



Sawyer County

Agenda

Comprehensive Plan Development Committee Meeting
Tuesday, March 16, 2021 @ 6:00 PM
Assembly Room

Page

1. PRELIMINARY MATTERS

The public is strongly encouraged to access the public meeting remotely due to public health and safety concerns. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/96158232782>. You can also use the dial in number for listening only at [1-312-626-6799](tel:1-312-626-6799) with the Webinar ID: **961 5823 2782**. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

- a. Call to Order and Roll Call
- b. Certification of Compliance with Open Meetings Law
- c. Pledge of Allegiance
- d. Approval of Previous Meeting Minutes
[Comp Plan Minutes 1-6-21](#)
- e. Public Comment

Public comments can be taken at the time of any open meeting or detailed comments can be expressed through written format and distributed to the Sawyer County Zoning & Conservation Administrator at:

Jay Kozlowski
10610 Main Street, Suite 49
Hayward, WI 54843
jay.kozlowski@sawyercountygov.org

2. POLICY AND ACTION REVIEW-POST DEPT HEAD REVIEW (RE-VERIFY EXISTING ACTION AND POLICY STATEMENTS, ADD NEW OR DELETE) (DISCUSSION/ACTION)

- a. [Existing Action Statements](#)

**3. REVIEW AND APPROVE EXISTING LAND USE MAP (2020)
(DISCUSSION/POSSIBLE ACTION)**

- a. <http://www.nwrpc.com/991/Sawyer-County-Comprehensive-Plan-Update>

**4. REVIEW AND REFINE, IF NECESSARY, FUTURE LAND USE
CLASSES AND DEFINITIONS (DISCUSSION/POSSIBLE ACTION)**

5. FUTURE LAND USE MAPPING (DISCUSSION/POSSIBLE ACTION)

- a. additional discussion to be held on farmland preservation overlay

6. ADJOURNMENT

Minutes

Sawyer County Comprehensive Plan Development Committee

January 6, 2021 6:00 p.m.

Chairman Mark Olson called the meeting to order at 6:02 p.m.

Voting members present: Phil Nies, Steve Kelsey, Nita Kemp, Mark Olson, Linda Zillmer, Kay Wilson, Marc Helwig. Voting members absent: Ron Buckholtz, Elaine Nyberg, Jason Weaver

Others present: Jay Kozlowski, Zoning Administrator, Kelly Nechuta, Conservation Specialist, Jason Laumann, Northwest Regional Planning, Emily Nelson, Northwest Regional Planning

Public meeting notice was filed.

Pledge of Allegiance

Motion by Marc to approved the minutes of the July 15, 2021 meeting. Second by Kay. Motion carried.

Linda requested that non-present members also be listed.

Public Comment

Timothy James Caro (sp?) asked about the purpose of the plan meeting. Jay gave a brief overview of the comprehensive plan, processes, and committee.

Discussion of A-M issues identification exercise. Review of grammatical/clerical errors members noted.

- (A) point 5 change "system" to "systems"

- (G) remove "Elderly citizens" line

- (E) move "Protecting the historic resources of the County for future generations" from point 8 back to point 7 where it is talking about history

- (E) add "sustainability" between the words "between" and "production"

- (G) remove the "s" from Bakers, it should be "Mary Ellen Baker"

- (H) point 3 correct "adjourning" to "adjoining"

Motion by Phil, 2nd by Linda to approve. Motion carried.

Review of policy and action items. This is typically done using workgroups but that is difficult in a virtual format. Suggestion to send the information to county departments for review of relevant topics.

Motion by Phil to send policy and action items to department heads for review. 2nd by Kay. Motion carried.

Jason, NWRP, presented the existing Land Use map. Recommendation to send the map to towns for review. Discussion of #5 agenda item Future Land Use map as well. Some towns have 2021, some do not. Several Sawyer County towns have been done or are in the process of updates.

