



CONNECTIONS



Evicted in Dane County

Students and faculty of the UW–Madison Department of Urban and Regional Planning (URPL) released a report this October entitled “Evicted in Dane County, Wisconsin: A Collaborative Examination of the Housing Landscape.” The graduate-level, community-based research course that prepared the report worked closely with the Tenant Resource Center (TRC)—a local nonprofit housing organization—to analyze fifteen years of data on eviction notices issued in Dane County. This statistical and spatial analysis of eviction data was supplemented by policy analysis of legislation governing landlord-tenant law and interviews with key stakeholders such as nonprofit housing providers, housing advocates, and legal service providers.

The report found that while income is correlated with evictions, race is the most important factor explaining eviction in Dane County. In addition, a small group of plaintiffs (those seeking the eviction of tenants through the courts) account for a majority of eviction cases, as just 100 plaintiffs account for 52 percent of the 21,493 cases since 2000. Finally, the report documented that the legal landscape governing landlord-tenant

relations and the eviction process has shifted in recent years to favor landlords. Eviction proceedings are happening faster, tenants have fewer options for recourse, and municipalities are afforded fewer opportunities for local regulation. Landlords’ power to access personal information, dispense with personal property, and make summary judgments regarding tenant behavior has expanded greatly. Most recently, landlords may now evict tenants if they suspect criminal behavior without a conviction or arrest.

As part of the release of the report the department, along with UW’s Go Big Read, hosted a panel discussion on the findings attended by approximately 100 people. The panel included Rob Dicke, executive director of Dane County Housing Authority; Brenda Konkel, executive director of the Tenant Resource Center (TRC); Heidi Wegleitner, Dane County Supervisor and attorney at Legal Action of Wisconsin; and Mitch, assistant clinical professor and director of the Neighborhood Law Clinic (NLC) at UW–Madison.

The report can be found on UW’s Go Big Read website (gobigread.wisc.edu) under the Resources tab.

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CONNECTIONS

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Message from the Chair



Ken Genskow

As you'll see throughout *Connections*, URPL is capping off a full and busy semester. We have hit that exciting point in late fall when Old Music Hall is full of students preparing diligently for final exams, class papers, group project presentations and reports (including Workshop), and URPL's computer lab is a hive of activity. For Connections readers, this may invoke waves of nostalgia, memories of sleep deprivation, and perhaps a little empathy for current students!

We have a great group of students in the department, and I encourage you to learn more about them through the URPL website. URPL and the Alumni Relations Council continue to seek effective ways to connect current students with alumni and other professional planners. Please let me know if you have suggestions or would like to become directly involved in mentoring or otherwise interacting with URPL students.

Thanks to the many alumni who provided feedback on our proposed merger with the Department of Landscape Architecture. Although many procedural steps still remain, both departments have voted unanimously in support of a combined new department of Planning and Landscape Architecture located entirely in the College of Letters & Science. The new department will include the PhD and accredited MS degrees in urban and regional planning as well as an MS and accredited BS degree in landscape architecture. We'll also explore new opportunities for undergraduate education, continue URPL's strong historical connections with UW-Extension, and continue to benefit from UW-Madison's supportive environment for cross-college collaboration for research, teaching, and service. Look for more about this in the next *Connections*.

The department has many good reasons to celebrate. Among them, our URPL MS degree is officially reaccred-

ed by the Planning Accreditation Board (thanks again to alumni and friends who helped with that process!). Professor Revel Sims started the year gaining recognition locally for his project with students addressing evictions in Dane County and nationally as coauthor of the article of year in the *Journal of Planning Education and Research* (see his updates for details). Yunji Kim will join the URPL faculty in January following completion of her dissertation work at Cornell. She will focus on applied local-government and public-sector financial planning issues with an emphasis on community wellbeing. Professor Alfonso Morales published a new book with contributions by a number of former students. And, significantly, congratulations are due to Professor Aslıgül Göçmen for gaining tenure and promotion.

