

Amendatory Ordinance 1-0124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Mabel Schofield and Calvin Jensen;

For land being in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1124.A, 002-1124C and 002-1124.05,

And, this petition is zone 8.93 acres, 5.0 acres and 2.07 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3389** was last held on **December 28, 2023** 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 _____ 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 **January 16, 2024**. The effective date of this ordinance shall be **January 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 28, 2023

Zoning Hearing 3389

Recommendation: **Approval**

Applicant(s): Mabel Schofield and Calvin Jensen

Town of Arena

Site Description: SE/NW of S23-T8N-R4E also affecting tax parcels 002-1124.A, 1124.C, 1124.05

Petition Summary: This is a request to zone 8.93 acres, 5.0 acres, & 2.07 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

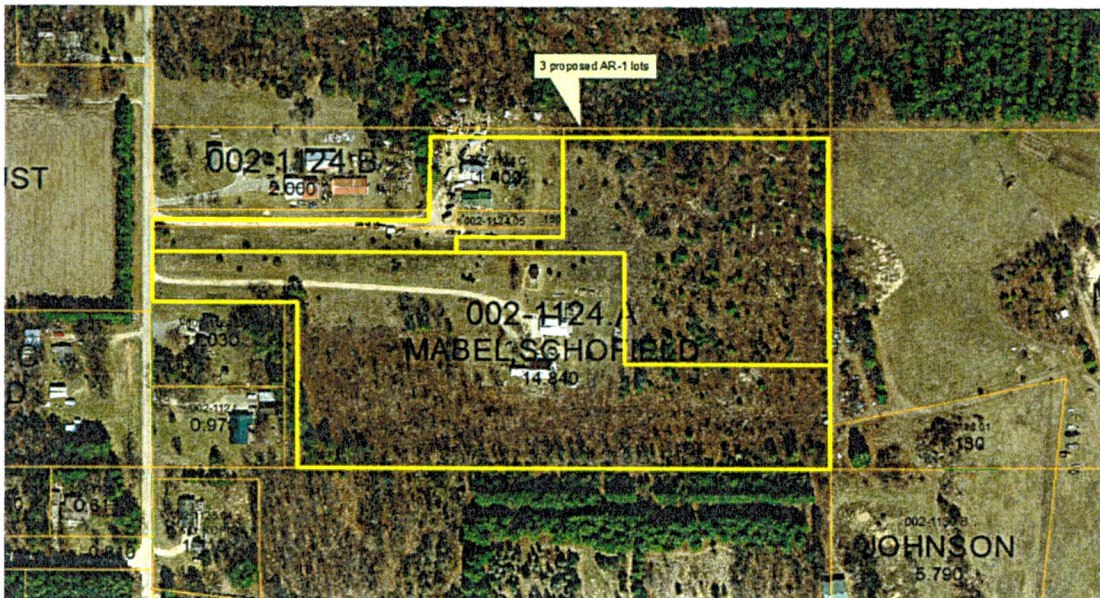
1. Currently, the Schofield land is nonconforming A-1 Ag due to being less than the minimum 40-acre lot size for that district and having been created since that lot size took effect. The Jensen land is legal nonconforming A-1 as it was created before the minimum 40-acre size took effect. This proposal to alter both properties into 3 lots requires rezoning as none of the proposed lots meet the current minimum 40-acre lot size to remain A-1.
2. If approved, each lot would be eligible for one single family residence, accessory buildings and limited ag uses, including up to 3 animal units as defined in the Iowa County Zoning Ordinance, on the two larger lots but none on the smaller lot without a Conditional Use Permit.
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 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 Arena 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.



Amendatory Ordinance 2-0124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brandon and Rachelle Dilley;

For land being in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 8N, Range 5E in the Town of Arena affecting tax parcel 002-0273.B01,

And, this petition is made to zone 1.0 acres from R-1 Single Family Residential 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3390** was last held on **December 28, 2023** 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.**

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 _____ 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 **January 16, 2024.** The effective date of this ordinance shall be **January 16, 2024.**

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 28, 2023

Zoning Hearing 3390

Recommendation: **Approval**

Applicant(s): Brandon & Rachelle Dilley

Town of Arena

Site Description: SE/NW of S19-T8N-R5E also affecting tax parcel 002-0273.B01

Petition Summary: This is a request to zone 1.0 acre from R-1 Single Family Residence to AR-1 Ag Res to make it eligible for chickens.

