

## VITA

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### PERSONAL INFORMATION

- Birth Date: 15 January 1952
- Marital Status: Married, two children
- Citizenship: United States

### EDUCATION

- Ph.D. - Department of City and Regional Planning, Cornell University, August 1984. Major field: City and Regional Planning; Minor fields: Planning Theory, Community and Regional Sociology, Land Economics.
- M.R.P. - Department of City and Regional Planning, Cornell University, May 1981. Major field: City and Regional Planning; Minor fields: Resource Economics, Community and Regional Sociology.
- B.A. - Department of Environmental Design - summa cum laude - State University of New York at Buffalo, May 1973.

### RESEARCH AND PROFESSIONAL INTERESTS

- Theory, philosophy and public policy for land use and environmental management. I am especially interested in the social content of land use and environmental policy, and how debate over such policy often serves as a proxy for more fundamental social discourse. Since the early 1990s my research has focused on (a) the rise and significance of the so-called “property rights (anti-environmental/wise use) movement” in the U.S. and western Europe, and (b) in eastern Europe and southern Africa, land use policy formation by national ministries and new local governments, with a specific focus on the definition of private property rights, devolution/decentralization of administrative authority for land use planning and policy, and peri-urban land management (the containment of urban sprawl).

### HONORS AND AWARDS

- *Individual Residency*, Bellagio Center, program of the Rockefeller Foundation, Bellagio, Italy, “The Contested Future of Private Property: Globalization of an American Ideal?” March 2006.
- *Planning and Development Fellow*, Lincoln Institute of Land Policy, for project titled “The “Taking” of Europe: Globalizing the American Ideal of Private Property?” 2005.
- *Fulbright Senior Specialist* for a new program developed by the J. William Fulbright Foreign Scholarship Board of the Bureau of Education and Cultural Affairs of the U.S. Department of State and the Council for International Exchange of Scholars; 2002-present.

- *Honorable Mention Award* for Best Article Published, Vol. 65(1999), Journal of the American Planning Association, 2000.
- *Chester Dean Visiting Professor*, School of Architecture and Urban Design, University of Kansas, Fall 1998.
- *Fellow*, Land Tenure Center, University of Wisconsin-Madison, selected for research on urban land tenure in Kenya, 1995-1996.
- *Fellow*, University of Wisconsin-Madison Teaching Academy, elected as a charter member in first open competition for newly established academy, 1994 - present.
- *Designee and Honorable Mention*, as one of "The Best Professors at the University of Wisconsin," awarded by the Wisconsin Student Association, 1992.
- *Designee*, "Feed Your Head Award," awarded by Wisconsin Student Association, to "fifty great teachers of independent thought and progressive curricula at the University of Wisconsin-Madison," 1991.
- *Nominee*, Distinguished University Teaching Award; jointly nominated by Department of Urban and Regional Planning and Institute for Environmental Studies, University of Wisconsin-Madison, 1991.
- *Co-winner*, Award for Best Article Published, Vol. 53(1987), Journal of the American Planning Association, with Jerome L. Kaufman, 1988.
- *Herbert H. Lehman Graduate Fellowship in Social Sciences and Public Affairs*, awarded by New York State for the period 1978-1982.
- *Peter B. Andrews Thesis Prize 1980-1981*, award presented by the faculty of the Department of City and Regional Planning, Cornell University, May 1982.
- *Mackesey Prize winner*, annual award presented by the faculty of the Department of City and Regional Planning, Cornell University, May 1980.
- *Student Fellow*, Urban Land Research Foundation, awarded for research on Master's thesis, 1979-1980.

## TEACHING EXPERIENCE

- Professor - University of Wisconsin-Madison - Department of Urban and Regional Planning and Gaylord Nelson Institute for Environmental Studies, July 1995 - present.

Hold responsibility in the two units for teaching and student supervision in the areas of public policy and socio-political factors for land use and environmental management. Teach overview and special topic graduate and undergraduate courses in: techniques for and issues affecting land-use and land resource policy, land-use planning, and growth management; environmental politics; social aspects of environmental studies; and planning theory.

- Associate Professor - University of Wisconsin-Madison - Department of Urban and Regional Planning and Institute for Environmental Studies, July 1990 - June 1995.
- Assistant Professor - University of Wisconsin-Madison - Department of Urban and Regional Planning and Institute for Environmental Studies, Summer 1984 - June 1990.
- Visiting Assistant Professor - Cornell University - Department of City and Regional Planning. Fall 1986.

Taught a course on history, theory and institutions of planning.

- Assistant Professor - Eastern Washington University - Department of Urban and Regional Planning, Fall 1983 - Summer 1984.

Taught courses in the history and theory of planning, environmental planning, land-use planning, rural planning, state and national planning and the politics of planning.

- Lecturer - Cornell University - Progressive Planning Summer Program - Department of City and Regional Planning, Summer 1983, Summer 1982.

Taught courses in the history and theory of planning.

- Instructor - Hobart and William Smith Colleges, Geneva, N.Y. - Urban Studies Program, Spring 1982.

Taught a course in the history and theory of planning.

## RELATED EXPERIENCE

- Director - Land Tenure Center, University of Wisconsin-Madison. The Center was a cross-college research, technical assistance and training institute that over 40 years had worked in more than 75 countries on issues relating land ownership and use to social structure, economic development, political organization and environmental sustainability. Managed an annual budget of \$3.5M/year. July 1999 - June 2002.
- Chair - Department of Urban and Regional Planning, University of Wisconsin-Madison. Elected to serve three year term by colleagues. Functioned as chief administrative officer of Department. August 1995 - August 1998.
- Faculty Associate - The Agricultural Technology and Family Farm Institute, University of Wisconsin. Spring 1992 - Spring 1996.
- Resource Scholar - The Washington (State) Commission for the Humanities - program titled "The Inquiring Mind: A Forum in the Humanities." Selected in a statewide competition to be available to community groups throughout the state to present one of two talks: "Rural Areas: Their Place in an EverUrbanizing World," and "Private Property: The Uncertain Future of an American Ideal." June 1984-June 1985. [Position declined due to move to University of Wisconsin-Madison.]

## PLANNING AND RESEARCH EXPERIENCE

- Planning Consultant - for organizations, agencies and governments at the local, regional and national levels in the area of land use policy planning and implementation, and growth management. Areas of consultation have included techniques and issues in agricultural land protection policy, local land policy, transfer of development rights and rural land policy, land conservation, local zoning regulations, rural land information systems, land market structure, the land and environmental impacts of on-site waste disposal technology, the social impact of changes in agricultural technology, and the history of land policy.

Clients have included the U.S. Department of Justice (Environment and Natural Resources Division, Indian Resources Section); Lincoln Institute of Land Policy; Terra Institute (on contract for the Ministry of Agriculture and Food, Government and Republic of Albania); the University of Minnesota (on contract for the U.S. Department of Commerce); the U.S. Department of Agriculture Forest Service; University of Wisconsin Cooperative Extensive Service; Institute for

Policy Studies at Johns Hopkins University (on contract for the Polish Academy of Sciences and the Polish Ministry of Physical Planning and Building Construction); U.S. National Park Service; the U.S. Department of Agriculture; the U.S. Congressional Office of Technology Assessment; The Urban Land Institute, Washington, D.C.; The Urban Institute, Washington, D.C.; the Wisconsin State Legislature; Jackson County, Wisconsin; Island County, Washington; the Village of Lansing, New York; and the Ottawaquechee Regional Land Trust, the Ottawaquechee Regional Planning and Development Commission and the Town of Woodstock, all in Vermont. July 1978 - present.

- Principal Investigator - “The “Taking” of Europe: Globalizing the American Ideal of Private Property? – case study,” European Union Center for Excellence, UW-Madison, Travel Grant Competition, January-August 2007, \$1,000.
- Co-Principal Investigator - “International: Conservation Science and Environmental Issues in Cross-cultural Perspective,” co-PI with Profs. Donald M. Waller (Botany) and Caitilyn Allen (Plant Pathology and Women’s Studies), to National Science Foundation, International Research Experiences for Students Program, September 2006- August 2009, \$147,500.
- Co-Principal Investigator - “Environmental Policy, Land Use and Conservation Biology in Franco-American Perspective – Year 2,” FACE Foundation for French-American Academic Partnerships, July 2006-June 2007, \$120,000 (participant with three other colleagues, submitted through Dean of International Studies office, UW-Madison).
- Principal Investigator - “Land Use Policy in Western Europe,” and “European Approaches to Sustainable Planning and Development,” course proposal development request submitted on request to the Center for European Studies, UW-Madison, as part of their planned re-submittal for base funding, July 2006 - June 2009. \$7,000; awarded \$4,800.
- Principal Investigator - “Innovations in Urban and Environmental Management: Challenges and Lessons,” three year seminar series proposal submitted on request to the Center for European Studies, UW-Madison, as part of their planned re-submittal for base funding, July 2006 - June 2009, \$30,000; awarded \$3,000.
- Principal Investigator - “The “Taking” of Europe: Globalizing the American Ideal of Private Property? – case study,” The Center for German and European Studies, UW-Madison, Faculty Travel Grant Competition, January-November 2006, \$1,000; awarded \$400.
- Principal Investigator - “The “Taking” of Europe: Globalizing the American Ideal of Private Property? – case study,” The Center for European Studies, UW-Madison, Faculty Travel Grants in European Studies – International Travel, January-August 2006, \$1,000.
- Principal Investigator - “The Contested Future of Private Property: Globalization of an American Ideal?” Individual Residency, Bellagio Study Center, program of the Rockefeller Foundation, Bellagio, Italy, March 2006 (no direct funding – program provides room and board for a one month writing retreat).
- Co-Principal Investigator - “Environmental Policy, Land Use and Conservation Biology in Franco-American Perspective” FACE Foundation for French-American Academic Partnerships, July 2005-June 2006, \$150,520 (participant with three other colleagues, submitted through Dean of International Studies office, UW-Madison).