Two final special notes: thanks to Clare Christoph for keeping URPL going over the past year, and to Emily Reynolds for her many contributions in the nearly four years she spent with the department.

We hope all URPL alumni and friends are doing well and you are finding time to enjoy the season. Please don't hesitate to contact me or any other faculty and staff in the year ahead.

Ken Genskow
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Correction

In the summer 2016 issue of *Connections*, Jamie Radel's tenure at St. Paul's planning department was misstated. Jamie started with St. Paul in September 2013 and is currently a senior planner with the department.

Important Alumni Addendum

Please help us keep in touch with you by updating your email address at www.uwalumni.com (find Update Your Info). We also welcome your news and updates at info@urpl.wisc.edu.

URPL Collaborates with Pheasant Branch Conservancy

There is compelling evidence that behaviors in personal movement play a major role in the health of an individual. In this fall's graduate-level course Making Health Matter in Planning, the UW–Madison Department of Urban and Regional Planning is considering movement and health as it relates to Middleton, Wisconsin's, Pheasant Branch Conservancy.

Since September, a group of 10 URPL graduate students, with the support of Dr. Jeffrey Sledge, has been working to explore, inventory, and map the assets of the conservancy as they relate to health.

The course is based on the premise that many modern, chronic diseases are predominately “diseases of place” and reflect the decisions on how spaces are planned and arranged. The course seeks to understand how these decisions

impact the lives of those living within the resulting environment, and how communities can work to support wellness and health, and even possibly work to mitigate or cure disease. The course explores how planning theory and practice can be applied using “big data” analytics and other mechanisms to re-craft built environments to achieve specific health outcomes.

Relevant questions pertaining to Pheasant Branch Conservancy will become apparent as the class gathers and analyzes the data it has collected on the amenities and uses of the conservancy, questions like: Does the conservancy offer benefits in this matter? Are benefits identifiable? Can they be quantified? Are they significant to the community? What kinds of programs and activities might be most closely related?

Students are engaged in activities such as user surveys, data analyses, map-making, and other technical methods. Faculty hopes to involve the Friends of the Pheasant Branch Conservancy (FOPBC) in orienting, informing, and eventually evaluating the students' work. FOPBC board member Lyman Wible reports that the board hopes to involve other stakeholders as well to help balance the study perspectives.

The FOPBC is supportive and interested in learning more through the course's findings. It would be very useful to have FOPBC members who could volunteer to work as liaisons to the university to support communication on the project. Interested members should contact Lyman Wible via email at lymanwible@gmail.com.

Badgers at UN Habitat III



First-year student Matthew Miller and second-year dual URPL/La Follette student Kenneth Smith attended the United Nations Habitat III conference, held October 16–20, 2016, in Quito, Ecuador. This bi-decennial conference discusses global housing and sustainable urban development.

At the conference, UN member states passed the New Urban Agenda—a collection of guiding goals and principles for the next 20 years, noting that by 2050 the majority of the world's population will live in cities with most of the growth occurring in the global south. Among many goals, the New Urban Agenda broadly embraces the right to the city, pluralistic democratic participation, environmental responsibility, and the elimination of poverty via inclusive and sustainable urban growth.

While diplomats were discussing the resolution, Miller and Smith attended panels where they were able to learn, exchange ideas, and network. Professionals and academics from around the world shared what they were doing in their respective cities and countries on topics ranging from public health and water to transportation and inclusivity.

Among the many people these Badgers met, Miller and Smith both conversed with an American advisor

working for the International Committee of the Red Cross Delegation to the United Nations in New York City.

Miller had the opportunity to engage with UW alumnus and senior vice president of the 100 Resilient Cities Initiative, Andrew Salkin. Of the many projects Salkin works on, he presented on how airborne cable cars could serve as an economical form of mass transportation, particularly for mountainous cities such as Quito.

