

**TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM
TOWN OF SPRINGFIELD
REVISED DRAFT 12/12/08**

(text in yellow identifies issues that need to be resolved)

This document describes the TDR Program for the Town of Springfield:

1. TDR Program Goals
2. TDR Sending Area Parameters
3. TDR Receiving Area Parameters
4. TDR Transaction Procedures
5. TDR Program Adoption Steps
6. Ongoing TDR Program Monitoring and Implementation
7. Opportunities for Partnerships

TDR PROGRAM GOALS

To advance farmland preservation and growth management objectives, the Town's Comprehensive Plan advises the possible implementation of a Transfer of Development Rights (TDR) program. The program would shift some permitted housing development from areas that the Town has planned for long-term agricultural use to limited areas planned for more intensive development in the Town.

As developed by a TDR subcommittee comprised of Town residents, program goals include:

1. Preserve large viable areas of farmland with a minimum of non-farm divisions, and help keep farming economically viable.
2. Redirect development to land within and close to areas that already contain concentrations of residential development, and to parcels that are too small for most types of farming.
3. Adopt the necessary legal framework and procedures to create and maintain a successful TDR program

TDR SENDING AREA PARAMETERS

TDR Sending Areas are defined as areas from which development rights could be transferred (or retired) through the use of conservation easements. A conservation easement would be recorded on the sending area property, permanently limiting the amount of non-farm development that could occur.

The following minimum criteria would be required for an area to qualify as a Sending Area:

1. the acreage¹ must be located within an “Agricultural Preservation District” on Map 6: Planned Land Use of the Town of Springfield Comprehensive Plan
2. the acreage must be zoned A-1 Agriculture (Exclusive)
3. the acreage must have one or more available “development rights” under Town’s standards expressed in its Comprehensive Plan. In cases where a property owner agrees to transfer one or more development rights to a Receiving Area, the maximum number of development rights that may be transferred from the property will be determined by first dividing the number of gross acres owned as of April 16, 1979 by 35, then reducing that total by the number of new housing units that have been built on the 1979 ownership parcel since April 16, 1979 (through “splits” or otherwise), then rounding the total up for fractions equal to ½ or greater. Parcels of less than 35 acres as of April 16, 1979 that are shown within the “Agricultural Preservation District” on Map 6: Planned Land Use of the Town’s Comprehensive Plan which have remaining development right(s) under the Comprehensive Plan policies may qualify as Sending Areas.
4. the acreage must not be within the “Potential 20-year Annexation and Urban Service Area” mapped in the March 25, 2004 Middleton-Springfield intergovernmental agreement.
5. per the 2007 Waunakee-Springfield intergovernmental agreement, if the acreage is within the Village’s extraterritorial jurisdiction, it can qualify as a Sending Area only if first approved in writing by Waunakee
6. a farm conservation plan must be in effect for the field(s)² on the acreage.

To accomplish the goals of the Town and its TDR program, the Town values the preservation of Sending Area lands with certain qualities. Where at least 50 points are accumulated by applying the following additional criteria, the Sending Area will be designated as a “Super Sending Area” and will earn a 2:1 density bonus:

1. the fields are at least 75% underlain by Group I or II agricultural soils, per Dane County Land Conservation Department’s Land Evaluation System and as generally shown on Map 2: Soil Suitability for Agriculture in the Comprehensive Plan (worth 20 points if criterion is met)
2. the acreage contains or is within 1,320 feet of a large livestock operation or mineral extraction operation (15 points)
3. at least 75% of the acreage is within the 5+” groundwater recharge area shown on Map 3a: Groundwater Recharge Rates of the Town’s Comprehensive Plan combined with the Pheasant Branch Springs Recharge Area map (15 points)
4. the acreage is within 1,320 feet of property where a conservation easement is already present (10 points)

¹ Acreage = the total amount of land proposed as a sending area by one landowner.

² Field = that portion of the “acreage” that is mapped as “field” on FSA maps, indicating land in production.