- Co-Principal Investigator - "By the Sweat of the Brow: The Decline in Dairy Farming Among the Old Order Amish of Cashton, Wisconsin," Dail Murray (UW-Marinette County) and Harvey M. Jacobs, University of Wisconsin Colleges Faculty Research Program, Summer 2004; \$9,292.
- Principal Investigator - "Talking About Property Rights: Now & for the 21<sup>st</sup> Century," under funding from the Lincoln Institute of Land Policy, Cambridge, MA \$30,000. July 2000 - June 2001.
- Principal Investigator - "Assessing the Land Use Policy Capacities in Wisconsin's Coastal Counties, with Emphasis on Coastal Hazards Mitigation," under funding from the Wisconsin Coastal Management Program, Wisconsin Department of Administration, \$8,656. January - September 2000.
- Co-Principal Investigator - "First Peoples, Land Ownership, and Sustainable Resource Management: A UW-Madison Research Circle," under funding from the Office of International Studies and Programs, UW-Madison. \$10,000. January - June 2000.
- Principal Investigator - "*Those* Laws and *My* Land! Assessing the Impacts of State Property Rights Laws -- An Education and Research Proposal," under funding from the Lincoln Institute of Land Policy, Cambridge, MA, July 1998 - February 1999, \$35,000.
- Principal Investigator - "State-based Property Rights Legislation and the Security of Land Tenure: A National Assessment -- Part II," under funding from the North American Land Tenure Program of the Land Tenure Center, University of Wisconsin-Madison. June 1998 - December 1998, \$20,000.
- Principal Investigator - "Indigenous Land Tenure and Community Structure in Alaska: A Two Community Comparison," under funding from the North American Land Tenure Program of the Land Tenure Center, University of Wisconsin-Madison. June 1997 - December 1997, \$20,000.
- Principal Investigator - "State-based Property Rights Legislation and the Security of Land Tenure: A National Assessment," under funding from the North American Land Tenure Program of the Land Tenure Center, University of Wisconsin-Madison. December 1996 - August 1997, \$15,000.
- Principal Investigator - "Community-Based Tenure Reform in Urban Africa: A Preliminary Assessment of the Community Land Trust Model in Kenya," under funding from the Land Tenure Center, University of Wisconsin-Madison. Funding to undertake preparatory, evaluation research on the use on the use of community land trusts as a vehicle for urban land reform. July 1995 - June 1996, \$10,000.
- Principal Investigator - "The Amish in Wisconsin: Their Contribution to Rural Growth, and Its Impact upon Them," under funding from the Nuzum Bequest, as part of the Kickapoo Valley Restoration Fund. Funding to undertake baseline research on Wisconsin's Amish population, to begin building bridges to this community, and to anticipate undesirable consequences of rural growth upon them. January 1995 - December 1995, \$15,000.
- Principal Investigator - "The Amish in Wisconsin: Their Contribution to Rural Growth, and Its Impact upon Them," under funding from University of Wisconsin Cooperative Extension Innovative Grants Program. Funding to undertake baseline research on Wisconsin's Amish population, to begin building bridges to this community, and to anticipate undesirable consequences of rural growth upon them. August 1994 - June 1995, \$2,500.

- Principal Investigator - “Social Conflict Over Property Rights, Part II: The ‘County Movement’ for Conservative Control of Land Use Planning,” under funding from the Center for Urban Land Economics Research of the School of Business, University of Wisconsin-Madison. Funding to undertake field-based case study research on anti-environmental activities in the upper mid-west. June 1994 - May 1995, \$2,500.
- Principal Investigator - “Social Conflict Over Property Rights: A Central Issue in Land Use Regulatory Policy,” under funding from the Center for Urban Land Economics Research of the School of Business, University of Wisconsin-Madison. Funding to undertake theoretical and case study research on changing social attitudes toward private property in the U.S. June 1993 - December 1993, \$2,500.
- Principal Investigator - “Agriculture in Wisconsin: Its Environmental Impact and the Impact of State and Local Policy on Family Farming,” under funding from the Agricultural Technology and Family Farm Institute of the University of Wisconsin-Madison. Funding to prepare an annotated bibliography on the impact of Wisconsin agriculture on Wisconsin agriculture, as well as a policy paper on the impact of state and local policy on family farming. August 1992 - June 1993, \$24,700.
- Principal Investigator - “Public Education for Growth Management: Lessons to be Learned from Extension's Farmland Preservation Program,” under funding from University of Wisconsin Cooperative Extension Innovative Grants Program. Funding to support graduate student research on the lessons Extension could learn from a successful program in an area related to growth management. November 1991 - June 1992, \$2,500.
- Project Director - “Local Land Resource Management,” under funding from the Eva Gebhard-Gourgaud Foundation and the Cecil Howard Charitable Trust. Funding to support graduate student research on (1) local versus regional control of agricultural land policy in Vermont, and (2) local and regional land trust activity in the upper Mid-West in the area of outdoor recreation. January 1987-December 1987, \$3,500.
- Principal Investigator - “A Critical Assessment of Environmental Mediation,” under funding from the Dispute Processing Research Program, of the Institute for Legal Studies, University of Wisconsin-Madison Law School. A project to determine with what resources and under what conflict situations environmental mediation is best used. January 1987-August 1987, \$7,500.
- Principal Investigator - “Modernizing Land Records in North America: Evaluating Institutional and Political Factors of State and Provincial Efforts in the U.S. and Canada,” under funding from the University of Wisconsin-Madison Graduate School Research Committee. Phase one of a larger research effort to assess why efforts at land records modernization have succeeded and failed, with particular attention to institutional and political factors. Summer 1987, \$7,446.
- Co-Principal Investigator and Co-Project Director - “The Impact of Private Sewage Systems on Wisconsin's Critical Resources,” with Dr. Mark E. Hanson of the Department of Urban and Regional Planning and Institute for Environmental Studies of the University of Wisconsin-Madison, under funding from the Wisconsin State Legislature. A project to evaluate the impact on eco-system stability and land settlement patterns of alternative septic systems. Project commissioned to assess the need for extending an existing state quota system on selected types of septic systems. July 1985-June 1987, \$70,000.

- Project Director - "Jackson County, Wisconsin Agricultural Land Preservation Plan," under funding from the Wisconsin Department of Agriculture, Trade and Consumer Protection and Jackson County. September 1985-July 1986, \$5,900.
- Co-Principal Investigator and Co-Project Director - "U.S. Rural Land Transfer Study" - with Dr. D. David Moyer of the Economic Research Service of the U.S. Department of Agriculture, under funding from the Department. A project to assess the feasibility and form of improving the rural land transfer data base in the U.S. Phase one, 1984-1985, concentrated on assessing the adequacy of current data sources and the design and programming of a national survey on rural land transfer. August 1984- December 1985, \$65,000.
- Principal Investigator - "A History of Rural Planning in Wisconsin" - under funding from the University of Wisconsin-Madison Graduate School Research Committee. July 1984-August 1984, \$5,100.
- Research Assistant - Cornell University - Department of Agricultural Economics. October 1981-September 1982.
- Research Assistant - Cornell University - Department of Rural Sociology. Summer 1979.
- Planner - Ottauquechee Regional Planning and Development Commission, Woodstock, Vermont. July 1973-June 1978.

Held primary responsibility for the Commission's Town Planning Program, assisting in the adoption of town plans and the development, adoption, and administration of plan implementing tools.

Directed the revision of the Ottauquechee Regional Land-Use Plan.

In collaboration with the Vermont Natural Resources Council, acted as principal researcher in a two year study of innovative non-regulatory land-use control/open land preservation techniques.

Assisted in the formation and initial management of a non-profit regional land trust, one of the first such organizations in Vermont.

Evaluated, prepared comments, and presented testimony on applications under the Federal A-95 review process and Vermont's Land-Use and Development Law (Act 250).

Held primary responsibility for the Commission's Citizen Information and Education Program. Conducted courses on land-use planning, zoning administration, the future of land-use, and the "taking issue."

Acted as grantsman for the Commission raising funds for projects ranging in scope from the establishment of a regional office on aging to town recreation projects.

- Trustee and Project Director - The Hartland Experiment, Hartland, Vermont. The Experiment was a private community organization which conducted adult educational workshops, forums and events. As project director, directed "Vermont 2001: its people, its institutions, its place in the Union," and "Vermont Third Century Project: Project Prospectus," under funding from the Vermont Council on the Humanities and Public Issues. September 1975-April 1977.
- Research Associate - Environmental Design Associates, Buffalo, New York. September 1972-June 1973.
- Research Associate - Building Science, Inc., Buffalo, New York. Summer 1972.