Meanwhile, Smith engaged with friends who work for UNICEF and conversed with Felipe de Jesús Gutiérrez, the Mexico City Secretary of Urban Development and Living, who spoke at a panel of city representatives discussing sustainability and urbanist initiatives.

These two URPL students hope to take what they learned in Quito and apply it to their professional careers here in the United States.

On Placemaking

Joshua Clements, AICP (MS '09)

In September, I had the pleasure to present at the Placemaking Leadership Forum in Vancouver, British Columbia. The forum is organized by the Project for Public Spaces (PPS) and was concurrently hosted with the Pro-Walk, Pro-Bike, Pro-Place Conference, making it a weeklong learning opportunity in a city that takes proactive, progressive planning very seriously. The forum was promoted as a venue for advocates, practitioners, and policy makers to both learn from one another as well as continue to build capacity for what PPS describes as a “movement” to advance “placemaking and place-led development” as a transdisciplinary paradigm to improve how spaces are conceptualized, realized, and governed. As part of this movement, significant portions of the conference were organized as discussion forums to generate and revise concise policy briefs that delegates to the then upcoming UN Habitat III Conference in Quito can effectively advocate and establish the principles of place as a global concern. A delegation from the UN presented on the Habitat III New Urban Agenda process and to engage with attendees, among whom were several dozen delegates the Habitat III.

A second distinguishing characteristic was that the conference was organized independently from traditional disciplinary associations, such as APA or ASLA, and succeeded in attracting a professionally diverse collection of practitioners from five continents—the most

diverse of any conference I've attended. This departure was notable, in part, in how the conference was organized and structured, but also the breadth of issues under discussion. The benefits included diversity of thought and approach, while the corresponding challenges included lack of common understanding and terminology and a lacuna between those new to the practice and those advanced or well-seasoned. While some sessions seemed to leave many behind, others were elementary with no way to determine in advance. It is a significant challenge to explore what is potentially a conceptually deep topic without a common starting point, and at times there was a noticeable struggle.

Among the inspiring speakers for me were those from traditional professions, including Jennifer Keesmat, chief planner of Toronto; Hans Karssenber, notable architect from Amsterdam; and Bruce Katz of the Brookings Institution. Also inspiring were those not traditionally defined as planners or architects, including George Ferguson, former mayor of Bristol, UK, and Frith Walker from Auckland, New Zealand. Ms. Walker, a gregarious and insightful professional thespian, is the manager of Panuku Development, a very interesting and impressive economic development organization that manages expansive redevelopment areas of Auckland with inclusive and sustainable growth central to their strategy. Ms. Walker emphasized the importance of whimsy and culture to the success of a place—things

not easily designed— as well as the importance of place governance. I would be perhaps remiss if I did not note that Madison's own Paul Soglin made a cameo to facilitate a panel discussion.

Placemaking remains a fuzzy concept. The concept is inherently inter- and multidisciplinary. This boundary-less coalition includes “creative placemakers” that focus on the arts and culture, as well as infrastructure engineers, landscape designers, parks planners, developers, sociologists, and more. Like other worthy and complex concepts of public health and environmental quality, these approaches simultaneously require the focused work of disciplinary specialists to create depth of understanding while nurturing sufficient context, systems-thinking, and mixing of ideas to avoid the creation of narrow knowledge and operational silos that arguably create many of the challenges we work to overcome.

The Project for Public Spaces website is a good place to get a taste of the forum and find easy-to-digest materials. I would consider attending the next PPS Placemaking Leadership Forum, rumored to be targeted for New Orleans in 2018. Best yet, in my opinion, is to sample the material and recognize planning is a dynamic and multidisciplinary profession, and consider the variety of ways your work impacts public and private spaces.

Thank you

Our department and our students thrive because of the generosity and continued support from our donors and supporters. We sincerely thank all those who recently contributed.

