

Public Hearing

Town of Black Earth

April 16, 2013

The amendment for the Town of Black Earth Land Use Plan was read out loud by Ken Olson.

This amendment is to correct the wording of existing parcels before June 3, 1981.

**b. Substandard parcels.** Substandard parcels. Substandard parcels in the Town of Black Earth are A-1 (EX) zoned parcels less than 35 acres that were in existence prior to June 3, 1981.

- *Existing uses* Allow uses pre-dating adoption of the Comprehensive Plan on these substandard lots to continue under the provisions of the Dane County Zoning Ordinance.
- *Vacant Lot* Allow for total of one home site (split) on all such parcels that are over 4 acres, buildable and did not contain an existing residence prior to June 3, 1981. Do not allow rezoning or land division of such lots that would result in the right to construct more than one dwelling unit.
- *Existing Home* Allow for total of one new home site (split) on all such parcels that are over 4 acres, buildable, and contained an existing residence prior to June 3, 1981.

(This means the owner of a substandard parcel with an existing residence built before June 3, 1981 will have the right to one additional home site. The owner of a substandard parcel without a residence on the property as of June 3, 1981 will have one only one residence.)

To provide fair but flexible process for considering such divisions, the following criteria will be used in evaluating such proposals.

1. Any new lot so created shall be a minimum of 2 acres excluding the right of ways.
2. Must be able to meet the standards for Dane County sanitation rules.
3. Protections of adjacent farming activities from potential conflict will be considered.
4. Public safety and access to the roadways will be carefully considered.

There were no questions.

Tom Schlick moved to adopt the resolution and Don Ripp seconded the motion and it was passed.

The hearing was then closed.