



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

I will sell my own land as I see fit. I don't trust the Board to NOT change the zoning, I have a feeling that as they gather land they will conveniently change the zoning back to development and get rich.

Transfer of Development Rights Yes No

If no, Why?

Same as above. Fitchburg has made some real bad choices over the years. None of them favour the land owner. I would like to see my farm zoned to value for all the trouble & low value you give me.

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

I feel a person should be able to select who he wants to sell the land to directly without the City being involved, including participating in a PDR program.

I also feel we need more information on other types of programs.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

I would like more information on PDR programs that exist for landowners and what agencies/grants are available to have them implemented.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

I like PDR because it spreads the cost of the development rights to the whole community, as opposed to TDR where the burden is placed exclusively on those willing to sell their land to developers. Because rural/Ag land is supposed to be a benefit to all of Fitchburg's residents, they should be willing to incur the costs as well. If people are unwilling to pay for this perceived benefits, then this is not a program that should be embraced by the city. As long as people are willing to sell their development rights, and the community is willing to pay to get them (as opposed to making someone else pay for them entirely), then I see no problem with PDR.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

I do not want to give up my development rights. While I do not necessarily want to develop my land, I definitely do not want to give up control of land my family has owned for generations. I believe that a PDR would not be beneficial to me or my family.

Transfer of Development Rights Yes No

If no, Why?

My farm is located near Madison. Consequently it is potentially more useful/valuable than land located in rural Fitchburg. I believe that a TDR would harm me directly.

3. Please list any questions or concerns that still have not been addressed.

I am very concerned about the TDR. Specifically the negative consequences that would result from it. A TDR would considerably increase the cost to developer's thus making them less likely to do business in Fitchburg. I want Fitchburg to be able to attract the best businesses that will increase our tax base and allow us to be the best municipality in Dane County. I also believe that a TDR creates animosity between neighbors where someone is now required to pay their neighbor for the "privilege" to develop their own land. Lastly I do not believe the TDR to be permanent. I think that if a piece of land that was set aside becomes too valuable some where down the road, its development right could be repurchased, provided other land was set aside. I do not think this is the case with PDR.

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR_TDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

*I still have to learn more about the program
and its long term ramifications*

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php

RECEIVED

APR 1 2008

CITY OF FITCHBURG
CLERKS OFFICE



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

X PDR

No TDR

Neither - Please explain your reasoning

A PDR program would be fine, as it would give farmers an additional option with respect to their land. I'm not sure why a City sponsored program would be different than current rights of a farmer to sell conservation easements, but that said I have no objection to the program.

A TDR program, however, is a terrible idea, simply another anti-development program being couched as being in the interest of farmers. The Ag & Rural Affairs Committee should have nothing to do with this, and should instead leave such political decisions up to the council.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?
I would never hamstring the farm forever for the interest of a few dollars short-term.

Transfer of Development Rights Yes No

If no, Why?
Same as above

3. Please list any questions or concerns that still have not been addressed.

- 1) How much would taxes increase to pay for a PDR program?
- 2) What's the purpose of a TDR program, when Fitchburg already has a 50-year growth boundary? (As such, property outside the boundary cannot be developed, meaning the development rights have no value, anyway.)
- 3) What's the economic/legal/moral rationale for imposing these huge additional costs on farms inside the 50-year boundary that want to develop in accordance with the City's development plan?

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department, 5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR
 TDR

Neither - Please explain your reasoning

I support the concept & want fit. to move forward but I am not sure which one should be implemented.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights ? Yes No

If no, Why?

Transfer of Development Rights ? Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

Make sure that all of the land owners are treated fairly. The land owners do not trust the government (City Council, Zoning Dept, ^{Plan Commission} Board people have had their family names dragged through the used trying to get help from the Planning Zoning Council & were screwed.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

 PDR

 TDR

 Neither - Please explain your reasoning

At this point, I'm not in favor of either. I don't believe you can put in a no development forever agricultural land as close as we are in a metropolitan area. So ~~it's~~ given we have no specifics of this type. Such questions as duration of preservation funding sources, duration of sign up period, priority of which land for no development, ~~and~~ amount of payment per acre and what will be limits of purchase or transfer of D rights, type & timing of implementation & transfer of money and on & on.

