ORDINANCE NO: _____

AN ORDINANCE AMENDING THE TOWN OF SPRINGFIELD LAND DIVISION ORDINANCE TO ADDRESS TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

SECTION 1: Section 6.03(27a) [Definitions of Terms Used in this Ordinance] shall hereby be created to include the following definition:

TRANSFER OF DEVELOPMENT RIGHTS (TDR). A town program that requires a developer of land in certain areas identified for development in the comprehensive plan to contribute to the conservation of land in other areas identified in the plan for long-term preservation, but only if such developer elects to develop at a density that exceeds policies normally applicable in the Agricultural Preservation District as described in the Comprehensive Plan. The TDR program is part of the town's overall farmland preservation, rural character preservation, and growth management strategy. The rules for the town's TDR program are established in the town's comprehensive plan and by policy of the Town Board, both of which may be amended from time to time. This ordinance does not create or recognize property rights. It merely allows exchange among property owners of development potential permitted under zoning and other police power regulations.

SECTION 2: Section 6.07 is hereby renamed as "GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT RIGHTS."

SECTION 3 Section 6.07(4) is hereby repealed and recreated to read as follows:

(4) The town hereby establishes a transfer of development rights (TDR) program. The rules of the TDR program are established in the town's comprehensive plan and by policy of the Town Board. The town may condition approval of the plat or certified survey map on compliance with such rules. The town may require verification from the subdivider that TDR program rules, including a recordable agricultural conservation easement or easements pertaining to "sending areas," have been met before the town provides required signatures on the final plat or certified survey map, before the subdivider records the final plat or certified survey map, and/or before building permits are issued for the affected lots.

Ordinance Approved: _____

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Don Hoffman, Town Chair

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Carolyn Hacker, Town Clerk/Treasurer