

TOWN OF SPRINGFIELD TDR PROGRAM SUMMARY

GOALS: (1) Preserve farmland and farming; (2) Redirect housing to areas of existing residential development, parcels too small for most farming, and poorest soils; (3) Provide voluntary, market-driven, criteria-based alternative to 1-per-35 splits.

SENDING AREAS (areas from which development rights may be transferred): (1) Created through Conservation Restrictions (see below); (2) Located in planned Agriculture Preservation Area and zoned Exclusive Agriculture; (3) Have unused splits remaining; (4) Not in Middleton growth area by intergovernmental agreement; (5) Meet criteria based on soils, proximity to livestock operations, existing development restrictions, parks and conservancy lands, etc. Strong performance against criteria can result in *Super Sending Area* designation, which can result in higher than 1:1 transfer ratios in certain types and quality of receiving areas to which development rights are transferred—see below.

CONSERVATION RESTRICTIONS: (1) Deed restriction (deed notice) or conservation easement recorded against Sending Area property; (2) Possibility of future removal very limited; (3) Need not use up all remaining splits/development rights; (4) Conservation easement option may be required by the Town in certain circumstances.

RECEIVING AREAS (areas to which development rights are transferred): (1) Support wastewater treatment systems; (2) Meet lot size standards; (3) Rezoned to residential zoning district; and (4) Meet Town Plan neighborhood design or home siting standards. A high ranking against criteria can result in *Super Receiving Area* designation in two of the three types of Receiving Areas, which can result in higher than 1:1 transfer ratios. Three types of Receiving Areas with different development right transfer ratios are as follows:

- **Type 1 *Neighborhood Development*:** 1:1 development rights-to-homes ratio, unless it is Super Receiving Area or transfers are from a Super Sending Area (2:1 ratio), transaction involves both Super Sending Area and Super Receiving Area (4:1), or both SSA/SRA plus <2 acre average lot size (5:1). Must be planned accordingly on Future Land Use map in Town plan.
- **Type 2 *Small Parcel Development*:** 1:1 development rights-to-homes ratio, unless transaction involves both a Super Sending Area and Super Receiving Area (in which case ratio becomes 2:1).
- **Type 3 *Preservation Area Splits*:** 1:1 development rights-to-homes only (no density bonus), within maximum 2 per 35 acre density in receiving area.

PROCESS OVERVIEW: (1) Developer and development rights seller work with Town to determine available splits on Sending Area and complete preliminary criteria worksheets; (2) Concept Plan review from Town Plan Commission; (3) Developer secures option to purchase development rights; (4) Normal rezoning and land division approval processes augmented with TDR analysis; (5) Complete development rights transaction and record Conservation Restrictions against Sending Area property; (6) record CSM or plat.