Clearly any farmer owner who would have to choose whether we are in with it in the long run is worth studying.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

? Purchase of Development Rights Yes No

If no, Why?

see answers on other side

? Transfer of Development Rights Yes No

If no, Why?

see answers on other side

3. Please list any questions or concerns that still have not been addressed.

- see other side.

Lavern forest

- One major concern is that history shows any study undertaken by any level of Govt (Fed State local, usually results in a foregone proposal that things that study is open to objection & not the purview of the current Council & planning Commission and by Commission

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department, 5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php

*Received 3-28
Mailed 3-29-08*



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

 PDR

 TDR

 Neither - Please explain your reasoning

PDR & TDR appear to be a way for a municipality to gain total control of farm property in (traded for a small reward to the land owner). I can't see how anything can be permanent anything because situations will change over time. I do believe in orderly progress. I would need more information to make a definite decision.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR_TDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Too much loss of control with this program

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

I don't really see the need for either one of these programs. Zoning should control this at the time the land is sold.

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why? *See below*

Transfer of Development Rights Yes No

If no, Why? *See below*

3. Please list any questions or concerns that still have not been addressed.

I would participate in either but I don't see how a TDR program could accomplish what needs to be done. We need to preserve farmland and open space that is environmentally, and socially, and economically important. A TDR program would be unwieldy to administer and those purchasing development rights to transfer would take the lowest bid. Those lowest bids would likely be from the poorest land and on the farthest out. But the most critical land to preserve is the best land closest to development.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department, 5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR_TDR.php

Jon Baldack
T. of Verona

1. Both TDR and PDR.

TDR programs will not require public money and should not significantly increase the cost of land for development, but the program may take many decades to provide significant payments to farmers. During that time, the development value of the farmland stays with the farm, making sale of the land for primarily Ag use unreasonably expensive. This could cause Fitchburg's rural land to be split up into small hobby farms and non-owner leased fields. The TDR program, is only a partial solution.

PDR programs can tap into matching grants as well as tax funds. Rights acquisitions for long term park and open space plans can be implemented as soon as money is available. Land that is adjacent to the current urban boundary should have rights alienated from the land at an early date. PRD allows targeting whereas the TDR market may cause rights on land removed far from urban edges to be purchased first.

2. We'd participate in either program by selling rights and by attempting to purchase additional land for Ag use as we could easily integrate 40 more acres into our hay operation.

3. We support the organization of a Rights Bank to allow early implementation of purchases and implementation of a TDR program before McGaw lands area added to the USA.



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

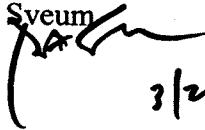
Additional Question On Back

Combining fees-in-lieu of dedication of park lands and street frontage, Fitchburg's fund balances of these two line items alone currently exceed \$760,000. And what better use of these funds, that have been paid by developers, than to purchase development rights and open space. In fact, the City should explore ways of establishing a Fitchburg "Open Space Foundation" with those funds being the initial deposit and encourage grant applications to national open space foundations and citizen contributions to build a larger resource to draw from. If more funds are needed, and the citizenry desires to compensate rural property owners, conduct a referendum to create a PDR program.

I believe it is wrong to put a compensation plan on the backs of people moving to Fitchburg with a developer pass-through TDR tax. Of course it's not only new people who would pay this, but also the long term Fitchburg resident who decides to build a home in a receiving development. This is even more unfair as this citizen has been paying Fitchburg taxes for years.

I have no problem at all with farmers and land conservationists, who are Fitchburg citizens, being compensated via a PDR program for maintaining their farm operation or conservation lands. However, I do not believe in this type of program being extended to corporate farmers from outside Fitchburg operating here, or those who simply own significant acreage for privacy around their single family home.