5. two or fewer homes have been built since April 16, 1979 on the contiguous single ownership parcel (which includes the proposed Sending Area acreage) as it existed on April 16, 1979 (10 points)
6. the acreage includes at least 5% of “Soils with Building Limitations” from Map 6: Planned Land Use of the Town’s Comprehensive Plan (5 points)
7. the acreage includes at least 5% shown as “Conservancy District” from Map 6: Planned Land Use of the Town’s Comprehensive Plan (5 points)
8. the development of the acreage would be visually prominent on the landscape based on topographic changes, in the determination of the Town’s Plan Commission (5 points)
9. the acreage is within 1,320 feet of centerline of Highway 12 (5 points)
10. the acreage is adjacent to or is at least partially included within a Dane County Parks and Open Space Plan conservation area (natural resource area, stream protection area, prairie and oak savanna site, etc.) or the DNR’s Waunakee Marsh project boundary (5 points)
11. preservation of the acreage provides exceptional environmental, social, and land use benefits in the determination of the Town Plan Commission (5 points)

A conservation easement must be placed on the Sending Area acreage, limiting future non-farm development, before the transferred development rights could be exercised in the Receiving Area, per the following standards:

1. the conservation easement must be permanent.
2. a conservation easement need not remove all development rights. The Sending Area landowner may choose to retain some development rights within the Sending Area acreage. When not all of the development rights are transferred, the Town shall specify on the Sending Area acreage where the remaining home sites may be located and the maximum lot size, based on the TDR program goals.
3. funding for acquisition of easements may come from multiple sources, including by a developer purchasing development rights and from grant funding for farmland preservation and natural resource preservation. Grant funding may reduce the cost to Receiving Area property owners of purchasing development rights, stimulate TDR program activity, and better achieve program goals by preserving more land. See the “Opportunities for Partnership” section below.
4. minimally, the Town would be the holder of the conservation easement. Other government or non-profit parties that provided funding support might also be party to the conservation easement.
5. To deal with uncertainty in future planning (i.e., some of today’s “preservation areas” might be tomorrow’s “development areas”), each conservation easement could include an “escape clause,” which would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending the Town Comprehensive Plan and (b) at least twice as much comparable land, with “comparable” being in the determination of the Town Board, has been identified

for the transfer of the conservation easement. Most county, state, and federal grant programs that could would not allow an “escape clause.”

TDR RECEIVING AREA PARAMETERS

TDR Receiving Areas are defined as areas to which development rights could be transferred, enabling greater development density there in exchange for the permanent protection of Sending Area acreage.

The following Minimum Qualifying Criteria have to be met for any area to qualify as a Receiving Area:

1. the proposed lot(s)³ must be capable of supporting conventional, mound, or alternative wastewater treatment systems. (The Town will not allow Receiving Areas to develop using holding tanks.)
2. the proposed lot(s) must use the minimum new lot size per standards in Town Comprehensive Plan and Land Division Ordinance for the land use district.
3. the maximum lot size for each new buildable lot is five acres, except for any remainder parcel that constitutes the balance of the Receiving Area land holding.
4. City of Middleton approval is required if the proposed lot(s) is located within Area A (“Potential 20-year Annexation and Urban Service Area”) of the March 25, 2004 Middleton-Springfield intergovernmental agreement.
5. per the 2007 Waunakee-Springfield intergovernmental agreement, if the proposed lot(s) is within Waunakee’s extraterritorial jurisdiction, it can be a Receiving Area only if it is located within a “Rural Development District” (shown on Map 6: Planned Land Use of Town’s Comprehensive Plan) or if otherwise approved in writing by Waunakee.
6. the Town’s “right-to-farm” notice must be placed on the final plat or CSM covering the proposed lot(s).
7. the proposed development must meet at least 85% of the applicable development design standards based on the size of the development, as listed in Policy h or Policy i of the Housing and Neighborhood Development chapter of the Town Comprehensive Plan (see “Applicable Town Plan Policies” section below).
8. an adequate number of development rights must be acquired for the number of new buildable lots anticipated in the Receiving Area.

There are three basic types of Receiving Areas in the Town, described as follows:

Type 1 Receiving Area—“Neighborhood Development” (Rural Development or Agricultural Transition Districts): Type 1 Receiving Areas can be in areas shown as a “Rural Development District” or “Agricultural Transition District” on Map 6: Planned Land Use of Town Comprehensive Plan. (Map 6 could, in the future, be

³ “proposed lot” = the total amount of land proposed as a receiving area.

amended to designate additional areas as “Rural Development District” or “Agricultural Transition District,” provided that the required procedure for amending the Town’s comprehensive plan is followed.)

