

TOWN OF SPRINGFIELD TDR PROGRAM SUMMARY

October 8, 2010

GOALS: (1) Preserve farmland and farming, (2) Redirect development to existing residential development, parcels too small for most farming and poorest soils, (3) Voluntary, market-driven, criteria-based alternative program to 1-per-35 splits, and (4) Aligned with Dane County TDR Ordinance (Chapter 10) and (5) criteria-driven sending and receiving areas.

SENDING AREAS (areas from which Development Rights may be transferred): (1) Created through TDR-S Overlay Zoning or Agricultural Conservation Easement, (2) Located in Agriculture Preservation or Conservancy District, (3) Zoned A-1 within DATCP Agriculture Enterprise Zone, (3) Have existing splits (development rights), (4) Not within USAs or mapped IGA areas, (5) Covered by Farmland Preservation Plan, and (6) Must meet criteria for (a) soils, and (b) proximity to livestock operations, existing Agriculture Conservation Easements, Parks, Open Space, and Conservancy Districts (higher ranking on criteria can result in *Super Sending Area* designation to determine transfer ratios—see below)

AGRICULTURAL EASEMENTS: (1) Permanent with strict requirements for removal, (2) Need not use up all development rights, (3) May be funded from multiple sources (developers, County Government, Federal Government and NGOs) and (4) Must meet requirements of Section 10.01(75m) Dane County Zoning Ordinance.

RECEIVING AREAS (areas which may receive Development Rights): (1) Capable of supporting wastewater treatment systems, (2) Must meet minimum lot size standards, (3) Rezoned to RH or TDR-R Overlay Zoning District, and (4) Meet Town Plan Conservation Neighborhood Design standards (higher ranking on criteria can result in *Super Receiving Area* designation). Three types of receiving areas with different transfer ratios: (1) **Type 1 Neighborhood Development**, 1:1 Transfer unless is Super Receiving Area or transfers are from Super Sending Area (2:1), both areas are Super Sending and Super Receiving Areas (4:1) and meet minimum lot size standards (5:1). **Type 2 Sub-35 Acre Lot Development**, 1:1 transfer unless both are Super Sending and Super Receiving Areas (2:1). **Type 3 Farm-to-Farm** 1:1 Transfer.

PROCESS: (1) Developers and sellers complete Criteria Worksheet (Town will maintain an Interested Property Owner List), (2) Concept Plan Review (Plan Commission/County Staff), (3) Planning Commission evaluation of Concept Plan, (4) Developer secures option to purchase, (5) Rezoning and Land Division Approval, and (6) Complete transaction and record Agricultural Conservation Easement.

QUESTIONS: (1) Cooperation with Dane County PDR program in the form of an Intergovernmental Agreement, (2) Alignment with Dane County TDR Ordinance, (3) Flexibility in setting criteria (Transfer Ratios will be part of Town Plan), (4) Growth Management (only Type 1 Subdivision Receiving Areas are under growth management), (5) Integration with Dane County Zoning, Land Division and Planning Process.