## INTERNATIONAL EXPERIENCE

- Research, technical assistance and consulting experience in Poland (1991), Albania (1994-1996, 2001), Kenya (1996), Zimbabwe (2001- 2003) and South Africa (2001-2002). Activities have focused on land use policy formation by national ministries and new local governments, with a specific focus on the definition of private property rights, devolution/decentralization of administrative authority for land use planning and policy, and peri-urban land management (the containment of urban sprawl).
- Regular instructor of one week short course on property rights and peri-urban land policy at International Center for Land Policy Studies and Training (formerly Land Reform Training Institute) of Taiwan(1994-2007); students are 30 mid-career professionals from 25+ different developing countries.
- Regular instructor of one week short course on property rights and urban land policy at Institute for Housing and Urban Development Studies, Erasmus University Rotterdam, The Netherlands, (2006-2007); students are 15 mid-career professionals from 12+ different developing countries.
- Invited to be featured speaker at international and/or academic conferences in Italy (1993, 1997), France (1996, 2006), Norway (2000), The Netherlands (2000), and Taiwan (2005-2007).
- Fulbright Senior Specialist in urban planning (land policy and planning) in Norway (2003), and environmental science in Spain (2005).
- Sabbatical leave in Florence, Italy, with guest relationship at the European University Institute, Fiesole, Italy (2006).

## SELECTED PUBLICATIONS

### Books, Proceedings and Journal Volumes

- The “Taking” of Europe: Globalization of an American Ideal? In preparation. Anticipation manuscript completion date 2008.
- Private Property in the 21<sup>st</sup> Century, Editor. Northampton, MA: Edward Elgar Publishing, 2004.
- Who Owns America?: Social Conflict Over Property Rights, Editor. Madison, WI: University of Wisconsin Press, 1998.
- “Economic Development in Rural America,” special issue of Agriculture and Human Values, co-editor with Mark B. Lapping, 8(3)(1991).
- Future Issues Facing Wisconsin’s Land Resources, co-editor with Stephen M. Born, Duncan A. Harkin, and John C. Roberts (IES Report 138). Madison, WI: Institute for Environmental Studies and University of Wisconsin Extension, University of Wisconsin-Madison, 1990.
- The Community Land Trust Handbook, Emmaus, PA.: Rodale Press, 1982. [Co-author with an eight member team, under the sponsorship/corporate authorship of the Institute for Community Economics.]
- “Public Policy for Rural America,” special issue of Cornell Journal of Social Relations, co-editor with T. Allen Lambert, Gary Bryner, and Gilbert W. Gillespie, Jr., 15(1)(1980).

### Articles and Book Chapters

- “New Actions or New Arguments over Regulatory Takings?” Yale Law Journal Pocket Part 117 (2007): x-y. <http://thepocketpart.org/2007/xx/xx/jacobs.html> (forthcoming).
- “Land Development,” in Encyclopedia of Urban Studies, R. Hutchinson et al., eds. Thousand Oaks, CA: SAGE Reference, 2007 (forthcoming).
- “The Future of the Regulatory Taking Issue in the U.S. and Europe: Divergence or Convergence?” in Droits De Propriété, Economie et Environnement: Les Ressources Foncières (Property Rights, Economics and Environment: Land Resources), M. Falque, ed. Paris: Dalloz, 2007 (forthcoming).
- “Social Conflict Over Property Rights,” Land Lines 19, 2 (April) 2007: 14-19.
- “Capturing the Site: Evolving Social-Legal Conceptions of Ownership and Property,” in Site Matters, C. Burns and A. Kahn, eds. New York, NY: Routledge, 2005, pp. 19-37.
- “The Promise and Paradox of Private Property in the 21<sup>st</sup> Century,” ICLPST (International Center for Land Policy Studies and Training) Newsletter (Fall 2005): 7-12.
- “To Whom Do Your Woodlands Belong?” Woodland Management 25 (1)(2004): 22-24.
- “Introduction: Is All That is Solid Melting Into Air?” in H. M. Jacobs, ed. Private Property in the 21<sup>st</sup> Century: The Future of An American Ideal. Northampton, MA: Edward Elgar, 2004, pp. 1-15.
- “The Future of An American Ideal,” in H. M. Jacobs, ed. Private Property in the 21<sup>st</sup> Century: The Future of An American Ideal. Northampton, MA: Edward Elgar, 2004, pp. 171-184.
- “Devolution for Land Administration in Zimbabwe: Opportunities and Challenges,” Harvey M. Jacobs and Charles Chavunduka, in M. Roth and F. Gonesse, eds. Delivering Land and Securing Rural Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe. Harare, Zimbabwe/Madison, WI: Centre for Applied Social Sciences, University of Zimbabwe and Land Tenure Center, University of Wisconsin-Madison, 2003, pp. 345-363.
- “The Politics of Property Rights at the National Level: Signals and Trends,” Journal of the American Planning Association 69(2)(2003): 181-189.
- “Making Sense of (Making Cents in) a Changing Urban Form,” in DoubleTake: A Rephotographic History of Madison, Wisconsin, Z. Williams, ed. Madison, WI: University of Wisconsin Press, 2002, pp. 19-22.
- “Searching for Urban Wisconsin,” Wisconsin Academy Review 47(1)(2001): 49-50.
- “Practicing Land Consolidation in a Changing World of Land Use Planning,” Kart og Plan (Norwegian Journal of Mapping and Planning) 60(3)(2000): 175-182.
- “The Ambiguous Role of *Private* Voluntary Methods in *Public* Land Use Policy: A Comment,” Journal of Planning Education and Research 19(4)(2000): 424-426.

- “Searching for Urban Wisconsin,” in In My Neighborhood: Celebrating Wisconsin Cities, A. Dearlove and M. McIntyre, eds. 1000 Friends of Wisconsin Land Use Institute Anthology Project, Madison, WI: Prairie Oak Press, 2000, pp. 152-154.
- “Regolazioni Basate su Meccanismi di Mercato in un Sistema di Governo Decentro (Market-based Regulatory Approaches in a System of Decentralized Governance),” in Urbanistica e Fiscalità Locale: Orientamenti di Riforma e Buone Pratiche in Italia e all’estero, F. Curti, ed. Milan, Italy: Maggioli Editore, 1999, pp. 135-150.
- “Protecting Agricultural Lands Under the Threat of Urbanization: Lessons for Developing Countries from Developed Countries,” in Proceedings: International Seminar on Land Policy and Economic Development, Taoyuan, Taiwan: International Center for Land Policy Studies and Training, 1999, pp. 210-227.
- “Fighting Over Land: America’s Legacy . . . America's Future?” Journal of the American Planning Association 65(2)(1999): 141-149.  
Awarded Honorable Mention Award 2000 for best article award in JAPA in 1999.
- “The ‘Wisdom,’ But Uncertain Future, of the Wise Use Movement,” in Who Owns America?: Social Conflict Over Property Rights, H. M. Jacobs, editor. Madison, WI: University of Wisconsin Press, 1998, pp. 29-44.
- “Etats-Unis. La propriété, toute la propriété, rien que la propriété,” Courrier de la Planete no. 47 (1998): 37-38. (abstracted reprint of "La Controverse sur les Droits De Propriété aux Etats-Unis: Un Avenir Incertain (The Controversy over Property Rights in the United States: An Uncertain Future)," in Droits De Propriété et Environnement (Property Rights and Environment), M. Falque and M. Massenet, eds. Paris: Dalloz, 1997, pp. 306-317.)
- “Learning to be a Wisconsin Writer,” in A Place to Which We Belong: Wisconsin Writers on Wisconsin Landscapes, D. Boyer and J. Isherwood, eds. 1000 Friends of Wisconsin Anthology Project. Madison, WI: 1000 Friends of Wisconsin Land Use Institute, 1998, pp. 135-137.
- “Private Property in America: An Ever Evolving Idea,” On Common Ground 1(4)(1998): 14-15.
- “The Impact of State Property Rights Laws: Those Laws and My Land,” Land Use Law and Zoning Digest 50(3)(1998): 3-8.
- “Programmi di Trasferimento dei Diritti Edificatori in USA: Oggi e Domani (Programs for the Transfer of Development Rights Programs in the U.S.: Present and Future),” Urbanistica no. 109 (1997): 62-65.
- “Le Culte de la Propriété aux Etats-Unis (The Cult of Ownership in the United States),” Études Foncières No. 77 (1997): 55-58.
- “The Transfer of Property Rights in the USA,” Naturopa No. 85 (1997): 18.
- “La Controverse sur les Droits De Propriété aux Etats-Unis: Un Avenir Incertain (The Controversy over Property Rights in the United States: An Uncertain Future),” in Droits De Propriété et Environnement (Property Rights and Environment), M. Falque and M. Massenet, eds. Paris: Dalloz, 1997, pp. 306-317.