In addition to the Minimum Qualifying Criteria for any Receiving Area (above), for a property to qualify as a Type 1 Receiving Area, all of the following is also required:

- a. the proposed lot(s) is located in the Rural Development District or the Agricultural Preservation District (from Map 6: Planned Land Use of Town’s Comprehensive Plan)
- b. if the proposed lot(s) is in the Agricultural Transition District (from Map 6: Planned Land Use of Town’s Comprehensive Plan) which is adjacent to the City of Middleton, Middleton’s approval is required
- c. the proposed lot(s) must be at least 1,320 feet from any mineral extraction operation or existing large scale livestock operation on property not owned by the Receiving Area applicant.
- d. no portion of the proposed lot(s) is within a current Dane County Parks and Open Space Plan conservation area (natural resource area, stream protection area, prairie and oak savanna site, etc.) or the DNR’s Waunakee Marsh project boundary.

Allowable densities in Type 1 Receiving Area. For every development right acquired from a standard (non-Super) Sending Area, the developer will be allowed to create one new buildable lot in the Receiving Area in addition to what the “1 per 35” density standard would normally allow on that parcel. However, the developer will be allowed to create two new buildable lots in the Receiving Area in addition to what the “1 per 35” density standard would normally allow normally on that parcel if:

- the development rights were transferred from a “Super Sending Area”
- OR
- at least 50 points are earned by for the design of the proposed lot(s) in the Receiving Area from the following criteria:
 - the average (mean) proposed lot size will be two acres or less (20 points)
 - at least 90% of the proposed lot(s) will be served by conventional on-site waste treatment systems or a community waste treatment system (10 points)
 - on at least portions of one side, the proposed lot(s) is contiguous with or across the street from land that has been previously included in a subdivision plat (10 points)
 - at least 75% of the proposed lot(s) is outside of the 5+” groundwater recharge area (as shown on Map 3a: Groundwater Recharge Rates in Town Comprehensive Plan) combined with the Pheasant Branch Springs Recharge Area map (10 points)
 - the proposed lot(s) contains no more than 5% of lands shown as “Soils with Building Limitations” (from Map 6: Planned Land Use of the Town’s Comprehensive Plan) (5 points)

- the proposed lot(s) contains no more than 5% of lands shown as or “Conservancy District” (from Map 6: Planned Land Use in the Town’s Comprehensive Plan) (5 points)
- the proposed lot(s) is at least 1,320 feet from the nearest large scale livestock operation or mineral extraction operation (5 points)
- development of proposed lot(s) would not be visually prominent on the landscape based on topographic changes, in the determination of the Town Plan Commission (5 points)
- the proposed lot(s) is within 1,320 feet of the centerline of the nearest state, U.S., or county highway (5 points)
- development of the proposed lot(s) provides exceptional environmental, social, and land use benefits in the determination of the Town Plan Commission (5 points)
- Note that a Type 1 Receiving Area property can qualify for a 4:1 density bonus when development rights are transferred from a Super Sending Area and when the design of the proposed lots earns 50 points as described above. Under this situation, for every development right transferred in, the developer will be allowed to create four new buildable lots in the Receiving Area in addition to what the “1 per 35” density standard would normally allow normally on that parcel.

Type 2 Receiving Area—Substandard-35 Acre Lot Development (Agricultural Preservation District): Type 2 Receiving Areas can be parcels of less than 35 acres as of April 16, 1979 that are shown within the “Agricultural Preservation District” on Map 6: Planned Land Use of the Town’s Comprehensive Plan. These are commonly understood as substandard lots in A-1 Exclusive Agriculture zoning district, because they do not meet the 35-acre minimum lot size normally required.

In addition to the Minimum Qualifying Criteria for any receiving area (page 4), for a property to qualify as a Type 2 Receiving Area, all of the following is also required:

- a. the proposed lot(s) is a substandard lot (less than 35 acres) in the Agricultural Preservation District (from Map 6: Planned Land Use of the Town’s Comprehensive Plan).
- b. the proposed lot(s) must be at least 1,320 feet from any existing mineral extraction operation or existing large scale livestock operation.
- c. no portion of the proposed lot(s) is within a current Dane County Parks and Open Space Plan conservation area (natural resource area, stream protection area, prairie and oak savanna site, etc.) or the DNR’s Waunakee Marsh project boundary.
- d. the proposed lot(s) contain no more than 5% of lands shown as “Soils with Building Limitations” or “Conservancy District” (from Map 6: Planned Land Use of the Town’s Comprehensive Plan).