Motion by Phil for NWRP to send a letter with a May 1st deadline to every town to review the Land Use maps. Second by Marc. Motion carried.

Discussion on future land use classes and definitions.

Motion by Marc to table agenda item 6a until Jay is present at the meeting. Second by Phil. Motion carried.

Next meeting will be scheduled after Jay hears back from County department heads and Jason has responses from the towns. The narrative online can be looked at in the meantime.

Marc commended Mark on running the virtual meeting.

Meeting adjourned at 7:35 p.m.

HousingGoal

An adequate supply of housing for individuals of all income levels, including a range of choices that meet the needs of all age groups and persons with special needs, while protecting the quality of the natural environment and maintaining the rural character of Sawyer County.

	Target	Responsible Party
<i>Objective 1: Eliminate substandard housing through blight control or housing rehabilitation and repair.</i>		
Action 1: Work with Town governments to inventory blighted and dilapidated residential buildings and investigate avenues for removal of non repairable structures.	Ongoing	Assessors, Zoning and Health Departments
Action 2: Encourage coordinating CDBG housing rehabilitation funds of the County and the Towns of Sand Lake and Winter and the Village of Exeland to maximize rehabilitation efforts.	Ongoing	County Housing Administrators
Action 3: Continue to seek state and federal funds to address housing needs.	Ongoing	Sawyer County Housing Authority, Sawyer County Departments
Action 4: Partner with other organizations that provide rehabilitation assistance to qualifying residents of Sawyer County.	Ongoing	Indianhead Community Action Agency, USDA-Rural Development, Northwest Affordable Housing
Action 5: Support the Wisconsin Uniform Dwelling Code requirements where required during construction and rehabilitation.	Ongoing	Local Units of Government
<i>Objective 2: Encourage housing in areas that will not result in property or environmental damage.</i>		
Action 1: Enforce existing land use regulations and investigate future land use regulations that provide stronger restrictions for development in sensitive areas.	Ongoing	Sawyer County, Towns

Action 2: Distribute educational materials to developers, realtors and others about the benefits of preventing environmental degradation.	Ongoing	DNR, Sawyer County, Town, Lakes Associations, UWEX
Action 3: Support local decisions in their evaluation of development criteria pertaining to potential housing activity based on approved planning documents.	2010 and Ongoing	Sawyer County
Action 4: Encourage the development of clustered housing where environmentally appropriate.	Ongoing	Towns, Sawyer County, Developers
Action 5: Strengthen the process of monitoring all septic systems and the reporting of data.	2010 and Ongoing	Sawyer County
<i>Objective 3: Support housing options for ALL individuals.</i>		
Action 1: Support existing housing coalition efforts that seek to provide affordable housing options.	Ongoing	Sawyer County
Action 2: Increase public awareness of state, federal and local programs that can direct funds to a multiple range of housing options.	Ongoing	Sawyer County, UWEX, USDA-Rural Development
Action 3: Encourage local developers and housing coalitions to work together to review housing needs across the County.	Ongoing	Developers and Housing Coalitions
Action 4: Encourage communication between Sawyer County, local units of government, housing coalitions and developers to support a range of housing options.	Ongoing	Sawyer County, UWEX, Northwest Builders Association
Action 5: Develop or update a written procedural process that provides information to developers and property owners regarding coordinated decision making.	2010 and Ongoing	Sawyer County Zoning, Towns

TransportationGoal

A safe and efficient multi-modal transportation network providing a range of modal choices for all persons.

