

Amendatory Ordinance 3-0824

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Mark Muench and Ian Zimmerman;

For land in the NE $\frac{1}{4}$ of Section 11, Town 4N, Range 5E in the Town of Moscow affecting tax parcels 020-0625, 020-0626 and 020-0627.A,

And, this petition is made to zone 5.0 acres, 5.01 acres and 5.013 acres from A-1 Agricultural to AR-1 Agricultural Residential.

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Moscow,**

Whereas a public hearing, designated as zoning hearing number **3436** was last held on **July 25, 2024** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** with the condition that the associated certified survey map is duly recorded within 6 months.

Now therefore be it resolved that the official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was **X** approved as recommended approved with amendment denied as recommended denied or rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 20, 2024**. The effective date of this ordinance shall be **August 20, 2024**.


Kristy K. Spurley
Iowa County Clerk

Date: **8-20-2024**



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on July 25, 2024

Zoning Hearing 3436

Recommendation: **Approval**

Applicant(s): Mark Muench & Ian Zimmerman

Town of Moscow

Site Description: N $\frac{1}{4}$ of S11-T4N-R5E also affecting tax parcels 020-0625; 0626; 0627.A

Petition Summary: This is a request to zone 3 lots of 5.0, 5.01, and 5.013 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lots.
2. If approved, each lot will be eligible for one single family residence (existing on 2 lots), accessory structures and limited ag uses, including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
3. The associated certified survey map has been submitted for formal review. Lot 2 will be provided a 66-foot wide easement to Ayen Rd.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

- 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
- 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
- 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide those services.
- 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
- 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and

an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Moscow is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

