

**Worksheet for Sending Areas**

Town of Springfield Transfer of Development Rights Program

**Acreage Property Owner:**

**Location:**

Please refer to the Town 's official TDR program document for the full explanation of each criteria.

**Minimum Criteria for TDR Sending Areas.**

1	Yes / No	The Acreage must be located within an "Agricultural Preservation District" or an adjacent "Conservancy District" on Map 6 on Town Comprehensive Plan
2	Yes / No	The Acreage must be and remain zoned A-1 Exclusive Agriculture, or any replacement or additional certified ag/farmland preservation district which Dane County may adopt under state law. The Acreage must also be zoned into the TDR-S Overlay Zoning District.
3	Yes / No	The Acreage must have one or more available Development Right under the Town's Comprehensive Plan. (See the Town 's official TDR program document for information about the maximum number of Development Rights that may be transferred.)
4	Yes / No	The Acreage must <u>not</u> be within the "Potential 20-Year Annexation and Urban Service Area" as mapped in 2004 Middleton Springfield IGA except if first approved in writing by the City of Middleton, or unless that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
5	Yes / No / NA	Per the 2007 Waunakee-Springfield IGA, if the Acreage is within Waunakee's extraterritorial jurisdiction, it can qualify as a TDR Sending Area only if first approved in writing by Waunakee, unless that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
6	Yes / No	A Farm Conservation Plan must be in effect for the Field(s) on the Acreage.

**Yes / No      The Acreage qualifies as a Sending Area.**

To qualify as Super Sending Area, the property has to earn at least 50 points for:		Yes = 1, points awarded	
		points	No = 0
7	The Fields are at least 75% underlain by group I or II agricultural soils per Dane County's Land Conservation Department's Land Evaluation System and as generally shown on Map 2 of the Town's Comprehensive Plan	20	0
8	The Acreage contains or is within 1,320 feet of a Livestock Structure within an existing large livestock operation, an existing or mineral extraction operation, or both	15	0
9	At least 75% of the Acreage is within the 5+'' Groundwater Recharge Area (Map 3a in the Town Comprehensive Plan) or the Pheasant Branch Springs Recharge Area map	15	0
10	The Acreage is within 1,320 feet of property where a TDR Agricultural Conservation Easement is already recorded	10	0
11	Two or fewer Dwelling Units have been built since 4/16/1979 on the contiguous single ownership parcel that includes the proposed Sending Area Acreage, as the parcel existed on 4/16/1979	10	0
12	At least 5% of the Acreage is designated as having "Soils with Building Limitations" on Map 6 of the Town's Comprehensive Plan	5	0
13	At least 5% of the Acreage is designated as "Conservancy District" on Map 6 of Town's Comprehensive Plan	5	0
14	The Acreage is within 1,320 feet of centerline of Highway 12	5	0
15	The Acreage is adjacent to, or is at least partially included within, a Dane County Parks and Open Space Plan conservation area (e.g. natural resource area, stream protection area, prairie and oak savanna site) or the DNR's Waunakee Marsh project boundary	5	0
16	The landowner elects to place all of his or her contiguously owned parcels zoned A-1 Exclusive Agriculture into a TDR Agricultural Conservation Easement	5	0
17	The Acreage is within an Agricultural Enterprise Area approved by the State DATCP under Chapter 91 of Wisconsin Statutes	5	0
<b>Total Points:</b>		<b>0</b>	<b>0</b>

**Yes / No      The Acreage qualifies as a Super Sending Area.**

## Worksheet for Receiving Area Type 1: "Neighborhood Development"

Town of Springfield Transfer of Development Rights Program

Receiving Area Property Owner:

Location:

Please refer to the Town's official TDR program document for the full explanation of each criteria.