	Target	Responsible Party
<i>Objective 1: Develop, maintain and improve roads to meet the county's future transportation needs.</i>		
Action 1: Develop a roadway improvement plan for roads.	Ongoing	Sawyer County Highway Department, WisDOT, Federal Agencies, LCO and local towns
Action 2: Prior to the design phase of reconstruction plans for county highways, coordinate with local towns in an effort to discuss the potential implementation of non-motorized transportation improvements to the highway construction project.	Ongoing	Sawyer County Highway Department, WisDOT, Federal Agencies, LCO and local towns
Action 3: Seek state and federal funds to implement safety and design changes to the county system.	Ongoing	Sawyer County Highway Department
Action 4: Examine measures in which to partner with local units of government for shared services relating to road building, maintenance, snowplowing, etc.	Ongoing	Sawyer County Highway Department, WisDOT, Federal Agencies, LCO and local towns
<i>Objective 2: Continue the overall development of motorized and non-motorized trails.</i>		
Action 1: Work with local units of government and local clubs to partner financially, when possible, in the development of trail activities.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
Action 2: Seek state and federal funding sources to offset proposed trail development.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
Action 3: Lend support to local units of government in their requests for state and federal grant applications.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties

Action 4: Seek to develop coordinated trail systems with adjoining counties and other local governmental units.	Ongoing	Sawyer County, local units of government, clubs and all other interested parties
<i>Objective 3: Support the continued operation and expansion of transit options to all persons.</i>		
Action 1: Encourage operation and expansion of services offered by transit operators.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 2: Seek partners for financing the expansion of transit operators.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 3: Work with private transit systems and other organizations to provide rides to those with disabilities or limited financial means to pay for such transportation.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 4: Continually maintain and update as needed the <i>Transportation (Transit) Coordination Plan</i> to enable the County and others to be eligible for state and federal transit funding.	Ongoing	Sawyer County, local units of government and all other interested parties
<i>Objective 4: Encourage safety improvements to local railroad crossings and airports.</i>		
Action 1: Coordinate meetings between Canadian National (CN) Railway and local townships to discuss safety and other rail transportation related topics.	Ongoing	Sawyer County, local units of government and all other interested parties
Action 2: Seek state and federal funds to support airport improvements.	Ongoing	Sawyer County, local units of government and all other interested parties

Utilities and Community FacilitiesGoal

Maintain and enhance applicable county facilities and services, which contribute to the overall quality of life, while supporting other public and private sector organizations that are responsible for providing many of the utilities and community related facilities available within the County.

	Target	Responsible Party
<i>Objective 1: Encourage coordinated planning and development of utilities and community facilities as defined within the comprehensive planning legislation.</i>		
Action 1: Continue the dialog between Sawyer County committees and local organizations in developing shared projects that serve the county's residents and visitors.	Ongoing	Sawyer County, municipalities, non-profits, private entities
Action 2: Work with organizations to maximize cooperative efforts.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 3: Maintain and refurbish existing park facilities, while partnering with others to develop new facilities where needed.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 4: Examine future development projects that may impact the quality and quantity of ground water resources.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies
Action 5: Promote health and safety service and facilities.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies
Action 6: Support the efforts of towns, villages and businesses working to find solutions for the effective disposal of holding tank sewage and septic tank contents.	2010-2015	Sawyer County, municipalities, private entities, State and Federal agencies
Action 7: Support efforts to increase development of renewable energy and septic tank contents.	Ongoing	Sawyer County, municipalities, private entities, State and Federal agencies

Action 8: Promote the effective implementation of a data base for implementation of septic maintenance and disposal.	2010-2013	Sawyer County, municipalities, private entities, State and Federal agencies
Action 9: Investigate the expansion of existing facilities or construction of new treatment facilities to accept holding tank, septic system waste and sewage treatment sludge.	2010-2015	Sawyer County, municipalities, private entities, State and Federal agencies
<i>Objective 2: Improve and expand telecommunication services and coverage related to cellular and Internet throughout the county.</i>		
Action 1: Establish communication with cellular and internet providers to discuss gaps in coverage across the county.	Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
Action 2: Seek avenues in which to partner with local and national cellular providers to apply for communication related funding programs.	2010-2015 and Ongoing	Sawyer County, municipalities, non-profits, private entities, State and Federal agencies
<i>Objective 3: Protect the natural environment and property owners in all public and private development projects.</i>		
Action 1: Encourage Best Management Practices during all private and public construction related projects.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies
Action 2: Promote effective storm water management measures.	Ongoing	Sawyer County Zoning, Sanitary Districts, private and non-profit entities, State and Federal agencies
<i>Objective 4: Provide law enforcement and emergency/rescue services to residents and visitors.</i>		