Comments/Recommendations

1. This lot was zoned R-1 SF Res when zoning was originally adopted as part of an area of existing residential development. The R-1 district doesn't provide for animal units, as defined in the Iowa County Zoning Ordinance, which includes chickens. The applicants want to have up to 25 chickens (1 animal unit) as a Conditional Use Permit associated with this petition. The AR-1 district allows animal units.
2. If approved, the AR-1 lot would allow one single family residence (existing), accessory structures and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance, without a Conditional Use Permit.
3. There is no land division proposed, so a certified survey map is not required.
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.

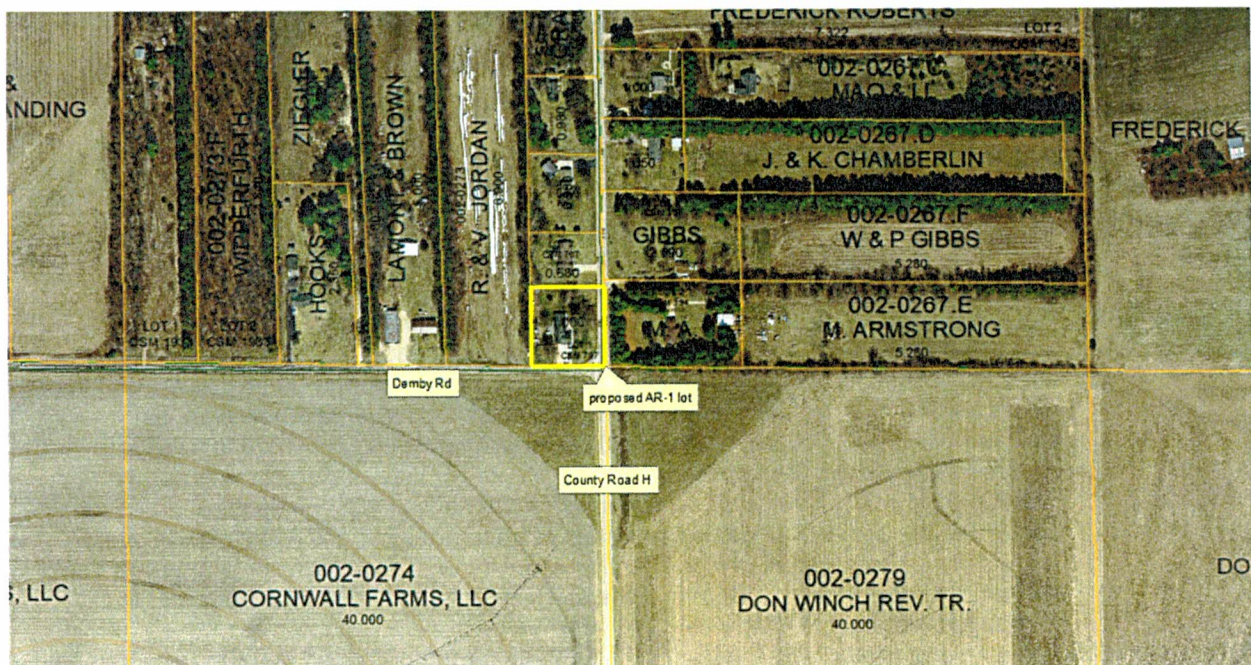
- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

5. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:

- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Arena is recommending approval of both the zoning change and Conditional Use Permit.

Staff Recommendation: Staff recommends approval of the zoning change. Staff recommends approval of the Conditional Use Permit with the condition that the animal unit consists only hen chickens due to being in an area of smaller, residential lots.



Amendatory Ordinance 3-0124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by William Trainor;

For land being in the W ½ of the NE ¼ of Section 26, Town 7N, Range 5E in the Town of Brigham affecting tax parcels 004-0126 and 004-0127,

And, this petition is made to zone 32.78 acres from A-1 Agricultural to C-1 Conservancy.

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

Whereas a public hearing, designated as zoning hearing number **3391** was last held on **December 28, 2023** 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 _____ 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 **January 16, 2024**. The effective date of this ordinance shall be **January 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 28, 2023

Zoning Hearing 3391

Recommendation: **Approval**

Applicant(s): William Trainor

Town of Brigham

Site Description: W1/2-NE of S26-T7N-R5E also affecting tax parcels 004-0126 & 008-0127

Petition Summary: This is a request to zone 32.78 acres from A-1 Ag to C-1 Conservancy.