Phil Sveum



3/28/08



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning

I'm very interested in protecting farmland and giving working farms, cash crop landowners/owner, and rural landowners choices. The types of landowners are highlighted because they are all motivated differently. I'm fearful of the term cashing out and at this time that's what's on people's minds. The city needs this program for current and future landowners. It's not about what's in it for me rather what's in it for Fitchburg and future generations.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

I think it is a simpler program to implement and maintain. My land is not in the right location for this program. If I was in the south end of city I would be very interested in program. It would not hurt TAXPAYERS

Transfer of Development Rights Yes No

If no, Why?

I think it is a harder program to implement and maintain. We have enough problems now with PDR. But its the clear choice. Anyone outside the urban service area is going to be affected.

3. Please list any questions or concerns that still have not been addressed.

The future of Fitchburg needs this program (PDR). It would give land owners an option. It could also be a good planning tool.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php

Brian Pasley

a

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

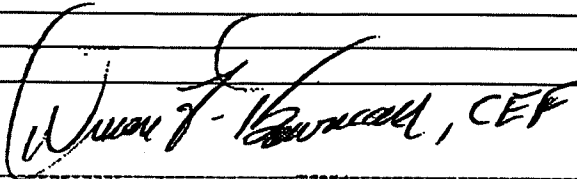
Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

1) Specific plans which the City could implement in assisting those of us that wish to increase our holdings in land capable of producing corn or other fuel alternative crops to satisfy the growing needs to relieve the pressure on the food industry with the diversion of these crops.

Bowman Farms, Inc.
bowmana@tds.net



2934 Fish Hatchery Road, Suite 222
Fitchburg, WI 53713-3175

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php

Countywide Farmland Preservation Program Rejected

Jan Sheper
Associate Editor

WEST BEND

The first proposed countywide program to curb urban sprawl by purchasing the development rights on farmland went down to defeat in Tuesday's election (April 3). Washington County voters were asked if they wanted to create an \$800,000 per year program to pay farmers for de-

velopment rights. County voters rejected the plan by an overwhelming margin of 75 percent. Votes in the form of ballot boxes in Madison, Washington County were 18331 in favor of the referendum question and the result was final. The referendum asked voters would increase property taxes by 10 cents per \$1,000 of assessed value for 20 years to fund a program to purchase development rights. Voters there rejected that measure on a margin of 1,372 to 757.

Proponents of the purchase of development rights programs (PDR) were surprised at the defeat since opinion polls of residents consistently showed support for PDR's and if so, which program should be

targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

In Washington County, the program had been talked about for years. After three years of study, the Washington County Board in March 2006 authorized an initiative to preserve farmland through a PDR program. But then local voters replaced 10 of the board members who made that decision. The new board of supervisors repealed the earlier decision and agreed to let the issue go to a referendum.

targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning
 Kitchburg does not have the resources to fund a TDR or a PDR program. The taxpayers will resist a raise in personal property taxes to support these programs.
 The farm owner would not get the difference in value from farm land to development value.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights _____ Yes _____ No

If no, Why?

There is not enough money to support the program.

Transfer of Development Rights _____ Yes _____ No

If no, Why?

Keep the farmers rights in the farmers hands.

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

 PDR

 TDR

Neither - Please explain your reasoning

because of the growth of Madison + Verona area
Fitchburg is where the development should be
happening. To protect Fitchburg rural lands is
unrealistic, it will cause farmland farther away
to be developed causing worst urban sprawl

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

The City ~~has~~ can not afford to pay the kind of money to fairly pay the property owners fair value for their land or development rights based on like value in Town of Verona 26,000.00/acre,

Transfer of Development Rights Yes No

If no, Why?

To expect the developers to do this is unrealistic they will just bypass Fitchburg

3. Please list any questions or concerns that still have not been addressed.

The basic rights of the farmers & landowner to do with their property as they wish. The farmers in Fitchburg are over regulated and have no rights or representation.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:

http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning

We had a developer look at our farmland a year or two ago and found out at that time that they were not interested as they already had purchased a lot of vacant land that was just "sitting" and would be for years due to the state of the real estate market and mortgage meltdown. We believed that since the residents of Fitchburg want to maintain green open spaces (which we are in favor of, in fact we asked the city if they would be interested in developing a park or nature center on some of our land as there is no park on that side of Fitchburg but the city park people were not interested), the residents should support this financially. Over half (54%) surveyed in the Sept-Dec 2005 city wide survey said that landowners who preserve open space should receive compensation from Fitchburg or developers. A referendum should ask the residents,

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

See reasoning for # 1

Transfer of Development Rights Yes No

If no, Why?