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URPL Alums Lecture to Incoming URPLs

Again in this year's Introduction to Planning class (URPL 741), six URPL alumni joined Professor Harvey M. Jacobs and new students to talk about their work and career trajectories. Each speaker spoke to his/her time since graduation and the different sectors and practice areas they have experienced. Speakers also offered incoming students insights into how planning is practiced and what the students might expect in the years to come. Speakers, their year of graduation, their current position, and some of what they addressed were:

Michael Gay (MS '92), senior vice president of economic development, Madison Region Economic Partnership. In speaking about his work he brought a regional perspective to planning issues, and demonstrated the ways in which planning skills can be applied outside of a traditional planning position.

Salvör Jónsdóttir (MS '94), former director, Reykjavik, Iceland, Planning Department; international environmental and food systems consultant. In her talk she spoke of how the same skills

applied to both domestic and international planning situations, and the most important was learning to openly listen to people about their concerns.

Mark Optiz (MS '96), assistant planning director/zoning administrator, City of Middleton. In his talk, he drew on his roles as an elected official, long-time resident, and long-time planner in the community where he lives. He spoke of the diversity of tasks undertaken by a planner in a small-staff office, and the need for citizen responsiveness.

Colleen Johnson (MS '05), development specialist/grant writer, University of Wisconsin Division of Continuing Studies. In her talk she spoke of her position in the private consulting sector, her recent move to the public sector, and the rewards and challenges of each.

Ben Zellers (MS '05), transportation planner, Department of Planning and Community and Economic Development, City of Madison. In his talk he also spoke about work in the private sector and his move to the public sector.

Like several of the speakers he stressed the soft skills of planning practice.

Erica Schmitz (MS '08), land use manager, Town of Dunn. In her talk she spoke of the satisfaction of working with a community dedicated to land conservation, and the various ways she helps them to realize their goals.

As a group the speakers emphasized the grantwriting activities of planning practice. This was not planned and was quite a surprise to the students and provided for a lively post-speaker discussion session as students unpacked what had been learned from the guests. URPL thanks these alumni for their generosity in sharing with this year's incoming class (and their employers for giving them the time to come into the classroom).

Speakers ranged from those working in the quasi-public sector, to international planning, to public sector planning at various scales in the Madison area, to a support position in a large institution.

URPL Welcomes Assistant Professor Yunji Kim



This January, URPL will welcome Assistant Professor Yunji Kim to the department. Kim's research focuses on local government service delivery, local public finance, community wellbeing indicators, and community development. Currently, she is examining local government responses to fiscal stress after the Great Recession. This is a comprehensive research project with (1) national-level statistical analyses on local government service delivery and public finance and (2) case study of New York State through focus groups and policy analysis conducted in collaboration with local government associations. She is also part of an international research project on community wellbeing funded by the National Research Foundation of Korea.

Yunji is currently finishing her doctoral dissertation in city and regional planning at Cornell University. She will join the University of Wisconsin-Madison Department of Urban and Regional Planning as an assistant professor with a joint appointment in UW-Extension's Local Government Center. Yunji received her master's degree from the Graduate School of Public Administration, Seoul National University, and her bachelor's degree in government from Georgetown University.

More information can be found at www.yunjikim.com.

WSPA News

It should come as no surprise that students have been very active this semester. First-year students gained a deeper understanding of the planning field in their Introduction to Planning course through engaging with alumni speakers. Second-year students have been busy working on program evaluation, housing, and transportation projects with the City of Monona and the UniverCity Year program to fulfill their URPL workshop requirement. An article about bike counts conducted by the workshop students was included in the November 3, 2016, issue of the Monona newspaper *The Herald-Independent*. Student Sydney Prusak also talked about the program on Madison's WKOW evening news. Second-year students are also starting to look ahead to the dreaded job search process and the excitement of graduation on May 14, 2017.

Outside of the classroom, WSPA has been busy planning upcoming events, which consist of a secret-Santa gift exchange, cohosting an event with other student organizations on campus, and a field trip to Milwaukee, which will likely take place in February or early March, 2017. WSPA's annual merchandise sale will be soon. Mugs and pint glasses will be available for alumni to purchase. Please email our treasurer, Kaycie Stushek (stushek@wisc.edu), if you are interested. Clearly, the coming weeks and months have a lot to look forward to.

