

11. **A limited transfer of development rights** is allowed between contiguous or noncontiguous farm units under single ownership as of August 22, 2000. This limited transfer is intended to further the goal of preserving productive agricultural land and to site new developments more appropriately within the Town. Transfers may be permitted subject to meeting all of the following conditions, standards, and criteria.

- The proposed transferring parcel must clearly have a split available under the Town's density policy based on ownership as of July 1, 1979. The density of the proposed receiving parcel must not exceed four dwelling units with minimum lot sizes of one acre and maximum lot sizes of five acres. Contiguous lots are encouraged.
- Landowners proposing limited transfers under this policy shall be required to first obtain a density analysis from the Dane County Department of Planning and Development for both original, July 1, 1979, farm parcels.
- The proposed receiving parcel must meet Dane County and Town development siting criteria for road frontage and a buildable site. Proposals will be reviewed on a case-by-case basis and the Town reserves the right to deny a proposal that doesn't satisfy all other siting standards.
- The Town shall primarily consider proposed transfers that protect productive agricultural land.
- At the time of limited transfer, a site plan for each transferred lot must be approved by the Dunkirk Plan Commission and the Dunkirk Town Board.
- Deed restrictions that prohibit further residential development are required for parcels that have reached the Town's density limitation. Deed restrictions or deed notice documents may also be required for other parcels not directly involved in the transfer but under the same ownership as of August 22, 2000. Applicants must provide legal descriptions of the parcels to be deed restricted and/or deed noticed.
- Single ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual.
- The soils of the receiving parcel must be suitable for residential development. The receiving parcel must not be comprised entirely of Class I soils (as Defined by the Dane County Soil Survey). Exceptions may be made for parcels of equal agricultural productivity in which the receiving parcel is preferable for residential purposes.
- The soils of the transferring parcel must be Class I or II (as defined by the Dane County Soil Survey), and residential development would adversely impact the parcel's use for agricultural operations.
- The receiving parcel must have adequate road access and a suitable building site that would not result in a "flag lot" with a long driveway crossing agricultural land.
- The proposed transfer must not conflict with existing uses on adjacent properties.
- The receiving parcel shall conform to the objectives and policies set forth in this document.