See reasoning for # 1

1.

~~5. Please list any questions or concerns that still have not been addressed.~~

if they are willing to support open + green spaces through taxes, etc.
As decades long property owners in the city we have paid
taxes for many, many years. Taxes that have helped make Fitchburg a
place that people want to live in and raise families there. In summary
there are a lot of reasons why farmers + landowners need compensation, i.e.
retirement, college money for children, medical, etc. and some need
it now. The residents of Fitchburg by financing open or green space would
provide a more reliable method of payment than hoping a developer
or someone else will pay them. The city has to have a source of
financing the farmers and landowners and we believe the best
way is for the residents of Fitchburg to do it.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:

http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

*Don't think either are affordable enough
to satisfy landowners expectations.*

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Refer to # 1

Transfer of Development Rights Yes No

If no, Why?

Refer to # 1

3. Please list any questions or concerns that still have not been addressed.

Refer to Attachment

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php

Fitchburg is trying to implement an Open Space Preservation program and trying to sell it as a program to preserve farmers and quality farmland.

Due to the proximity to the State Capital in Madison, The University of Wisconsin, Insurance Companies, plus many other major employers, The City of Fitchburg has the opportunity to grow and provide an area for major growth in Dane County. Instead, this Cities Planning Commission and Council have become NIMBY'S (Not In My Back Yard).

While this City develops a plan of high-density restrictive growth along futuristic transportation corridors, neighboring Towns and Counties are growing. Our neighbors are offering diverse, affordable alternatives to Fitchburg's "stacked on top of one another" housing in the name of preserving farmland. Meanwhile, these neighboring commuters are driving through preservation conscious Fitchburg, clogging up intersections and adding to deterioration of our taxpayer supported roads. It is irrelevant, but interesting to note, that most City Representatives who advocate High Density do not reside in High Density areas in this City. There are numerous City Staff and City Employees who reside outside the City and add to commuter traffic into Fitchburg.

I would like to comment on the Land Use Survey that is being used as the basis of Fitchburg's Comprehensive Land Use Plan. It was disheartening to see that in the Demographic Profile of 1427 surveys received, only 2% or 29 farm respondents were included in this survey. It would be interesting to know of those rural landowners (those who owned more than 35 acres) who received surveys, what % was returned.

Historically, farm families in Fitchburg are multi generational and are most likely to exercise their civic rights, whether it be to vote in elections or to speak up on matters of concern. Most favoring a program to preserve farmland had no ownership of farmland, while the majority of farmland owners were opposed to programs preserving farmland. Those conducting the survey made note, on several occasions, that farmers did not appear to be supportive of regulations that might impinge on their land use decisions. It was suggested that further effort was needed to understand farmer's skepticism. To my knowledge, City Leaders have made no effort to address farmer's concerns.

What concerns can a Fitchburg farmer have? Well, first, there is only a handful of real farmers left in Fitchburg whose source of income is derived exclusively from farming. A large amount of Fitchburg's agriculture land is under row crop cultivation by large commercial grain farmers from outside the City. Increasing land base to justify the tremendous investment in machinery maximizes profitability in grain farming. Therefore, competition drives up land rent beyond the ability of local farmers to compete.

Second, the average age of Fitchburg farmers is late 50's, early 60's. Few have family to continue the farming operation. Being self-employed, many farmers cannot afford the high cost of health insurance unless the spouse has it as a benefit through off farm employment. Most farmers' retirement portfolio is tied up in farm personal property and real estate. Even if the next generation wanted to farm, the capital investment in purchasing and up grading or increasing the size of operation to provide addition income for a family partnership becomes unattractive. Eventually, County and State regulations affecting the size of livestock farms and the storage and dispersing of livestock waste will halt older livestock operations in Fitchburg and Dane County.