- “Regional Planning,” co-author with Edward J. Jepson, Jr., in Encyclopedia of Rural America: The Land and People, Vol. 2, G. A. Goreham, ed., Santa Barbara, CA: ABC-CLIO, Inc., 1997, pp. 602-604.
- “Community-Based Tenure Reform in Urban Africa: The Community Land Trust Experiment in Voi, Kenya,” co-author with Ellen M. Bassett, Land Use Policy 14(3)(1997): 215-229.
- “Whose Rights, Whose Regulations? Land Theory, Land Policy, and the Ambiguous Future of the New Private Property Rights Movement in the U.S.,” Environmental Planning Quarterly 13(3)(1996): 3-8.
- “A Public Planning Perspective on Strategic Planning,” co-author with Jerome L. Kaufman in Readings in Planning Theory, S. Campbell and S. Fainstein, eds. Cambridge, MA: Blackwell Publishers, 1996, pp. 323-343. [reprint of 1987 article noted below]
- “Centralized Growth Management Policy and Local Land Use Decision Making: Learning from Oregon’s Experience,” co-author with Thomas D. Armstrong, Journal of Soil and Water Conservation 51(4)(1996): 285-287.
- “Zarządzanie Użytkowaniem Ziemi W Celu Ochrony Środowiska W Strefach Podmiejskich (Land Use Management for Protecting the Suburban Environment: The Lessons of the U.S. Experience for Poland),” in Gospodarka Samorządów Terytorialnych W Świetle Doświadczeń Amerykańskich, L. M. Salamon et al. eds., Lodz, Poland: Fundacja Promocji Czystych Technologii, 1995, pp. 120-138.
- “Statutory Takings Legislation: The National Context, the Wisconsin and Minnesota Proposals,” co-author with Brian W. Ohm, Wisconsin Environmental Law Journal 2(2)(1995): 173-223.
- “The Anti-Environmental, 'Wise Use' Movement in America,” Land Use Law and Zoning Digest 47(2)(1995): 3-8.
- “Planning the Use of Land for the 21st Century,” in Classic Readings in Urban Planning: An Introduction, J. M. Stein, ed. New York, NY: McGraw-Hill, 1995, pp. 158-164. [reprint of 1992 article noted below]
- “Ethics in Environmental Planning Practice: The Case of Agricultural Land Protection,” in Planning Ethics: A Reader in Planning Theory, Practice and Education, S. Hendler, ed. New Brunswick, NJ: Center for Urban Policy Research, 1995, pp. 154-173.
- “Contemporary Environmental Philosophy and Its Challenge to Planning Theory,” in Planning Ethics: A Reader in Planning Theory, Practice and Education, S. Hendler, ed. New Brunswick, NJ: Center for Urban Policy Research, 1995, pp. 83-103.
- “I Programmi di Trasferimento dei Diritti Volumetrici nell'Esperienza Statunitense (Transferable Development Rights Programs in the American Experience),” in Tra Citta E Campagna: Periurbanizzazione e Politiche Territoriali, F. Boscacci and R. Camagni, eds. Milan, Italy: Fondazione Cariplo per la Ricerca Scientifica, 1994, 307-327.
- “Public Education for Growth Management: Lessons from Wisconsin's Farmland Preservation Program,” co-author with Sara E. Johnson, Journal of Soil and Water Conservation 49(4)(1994): 333-338.

- “The Impact of Land Value and Real Property Taxation on the Timing of Central City Redevelopment in New Zealand,” co-author with Susan L. Roakes and Richard Barrows, Journal of Planning Education and Research 13(3)(1994): 174-184.
- “Ties that Bind: Native American Beliefs as a Foundation for Environmental Consciousness,” co-author with Annie L. Booth, in Environmental Ethics: Divergence and Convergence, S. Armstrong and R. Botzler, eds. New York, NY: McGraw-Hill Book Co., 1993, pp. 519-526. [partial reprint of 1990 article noted below]
- “A Public Planning Perspective on Strategic Planning,” co-author with Jerome L. Kaufman in Strategic Planning for Local Government: A Handbook for Officials and Citizens, R. L. Kemp, ed. Jefferson, NC: McFarland and Company, Inc., 1993, pp. 9-28. [reprint of 1987 article noted below]
- “The Changing Nature of Settlement Policy in the U.S.: A Theoretical and Case Study Review,” in The Greening of Rural Policy: Perspectives from the Developed World. S. Harper, ed. London, U.K.: Belhaven Press, 1993, pp. 135-150.
- “Interdisciplinary Education in Environmental Studies: The University of Wisconsin-Madison Experience,” co-author with Ralph W. Kiefer, Evelyn A. Howell, Barbara L. Borns and Eileen L. Hanneman, The Environmental Professional 14(4)(1992): 302-309.
- “Wetland Protection as Land Use Planning: The Impact of Section 404 in Wisconsin,” co-author with Catherine R. Owen, Environmental Management 16(3)(1992): 345-353.
- “Planning the Use of Land for the 21st Century,” Journal of Soil and Water Conservation 47(1)(1992): 32-34.
- “Local and Regional Land Conservation Organizations: An Emerging Actor in Outdoor Recreation,” co-author with Pamela E. Foti, Journal of Park and Recreation Administration 9(1)(1991): 31-42.
- “Land Resource Policy and Planning in Wisconsin: An Interpretive History,” co-author with Harold C. Jordahl, Jr. and John C. Roberts, in Future Issues Facing Wisconsin's Land Resources, S. M. Born, D. A. Harkin, H. M. Jacobs, and J. C. Roberts, eds. (IES Report 138). Madison, WI: Institute for Environmental Studies and University of Wisconsin-Extension, University of Wisconsin-Madison, 1990, pp 9-25.
- “Ties that Bind: Native American Beliefs as a Foundation for Environmental Consciousness,” co-author with Annie L. Booth, Environmental Ethics 12(1)(1990): 27-43.
- “Private Public-Interest Land Use Planning: Land Trusts in the Upper Mid-West,” co-author with Pamela E. Foti, Journal of Soil and Water Conservation, 44(4)(1989): 317-319.
- “Land Use Impacts of Private Sewage Systems in Wisconsin,” co-author with Mark E. Hanson, Journal of Soil and Water Conservation 44(2)(1989): 149-152.
- “Private Sewage Systems in Wisconsin: Implications for Planning and Policy,” co-author with Mark E. Hanson, Journal of the American Planning Association 55(2)(1989): 169-180.
- “Debates in Rural Land Planning Policy: A Twentieth Century History from New York State,” Journal of Rural Studies 5(2)(1989): 137-148.

- “Implementing Local Multipurpose Land Information Systems: Political-Economic Research Issues,” Computers, Environment and Urban Systems 13(1)(1989): 3-13.
- “Localism and Land Use Planning,” Journal of Architectural and Planning Research 6(1)(1989): 1-17.
- “Social Equity in Agricultural Land Protection,” Landscape and Urban Planning 17(1)(1989): 21-33.
- “Native American Worldviews and Ecological Consciousness,” co-author with Annie Booth, Green Net 2(4)(1988): 3-4; reprinted in Masinaigan: A Chronicle of the Lake Superior Chippewa (January/February 1989): 4, 8, 12.
- “Land Tenure, Value and Use: Their Role in Modern Land Record Systems,” in A Primer on Multipurpose Land Information Systems, B. J. Niemann, Jr. and D. D. Moyer, eds. IES Report 133. Madison, WI: Institute for Environmental Studies, University of Wisconsin-Madison, 1988, pp. 50-64.
- “Research Needs: The Interaction of Land and Geographic Information System Technology and Society,” co-author with Bernard J. Niemann, Jr., Stephen J. Ventura, D. David Moyer, Jane Licht, and William A. Chatterton, in Land Records/Natural Resources, P. L. Crosswell, ed., Vol. 1 of Papers from the 1988 Annual Conference of the Urban and Regional Information Systems Association, pp 1-16.
- “Land Use and Cost Impacts of Private Sewage System Policy in Wisconsin,” co-author with Mark E. Hanson, in On-Site Wastewater Treatment, Vol. 5, Proceedings of the 5th National Symposium on Individual and Small Community Sewage Systems ASAE Publication 10-87. St. Joseph, MI: American Society of Agricultural Engineers, 1988, pp 26-39.
- “A Public Planning Perspective on Strategic Planning,” co-author with Jerome L. Kaufman in Strategic Planning--Threats and Opportunities for Planners. J. M. Bryson and R. C. Einsweiler, eds. Chicago, IL: Planners Press, 1988, pp 35-50. [reprint of 1987 article noted below]
- “Fairness in Agricultural Land Protection,” in The Small City and Regional Community, Vol. 7, Proceedings of the 1986 Conference, R. P. Wolensky and E. J. Miller, eds. Stevens Point, WI: University of Wisconsin-Stevens Point Foundation Press, 1987, pp. 187-195.
- “A Public Planning Perspective on Strategic Planning,” co-author with Jerome L. Kaufman, Journal of the American Planning Association 53(1)(1987): 23-33. Co-awarded Best Article Award 1988 for JAPA in 1987.
- “Constructing a National, Rural Land Transfer Data Base,” co-author with D. David Moyer, Journal of Soil and Water Conservation 41(4)(1986): 231-234.
- “The Case of the Missing Land Data,” American Land Forum 6(2)(1986): 9-11.
- “Progressive Land-Use Planning,” Planners Network No. 55 (December 1985): 3-4.
- “Building a National Rural Land Data Base: Difficulties in Merging Existing State Systems and Recommendations for Changes,” co-author with Kathleen E. Dickhut and D. David Moyer, in Land Records B. J. Niemann, Jr., ed., Vol. 1 of Papers from the 1985 Annual Conference of the Urban and Regional Information Systems Association, pp. 41-53.

