

Amendatory Ordinance No. 3-0921

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brad Grundahl;

For land being part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Town 5N, Range 5E in the Town of Moscow affecting tax parcels 020-0195 and 020-0204.A;

And, this petition is made to rezone 6.068 acres from A-1 Agricultural to AB-1 Agricultural Business;

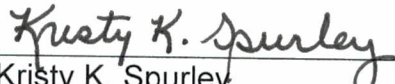
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Moscow,**

Whereas a public hearing, designated as zoning hearing number **3196** was last held on **August 26, 2021** 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** said petition with the condition that the associated certified survey map is duly recorded within 6 months.

Now therefore be it resolved that 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 **September 21, 2021**. The effective date of this ordinance shall be **September 21, 2021**.


Kristy K. Spurley
Iowa County Clerk

Date: 9-21-2021



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on August 26, 2021

Zoning Hearing 3196

Recommendation: **Approval**

Applicant(s): Brad Grundahl

Town of Moscow

Site Description: part of the NE/SE & SE/NE of S24-T5N-R5E also affecting tax parcels 020-0195 and 020-0204.A

Petition Summary: This is a request to separate an existing grain drying/storage operation from the farm on a 6.068-acre lot to be rezoned AB-1 Ag Bus from A-1 Ag.

Comments/Recommendations

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district.
2. If approved, the lot will be eligible cropping and other uses by Conditional Use Permit (CUP). This application includes a CUP request to operate a grain drying and storage operation on the lot.
3. The associated certified survey map has not yet been submitted for formal review.
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 the.
 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 of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