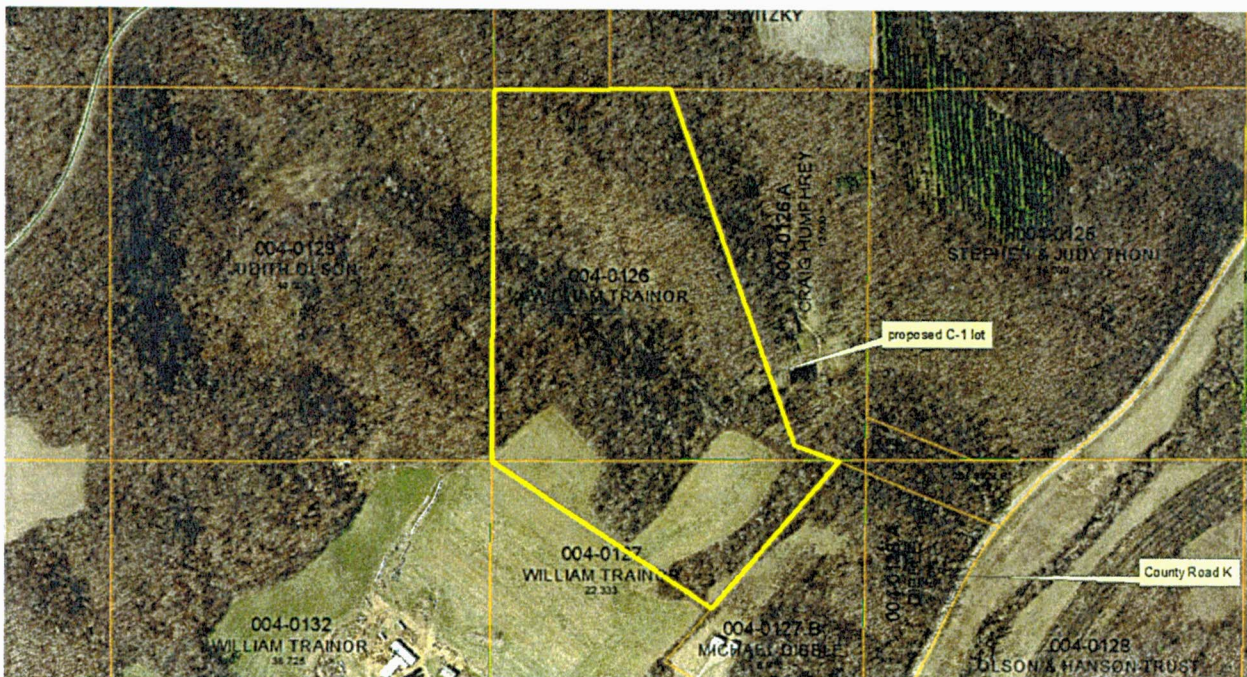
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size, so the proposed lot would require rezoning to be legally created.
2. The intent is to sell this lot for open-space use only, which the C-1 district allows but prohibits structures or buildings .
3. The associated certified survey map has 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 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 Brigham is recommending approval.

- 1) **Staff Recommendation:** Staff recommends approval of the zoning change with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.



Amendatory Ordinance 4-0124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Rick Jones;

For land being in the E ½ of the NW ¼ of Section 2 Town 4N, Range 1E in the Town of Mifflin affecting tax parcels 016-0640, 016-0643 and 016-0644,

And, this petition is made to zone 15.0 acres from A-1 Agricultural to AR-1 Agricultural Residential and 43.62 acres with the AC-1 Agricultural Conservancy overlay district.

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

Whereas a public hearing, designated as zoning hearing number **3394** was last held on **December 28, 2023** 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 conditions that a minimum 66-foot wide easement to Log Town Rd be provided to the proposed lot and the associated certified survey map is duly recorded within 6 months of County Board approval.

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 _____ 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 **January 16, 2024**. The effective date of this ordinance shall be **January 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 28, 2023

Zoning Hearing 3394

Recommendation: **Approval**

Applicant(s): Rick Jones

Town of Mifflin

Site Description: E1/2-NNW of S2-T4N-R1E also affecting tax parcels 016-0640; 0643; 0644

Petition Summary: This is a request to rezone 15.0 acres from A-1 Ag to AR-1 Ag Res with 43.62 acres having the AC-1 Ag Conservancy overlay.