- “A Mascot for the Profession,” Planning 50(12)(1984): 18.
- “Sustained Land Productivity: Equity Consequences of Alternative Technologies,” co-author with Charles C. Geisler, J. Tadlock Cowan and Michael R. Hattery in The Social Consequences and Challenges of New Agricultural Technologies, G. M. Berardi and C. C. Geisler, eds., Boulder, CO: Westview Press, 1984, pp. 213-236.
- “The Improbability of Urban Policy: The Case of the United States,” co-author with William W. Goldsmith, Journal of the American Planning Association 48(1)(1982): 53-66.

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- Academic and Professional Literature on Growth and Growth Management: A Bibliography, Vol. II of Managing Community Growth and Change, co-author with Deborah A. Miness and Robert C. Einsweiler. Cambridge, MA: Lincoln Institute of Land Policy, 1992.
- “The Social Aspects of Growth and Growth Management: A Selected, Annotated Bibliography,” prepared for the project "Assessing the Federal Role in Growth Management," conducted by the University of Minnesota for the Economic Development Administration of the U.S. Department of Commerce, 1992.
- Mediation and Negotiation for Planning, Land Use Management and Environmental Protection: An Annotated Bibliography of Materials for the Period 1980-1989, No. 264 Co-author with Richard G. RuBino, Chicago, IL: Council of Planning Librarians, 1990.
- “Land Resource Policy and Planning in Wisconsin: A Partial, Working Bibliography,” co-author with Harold C. Jordahl, Jr., John C. Roberts, and Annie L. Booth, in Future Issues Facing Wisconsin's Land Resources, S. M. Born, D. A. Harkin, H. M. Jacobs, and J. C. Roberts, eds. (IES Report 138). Madison, WI: Institute for Environmental Studies and University of Wisconsin Extension, University of Wisconsin-Madison, 1990, pp 79-91.
- Wisconsin’s Twentieth Century Land Policy Legacy: A Working Bibliography, No. 244, co-author with Harold C. Jordahl, Jr., John C. Roberts, and Annie L. Booth, Chicago, IL: Council of Planning Librarians, 1989.
- Land Value Taxation and Urban Land Use Planning: An Annotated Bibliography, No. 216, co-author with Susan L. Roakes, Chicago, IL: Council of Planning Librarians, 1988.
- Environmental Consciousness: Native American Worldviews and Sustainable Natural Resource Management, No. 214, co-author with Annie L. Booth, Chicago, IL: Council of Planning Librarians, 1988.
- Land Information Systems and Land Use Planning: An Annotated Bibliography of Social, Political and Institutional Issues, No. 208, Chicago, IL: Council of Planning Librarians, 1988.
- Environmental Mediation: An Annotated Bibliography, No. 189, co-author with Richard G. RuBino, Chicago, IL: Council of Planning Librarians, 1987.

**Book Reviews, Review Essays and Letters**

- “Property and Values,” Journal of the American Planning Association 67(3)(2001): 352.
- “The Essential Aldo Leopold: Quotations and Commentaries,” Wisconsin Academy Review 46(4)(2000): 51-52.
- “Let the People Judge: Wise Use and the Private Property Rights Movement,” Journal of the American Planning Association 62(1)(1996): 130.
- “Ethical Land Use: Principles of Policy and Planning,” Journal of the American Planning Association 61(3)(1995): 407-408.
- “Forcing the Spring: The Transformation of the American Environmental Movement,” Journal of the American Planning Association 60(4)(1994): 545-546.
- “‘Ecological Literacy: Education and the Transition to a Postmodern World,’ ‘The Uses of Ecology: Lake Washington and Beyond,’” Journal of Planning Education and Research 12(1)(1992): 86-88.
- “Only the Beginning,” letter-commentary, Planning (58)(9)(1992): 30.
- “Regionalism vs. Localism,” letter-commentary, Technology Review 95(5)(1992): 8.
- “Making a Middle Landscape,” Journal of Regional Science 32(2)(1992): 249-251.
- “New Politics in Western Europe: The Rise and Success of Green Parties and Alternative Lists,’ ‘The German Greens: A Social and Political Profile,’” American Political Science Review 84(3)(1990): 1041-1043.
- “‘The Quiet Evolution: Power, Planning and Profits in New York State;’ ‘Keep Out: The Struggle for Land Use Control,’” Journal of Planning Education and Research 8(2)(1989): 110-112.
- “Land Saving Action,” Journal of the American Planning Association 52(4)(1986): 516-517.
- “The Remaking of a City: Rochester, New York 1964-1984,” Journal of Planning Education and Research 4(3)(1985): 205.
- “High Hopes: The Rise and Decline of Buffalo, New York,” Journal of the American Planning Association 51(3)(1985): 398.
- “Protecting Open Space: Land Use Control in the Adirondack Park,” review essay, co-author with Richard S. Booth, Cornell Law Review 70(2)(1985): 361-379.
- “Successful American Urban Plans,” Growth and Change 15(2)(1984): 49-50.
- “The Tug Hill Program,” Rural Sociology 47(4)(1982): 726-728.
- “Fields, Factories and Workshops Tomorrow,” Planning 47(1)(1981): 24.
- “Planning and National Urban Policy,” review essay, co-author with Pierre Clavel, Public Administration Review 41(1)(1981): 87-92.

- “Rural Planning: Theory, Issue, Method,” review essay, Cornell Journal of Social Relations 15(1)(1980): 155-162.

### **Selected Reports, Plans, and Monographs**

- *The “Taking” of Europe: Globalizing the American Ideal of Private Property?* (Working Paper). Cambridge, MA: Lincoln Institute of Land Policy, 2006.
- “Expert Witness Rebuttal Report regarding the 1836 Treaty of Washington,” prepared for the case of United States v. Michigan, Civil No. 85-335 (W.D. Michigan) delivered to the Indian Resources Section, Environment and Natural Resources Division, U.S. Department of Justice by Harvey M. Jacobs, Ph.D. , with research assistance from Ellen M. Bassett, Ph.D., February 2005.
- “Understanding the meaning of ‘until the land is required for settlement’ in the 1836 Treaty of Washington: a land policy analysis of State of Michigan and federal policy from 1836 to the present,” an expert witness report on the case of United States v. Michigan, Civil No. 85-335 (W.D. Michigan) delivered to the Indian Resources Section, Environment and Natural Resources Division, U.S. Department of Justice, October 2004.
- “State Property Rights Laws: The Impacts of *Those* Laws on *My* Land,” Policy Focus Report. Cambridge, MA: Lincoln Institute of Land Policy, March 1999.
- “Indigenous Land Tenure and Land Use in Alaska: Community Impacts of the Alaska Native Claims Settlement Act,” co-author with Brian H. Hirsch. Working Paper No. 16, North America Series, Land Tenure Center. Madison, WI: Land Tenure Center, University of Wisconsin-Madison, August 1998.
- “Agricultural Land Protection for Albania: Lessons from Western Europe, North America, and Japan,” Working Paper No. 6, Albania Series, Land Tenure Center. Madison, WI: Land Tenure Center, University of Wisconsin-Madison, September 1997.
- “Albanian Law on City Planning: Critical Summary of Its Major Provisions,” co-author with William Craig, Working Paper No. 4, Albania Series, Land Tenure Center. Madison, WI: Land Tenure Center, University of Wisconsin-Madison, September 1997.
- “Community-Based Tenure Reform for Informal Settlement Upgrading: The Community Land Trust Experiment in Voi, Kenya,” co-author with Ellen M. Bassett. Land Tenure Center, University of Wisconsin-Madison, 1996.
- “Amish Living: An Outreach Primer,” co-author with Ellen M. Bassett. School of Natural Resources and Cooperative Extension, University of Wisconsin-Madison, 1995.
- “The Amish: A Literature Review,” co-author with Ellen M. Bassett. School of Natural Resources and Cooperative Extension, University of Wisconsin-Madison, 1995.
- “Let 10,000 Farms Die: The Modernist Structure of Wisconsin's Agricultural Policy, and the Possibility of a Postmodern Future,” co-author with Joy W. Stieglitz. Madison, WI: Agricultural Technology and Family Farm Institute, University of Wisconsin-Madison, 1993.
- “Public Education for Growth Management: Assessing UW-Extension's Experiences with Farmland Preservation,” co-author with Sara E. Johnson. Madison, WI: Department of Urban and Regional Planning, 1993.