Allowable densities in Type 2 Receiving Area. For every development right acquired from a standard Sending Area, the developer will be allowed to build one new home in the Type 2 Receiving Area in addition to the normal allocation under

Policy d of the Land Use chapter of Town's Comprehensive Plan. For every development right acquired from a Super Sending Area, the developer will be allowed to build two new homes in the Type 2 Receiving Area in addition to the normal allocation under Policy d of the Land Use chapter of Town's Comprehensive Plan if:

- the development rights was transferred from a Super Sending Area
- AND
- the average (mean) proposed lot size does not exceed three acres
- AND
- no more than 20% of the proposed lot(s) will be located on Group I or II agricultural soils, as generally shown on Map 2: Soil Suitability for Agriculture in the Town's Comprehensive Plan.
- AND
- the development will use shared driveways (not more than 8 houses on one shared driveway) or, driveways will be located to minimize conflict with farm operations (in the judgment of the Town Plan Commission)

Areas designated as Type 2 Receiving Areas may, alternatively or in addition, serve as Sending Areas under the requirements for Sending Areas described earlier. For example, if an owner of a sub-35 acre lot acquired two development rights from another property owner, but only wanted to build one additional home on that sub-35 acre lot, he could sell/transfer the other development right to another Receiving Area property owner.

Type 3 Receiving Area—Farm to Farm Transfer (35+ Acre Parcels in Agricultural Preservation District). Type 3 Receiving Areas can be parcels of greater than 35 acres that are shown within the "Agricultural Preservation District" on Map 6: Planned Land Use of the Town's Comprehensive Plan. The maximum density, following all transfers to the property, may not exceed two dwelling units per 35 acres of land under contiguous single ownership as of April 16, 1979. (This is double the "1 per 35" development density normally allowed in "Agricultural Preservation Districts.")

For Type 3 Receiving Areas, in order to determine the total number of "splits" the property owner would be allowed on the parcel, the land owner may round up any fractional amount over 1/2 after first dividing gross acres owned as of April 16, 1979 by 35, then reducing that total by the number of new housing units that have been built on that 1979 ownership parcel since April 16, 1979 (through "splits" or otherwise). These "fractional" development rights may not be used until a transfer of development rights to the property has occurred.

Allowable densities in Type 3 Receiving Area. For every development right acquired, the land owner in a Type 3 Receiving Area will be allowed to create one new buildable lot in addition to the normal "1 per 35" density allocation under Policy c of the Land Use chapter of the Comprehensive Plan, except that for each new buildable lot over three acres in area the Type 3 Receiving Area land owner will be required to acquire two development rights.

In addition to the Minimum Qualifying Criteria for any receiving area (page 4), for a property to qualify as a Type 3 Receiving Area, all of the following is also required:

- a. the property is greater than 35 acres and is located in the Agricultural Preservation District (from Map 6: Planned Land Use of the Town's Comprehensive Plan)
- b. the maximum density, following all transfers to the property and housing units built via other means on the 1979 ownership parcel since April 16, 1979, may not exceed two dwelling units per 35 acres of land under contiguous single ownership as of April 16, 1979.
- c. the proposed lot(s) is at least 1,320 feet from any mineral extraction operation or existing large scale livestock operation on property not owned by the applicant.
- d. the proposed lot(s) contain no more than 5% of lands shown as "Soils with Building Limitations" or "Conservancy District" (from Map 6: Planned Land Use of the Town's Comprehensive Plan).