Winter Graduation

We congratulate the following graduates who have earned their master of science in urban and regional planning, and we wish them all the best in their near future planning careers:

Sonia Dubielzig
Chelsea Morrison
Xiaojing Xing

Faculty News

Aslı Göçmen has been promoted to as to associate professor of urban and regional planning with tenure. Aslı says she truly enjoys many aspects of her career at UW and emphasizes the role of teaching to a body of engaged students with different backgrounds, perspectives, and interests play in her job satisfaction. She loves hearing from alumni and learning how life is treating them.

In November, Göçmen presented a paper at the Association of Collegiate Schools of Planning Annual Conference in Portland, Oregon. Her research examined the perspectives of planners and plan commissioners on environmentally sustainable residential development techniques and forms. Her presentation sparked a lively debate among session participants on the role of planning education as well as Planning Accreditation Board and American Institute of Certified Planners standards. She also published an article on assessing planning capacity to promote environmentally sustainable residential development. This *Journal of Environmental Planning and Management* publication is based on statewide research and is coauthored with colleague Professor Jim LaGro. Stayed tuned for additional work expanding her initial studies.

Professor Harvey M. Jacobs' work continues to draw interest in multiple venues. In July he was the lead presenter on a panel at the meeting of the North American Congress for Conservation Biology where he presented his talk "Radical Property for 21st Century Urban and Environmental Conditions?" The presentation at NACCB has been revised into a book chapter and is scheduled to appear in an edited collection to be published in 2017 by Routledge under the title *Property Rights and Climate Change: Land Use Under Changing Environmental Conditions*. In November he presented "Property Rights Advocacy in Western Europe: The Ambiguous Role of Pro-Market Think Tanks" at the annual meeting of the Association of Collegiate Schools of Planning.

As part of his long-term relationship with Institute for Housing and Urban Development Studies at Erasmus University Rotterdam, The Netherlands, Harvey supervised the master's thesis work of two students, one from Ghana and one from Netherlands. In October he traveled to the Netherlands as part of his appointment as visiting professor at Radboud University Nijmegen. While there he delivered invited lectures to undergraduate and graduate classes in the planning program.

Mexico City is currently undertaking consideration of a political constitution as part of its new position as an autonomous member of the Mexican Union; the constitution is scheduled to be adopted by the end of January 2017. Harvey was an invited featured speaker at a November seminar in Mexico City entitled *The Constitution and Urban Property Rights*, co-sponsored by the Lincoln Institute of Land Policy and CIDE (the Mexican Center for Research and Teaching in Economics).

Together with a colleague in India and a colleague in Germany Harvey is editing a book titled *Land Policies in India: Promises, Practices and Challenges*. The book is scheduled to be published in 2017 by Springer Science+Business in Singapore. The majority of the contributions were first presented at the first South Asia Regional conference of the Planning, Law and Property Rights association held in September 2015. Harvey keynoted the conference at the end of his one-month Fulbright Specialist residency in the graduate public policy program at the National Law School of India University.

Professor Alfonso Morales engaged in various consulting, research, and teaching activities. He was invited to testify to the New York city council on the pending question of increasing the number of street vending permits issued by the city. While in New York he was invited to deliver a series of lectures at Hostos Community College and consult with faculty and administrators on their new food-studies curriculum. He was also invited to present on his farmers-market

manager data collection project “Metrics and Indicators for Impact-FM” at the Foundation for Food and Agriculture (USDA) conference, Our Healthy Purpose, in Washington, D.C., (with URPL PhD student Lauren Suerth). His new book, *Cities of Farmers*, was published by the University of Iowa Press (uiopress.uiowa.edu/books/2016-fall/cities-farmers.htm), and new research on farm-to-school supply chain practices in the state of Wisconsin was published in the journal *Gastronomica* (Winter 2016, with URPL Lani Skipper and Alexadra LaKind). His Baldwin Idea grant, with **Dadit Hidayat (MS '09)**, working with formerly incarcerated individuals in south Madison was the subject of a third Nelson Institute capstone class, the fourth and final class will be in the spring of 2017.