- “Growth and Its Management in Lancaster County, Pennsylvania: Social and Institutional Issues and Challenges,” Appendix II of Managing Growth and Change in Urban, Suburban, and Rural Settings, R. C. Einsweiler and D. A. Miness. Cambridge, MA: Lincoln Institute of Land Policy, 1992, pp. 109-133.
- “Land Use Management for Protecting the Suburban Environment: The Lessons of the U.S. Experience for Poland,” in “Preparing for the New Poland: An American-Polish Research and Training Project,” Baltimore, MD: Institute for Policy Studies, Johns Hopkins University, 1991.
- Urban Wetlands in the Yahara-Monona Watershed: Functional Classification and Management Alternatives, Water Resources Management Program 1990 Workshop (faculty co-advisor). Madison, WI: Institute for Environmental Studies, University of Wisconsin-Madison, 1990.
- “Predicting the Utility of Environmental Mediation: Natural Resource and Conflict Typologies as a Guide to Environmental Conflict Assessment,” co-author with Richard G. RuBino, DPRP Working Paper 9-3, Institute for Legal Studies, University of Wisconsin Law School, 1988.
- “Land Use and the Tank: Land Use Impacts of Private Sewage Systems in Wisconsin,” Paper No. 29 in Occasional Paper Series in Urban and Regional Planning, Madison, WI: Department of Urban and Regional Planning, University of Wisconsin-Madison, 1987.
- “Social Equity in Agricultural Land Protection,” Paper No. 26 in Occasional Paper Series in Urban and Regional Planning, Madison, WI: Department of Urban and Regional Planning, University of Wisconsin-Madison, 1986.
- “The Politics of Implementing Multipurpose Land Information Systems in U.S. Local Governments,” Paper No. 24 in Occasional Paper Series in Urban and Regional Planning, Madison WI: Department of Urban and Regional Planning, University of Wisconsin-Madison, 1986.
- The Impacts of Private Sewage Systems on Wisconsin's Critical Resources, co-author with Mark E. Hanson, Elizabeth D. Ham, K. Leigh Leonard, and Kerri J. Simmons. Madison, WI: Institute for Environmental Studies, Department of Urban and Regional Planning, University of Wisconsin-Madison, 1986.
- Jackson County, Wisconsin Farmland Preservation Plan, co-author with David A. Carlson and Scott L. Cassingham. Madison, WI: Department of Urban and Regional Planning, University of Wisconsin-Madison, 1986.
- U.S. Rural Land Transfer Study--Final Report, co-author with D. David Moyer and Kathleen E. Dickhut. Madison, WI: Center for Resource Policy Studies, University of Wisconsin-Madison, 1985.
- Land Records Modernization: Centers of Excellence From a Wisconsin Perspective. Co-author with two dozen UW-Madison faculty. Wisconsin Land Information Reports: 2. Madison, WI: UW-Madison, December 1984.
- “The Improbability of Urban Policy: The Case of the United States,” co-author with William W. Goldsmith. Paper No. 53 in Working Papers in Planning, Ithaca, NY: Department of City and Regional Planning, Cornell University, 1981.
- Sustained Land Productivity: Equity Consequences of Alternative Technologies co-author with Charles C. Geisler, J. Tadlock Cowan and Michael R. Hattery. Ithaca, NY: Department of Rural

Sociology, Bulletin No. 119, February 1981. (Originally prepared as background paper #12 for the U.S. Congress, Office of Technology Assessment, project on "Impacts of Technology on U.S. Cropland and Rangeland Productivity," November 1980).

- Transferable Development Rights and the Implementation of Rural Land Use Policy, Woodstock, VT: Ottauquechee Regional Planning and Development Commission, 1979.
- Hartland Open Space Project--Technical Report co-author with Darby Bradley, Montpelier, VT: Vermont State Planning Office, 1976.

## **SELECTED CONFERENCE AND PUBLIC PRESENTATIONS**

- Taught a short course - "Property Rights, Land Use and Public Participation," to the Institute for Housing and Urban Development Studies 89<sup>th</sup> International Course Specialisation, "Land Development Strategies and the Future of Cities," co-sponsored with the Lincoln Institute of Land Policy, Erasmus University Rotterdam, The Netherlands, May 2007.
- Presented a keynote address to the conference "Perspectives on Property Rights, Growth and Regulation: The 21<sup>st</sup> Century Framework for Planning and Development,"— an invitational conference for journalists, at the Lincoln Institute for Land Policy, Cambridge, MA, April 2007.
- Designed and instructed a short course - "Planning Theory, Land Policy, and Property Rights," at the University of Santiago de Compostela, Department of Agroforestry Engineering, Lugo, Spain, March 2007.
- Taught a short course - "Protecting Agricultural Land in the Peri-Urban Region," to the International Center for Land Policy Studies and Training (of Taiwan) 102<sup>nd</sup> Regular Session on Land Policy for Sustainable Rural Development, March 2007.
- Gave a lecture – "The 'Taking' of Europe? Globalization of an American Ideal," and participated in a workshop "Property Rights and Land Development," at the Department of Real Estate and Built Environment, National Taipei University, Taipei, Taiwan, March 2007.
- Organized and facilitated an invitational workshop: "Social Conflict Over Property Rights – What Role for the Lincoln Institute?" Lincoln Institute of Land Policy, Cambridge, MA, February 2007.
- "Social Conflict Over Property Rights: Domestic, European and Global" under the joint invitation of the Special Program for Urban and Regional Studies (SPURS), Environmental Policy and Planning Program and the Housing and Community and Economic Development Program, Department of Urban Studies and Planning, Massachusetts Institute of Technology (MIT), February 2007.
- "The 'Taking' of Europe? Globalizing the American Ideal of Private Property" to the annual meeting of the Association of Collegiate Schools of Planning, Fort Worth, TX, November 2006.
- "The Future of the Regulatory Taking Issue in the U.S. and Europe: Divergence or Convergence?" to the Sixth ICREI (International Center for Research on Environmental Issues) International Conference "Property Rights, Economics and Environment: Land Resources," Aix-en-Provence, France, June 2006.

- “The Private Property Rights Movement in America: Its Rise, Impact and Future,” and “Doctoral Study in Urban and Regional Planning in the United States,” to the Doctoral Program in Urban Projects and Policies, Department of Architecture and Planning, Milan Polytechnic, Milan, Italy, May 2006.
- Taught a short course - “Property Rights, Land Use and Public Participation,” to the Institute for Housing and Urban Development Studies 88<sup>th</sup> International Course Specialisation, “Urban Policy and Implementation,” co-sponsored with the Lincoln Institute of Land Policy, Erasmus University Rotterdam, The Netherlands, May 2006.
- “The “Taking” of Europe?: Globalizing the American Ideal of Private Property,” to the Department of Spatial Planning, Radboud University Nijmegen, Nijmegen, The Netherlands, April 2006.
- “The “Taking” of Europe?: Globalizing the American Ideal of Private Property,” to the Individual Residency Program, Rockefeller Foundation Bellagio Study Center, Bellagio, Italy, March 2006.
- “Protecting Agricultural Land in Peri-Urban Areas: Theoretical, Institutional and Policy Issues in the United States,” to the Department of Real Estate and Built Environment, National Taipei University, Taipei, Taiwan, February 2006.
- Taught a short course - “Protecting Agricultural Land in the Peri-Urban Region,” to the International Center for Land Policy Studies and Training (of Taiwan) 99<sup>th</sup> Regular Session on Land Policy for Sustainable Rural Development, February 2006.
- “Protecting Agricultural Land in Peri-Urban Areas: Theoretical, Institutional and Policy Issues in the United States,” “Urban Planning Laws in the United States,” and “Globalization of an American Ideal? Private Property in the 21<sup>st</sup> Century,” to the l’Ecole Nationale Supérieure Agronomique de Montpellier, Montpellier, France, as part of the joint UW-AGRO-M exchange program, January-February 2006.
- “The “Taking” of Europe: Globalizing the American Ideal of Private Property?” to the international conference “Consumerism and Environmentalism in a Globalizing Europe,” convened by Center for German and European Studies, Center for European Studies, European Union Center of Excellence, UW-Madison, Madison, WI, October 2005.
- “The Private Property Rights Movement in America: Its Rise, Impact and Future,” to the l’Ecole Nationale Supérieure Agronomique de Montpellier, Montpellier, France, May 2005.
- “Predicting the Future of Urban Planning Practice in the U.S.: Trends and Implications for the Next Decade,” to the Department of Real Estate and Built Environment, National Taipei University, Taipei, Taiwan, March 2005.
- Taught a short course - “Protecting Agricultural Land in the Peri-Urban Region,” to the International Center for Land Policy Studies and Training (of Taiwan) 96<sup>th</sup> Regular Session on Land Reform and Rural Development, March 2005.
- “Urban Sprawl vs. Smart Growth: Who Owns the Land?” public lecture under the sponsorship of the University of Santiago de Compostela, Spain, in January 2005.
- “The Contested Future of Private Property: Whither an American Ideal?” to the annual meeting of the Association of Collegiate Schools of Planning, Baltimore, MD, October 2004.