Action 1: Explore opportunities to coordinate and share in services.	Ongoing	Sawyer County, municipalities, State and Federal agencies
Action 2: Continue the relationships with the Lac Courte Oreilles Tribe regarding services, responsibilities and cooperation.	Ongoing	Sawyer County, LCO
Action 3: Coordinate efforts across the county to secure funding opportunities.	Ongoing	Sawyer County, municipalities, private and non-profit entities, State and Federal agencies

Natural, Agricultural and Cultural Resources**Natural****Goal**

Promote the sustainable use and management of the county's environmental diversity, natural resources and related quality of life.

	Target	Responsible Party
<i>Objective 1: Identify and enhance the protection and conservation of environmentally sensitive and vulnerable resources.</i>		
Action 1: Protect surface and ground waters through the promotion of Best Management Practices and regulatory measures.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trust's, Corp of Engineers, US Forest Service and others
Action 2: Work with local and national organizations to promote measures useful in protecting and conserving area resources.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service and others
Action 3: Distribute educational materials and outreach information.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, UW-Extension and others
Action 4: Seek state and federal funding for outreach in curbing the introduction or spreading of invasive species.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, US Forest Service, Lake Associations, UW-Extension and others

Action 5: Implement recommendations and actions as outlined within documents prepared by the Land and Water Conservation Department.	Ongoing	Sawyer County Board of Supervisors, Land and Water Conservation, Sawyer County Zoning Department
<i>Objective 2: Protect area lakes, rivers, streams, shorelands and wetlands.</i>		
Action 1: Provide resource and educational materials to land owners, realtors and others concerning the preservation and protection of area water and land resources.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, UW-Extension and others
Action 2: Encourage all land owners whether on or off water, to initiate measures to control runoff and make ecologic choices in applying chemicals and land application of agricultural/human waste.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Lake Associations, UW-Extension and others
Action 3: Work with local and national organizations to promote measures useful in protecting area resources.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Lake Associations, UW-Extension and others
<i>Objective 3: Protect, manage and enhance the sustainable use of forest and land resources whether public or privately owned.</i>		
Action 1: Encourage the use of Best Management Practices in all forested areas.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, LCO, UW-Extension and others

Action 2: Encourage dialog between privately held timber resource companies, units of government and others to discuss harvest management strategies and projected schedule of timber harvesting.	Ongoing	WDNR, Sawyer County Land and Water Conservation Department, LCO, Forest Department, US Forest Service, UW-Extension and others
Action 3: Implement measures as outlined within the Sawyer County Forest Comprehensive Land Use Plan.	Ongoing	Forest Department, Sawyer County Board of Supervisors, local units of government, land and water trusts and others
Action 4: Coordinate dialog and discussion with large forest land owners to curb the fragmentation of forest land holdings.	Ongoing	WDNR, Sawyer County Land and Water Conservation Department, LCO, Forest Department, US Forest Service, local units of government, UW-Extension and others
Action 5: Work with local and national organizations to promote measures useful in protecting area resources.	Ongoing	WDNR, Sawyer County Zoning, Land and Water Conservation Department, LCO, Forest Department, land and water trusts, Corp of Engineers, US Forest Service, Lake Associations, UW-Extension and others
Action 6: Maintain reclamation plans, monitor metallic and non-metallic mining operations and encourage applicable Best Management Practices at all locations.	Ongoing	Sawyer County Zoning, local units of government, LCO

AgriculturalGoal

Preserve and enhance agricultural activities throughout the county as they support the local, state and national agricultural industry.