Kurt Paulsen was on sabbatical for the 2015–16 academic year. URPL PhD **Alum Jangik Jin (PhD '15)** and he co-authored a forthcoming article in *Urban Studies*, “Does Accessibility Matter? Understanding the Effect of Job Accessibility on Labor Market Outcomes.” This study focuses on the Chicago metropolitan area and finds evidence consistent with the “spatial mismatch hypothesis.” Professor Paulsen is also the author of a forthcoming article in *Cityscape: A Journal of Policy Development and Research* (published by HUD) looking at housing subsidies for moderate-income households. He continues working with the Dane County Housing Initiative and is chair of the City of Middleton’s Housing Committee. As a lifelong Chicago Cubs fan, he is still celebrating the historic World Series win!

In September, the Wisconsin Chapter of the American Planning Association presented **Professor Brian Ohm** with a leadership award in recognition of his 11 years of service on its executive committee. In October, Brian was invited to present a paper at the Modern Metropolis: Contemporary Legal Issues in Urban Communities symposium, organized by the Belmont University College of Law in Nashville, Tennessee. Brian’s

paper, which opened the symposium, was entitled “Is There a Law of Regional Planning?” Brian was also invited to participate on a panel entitled Building a Housing Policy That Works at the 2016 Wisconsin Real Estate and Economic Outlook Conference, sponsored by the Graaskamp Center for Real Estate at the UW School of Business. In November, he presented a paper entitled “The Planning Staff Report and the Consistency Issue: Where the Rubber Meets the Road” at the 56th Annual Conference of the Association of Collegiate Schools of Planning held in Portland, Oregon.

URPL **Assistant Professor Dr. Revel Sims** and his coauthor, URPL affiliate **Dr. Carolina Sarmiento**, were awarded The Chester Rapkin Award for the best article to appear in volume 35 of the *Journal of Planning Education and Research*. The paper, “Facades of Equitable Development: Santa Ana and the Affordable Housing Complex,” problematizes the development of affordable housing as a form of equity planning through an examination of three affordable housing projects within a redevelopment plan in Santa Ana, California. The findings show that equity is more than housing production alone, and that a narrow focus on affordable housing as it is designed and produced within the larger affordable-housing complex facilitates the process of gentrification and displacement. Ultimately, when affordability is defined at a larger scale, and the planning process is stripped of substantive community participation, affordable housing loses its more equitable underpinnings.

Alumni Updates

URPL alum **Troy Maggied (MS '11)** contributed to the City of Monroe, Wisconsin’s 2016 comprehensive plan, which received Bronze recognition from the American Planning Association’s Comprehensive Plan Standards Recognition Program Pilot.

URPL master’s student recently engaged in the UniverCity Year program for Workshop with alum **Sonja Reichertz (MS '13)**, Monona, Wisconsin’s city planner and economic director, at the helm.

Student Updates

PhD student **Milena Bernardinello** recently developed a web-based tool for the City of Madison called the Active Living Index (ALI) that she presented at the following four conferences this year: Active Living, American Planning Association, ESRI and AARP.

MS students **Ruanda McFerren** and **Sam Wessel**, along with recent URPL graduate **Canny Jiang (MS '16)**, attended the American Planning Association–Wisconsin conference in Appleton held September 22–23, 2016, at Lawrence University. Canny swiftly presented her professional project at the Pecha Kucha happy hour event. Events at the conference included a panel discussion on the new Tiletown District near Lambeau Field.

MS student **Phil Rynish** was featured in the American Planning Association’s fall 2016 *County Planning News*. He was interviewed about his graduate assistant position with the Dane County Natural Hazard Mitigation Plan and related Dane County-level planning interests.



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