### Minimum Criteria for all TDR Receiving Areas

1	Yes / No	The proposed Lot(s) must be capable of supporting conventional, mound, or alternative waste water treatment systems. The Town will not allow TDR receiving areas to develop using holding tanks.
2	Yes / No	The proposed Lot(s) must use the minimum new lot size standards in the Town Comprehensive Plan and Land Division Ordinance applicable to the planned land use district under which the Lot(s) are mapped on Map 6 of the Town Comprehensive Plan.
3	Yes / No	The maximum size for each new Lot is five acres, except for any remainder parcel that constitutes the balance of the TDR Receiving Area land holding.
4	Yes / No	The proposed Lot(s) must, as part of the Development Rights transfer process, be rezoned into an appropriate rural homes or residential zoning district, coupled with the TDR-R Overlay Zoning District, as specified under the Dane County Zoning Ordinance.
5	Yes / No / NA	City of Middleton written approval is required if the proposed Lot(s) is located within Area A ("Potential 20-year Annexation and Urban Service Area") of the 2004 Middleton-Springfield IGA, except if that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
6	Yes / No / NA	Per the 2007 Waunakee-Springfield IGA, if the proposed Lot(s) is within the Village of Waunakee's extraterritorial jurisdiction, it can be a TDR Receiving Area only if it is located within a "Rural Development District" shown on Map 6 of the Town Comprehensive Plan, or if otherwise approved in writing by Waunakee, except if that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
7	Yes / No	The Town's "right-to-farm" notice, listed as a "Rural Development District" policy in the Land Use chapter of the Town's Comprehensive Plan, must be placed on the recorded final plat or CSM covering the proposed Lot(s).
8	Yes / No	In the determination of the Town Board following a recommendation from the Town Plan Commission, the proposed development must meet at least 80% of those "Conservation Neighborhood Design" standards (for developments of 10 or more Lots) or those "Development Siting Standards" (for developments of fewer than 10 Lots) that the Town Board determines are applicable to the particular development being proposed.
9	Yes / No	An adequate number of Development Rights must be acquired for number of new Lot(s) anticipated in the TDR Receiving Area.
10	Yes / No	The Town requires each TDR Receiving Area property owner to complete the final transaction to acquire Development Rights from a TDR Sending Area property owner only after conditional final plat or Certified Survey Map approval is secured for land in the TDR Receiving Area.
11	Yes / No / NA	Two or more TDR Receiving Area property owners may, in combination, purchase development rights from a single property owner in a TDR Sending Area.
12	Yes / No	One TDR Receiving Area property owner may acquire Development Rights from more than one TDR Sending Area property owner, but only if there are insufficient Development Rights available from one TDR Sending Area property owner to fully achieve the development proposal in the TDR Receiving Area.

### In addition, to qualify as a Type 1 Receiving Area, all of the following criteria must also be met

13	Yes / No	The proposed Lot(s) is located in either a "Rural Development District" or an "Agricultural Transition District" on Map 6 of Town's Comprehensive Plan as it may be amended from time to time
14	Yes / No / NA	If the proposed Lot(s) is in the "Agricultural Transition District" (from Map 6 from the Town's Comprehensive Plan) that is adjacent to City of Middleton, Middleton's written approval is required
15	Yes / No	The proposed Lot(s) must be at least 1,320 feet from any existing mineral extraction operation, a Livestock Structure of an existing Large-scale Livestock Operation, or both, except if such operation(s) is on property owned by the Receiving Area applicant.
16	Yes / No	No portion of the proposed Lot(s) is within a current Dane County Parks and Open Space Plan conservation area (e.g., natural resource area, stream protection area, prairie and oak savanna site) or the DNR's Waunakee Marsh project boundary
17	Yes / No	The maximum size for each new Lot is three acres, except for any remainder parcel that constitutes the balance of the Receiving Area land holding.
	Yes / No	The property qualifies as a Type I Receiving Area (with a standard 1:1 transfer ratio)

### To qualify as a Type 1 Receiving Area with a 2:1 transfer ratio, either:

Yes / No The Development Rights were transferred from a "Super Sending Area"

