

## Worksheet for TDR Sending Areas

Town of Springfield, WI Transfer of Development Rights (TDR) Program

Preparation Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Parcel #s: \_\_\_\_\_

Acreage: \_\_\_\_\_

Please refer to the Town's adopted TDR Rules and Procedures document for the full explanation of each criterion and definitions of capitalized terms.

### Minimum Criteria for TDR Sending Areas (all answers to 1-5 must be "YES"):

1	YES/NO	The Acreage is located within an "Agricultural Preservation Area" or an adjacent "Conservancy Area" on Map 7: Future Land Use in Town Comprehensive Plan.
2	YES/NO	The Acreage is and will remain zoned Exclusive Agriculture, except for any piece not so zoned at the time of request.
3	YES/NO	The Acreage has one or more available Development Rights under the density policy in Figure 15 of the Town Comprehensive Plan and the "Minimum Criteria for TDR Sending Areas" in the TDR Rules and Procedures.
4	YES/NO	The Acreage is <u>not</u> within the "Potential 20-Year Annexation and Urban Service Area" from the Middleton-Springfield intergovernmental agreement, or has been approved as a Sending Area in writing by the City of Middleton.
5	YES/NO	A Farm Conservation Plan is in effect for the Field(s) on the Acreage.

YES/NO The Acreage qualifies as a TDR Sending Area.

To qualify as "Super Sending Area," 50+ points must be earned from among the following:		point value	enter yes or no	points awarded
6	The Restricted Sending Parcel(s) (i.e., part of Sending Area where no future Dwelling Units will be permitted) has a weighted average soil rating of 2.5 or less, using Natural Resources Conservation Service soil groupings per: <a href="http://websoilsurvey.sc.egov.usda.gov/">http://websoilsurvey.sc.egov.usda.gov/</a> .	20		
7	The Restricted Sending Parcel(s) contains or is within 1,320 feet (1/4 mile) of a Livestock Structure within an existing large livestock operation, an existing or mineral extraction operation, or both.	15		
8	At least 50% of the Restricted Sending Parcel(s) of the Acreage is within either the Pheasant Branch or Upper Black Earth Creek Watersheds as shown on DCIMap or a 10+ inch Groundwater Infiltration Area shown on the "Town of Springfield Estimated Groundwater Infiltration Rates" map produced by CARPC and available from the Town (15 points).	15		
9	The Restricted Sending Parcel(s) is within 1,320 feet (1/4 mile) of property where Conservation Restrictions have already been recorded under the Town's TDR program.	10		
10	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 that parcel existed on 4/16/1979.	10		
11	At least 5% of the Restricted Sending Parcel(s) is designated as "Conservancy Area" on Map 7 of the Town Comprehensive Plan.	5		
12	The Restricted Sending Parcel(s) is within 1,320 feet (1/4 mile) of the centerline of Highway 12.	5		
13	The Restricted Sending Parcel(s) 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		
14	The landowner elects to place all of his or her contiguously owned parcels zoned Exclusive Agriculture into a TDR Agricultural Conservation Easement--as opposed to a Deed Notice.	5		
15	The Restricted Sending Parcel(s) is within 2,640 feet of a municipality that is incorporated or contains over 3,500 persons, but not within a mutually agreed expansion area for that municipality.	5		
16	At least 95% of the Restricted Sending Parcel(s), except for farmstead/farm structure areas, was farmed per the latest aerial photography on DCIMap.	5		
		<b>Total Points:</b>		

YES/NO The Acreage qualifies as a Super Sending Area.

Form modified:6/30/25