	Target	Responsible Party
<i>Objective 1: Preserve agricultural land for farming.</i>		
Action 1: Through county, state and federal programs, provide landowners with contacts and other information regarding available agricultural programs.	Ongoing	UW-Extension, Department of Agriculture Trade and Consumer Protection
Action 2: Encourage Best Management Practices that are environmentally sound.	Ongoing	UW-Extension, Department of Agriculture Trade and Consumer Protection
Action 3: Coordinate with governmental and non-profit organizations to develop land trust measures for the preservation of agricultural land.	Ongoing	Sawyer County Zoning Department, state and federal grant programs, land trusts
Action 4: Encourage developers and private property owners to consider placing residential developments away from farming operations in an effort to minimize land use conflicts.	Ongoing	Sawyer County Zoning Department, local units of government, UW-Extension
Action 5: Coordinate dialog and discussion with farmland owners to curb the fragmentation of farmlands to other non-farmland uses.	Ongoing	Sawyer County Zoning Department, local units of government, UW-Extension

CulturalGoal

Preserve and enhance cultural and heritage resources throughout the county.

	Target	Responsible Party
<i>Objective 1: Expand the collection and identification of cultural and heritage resources.</i>		
Action 1: Encourage local municipalities, civic organizations, LCO and others to document and preserve their cultural history.	Ongoing	Historical Societies, civic organizations, LCO, local units of government, museums
Action 2: Encourage developers and contractors to protect cultural and heritage resources prior to or found during development activities.	Ongoing	Developers, contractors, Historical Societies, all land owners

Economic DevelopmentGoal

To create an environment that promotes jobs creation and retention through the management of planned growth in a manner that enhances the quality of life for current and future residents.

	Target	Responsible Party
Objective 1: Recruit and retain businesses		
Action 1: Identify businesses.	Ongoing	NWRPC, SCDC, Chambers of Commerce, VCB, SC and local units of government
Action 2: Recruit the identified businesses.	Ongoing	NWRPC, SCDC, Chambers of Commerce, VCB, SC and local units of government.
Action 3: Provide incentives if necessary to secure the businesses.	Ongoing	NWRPC, SCDC, Chambers of Commerce, VCB, SC and local units of government.
Action 4: Seek out businesses with low ecological footprints.	Ongoing	NWRPC, SCDC, Chambers of Commerce, VCB, SC and local units of government.
Objective 2: Encourage planned commercial development.		
Action 1: Adopt standards for commercial development.	Ongoing	Sawyer County and local units of government.
Action 2: Support pollution standards, such as noise, air, water and lighting.	Ongoing	NWRPC, SCDC, Chambers of Commerce, VCB, Sawyer County and local units of government.
Objective 3: Encourage sustainable forest management and all businesses that follow these practices.		
Action 1: Encourage timber harvest according to accepted best management practices.	Ongoing	Sawyer County Forestry

Action 2: Identify forestry businesses that follow these practices.	<i>Ongoing</i>	<i>NWRPC, SCDC, Chambers of Commerce, VCB, SAWYER COUNTY and local units of government.</i>
Objective 4: Develop economic development policies, which are reflective of the results of the 2008 Sawyer County Comprehensive Plan Survey.		
Action 1: Work with county officials and business leaders to develop such policies.	<i>Ongoing</i>	<i>NWRPC, SCDC, Chambers of Commerce, VCB, SAWYER COUNTY and local units of government.</i>
Action 2: Design incentive packages that can be blended or stand alone incentive packages to attract and retain businesses.	<i>Ongoing</i>	<i>NWRPC, SCDC, Chambers of Commerce, VCB, SAWYER COUNTY and local units of government.</i>

Intergovernmental CooperationGoal

Establish mutually beneficial cooperative relationships with adjacent and overlapping jurisdictions, including but not limited to area school districts, state and federal agencies, Lac Courte Oreilles, town, village, city governments and others.