OR

		points	Yes = 1, No = 0	points awarded
18	The average (mean) proposed Lot size will be two acres or less	20		0
19	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		0
20	The proposed land division that includes the proposed Lot(s) is contiguous with, or across the street from, land that has been previously included in a subdivision plat	10		0
21	At least 75% of the proposed Lot(s) are outside of the 5+ Groundwater Recharge Area (as shown on Map 3a in the Town Comprehensive Plan) or the Pheasant Branch Springs Recharge Area map	10		0
22	No more than 5% of the land area of the proposed Lot(s) is indicated as having "Soils with Building Limitations" as shown on Map 6 from the Town's Comprehensive Plan, and any such land area will be restricted from disturbance.	5		0
23	No more than 5% of the land area of the proposed Lot(s) is indicated as "Conservancy District" on Map 6 of Town's Comprehensive Plan, and any such land will be restricted from disturbance	5		0
24	No more than 20% of the land area of the proposed Lot(s) will be located on Group I or II Agricultural Soils, per the Dane County Land Conservation Department's Land Evaluation System and as generally shown on Map 2 in the Town's Comprehensive Plan	5		0
25	None of the proposed Lot(s) is within 1,320 feet of the centerline of the nearest state, US, or county highway.	5		0
	Yes / No At least 50 points were awarded.		<b>Total Points:</b>	<b>0</b>
	Yes / No The property qualifies as a Type 1 Receiving Area with a 2:1 transfer ratio			

### To qualify as a Type 1 Receiving Area with a 4:1 transfer ratio:

Yes / No The Development Rights were transferred from a "Super Sending Area"

AND

Yes / No The TDR Receiving Area is designated as a "Super Receiving Area" by virtue of a Town-verified determination that at least 50 points are earned by the TDR Receiving

Yes / No The property qualifies as a Type I Receiving Area with a 4:1 transfer ratio

### To qualify as a Type 1 Receiving Area with a 5:1 transfer ratio:

Yes / No The Development Rights were transferred from a "Super Sending Area"

AND

Yes / No The TDR Receiving Area is designated as a "Super Receiving Area" by virtue of a Town-verified determination that at least 50 points are earned by the TDR Receiving Area from the above criteria 18 through 25:

AND

Yes / No Criterion 18 is met in all cases

Yes / No The property qualifies as a Type I Receiving Area with a 5:1 transfer ratio

**Worksheet for Receiving Area Type 2: "Sub-35 Acre Lot Development"**

Town of Springfield Transfer of Development Rights Program

Receiving Area Property Owner:

Location:

Please refer to the Town 's official TDR program document for the full explanation of each criteria.

**Minimum Criteria for all TDR Receiving Areas**

1	Yes / No	The proposed Lot(s) must be capable of supporting conventional, mound, or alternative waste water treatment systems. The Town will not allow TDR receiving areas to develop using holding tanks.
2	Yes / No	The proposed Lot(s) must use the minimum new lot size standards in the Town Comprehensive Plan and Land Division Ordinance applicable to the planned land use district under which the Lot(s) are mapped on Map 6 of the Town Comprehensive Plan.
3	Yes / No	The <u>maximum</u> size for each new Lot is five acres, except for any remainder parcel that constitutes the balance of the TDR Receiving Area land holding.
4	Yes / No	The proposed Lot(s) must, as part of the Development Rights transfer process, be rezoned into an appropriate rural homes or residential zoning district, coupled with the TDR-R Overlay Zoning District, as specified under the Dane County Zoning Ordinance.
5	Yes / No / NA	City of Middleton written approval is required if the proposed Lot(s) is located within Area A ("Potential 20-year Annexation and Urban Service Area") of the 2004 Middleton-Springfield IGA, except if that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
6	Yes / No / NA	Per the 2007 Waunakee-Springfield IGA, if the proposed Lot(s) is within the Village of Waunakee's extraterritorial jurisdiction, it can be a TDR Receiving Area only if it is located within a "Rural Development District" shown on Map 6 of the Town Comprehensive Plan, <u>or</u> if otherwise approved in writing by Waunakee, except if that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
7	Yes / No	The Town's "right-to-farm" notice, listed as a "Rural Development District" policy in the Land Use chapter of the Town's Comprehensive Plan, must be placed on the recorded final plat or CSM covering the proposed Lot(s).
8	Yes / No	In the determination of the Town Board following a recommendation from the Town Plan Commission, the proposed development must meet at least 80% of those "Conservation Neighborhood Design" standards (for developments of 10 or more Lots) or those "Development Siting Standards" (for developments of fewer than 10 Lots) that the Town Board determines are applicable to the particular development being proposed.
9	Yes / No	An adequate number of Development Rights must be acquired for number of new Lot(s) anticipated in the TDR Receiving Area.
10	Yes / No	The Town requires each TDR Receiving Area property owner to complete the final transaction to acquire Development Rights from a TDR Sending Area property owner <u>only after conditional final plat or Certified Survey Map approval is secured for land in the TDR Receiving Area.</u>
11	Yes / No / NA	Two or more TDR Receiving Area property owners may, in combination, purchase development rights from a single property owner in a TDR Sending Area.
12	Yes / No	One TDR Receiving Area property owner may acquire Development Rights from more than one TDR Sending Area property owner, but only if there are insufficient Development Rights available from one TDR Sending Area property owner to fully achieve the development proposal in the TDR Receiving Area.