- “Private Property in the 21st Century,” panel organized for the annual meeting of the Association of Collegiate Schools of Planning, Baltimore, MD, October 2004.
- “(Mis)Leading Minority Landowners? Smart Growth and the Rhetoric of the Political Right,” to Who Owns America IV: Land Acquisition and Retention, Madison, WI, May 2004.
- “The Promise and Paradox of Private Property in the 21<sup>st</sup> Century,” to the Department of Land Economics, National Chengchi University, Taipei, Taiwan, March 2004.
- Taught a short course - “Protecting Agricultural Land in the Peri-Urban Region,” to the International Center for Land Policy Studies and Training (of Taiwan) 93<sup>rd</sup> Regular Session on Land Reform and Rural Development, March 2004.
- “Future Challenges and Contradictory Pressures on the U.S. Planning System,” jointly sponsored by Stavanger College and the Rogaland Research Institute, Stavanger, Norway, May 2003.
- “Future Challenges and Contradictory Pressures on the U.S. Planning System,” at the Norwegian Institute for Urban and Regional Research (NIBR), Oslo, Norway, May 2003.
- “Private Property in the 21<sup>st</sup> Century,” to the Lincoln Lecture Series, Lincoln Institute of Land Policy, Cambridge, MA, April 2003.
- Taught a short course - “Protecting Agricultural Land in the Peri-Urban Region,” to the International Center for Land Policy Studies and Training (of Taiwan) 90<sup>th</sup> Regular Session on Land Reform and Rural Development, February 2003.
- “Land, Private Property Rights, and Conflicts Over the American Dream,” at the conference/seminar “Sprawl and Smart Growth: Issues for the 21<sup>st</sup> Century,” Lincoln Institute for Land Policy, Cambridge, MA, May 2002.
- “Fighting over Property Rights: As American as . . .” on the panel “Who Owns the Land?: The Future of Private Property in America/in Wisconsin,” sponsored by the Wisconsin Academy of Sciences, Arts and Letters and 1000 Friends of Wisconsin, Madison, WI, May 2002.
- Served as invited participant/observer/synthesizer and post-conference reporter for the “National Land Tenure Conference: Finding Solutions, Securing Rights,” sponsored by the Department of Land Affairs, Republic of South Africa, November 2001.
- “The Anti-Environmental Movement in the U.S.: Strong, Growing and Right,” to the Food and Resource Group of the Faculty of Agricultural Sciences and School of Community Planning, University of British Columbia, Vancouver, B.C. November 2001.
- “The Promise and Paradox of Private Property in the 21<sup>st</sup> Century,” to The City Program, Simon Fraser University, Vancouver, B.C. November 2001.
- “The (Re)New(ed) Politics of Property Rights at the Beginning of the 21<sup>st</sup> Century: National Level Signals and Trends,” to the annual meeting of the Association of Collegiate Schools of Planning, Cleveland, OH, November 2001.
- “Lessons Learned in Tenure Reform (upgrading and regularization [rural and urban]): A Global Perspective,” to the Department of Land Affairs, Ministry of Agriculture and Land Affairs, Republic of South Africa, August 2001.

- Taught a short course - "Protecting Agricultural Land at the City's Edge: Lessons from Western Europe, North America and Japan," to the International Center for Land Policy Studies and Training (of Taiwan) 84<sup>th</sup> Regular Session on Land Reform and Rural Development, April 2001.
- "Takings, the Judiciary, and the Legislature," and "The Anti-Environmental Movement in America: Strong, Growing and Right," at Rockford College, Rockford, IL, March 2001.
- "Private Property and Development Theory," Department of Rural Sociology, and "The Promise and Paradox of Private Property in the 21<sup>st</sup> Century," at Department of City and Regional Planning, Cornell University, Ithaca, NY, March 2001.
- "Environmental Protection and Private Property Rights: Friends or Foes?" under the sponsorship of the Ministry of Food Production and Marine Resources, Government of Trinidad and Tobago, January 2001.
- "The Promise and Paradox of Private Property in the 21<sup>st</sup> Century," to the Department of Surveying and Land Information, University of the West Indies, St. Augustine, Trinidad and Tobago, January 2001.
- "The Promise and Paradox of Private Property in the 21<sup>st</sup> Century ", to the annual meeting of the Association of Collegiate Schools of Planning, Atlanta, GA, November 2000.
- "The Anti-Environmental Movement in America: Strong, Growing and Right!" featured convocation speaker at Drury University, Springfield, MO, September 2000.
- "Protecting Agricultural Land at the City's Edge: Lessons from Western Europe, North America and Japan," to the International Center for Land Policy Studies and Training (of Taiwan) 81<sup>st</sup> Regular Session on Agrarian Reform and Rural Development, April 2000.
- "Social Justice in Land Planning: A Design/Assessment Criteria That Can Not Be Ignored," to a symposium at Bergen College, Bergen, Norway, March 2000.
- "The Management of Urban Sprawl in the U.S.," to the Rogaland Research Institute, Stavanger, Norway, March 2000.
- "The Practical Utility of Planning Theory for Professional Practice," and "Social Justice in Land Planning: A Design/Assessment Criteria That Can Not Be Ignored," at the Department of Land Use and Landscape Planning at the Agricultural University of Norway, Ås, Norway, March 2000.
- Gave a paper as part of a national symposium "Institutional Conditions for Planning Performance (in a spatial context)" organized by Department of Land Use and Landscape Planning of the Agricultural University of Norway and the Planning Centre at the Norwegian Institute for Urban and Regional Research (NIBR), Ås, Norway, March 2000.
- "The Anti-Environmental Movement in America: Strong, Growing and Right," at Illinois Wesleyan University, January 2000.
- "The International Dimension of Farmland Protection: Lessons For Developing Countries from Developed Countries," to the annual meeting of the Association of Collegiate Schools of Planning, Chicago, IL, October 1999.

- “The Challenge to Leopold’s Legacy: The Rise and Impact of the Anti-Environmental Movement,” Organized a panel and made a presentation to the national conference “Building on Leopold’s Legacy,” organized by the Wisconsin Academy of Sciences, Arts and Letters, Madison, WI, October 1999.
- “The Private Property Rights (Anti-Environmental) Movement in America, and Its Impact on City Planning,” at the University of Florence, Italy, April 1999.
- “Protecting Agricultural Land at the City’s Edge: Lessons from Western Europe, North America and Japan,” to the International Center for Land Policy Studies and Training (of Taiwan) 78th Regular Session on Agrarian Reform and Rural Development, March 1999.
- “Protecting Agricultural Lands Under the Threat of Urbanization: Lessons for Developing Countries from Developed Countries,” for the International Seminar and 30th Anniversary Celebration of LRTI (the Land Reform Training Institute), Taipei, Taiwan, November 1998.
- “A Bundle of Rights: Law, Policy and the Politics of Land,” featured presentation to the “Who Owns America? II: How Land and Natural Resources are Owned and Controlled,” conference, Madison, WI, June 1998.
- “Protecting Agricultural Land at the City’s Edge: Lessons from Western Europe, North America and Japan,” a short course delivered to the Land Reform Training Institute's (of Taiwan) 75th Regular Session on Agrarian Reform and Rural Development, April 1998.
- “Private Property Rights, ‘Takings’ and Urban Planning: Searching for a Middle Ground,” at San Diego State University, March 1998.
- “The Anti-Environmental Movement in America: Strong, Growing and Right,” to Carleton College, Northfield, Minnesota, January 1998.
- “*Those Laws and My Land!* The Impact of State Property Rights Laws on the Security of Individual Land Tenure,” to the annual meeting of the Association of Collegiate Schools of Planning, Ft. Lauderdale, Florida, November 1997.
- “The ‘Wisdom,’ but Uncertain Future, of the Wise Use Movement,” to the Department of Planning, Public Policy and Management, University of Oregon, Eugene, Oregon, October 1997.
- “The Impacts of State-based Private Property Rights Laws: Preliminary Results of a National Study,” invited testimony prepared for the Subcommittee on the Constitution, of the U.S. House of Representatives Committee on the Judiciary, for the hearing titled “State Approaches to Protecting Private Property Rights,” September 1997.
- “Market-based Land-Use Regulatory Approaches in a System of Decentralized Governance: The U.S. Experience,” presented to the conference “Fiscal Autonomy and Urban Development Management,” under the sponsorship of the Dipartimento di Scienze del Territorio, Politecnico di Milano and the Italian National Research Center, April 1997.
- “Protecting Agricultural Land at the City’s Edge: Lessons from Western Europe, North America and Japan,” a short course delivered to the Land Reform Training Institute's (of Taiwan) 72nd Regular Session on Agrarian Reform and Rural Development, March 1997.