	Target	Responsible Party
<i>Objective 1: Develop methods to address existing and potential conflicts between parties.</i>		
Action 1: When necessary, form working committees between parties and other organizations that will recommend actions to resolve conflicts.	Ongoing	All units of local government and LCO
Action 2: While several different forms of conflict resolution exist, establish parameters that will allow all parties equal input into the discussion leading to a recommendation.	2010 and ongoing	UW-Extension, County Board, Towns Association, school district state and federal agencies, Lac Courte Oreilles, town, village, city governments and others
<i>Objective 2: Share community facilities and services whenever possible.</i>		
Action 1: Develop an inventory of facilities and equipment between county and other partners that would be available by all parties to utilize.	2010-2015 and ongoing	County Board initiation with participation by school districts, state and federal agencies, Lac Courte Oreilles, town, village, city governments and others
Action 2: Develop a formal process and agreement for request and use of shared facilities and services.	2010-2015 and ongoing	County Board initiation with participation by school districts, state and federal agencies, Lac Courte Oreilles, town, village, city governments and others
<i>Objective 3: Strengthen the relationship between Lac Courte Oreilles and Sawyer County.</i>		

Action 1: Continue joint elected officials meetings between the LCO Council and County Board of Supervisors.	Ongoing	LCO Council and County Board of Supervisors
Action 2: Continue to enhance working relationships between County and LCO Departments to encourage greater collaboration.	Ongoing	LCO Council and County Board of Supervisors

Land Use**Goal**

A coordinated, planned development pattern consistent with the rural character of Sawyer County.

	Target	Responsible Party
<i>Objective 1: Develop short and long range initiatives that seek collaborative efforts between local, tribal, state and federal agencies and programs.</i>		
Action 1: Through intergovernmental cooperation efforts, prioritize conflicts across jurisdictions to set a working direction for recommended changes to existing and future agreements, policies and regulations.	2010 and ongoing	All units of local government and LCO
Action 2: Utilize town based comprehensive plans and plan commission actions when making department recommendations and county board decisions.	Ongoing	All units of local government and LCO
Action 3: Periodically meet with local units of government, LCO, WDNR, US Forest Service and others to discuss ongoing and future planning activities and developments that may impact communities.	2010 and ongoing	All units of local government, Federal and State agencies, LCO and others
<i>Objective 2: Development patterns and activities that protect and enhance the natural resources of Sawyer County.</i>		
Action 1: Provide examples of Best Management Practices relating to all functional use of land (forestry, logging, development, recreational, etc.).	Ongoing	All units of local government, Federal and State agencies, LCO and others
Action 2: Promote the protection of farmlands and forests through preservation of existing lands and existing or future land use regulations.	Ongoing	All units of local government, Federal and State agencies, LCO and others
Action 3: Implement recommendations from towns regarding development strategies, densities and protection measures.	Ongoing	All units of local government, Federal and State agencies, LCO and others

Action 4: Promote development densities that minimize the effects on the environment.	Ongoing	All units of local government, Federal and State agencies, LCO and others
Action 5: Encourage future development of community design elements/aspects in land use plans related to pedestrian and bicycle access and commercial corridor development.	Ongoing	All units of local government, LCO and others

Other Implementation Policies and Programs

Private owners can be excellent stewards of the land, but habitat protection needs to extend beyond the lifetime of the current owners. Today, landowners, non-profits and local governments have a variety of tools to protect habitat across the landscape. Private options involve the landowner and should always be used together with public tools for land protection. Private conservation gives landowners incentives to protect natural areas on their property and can offer permanent and parcel-specific protection.

Purchase of Development Rights Program (PDR)

The purchase of development rights is a voluntary protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a "sending area" to another parcel referred to as the "receiving area." Sending areas are typically those areas where development is discouraged or limited and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.