



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
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MEMORANDUM

TO: Town Clerks
Town Plan Commissioners
Town Supervisors
Planning Consultants
Other Interested Parties

FROM: Todd Violante, AICP, Director

SUBJECT: Transfer of Development Rights (TDR) Policy Guidance

DATE: March 30, 2010

CC: Dave Merritt, Director of Policy Development
Scott McDonell, Chair, Dane County Board of Supervisors
Zoning & Land Regulations Committee
Roger Lane, Zoning Administrator

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

On March 22, 2010, Ordinance Amendment #45, 2009-2010 became effective, establishing two new zoning districts in the Dane County Zoning Ordinance to facilitate Transfer of Development Rights (TDR) programs. The passage of OA 45 is the culmination of over 20 years of work on TDR at the county and town level. Many thanks to those of you who contributed to the development and refinement of the ordinance language, worked to educate yourselves and others about TDR, and ultimately helped secure the support of the Dane County Board of Supervisors, a majority of town boards, and the Dane County Executive.

The Department of Planning and Development is eager to work with interested towns to help them take advantage of the opportunities this innovative ordinance now offers. Attached is a copy of a new *Planning Notes* brochure developed by our Planning Division staff to provide some general policy advice for town boards and plan commissions contemplating TDR. The guidance in this document is based on feedback from the Dane County Board of Supervisors, the County Executive, towns, planning and legal staff and others as the TDR ordinance was developed. We hope you find it helpful.

If your town is considering amending its comprehensive plan to implement or refine a TDR program, please make sure to contact the Senior Planner for your area (see attached map) at your earliest opportunity. Planning Division staff can answer questions on the new ordinance, provide you with additional TDR resources and review specific proposals for consistency with the *Dane County Comprehensive Plan* at any time, free of charge. In addition, through the county's fee-for-service program, county planners can help with writing detailed comprehensive plan policies, mapping or other assistance.

I hope you find this information useful and informative.