AND, at least 50 points must be earned from the following criteria:

- the proposed lot(s) is less suitable for agricultural use than the property(ies) from which the development rights are to be transferred, based on soil capability groups shown on Map 6: Soil Suitability for Agriculture in the Comprehensive Plan or more detailed sources where available (20 points).
- the proposed lot(s) is not on soil groups I or II, based on soil capability groupings shown on Map 2: Soil Suitability for Agriculture in the Town's Comprehensive Plan (20 points).
- the proposed lot(s) is within 1,320 feet of a U.S., state, or county highway (10 points).
- the proposed lot(s) will use shared driveways (10 points).
- the proposed lot(s) contains no more than 5% of lands shown as Group 1 or 11 soils (from Map 2: Soil Suitability for Agriculture in the Town's Comprehensive Plan) or "Soils with Building Limitations" (from Map 6: Planned Land Use of the Town's Comprehensive Plan) (5 points)
- The proposed lot(s) contain no more than 5% of lands shown as "Conservancy District" (from Map 6: Planned Land Use of the Town's Comprehensive Plan) (5 points)

Areas designated as Type 3 Receiving Areas may, alternatively or in addition, serve as Sending Areas under the requirements for Sending Areas described above.

TDR TRANSACTION PROCEDURES

The procedures for executing a TDR transaction generally would follow the normal development approval process, with some expansions to assure that proper legal tools

have been recorded, particularly the conservation easement over the Sending Area property.

The procedure as desired by the Town is generally as follows:

1. Individual who wishes to utilize development rights to develop land (i.e., developer) approaches Town staff or Town consultant to discuss idea in concept. Town staff/consultant advises developer of options to possibly get grant funding assistance or other forms of partnership on the acquisition of development rights (or to convert a standard Sending Area to a Super Sending Area).
2. In advance of any formal application, developer brings concept plan to both Town Board and Plan Commission for their reviews. Also, developer is advised to share concept plan with staff from County Planning and Development Department.
3. Town compares developer's concept to TDR program rules, comprehensive plan, land division ordinance, and growth management allocation plan and advises developer accordingly, both during and after Town meetings. Development may be subject to competition provisions per growth management allocation plan specifications.
4. Developer seeks out potential Sending Area property owners (including from the Town's "pre-qualification list" – see below) and begins to negotiate option or other vehicle to potentially purchase development rights.
5. Developer submits application for rezoning with Dane County, and preliminary plat or CSM request with County and Town.
6. Town/County approve rezoning, preliminary plat, or CSM.
7. Developer submits final plat if necessary; and Town/County approve
8. Zoning/building permits not issued until the conservation easement and TDR notice documents are recorded.

To facilitate the identification of willing participants in the TDR program, the Town intends to establish a Sending Area pre-qualification list as follows:

1. Town would maintain a list of "pre-qualified" property owners who may be interested in selling their development rights. The names and other information on the list would not be heavily publicized, but would be a matter of public record.
2. Town would send out letter and application to all property owners in the Town who may meet minimum qualification criteria based on an initial screening. The application would ask questions to confirm that minimum sending area qualification criteria (#1-#5 as listed above) would be met.
3. Property owner applications to get on this "pre-qualification" list could be made at any time. There would be no set application period.

4. A combination of the results of a Town-initiated “1 per 35” density study and property owner preference as expressing in the application (or follow-up) would determine the maximum number of development rights that are available for transfer away from the Sending Area property. Once a property owner transfers at least one development right under the Town’s TDR program, that property owner may “round up” fractional amounts over ½ when calculating allowable development rights under the Town’s “1 per 35” density policy. Parcels of less than 35 acres as of April 16, 1979 that are shown within the “Agricultural Preservation District” on Map 6: Planned Land Use of the Town’s Comprehensive Plan may serve as Sending Areas, if a development right still exists with the property per Town Comprehensive Plan policies (i.e., a home has not been built).
5. Town would send out an annual letter to those property owners on the pre-qualification list to confirm their interest in remaining on the list. If they don’t respond back, they would remain on the list.
6. The pre-qualification list would not include asking or recommended prices for development rights; it would be up to each individual buyer and seller to negotiate a price.
7. Property owners who were not on the pre-qualification list could still sell their development rights to an owner in a Receiving Area. However, the Town would require each TDR sender not on the original list to essentially fill out an application and would complete a density study before development approvals would be offered over the associated Receiving Area property.