**In addition, to qualify as a Type 2 Receiving Area, all of the following criteria must be met:**

13	Yes / No	The proposed Lot(s) is a lawfully created substandard parcel (fewer than 35 acres) in the "Agricultural Preservation District" shown on Map 6 in the Town's Comprehensive Plan.
14	Yes / No	The proposed Lot(s) must be at least 1,320 feet from any existing mineral extraction operation, a Livestock Structure of an existing Large-scale Livestock Operation, or both, except if such operation(s) is on property owned by the Receiving Area applicant.
15	Yes / No	No portion of the proposed Lot(s) is within a current Dane County Parks and Open Space Plan conservation area (e.g. natural resource area, stream protection area, prairie and oak savanna site) or the DNR's Waunakee Marsh project boundary.
16	Yes / No	No more than 5% of the land area of the proposed Lot(s) is indicated as having "Soils with Building Limitations" on Map 6 of the Town Comprehensive Plan, and any such land area will be restricted from disturbance.
17	Yes / No	No more than 5% of the land area of the proposed Lot(s) is indicated as "Conservancy District" on Map 6 of the Town Comprehensive Plan, and any such land area will be restricted from disturbance.

**The property qualifies as a Type 2 Receiving Area with a standard 1:1 transfer ratio, provided that the average (mean) size for newly created Lots intended as residential building sites does not exceed three acres. Where the average (mean) size for newly created Lot(s) intended as residential building sites exceeds three acres, the Developer will be required to obtain two Development Rights for each additional new Dwelling Unit over the normal allocation in the Type 2 Receiving Area.**

**To qualify as a Type 2 Receiving Area with a 2:1 transfer ratio, the TDR Receiving Area must be designated as a "Super Receiving Area" by virtue of a Town-verified determination that all of the following criteria are met:**

18	Yes / No	The Development Right(s) was transferred from a Super Sending Area
19	Yes / No	The average (mean) proposed size for the newly created Lot(s) intended as residential building sites does not exceed three acres.
20	Yes / No	No more than 20% of the land area of the proposed Lot(s) will be located on Group I or II Agricultural Soils, per the Dane County Land Conservation Department's Land Evaluation System and as generally shown on Map 2 of the Town Comprehensive Plan
21	Yes / No	The development will use shared driveways, with not more than five Dwelling Units on any one shared driveway, or individual driveways will be located to minimize conflict with farm operations in the judgment of the Town Plan Commission.

**Yes / No      The property qualifies as a Type Receiving Area with a 2:1 transfer ratio**

### Worksheet for Receiving Area Type 3: "Farm-to-Farm Transfer"

Town of Springfield Transfer of Development Rights Program

Receiving Area Property Owner:

Location:

Please refer to the Town's official TDR program document for the full explanation of each criteria.