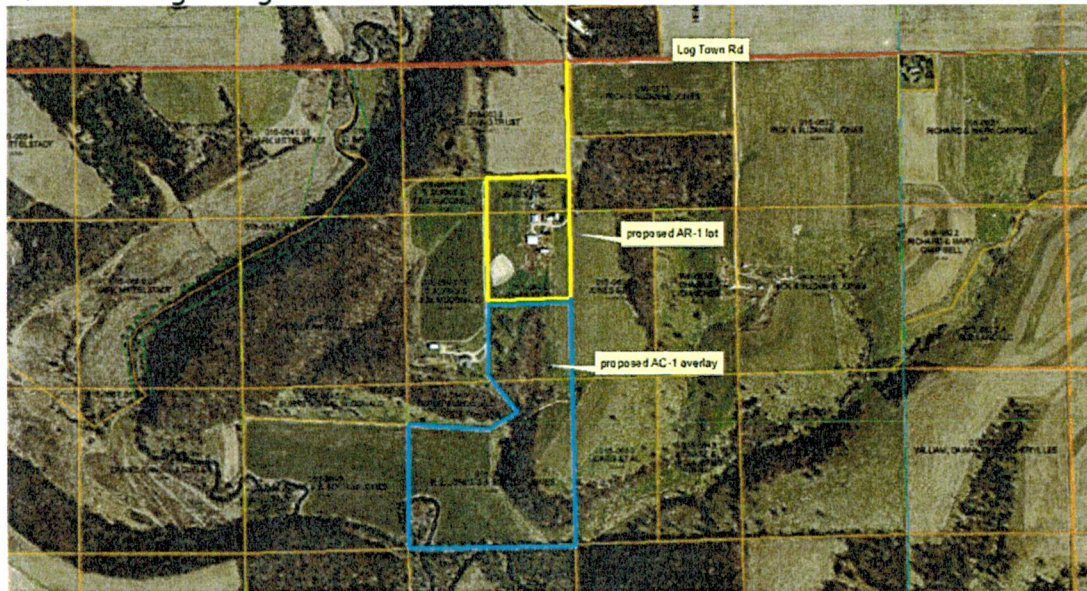
Comments/Recommendations

1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required to legally create the proposed lot. The AC-1 overlay is required to comply with the town's 1:40 acre residential density.
2. If approved, the AR-1 lot would be eligible for one single family residence (existing), accessory structures and limited ag uses but including up to 8 animal units as defined in the Iowa County Zoning Ordinance. The AC-1 area would allow all uses allowed in the underlying A-1 district but prohibits all building or structures.
3. The associated certified survey map has 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 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 Mifflin is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that there be a minimum 66-foot wide easement to Log Town Rd provided to the proposed lot and that the associated certified survey map is recorded within 6 months of the County Board approval of the zoning change.



Amendatory Ordinance 5-0124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Renee M. Rizzo;

For land being in the SE ¼ of the SE ¼ of Section 16, Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0168, 018-0169 and 018-0191,

And, this petition is made to zone 2.02 acres from A-1 Agricultural to AR-1 Agricultural Residential and 37.98 acres with the AC-1 Agricultural Conservancy overlay district.

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

Whereas a public hearing, designated as zoning hearing number **3395** was last held on **December 28, 2023** 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 _____ 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 **January 16, 2024**. The effective date of this ordinance shall be **January 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

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Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 28, 2023

Zoning Hearing 3395

Recommendation: **Approval**

Applicant(s): Renee M. Rizzo

Town of Mineral Point

Site Description: SE/SE of S16-T5N-R3E also affecting tax parcels 018-0168; 0169; 0191

Petition Summary: This is a request to rezone 2.02 acres from A-1 Ag to AR-1 Ag Res with 37.98 acres having the AC-1 Ag Conservancy overlay.

