

TOWN OF BLACK WOLF
WINNEBAGO COUNTY, WISCONSIN

ORDINANCE AMENDING ZONING ORDINANCE

The Town Board of the Town of Black Wolf, quorum present and upon proper notice, having conducted a public hearing and received a recommendation of the Planning and Zoning Committee, hereby ordains the following amendments to the Town of Black Wolf Zoning Ordinance:

Section 1. Section 3.4 is amended and recreated to read:

Density Standards: To ensure consistency with the Town of Black Wolf Comprehensive Plan and the adopted Future Land Use Map, all zoning districts within this ordinance shall adhere to the parcel size and density standards established in this section. These standards apply town-wide and replace previous lot size and density references found within individual zoning district descriptions.

- (1) A. Density Tier System: Parcel size and density shall be determined according to the location of a property in relation to the Town's Sewer Service Area (SSA) and the Future Land Use Map. The following three tiers apply:
- (2) High Density Residential
 - (a) Minimum Lot Size: 0.5 acres
 - (b) Maximum Density: Up to 2 dwelling units per acre
 - (c) Applicability: Lands located within the SSA boundary and designated as high-density on the Future Land Use Map.
- (3) Medium Density Residential
 - (a) Minimum Lot Size: 1.0 acre
 - (b) Maximum Density: 1 dwelling unit per acre
 - (c) Applicability: Lands immediately adjacent to or near the SSA boundary and designated as medium-density on the Future Land Use Map.
- (4) Low Density / Agricultural Transition (Outside SSA)
 - (a) Minimum Lot Size: 4.0 acres
 - (b) Target Density: 1 dwelling unit per 10 acres
 - (c) Applicability: Lands outside of the SSA boundary and designated as low density on the Future Land Use Map.
- (5) Conflicts and Interpretation
 - (a) In the event of a conflict between this section and any other dimensional standard within this zoning code or the subdivision code, the standards outlined herein shall prevail.
 - (b) When interpreting which density tier applies to a property, the adopted Future Land Use Map shall serve as the controlling document.
 - (c) **Farm Exemption:** The density standards outlined in this section shall apply to all residential and non-residential development except for parcels used for bona fide agricultural operations as defined in this ordinance. Agricultural uses in the A-1

and A-2 districts shall instead be governed by the minimum lot sizes, spacing, and standards set forth within those respective zoning districts.

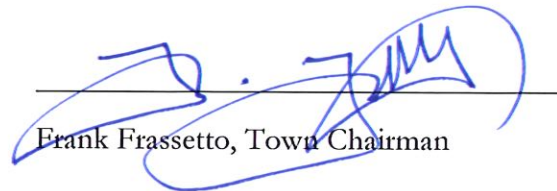
- Section 2.** Former Sections 3.4 through 3.27 of the Zoning Ordinance are renumbered as Sections 3.5 through 3.29, respectively, to accommodate the creation of a new Section 3.4 and to correct prior numbering errors, including the duplicate use of Sections 3.10 and 3.16. All internal cross-references to the renumbered sections shall be updated accordingly. The Town Clerk and Town Attorney are authorized to correct cross-references affected by this renumbering.
- Section 3.** Section 3.5(3), Section 3.6(3), Section 3.7(3), Section 3.8(3), Section 3.9(3), Section 3.11(3), Section 3.15(3), Section 3.16(3), Section 3.17(3), and 3.19(3), of the Zoning Ordinance, relating to lot area and width requirements, are repealed.
- Section 4.** Section 3.18(6)(a) and (b), of the Zoning Ordinance, relating to lot area and width requirements, are repealed. The remaining subsections in Section 3.18(6) are renumbered to reflect the repeal.
- Section 5.** Severability. If any section or provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected.
- Section 6.** Effective Date. This ordinance shall take effect upon adoption and posting or publication as required by law.

All other provisions of the Town of Black Wolf Zoning Ordinance remain in full force and effect.

The Town Clerk and Town Attorney are hereby authorized and directed to take all action necessary to incorporate this amendment into the Town's Zoning Ordinance.

Dated this 14th day, July, 2025.

TOWN OF BLACK WOLF



Frank Frassetto, Town Chairman

Attest:


Alex Snyder, Town Clerk