TDR PROGRAM ADOPTION STEPS

1. Town Land Division Ordinance should be amended to authorize TDR by ordinance at the Town level.
2. Amend the Town Comprehensive Plan to indicate that TDR is place. The amendments should note:
 - a. The Town retains the right to review the TDR program to meet program goals in the face of changing circumstances, but because the allowable densities, density bonuses, and the criteria statements would be contained in amended Town Comprehensive Plan, they cannot be changed without the approval of the County.
 - b. The points assigned to the criteria statements would not become part of the Town Comprehensive Plan. The Town would retain the ability to increase or decrease the points awarded to each criteria statement by as much as 25% every three years.
3. Detailed program procedures, application criteria, etc. could be in a supplemental packet that could be more easily amended in the future at the Town level than the Comprehensive Plan. This is like what the Town did for the Growth Management Allocation Plan.

4. Amendments to Growth Management Allocation Plan **may be advisable**, as it does not presently allow for additional lots if TDR is used. However, Town's Land Division Ordinance does already provide for additional lots under TDR, if Comprehensive Plan changes are made. **[Mark and Mark are preparing language clarifying how/if TDR splits relate to GMA.]**

ONGOING TDR PROGRAM MONITORING AND IMPLEMENTATION

- Identify to what extent County Planning and Development Department staff will be able to assist in administration.
- Consider contracting with a non-profit land conservation agency, such as the Natural Heritage Land Trust, for all or part of program administration.
- Consider added administrative burden on Town staff and learning curve in understanding, explaining, and administering program—regardless of who is in charge of administration.
- At Town level, “advertise” availability of program to Town property owners, including application for potential TDR Senders.
- Make sure that “pre-qualified” TDR Sender List is current.
- **[Mark and Mark are preparing language clarifying how/if TDR splits relate to GMA.]** ~~Monitor level of activity in program to identify if adjustments are necessary. Initially, the Town intends to allow a maximum of 15 new lots to be created as a result of development rights transfers by subdivision plat in Type 1 TDR Receiving Areas and 5 new lots to be created by certified survey map in Type 2 and 3 Receiving Areas on an annual basis. This is consistent with and expands upon the Town's Growth Management Allocation Plan.~~

OPPORTUNITIES FOR PARTNERSHIPS

- Meet with Natural Heritage Land Trust, Friends of the Pheasant Branch Creek, Jim Arts/DATCP, and City of Middleton to discuss potential supplemental funding sources and how TDR program may need to be adjusted to be responsive to outside funding source requirements. One prominent grant funding program is the federal USDA Farm and Ranch Lands Protection Program, which requires a permanent conservation easement and a 50% local match. The Dane County Conservation Fund or DNR Stewardship program may be other potential sources of funding.
- It is possible that the Town, in cooperation with other local partners, could successfully petition the State of Wisconsin DATCP/Working Lands Initiative to sponsor a pilot program in Springfield.
- Try to use grants to supplement developer payments for development rights. This would increase affordability of buying development rights, thereby helping with TDR program activity. This approach may also help permanently preserve more land, by making development rights purchases more affordable to TDR Receiving Area property owners.

- Ideally, see if program partners would be willing to step in with grant support quickly, so that TDR transactions could flow without delay. Alternatively, developer funds could be held in an escrow account to be used as grant match—this would have to be thought through more.

APPLICABLE TOWN PLAN POLICIES

The following existing Town Comprehensive Plan policies are cited in this document. Note that the names of and exact policies associated with these may change with the Comprehensive Plan amendments that would accompany introduction of a TDR program.