Comments/Recommendations

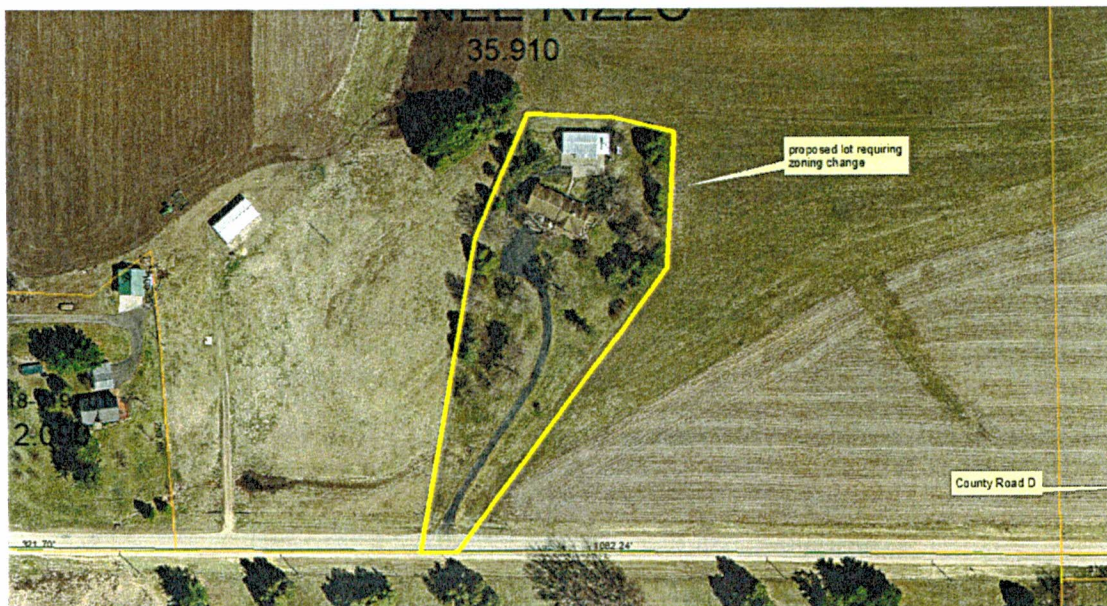
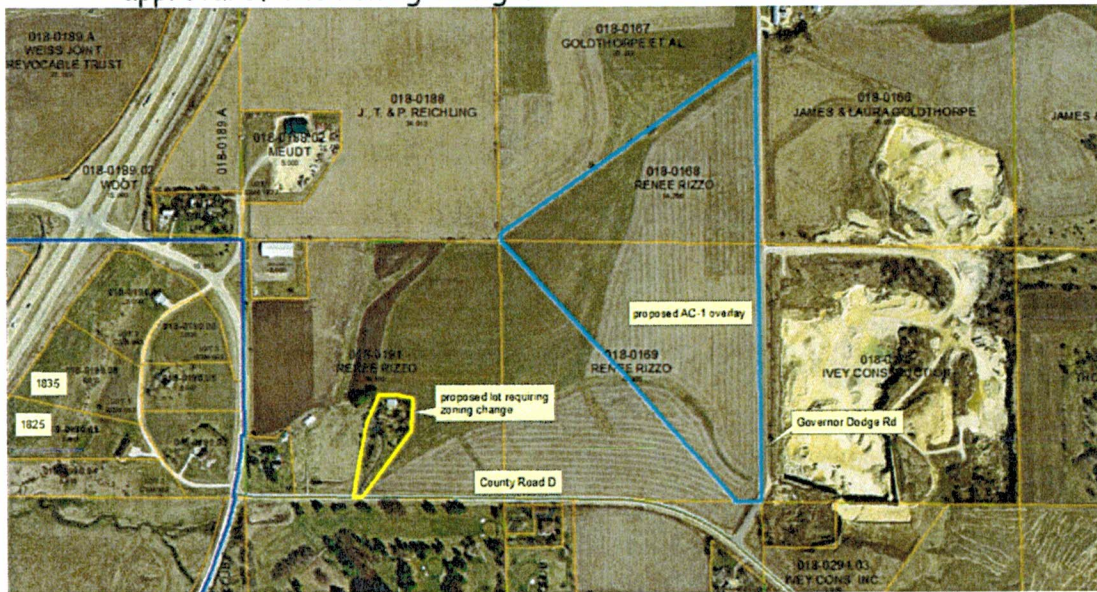
1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required in order to legally create the proposed lot. The AC-1 overlay is required to comply with the town's 1:40 acre residential density.
2. If approved, the AR-1 lot would be eligible for one single family residence (existing), accessory structures and limited ag uses but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit. The AC-1 area would allow all uses allowed in the underlying A-1 district but prohibits all building or structures.
3. The associated certified survey map has 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 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 Mineral Point is recommending approval.

- 1) **Staff Recommendation:** Staff recommends approval with the condition that the associated certified survey map is recorded within 6 months of the County Board approval of the zoning change.



Amendatory Ordinance 6-0124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Douglas and Robert Ihm;

For land being in the W ½ of the SE ¼ of Section 35, Town 5N, Range 5E in the Town of Moscow affecting tax parcel 020-0404.A and 020-0405.A,

And, this petition is made to zone 5.005 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 **3396** was last held on **December 28, 2023** 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 _____ 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 **January 16, 2024**. The effective date of this ordinance shall be **January 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 28, 2023

Zoning Hearing 3396

Recommendation: **Approval**

Applicant(s): Douglas & Robert Ihm

Town of Moscow

Site Description: W/12-SE of S35-T5N-R5E also affecting tax parcels 020-0404.A & 020-0405.A

Petition Summary: This is a request to zone 5.005 acres from A-1 Ag lot to AR-1 Ag Res.

Comments/Recommendations

1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required in order to legally create the proposed lot.
2. If approved, the AR-1 lot would be eligible for one single family residence (existing), accessory structures and limited ag uses and one animal unit as defined in the Iowa County Zoning Ordinance.
3. The associated certified survey map has 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 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 recorded within 6 months of the County Board approval of the zoning change.