Third, Fitchburg has unique obstacles that challenge active farming operations. Number one is traffic, both automobile and bicycles. Additionally, the proximity to agriculture

infrastructure is lacking. Addition expense in the form of delivery and service call fees as well as marketing costs are incurred.

Addressing the issue of TDR: My major concern is that it will pass the cost onto potential homeowners and put Fitchburg and developers at a competitive disadvantage with adjacent communities. Secondly, how is a development value established? Any farmers' development value could be calibrated as the difference between the purchase price of land in the "Receiving Area" and the agriculture value in the "Sending Area".

(Example: Developer buys 20 acres in "Receiving Area" for \$60,000.00 / acre.

Agriculture value in "Sending Area" is appraised at \$5,000.00 / acre. Therefore, "Sending Area" development value would be worth \$55,000.00 / acre. Developers cost per acre acquired in "Receiving Area" would be \$115,000.00 / acre). Is this possible? I doubt it, but then, I'm not a developer. According to the survey, if Fitchburg residents truly desire to preserve production agriculture then priority should be given to establishing "Sending Areas" in the most desirable farmland in the City first.

PDR's could be administered in much the same way. The City or a Trustee would be responsible for purchasing and holding the rights for purchase by developers.

In conclusion, much of Fitchburg's direction of future growth is justified by the results of the City of Fitchburg Comprehensive Planning Survey mailed to 10,673 addresses in this City. From that mailing, 1444 were returned, thus giving those currently in a position of authority justification for the future of Fitchburg for the next 50 years.

If our officials really intend to carry out the wishes of those who filled out the survey, and are truly sincere in preserving farms and it's farmers (production agriculture), then the City had better be prepared to pay. Creative minds in our City Government will surely come up with sources to finance either development rights program, even in these tight economic times with rising fuel and food costs. There are State and Federal Land Preservation Grants plus private Land Preservation Programs that this City might qualify for. But the real test of loyalty to a farmland development rights program in Fitchburg would be to place a referendum before voters this fall (large turnout due to Presidential election) and ask for a \$.50, or even a \$1.00 / \$1000.00 property tax assessment (that's only an additional \$150.00, or \$300.00 on a \$300,000.00 home).

Financing in this manner would go a long way to prove the loyalty of urban residents to their rural neighbors in this City. I would gladly help in the drafting of such a referendum. I am sure most of Fitchburg's urban residents feel like our good District 4 Alderman, Steve Arnold when he acknowledged that the presence of our farm enriched the quality of his living here in the City Of Fitchburg. As a 4th generation family farmer in this City Mr. Arnold, I am glad to be a source of enrichment in your life and the lives of many others who wish to preserve and protect Fitchburg farms and it's farmers.

As mentioned earlier, one way or another, a Development Rights Program for the Preservation of farmland is going to be costly. However, my greatest fear is that our elected representatives will decide to do nothing. The Comprehensive Plan you have drafted simply zones certain agriculture areas out of alternatives. I hope this will not be the fate of the many old farm families of the City of Fitchburg.

Pat O'Brien

Patrick J. O'Brien
2658 S.Seminole Hwy



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning

It serves land use plan, more than it serves long time land owners families property rights. It also seems to be just another tool for the current administrations control over rural land by a few members on the Planning Commission and Council that have their own agenda for Fitchburg's future. We and our rural friends have a huge mistrust for a few of the current council members agenda, that they so actively pursue.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning

I do not believe it will be possible to create enough revenue to properly compensate landowners and I consider this another bureaucratic hurdle to prevent competitive real estate by priced housing

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Same reason

Transfer of Development Rights Yes No

If no, Why?

Same reason

3. Please list any questions or concerns that still have not been addressed.

If you (FITCHBURG) does succeed in keeping some land from being developed, other lands will still develop because of normal demand. The only consequence is higher cost to the consumer and you will have farms within the city which may not really be conducive to good neighbors — OR neighborhoods

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:

http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning

Too much "big brother"!