- h. Promote use of the following **principles of conservation neighborhood design** in laying out larger new subdivisions (10+ lots), where permitted:
 - 1. Attempt to “hide” development from main roads to the extent possible through natural topography, vegetation (e.g., tree lines, wooded edges), and setbacks. Minimize placement of lots in open fields.
 - 2. Preserve mature trees; stone rows; fence lines; tree lines; and agricultural structures such as farmsteads, barns, and silos wherever possible.
 - 3. Arrange lots so houses are not placed on exposed hill tops or ridge lines. In general, roof lines should not be higher than ridge lines.
 - 4. Include an interconnected network of streets meeting Town road standards.
 - 5. Design streets and lot layouts to blend with natural land contours.
 - 6. Back lots onto county, state, and federal highways, designing deeper lots and landscape bufferyards into these areas.
 - 7. Discourage creation of cul-de-sacs except in limited situations, such as where topography, environmentally sensitive areas, or the pre-existing development pattern in the area necessitates their use.
 - 8. Integrate natural resources into the subdivision design as aesthetic and conservation landscape elements.
 - 9. Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
 - 10. Encourage storm water management treatment systems that focus on Best Management Practices (BMPs) rather than conventional engineering strategies. BMPs may include overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, residential roof runoff directed to pervious yard areas, and maximum impervious surface ratios for development sites.
 - 11. Provide vegetative buffers between building sites and wetlands and streams.
 - 12. Provide wide areas for public access to parks and common open spaces.
 - 13. Maximize preservation of common open space in the neighborhood through public dedication and/or private management of open space through a homeowner’s association with conservation easements.
 - 14. Create pedestrian trails through open space areas, allowing for future connections to other areas.
 - 15. Refer also to the Town’s Land Development Ordinance.
- i. Apply the following **development siting standards** to all other developments in the Town. The Town requires submittal of a site plan showing the relationship of the proposed building(s) and lot(s) to applicable natural features prior to granting

development approval. Many of these standards are illustrated in the graphic on an upcoming page and in the Appendix A: Rural Development Guidelines.

1. Within the Agricultural Preservation District and Agricultural Transition District (prior to a Town decision to allow more intensive development), no buildings should be developed on soils classified as Group I or Group II on Map 2 of this *Plan*, unless all soils on the ownership parcel are so classified.
2. Minimum lot size for all new lots, including new lots with pre-existing residences, should be one acre in the Agricultural Preservation District and 1½ acres in all other planned land use districts, unless soil tests or conditions indicate more area is required to provide safe on-site treatment or other policies in this plan suggest a larger minimum. Residential lots or home sites over five acres each are discouraged.
3. All new lots should have frontage on a public road per Town and County subdivision regulations. Flag lots should generally be discouraged, except where advisable to achieve other objectives of this *Plan*.
4. Except within “Rural Centers” as shown on Map 6 and planned commercial development projects, buildings should be sited to minimize visibility from public roads through proper placement with respect to existing vegetation and topographic changes, retention of existing vegetation and topography, and/or planting of new vegetation or berming. New buildings should be located adjacent to tree lines where available and at the edge of open fields rather than the middle.
5. Except within “Rural Centers” as shown on Map 6 and planned commercial development projects, buildings should not be located on top of exposed hilltops and ridge lines. Building roof lines should not be higher than ridge lines. In wooded hill areas, only enough area for the house, immediate yard, and driveway should be cleared.
6. Preserve existing vegetation; stone rows; fence lines; tree lines; and agricultural structures such as farmsteads, barns, and silos where possible.
7. Where existing vegetation and changes in topography would not adequately screen the development from public roads, and new plantings would be insufficient, consider arranging development sites in a pattern resembling historic farm building placements (e.g. group of houses set back from road, tree lined single drive or street, fence rows).
8. All new lots should allow for the construction of driveways suitable in length, width, design, and slope for emergency vehicle travel. New streets or driveways should be placed along existing contours, property lines, fence rows, lines of existing vegetation, or other natural features wherever feasible. Within the Agricultural Preservation District and Agricultural Transition District, streets and driveways should not cross Group I or II agricultural soils or bisect farm fields, unless no other alignment is possible. Shared driveways meeting these criteria are preferred over driveways serving a single use.
9. Minimize the number of driveway openings onto existing public streets, instead promoting shared driveways with driveway agreements, loop streets,

or cul-de-sac streets where the number of building sites is limited (e.g. not in 10+ lot subdivisions). Except within mapped Rural Development Districts, avoid placing multiple home sites side-by-side along existing roads with multiple driveways and modest building setbacks. The Town also advocates cul-de-sac lengths of greater than 1,000 feet where necessary to adequately screen new houses from existing public roads, and where public safety will not be impaired.

10. Buildings should not be placed in wetlands, floodplains, hydric soils, soils with low or very low potential for dwellings with basements, and slopes greater than 20%. General depictions these features are included on Map 6; steep slopes, wetlands, and floodplains are specifically shown on Map 3; and hydric soils and soil potential for basements are included in the *Dane County Map Book, Town of Springfield* (2005).
11. Placement of on-site waste disposal systems should meet the standards in Chapter Six—Utilities and Community Facilities.

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