urban planner and then as planning and redevelopment

administrator (since 1984). After a short hiatus, he plans to run for the position of Rock Island township supervisor.

**Peter G. Conrad** (MS '87) has worked as a city planner in Baltimore for many years and now directs a team of regional planners at the Maryland Department of Planning (MDP), which provides technical assistance and monitors planning activities of local units of government in Maryland. His division also assists the state in its Smart Growth implementation efforts. Currently, MDP is also developing PlanMaryland, the state's first comprehensive plan for sustainable growth and development.

**Todd Dary** (MS '96) began working as a planner for Sarasota County in 2000 and has been the county's development of regional impact coordinator since 2006, coordinating the local, regional, and state review of large-scale projects. Currently, Todd is on sabbatical and is deployed in Afghanistan with the U.S. Army's Special Forces.

**Tanya DeOliveira**, formerly Krzeminski, (MS '08) works as a campus planner at Clemson University in Central, South Carolina, with expertise in land use, bicycle/pedestrian, and campus planning.

**David Hampton** (MS '70) has been appointed to the Planning Commission for the City of Rio Vista, California.

**Bill Holloway** (MS '08) worked as a freight transportation analyst at Cambridge Systematics in Austin, Texas, June 2006 to November, 2008, when he moved back to Madison as a transportation policy analyst at the State Smart Transportation

Initiative (SSTI) at the Center on Wisconsin Strategy (COWS) at UW–Madison. Last July, he married classmate Rachel Jacques. See Rachel's listing below.

**Rachel Jacques Holloway** (MS '08) works as a community planner at the Capital Area Regional Planning Commission (CARPC). Last July, she married classmate Bill Holloway. See Bill's listing above.

**Mary Hunter** (MS '76) retired after 22 years with the City of Overland Park, Kansas, where she served as a senior long-range planner with responsibility for annual updates to the comprehensive plan.

**Joan Huston** (MS '08) provides support on a broad range of planning projects, including comprehensive plans, land preservation, parks, recreation, environment, Geographic Information Systems (GIS) mapping, and social impact assessments. Her previous work in Pennsylvania focused on development review, managing grant-funded projects, and organizing public meetings. Additional experience included working with the Pennsylvania Municipalities Planning Code, where she researched and wrote comprehensive plans and several successful grants. In addition to field work, she received training as an archaeological field technician at Heidelberg College's Center for Military and Historic Archaeology's Johnson Island field school. In addition, she passed the AICP Exam in May 2011.

**Gerald "Jerry" Jamriska** (MS '65) is retired and lives in St. George, Utah. He is looking to make contact with fellow class of 1965 graduates — "there were five of us!"

**Salvor Jonsdottir** (MS '99) is back in Madison. While she still serves as a lecturer involved in long-distance teaching at Reykjavik University, she is currently involved in a variety of planning-related projects in both Iceland and the United States.

**Suhag Kansara** spoke at the International Conference on Safety and High Occupancy Vehicle (HOV) lanes, the National APA Convention (on Transit Oriented Development and Evacuation planning simulation techniques), and at a GIS-T symposium on transportation modeling techniques in hurricane evacuation planning.

**Larry Mugler** (MS '72) is retired but still serves as an adjunct faculty member at the University of Denver teaching environmental policy and management.

**Richard O'Hara** (MS '80) retired last year after a 30-year career in the environmental field. He lives in Boise, Idaho, with his wife of 24 years and his son, who will be entering college this fall in Eugene, Oregon. In his spare time, he now works with the Boise Parks Department to organize music camps for teenagers.

**Jerome Parker** (MS '70) is retired from the Washington Department of Ecology, but during his career, he consulted on agricultural land preservation. He is still active as a litigant in several environmental appeals and currently serves on the Olympia Planning Commission.

**Miles Toder** (PhD '86) works as a foreign service officer with expertise in international development focused on democratic governance. He has experience in southern Africa, central Europe, Middle East, and Southeast Asia,

working closely with departments of State and Defense.

**Kevin Tyjeski** (MS '84) In May, Kevin was appointed deputy director of Orlando's Economic Development Department. The department has 175 employees in city planning, permitting services, code enforcement, business assistance, transportation planning, and the Downtown Development Board/Community Redevelopment Agency.

**Mark Vander Schaaf** (MS '85) has been appointed project director of a \$5 million Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development (HUD) for the Minneapolis-Saint Paul area. His project will focus on creating comprehensive transit-oriented development strategies for the region's emerging transitway network.

**Stephanie Weigel** (MS '02) has been working as a regional land use planner for the Sonoran Institute in Twentynine Palms, California. She was recently instrumental in the Institute's release of a comprehensive report offering recommendations for protecting lands in seven key areas that will help conserve local natural resources and contribute to the economic development of the Morongo Basin.

## In Memoriam

**Harrison "Chip" Goehring** (MS '74) of West Des Moines, Iowa, passed away in October 2010.

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URPL's faculty and staff continually strive to enhance UW–Madison's credentials as a great place for graduate education in urban and regional planning. Gifts to the department help us enhance the student-learning experience that our State-budgeted funding simply cannot support. Please consider giving a gift of any size. Your donation will help to educate the next generation of planning professionals.

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\_\_\_\_\_ **Jerome Kaufman Scholarship Fund** — in honor of Emeritus Professor Jerry Kaufman.

\_\_\_\_\_ **Born Environmental Stewardship Fund** — in honor of Emeritus Professor Stephen Born.

\_\_\_\_\_ **Richard B. Andrews Scholarship Fund** — in memory of Emeritus Professor Richard Andrews.

\_\_\_\_\_ **Jessica Bullen Memorial Fund** — in memory of 2005 URPL graduate Jessica L. Bullen.

\_\_\_\_\_ **Department of Urban and Regional Planning Fund** — supports a variety of departmental activities and programs, including: (1) the Wisconsin Student Planning Association (WSPA), (2) graduate student travel to professional meetings, (3) publication of *Connections* newsletter.

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