**Minimum Criteria for all TDR Receiving Areas**

1	Yes / No	The proposed Lot(s) must be capable of supporting conventional, mound, or alternative waste water treatment systems. The Town will not allow TDR receiving areas to develop using holding tanks.
2	Yes / No	The proposed Lot(s) must use the minimum new lot size standards in the Town Comprehensive Plan and Land Division Ordinance applicable to the planned land use district under which the Lot(s) are mapped on Map 6 of the Town Comprehensive Plan.
3	Yes / No	The maximum size for each new Lot is five acres, except for any remainder parcel that constitutes the balance of the TDR Receiving Area land holding.
4	Yes / No	The proposed Lot(s) must, as part of the Development Rights transfer process, be rezoned into an appropriate rural homes or residential zoning district, coupled with the TDR-R Overlay Zoning District, as specified under the Dane County Zoning Ordinance.
5	Yes / No / NA	City of Middleton written approval is required if the proposed Lot(s) is located within Area A ("Potential 20-year Annexation and Urban Service Area") of the 2007 Middleton-Springfield IGA, except if that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
6	Yes / No / NA	Per the 2007 Waunakee-Springfield IGA, if the proposed Lot(s) is within the Village of Waunakee's extraterritorial jurisdiction, it can be a TDR Receiving Area only if it is located within a "Rural Development District" shown on Map 6 of the Town Comprehensive Plan, if otherwise approved in writing by Waunakee, except if that Agreement is amended or a new Agreement is adopted to render this criterion obsolete.
7	Yes / No	The Town's "right-to-farm" notice, listed as a "Rural Development District" policy in the Land Use chapter of the Town's Comprehensive Plan, must be placed on the recorded final plat or CSM covering the proposed Lot(s).
8	Yes / No	In the determination of the Town Board following a recommendation from the Town Plan Commission, the proposed development must meet at least 80% of those "Conservation Neighborhood Design" standards (for developments of 10 or more Lots) or those "Development Siting Standards" (for developments of fewer than 10 Lots) that the Town Board determines are applicable to the particular development being proposed.
9	Yes / No	An adequate number of Development Rights must be acquired for number of new Lot(s) anticipated in the TDR Receiving Area.
10	Yes / No	The Town requires each TDR Receiving Area property owner to complete the final transaction to acquire Development Rights from a TDR Sending Area property owner only after conditional final plat or Certified Survey Map approval is secured for land in the TDR Receiving Area.
11	Yes / No / NA	Two or more TDR Receiving Area property owners may, in combination, purchase development rights from a single property owner in a TDR Sending Area.
12	Yes / No	One TDR Receiving Area property owner may acquire Development Rights from more than one TDR Sending Area property owner, but only if there are insufficient Development Rights available from one TDR Sending Area property owner to fully achieve the development proposal in the TDR Receiving Area.
<b>In addition, to qualify as a Type 3 Receiving Area, all of the following criteria must be met:</b>		
13	Yes / No	The parcel is greater than 35 acres and is located in the "Agricultural Preservation District" or an adjacent "Conservancy District" on Map 6 of the Town Comprehensive Plan
14	Yes / No	The proposed Lot(s) must be at least 1,320 feet from any existing mineral extraction operation, Livestock Structure of an existing Large-scale Livestock Operation, or both, except if such operation(s) is on property owned by the Receiving Area applicant.
15	Yes / No	No portion of the proposed Lot(s) is within a current Dane County Parks and Open Space Plan conservation area (e.g. natural resource area, stream protection area, prairie and oak savanna site) or the DNR's Waunakee Marsh project boundary.
16	Yes / No	No more than 5% of the land area of the proposed Lot(s) is indicated as "Conservancy District" on Map 6 of the Town Comprehensive Plan, and any such land area will be restricted from disturbance.

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

		points	Yes = 1, No = 0	points awarded
17	The proposed Lot(s) is less suitable for agricultural use than the Acreage from which the Development Rights are to be transferred, based on soil capability groups shown on Map 6 of the Town Comprehensive Plan, or more detailed sources where available	20		0
18	The proposed lot(s) is not on Groups I or II soils, per the Dane County Land Conservation Department's Land Evaluation System, and as generally shown on Map 2 in the Town Comprehensive Plan	20		0
19	The proposed lot(s) will use shared driveways	10		0
20	No more than 5% of the land area of the proposed Lot(s) is indicated as having "Soils with Building Limitations" on Map 6 of the Town Comprehensive Plan, and any such area will be restricted from disturbance.	10		0
21	The TDR Sending Area Acreage is within 1,320 feet of property where a TDR Agricultural Conservation Easement is already recorded.	10		0
	Yes / No	At least 50 points were earned	<b>Total Points:</b>	<b>0</b>

**The property qualifies as a Type 3 Receiving Area with a standard 1:1 transfer ratio, 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.
- The maximum density, following all transfers to the property and housing units built via other means on the 1979 ownership parcel since 4/16/1979, may not exceed two Dwelling Units per 35 acres of land under contiguous single ownership as of 4/16/1979.