- “Whose Rights, Whose Regulations? Land Theory, Land Policy, and the Ambiguous Future of the New Private Property Rights Movement in the U.S.,” to the Joint International Congress of the Association of Collegiate Schools of Planning and the Association of European Schools of Planning, Toronto, Canada, July 1996.
- “Community-Based Tenure Reform in Urban Africa: The Community Land Trust Experiment in Voi, Kenya,” co-author with Ellen M. Bassett, to the Joint International Congress of the Association of Collegiate Schools of Planning and the Association of European Schools of Planning, Toronto, Canada, July 1996.
- “Social Conflict Over Property Rights: Environmental Thought, Environmental Action, and the Uncertain Future of the New Private Property Rights Movement in the U.S.,” to the international conference “Property Rights and Environment,” Aix-en-Provence, France, June 1996.
- “Protecting Agricultural Land at the City’s Edge: Lessons from Western Europe, North America and Japan,” a short course delivered to the Land Reform Training Institute's (of Taiwan) 69th Regular Session on Agrarian Reform and Rural Development, April 1996.
- “Organizing Against Wise Use: The Emergent Planning, Environmental, Labor Coalition,” to the annual meeting of the Association of Collegiate Schools of Planning, Detroit, Michigan, October, 1995.
- “Protecting Agricultural Land at the City’s Edge: Lessons from Western Europe, North America and Japan,” a short course delivered to the Land Reform Training Institute's (of Taiwan) 66th Regular Session on Agrarian Reform and Rural Development, April 1995.
- “Rethinking Progressive Localism? The ‘County Movement’ for Conservative Control of Land Use Planning,” to the annual meeting of the Association of Collegiate Schools of Planning, Phoenix, Arizona, November, 1994.
- “Challenging the Land Ethic: The Rise of the Anti-Environmental Movement in the U.S.,” to the international symposium "Aldo Leopold: His Land Ethic and Influence in Germany and the U.S.," Madison, Wisconsin, October, 1994.
- “Managing Growth in Lancaster County, Pennsylvania: Lessons and Directions,” invited testimony prepared for the hearing titled "Managing Community Growth and Change," before the Subcommittee on Investigations and Oversight of the U.S. House of Representatives Committee on Science, Space and Technology, Washington, D.C., April 1994.
- “Managing Agricultural Land Protection at the Urban Fringe: Public Policy Alternatives,” a short course delivered to the Land Reform Training Institute's (of Taiwan) 63rd Regular Session on Agrarian Reform and Rural Development, March 1994.
- “Transferable Development Rights Programs in the American Experience,” presented to the Doctoral Program in Public Spatial-Politics, University Institute on Architecture, Venice, Italy, December 1993.
- “Environmental Ethics and Planning Thought,” presented to the Institute for Economic and Social Research - Toscana, Florence, Italy, December 1993.
- “Private or Public Property: The New Social Conflict for U.S. Environmentalism,” presented to the Departmental of Territorial Science, Milan Polytechnic, Milan, Italy, November 1993.

- “Transferable Development Rights Programs in the American Experience,” presented to the conference “Urbanization, Land Use and Land Preservation in the Urban Fringe: From Conflict to Cooperation Between City and Countryside,” an international workshop held in Milan, Italy, sponsored by the Cariplo Foundation for Scientific Research, December 1993.
- “‘Wise Use’ versus ‘The New Feudalism’: Social Conflict over Property Rights,” to the annual meeting of the Association of Collegiate Schools of Planning, Philadelphia, Pennsylvania, October, 1993.
- “Growth Management and the Amish in Pennsylvania,” and “Land Use Planning in the 21st Century: A Postmodern View,” to the Graduate Program in Urban Planning, University of Kansas, Lawrence, Kansas, November, 1992.
- “Exposing and Reframing the Unspoken Assumptions of Land Use Planning: A Postmodern View,” to the annual meeting of the Association of Collegiate Schools of Planning, Columbus, Ohio, November, 1992.
- “Land Use Planning for the 21st Century,” to the School of Urban Planning and Policy, University of Illinois, Chicago, Chicago, Illinois, October, 1992.
- “Environmental Ethics,” invited presentation to the annual meeting of the National Association of Professionals in Environmental Communication, Chicago, Illinois, October, 1992.
- “Land Use Planning for the 21st Century,” to the Department of Public Policy Studies, St. Louis University, St. Louis, Missouri, October, 1992.
- “Green Politics,” one part of the series “People, Progress and Nature: Striking a Delicate Balance,” The Bascom Hill Society 1992 Spring Event, University of Wisconsin-Madison, Madison, Wisconsin, June, 1992.
- “Environmental Ethics and Its Challenge to Environmental Policy and Planning,” to the Ecological Seminar Series of the U.S. Environmental Protection Agency, Region 5, Chicago, Illinois, May, 1992.
- “Growth and Its Management in Lancaster County, PA,” to the conference “Beyond Boom and Bust: Managing Sustainable Community Growth,” St. Paul, Minnesota, April, 1992.
- “Land Use Planning for the 21st Century,” 7th Annual Colloquium on City and Regional Planning delivered to the 1992 Mid-South Planning and Zoning Institute, Memphis, Tennessee, April, 1992.
- “The Postmodern Future of Land Use Planning,” to the City and Regional Planning Program, Ohio State University, Columbus, Ohio, November, 1991.
- “The Political Impact of GIS: Democracy or Technocracy?” to the Fall Seminar Series, Center for Mapping, Ohio State University, Columbus, Ohio, November, 1991.
- “Strategic Planning: A Critical Overview,” to the annual meeting of the Upper Mid-West American Planning Association, Milwaukee, Wisconsin, October, 1991.
- “Planning the Use of Land for the 21st Century: Reconciling Modernist Doctrine with a Postmodern World,” plenary address to the annual meeting of the Soil and Water Conservation Society, Lexington, Kentucky, August, 1991.

- “State Land Use Planning Policy in the Twentieth Century: Toward an Integrative History,” to the annual meeting of the Association of Collegiate Schools of Planning, Austin, Texas, November, 1990.
- “Green Politics and Environmental Planning,” to the Urban Planning, Design and Development Program, Cleveland State University, Cleveland, Ohio, October, 1989.
- “Environmental Philosophy and Planning Education,” to the annual meeting of the Association of Collegiate Schools of Planning, Portland, Oregon, October, 1989.
- “Post-Modern Localism: A Progressive Perspective,” to the annual meeting of the Association of Collegiate Schools of Planning, Portland, Oregon, October, 1989. Also served as organizer of session titled “Towards Progressive Land Use Planning.”
- “Institutional Issues in Land Information System Implementation: The Case of LRIS in the Canadian Maritimes,” to the annual meeting of the Association of the Collegiate Schools of Planning, Buffalo, New York, October 1988.
- “Green Politics and Environmental Planning,” to the annual meeting of the Association of the Collegiate Schools of Planning, Buffalo, New York, October 1988.
- “Land Use and the Tank: Land Use Impacts of Private Sewage Systems in Wisconsin,” to the annual meeting of the Association of Collegiate Schools of Planning, Los Angeles, California, November 1987.
- “Environmental Mediation: A Critical Assessment,” co-author with Richard G. RuBino, to the annual meeting of the Association of Collegiate Schools of Planning, Los Angeles, California, November 1987.
- “Exploring Progressive Land Use Planning,” to the annual meeting of Association of Collegiate Schools of Planning, Milwaukee, Wisconsin, October 1986. Also served as organizer and moderator of session with same title.
- “Local Control of Rural Land Planning,” to the annual meeting of the Association of American Geographers, Minneapolis, Minnesota, May 1986.
- “The Uncertain Future of Local Land-Use Planning: A Crisis for Theory and Practice,” to the Department of Urban and Regional Planning, California State Polytechnic University, Pomona, Pomona, California, April 1986.
- “A Public Planning Perspective on Strategic Planning,” co-author with Jerome L. Kaufman, to the annual meeting of the American Planning Association, Los Angeles, California, April 1986.
- “Fairness in Agricultural Land Protection,” to the Seventh Conference on the Small City and Regional Community, University of Wisconsin, Stevens Point, Wisconsin, March 1986.
- “The Land Use Planning Theory Paradox: An Alternative Proposal,” to the annual meeting of the Association of Collegiate Schools of Planning, Atlanta, Georgia, November 1985.
- “Building a National Rural Land Transfer Data Base: Difficulties in Merging Existing State Data Systems and Recommendations for Changes,” co-author with Kathleen E. Dickhut and D. David

- Moyer, to the annual meeting of the Urban and Regional Information Systems Association, Ottawa, Canada, July 1985.
- “The Politics of Implementing Multipurpose Land Information Systems in U.S. Local Governments,” to the annual meeting of the Urban and Regional Information Systems Association, Ottawa, Canada, July 1985.
  - “U.S. Rural Land Transfer Study: Project Description and Progress Report,” co-author with Kathleen E. Dickhut and D. David Moyer, to the annual meeting of the American Planning Association, Montreal, Canada, April 1985.
  - “Debates in Rural Land Planning Policy: A Twentieth Century History from New York State,” to the annual meeting of the American Planning Association, Montreal, Canada, April 1985.
  - “Historical Model for the Future: The Regional Planning Association of America and a Program for Urban Revitalization,” to the annual meeting of the Urban Affairs Association, Portland, Oregon, March 1984.
  - “The Improbability of Urban Policy: The Case of the United States,” at the annual meeting of the Association of Collegiate Schools of Planning, Washington, D.C., October 1981.

#### **RELATED PROFESSIONAL ACTIVITY**

- Member, Editorial Board, Journal of Planning Education and Research, July 1999 - June 2002.
- Associate Editor - Society and Natural Resources, June 1994 - December 1998.
- Manuscript Reviewer - Journal of the American Planning Association, Journal of Planning Education and Research, Journal of Planning Literature, Journal of Environmental Planning and Management, Administration and Society, Land Economics, Journal of Rural Studies, Journal of Soil and Water Conservation, Environment and Planning A, Political Studies, Yale University Press, University of Wisconsin Press, Lincoln Institute of Land Policy, Island Press, Praeger Publishers, Jossey-Bass Publishers, Guilford Publishers, Prentice-Hall Publishers.

#### **AFFILIATIONS AND MEMBERSHIPS**

- Member - Association of Collegiate Schools of Planning, August 1984 - present
- Member - Site Visitor Pool, Planning Accreditation Board, April 1993 - present.

#### **REFERENCES**

Furnished upon request.

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