The city of Fitchburg should never have this type of control over land not directly owned by the city.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

If these rights were to be implemented by Fitchburg where would the money come from to pay the landowners? I can vision Fitchburg eventually saying that they cant maintain the plan and reversing everything to the detriment of the land owners again.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

 PDR

 TDR

Neither - Please explain your reasoning

The city of Fitchburg already has enough restrictive zoning measures in place. I feel it would be too costly for taxpayers & does not allow for flexibility in the very distant future. What incentive is there for individuals to work & live in Fitchburg if they cannot afford to live there? If there are heavily populated urban areas & it's heavily taxed, then why not live in Madison? Let big corporate farms take over existing farms - is that any better? There might be other alternatives than to force someone to continue farming.

Sell land to a big company that can make the entire acreage into something that can give back to the community - eg. a wind farm or a self-sustaining company. Let's just wait!!

Additional Questions On Back

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

I don't believe the city will be able to get enough \$ or interest to be able to purchase the development rights & a TDR (private \$) would have too much administrative cost & control by a few "influential" people.

Transfer of Development Rights Yes No

If no, Why?

It does not seem to be very successful in other areas so why do you think it would work here?

3. Please list any questions or concerns that still have not been addressed.

Please e-mail me with upcoming meetings & other events regarding these issues.

dailykd@daj.state.wi.us
dailyx2@chorus.net

Thank You.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:

<http://www.city.fitchburg.wi.us/planning/zoning/PDR/TDR.php>



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither - Please explain your reasoning

The details behind a program are essential before soliciting input from the public.

This process is pointless and does not give a citizen enough information to make an informed decision or even participate effectively.

The details matter and our government should bring those details to the public for input.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Participation by citizens is not encouraged by government. Instead this input is generally ignored unless in line with what government already desires

Transfer of Development Rights Yes No

If no, Why?

See above

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning
Zoning has worked in the past to control
development.

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

It includes the city in a transaction between the land owner and the developer

Transfer of Development Rights Yes No

If no, Why?

Same as above

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

PDR

TDR

Neither – Please explain your reasoning

Mr. and Mrs. Herbert U. Haas
5096 Irish Ln
Fitchburg, WI 53711-5605

We reserve the right to decide what & when to do with our land! This is our legal right! I've found Committee, & plan what Father should do, we have our rights! This land is our land!

Additional Question On Back

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights _____ Yes

No

If no, Why?

Transfer of Development Rights _____ Yes

No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

NO!

Responses will be accepted until **Monday, March 31, 2008.**

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDRTDR.php



PDR/TDR Survey

The Ag & Rural Affairs Committee (AGR) is ready to move forward in establishing a rough framework for a Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) program. The next step would be to work with consultants to formulate a program and address the remaining questions. The AGR Committee would like your opinion on whether the City should continue to research PDR/TDR's and if so, which program should be targeted for further study. This information will be passed on to the Common Council in the report the AGR Committee will be formulating.

A yes vote does not mean a program will go into effect. It means that you would like to have all of the information before making an informed decision on whether a program should be implemented.

Please explain your reasoning behind a "NO" vote so that the AGR Committee can better understand your concerns or objections.

1. A PDR or TDR program may allow a rural landowner to access equity in land that he/she does not wish to sell, or that cannot be sold for development purposes. Based on the information currently available to you, which type of program do you believe the City should continue to study for potential implementation?

 PDR

 TDR

Neither - Please explain your reasoning

This ends up being a program to force developers to buy certain rights from other land owners as a condition of obtaining approvals to build. Use zoning to direct development. It is not the role of local government to transfer wealth. You may also end up with land that has development restrictions through private transfers that should be part of a long range development plan.

about this I am happy to talk to anyone
Gary Gorman
935-3110

Additional Question On Back

~~2/24/08~~

2. Based on the information currently available to you, if the City were to implement a program, would you consider participating in:

Purchase of Development Rights Yes No

If no, Why?

Transfer of Development Rights Yes No

If no, Why?

3. Please list any questions or concerns that still have not been addressed.

Responses will be accepted until Monday, March 31, 2008.

Comments can be dropped off or mailed to the City of Fitchburg Planning Department,
5520 Lacy Rd. Fitchburg, WI 53711.

City of Fitchburg PDR/TDR Website:
http://www.city.fitchburg.wi.us/planning_zoning/PDR/TDR.php