

Amendatory Ordinance No. 3-0118

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Don Leix and Leix Farms Inc.;

For land in part of the NW ¼ of the NW ¼ & NE1/4 of the NE1/4 of Section 29-T6N-R1E in the Town of Eden; affecting tax parcels 010-0392.03, 010-0392.01 and 010-0393.03.

And, this petition is to rezone 30.4 acres from A-1 Agricultural to AB-1 Agricultural Business;

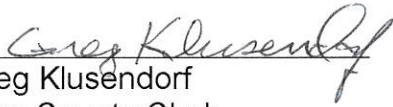
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Eden** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **2925** was last held on **December 28, 2017** in accord with said notice, and 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 conditions that the associated certified survey map is duly recorded within 6 months of the County Board approval and signed agreements for disposal of manure be secured should this property come under separate ownership from the applicant's parent property where spreading currently takes place.

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 No. 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 January **16, 2018**. The effective date of this ordinance shall be **January 16, 2018**.


Greg Klusendorf
Iowa County Clerk

Date: 1/17/18



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575

e-mail: scott.godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Dec. 28, 2017

Zoning Hearing 2925

Recommendation: **Approval**

Applicant(s): Don Leix/Leix Farms Inc.

Town of Eden

Site Description: part of the NW/NW & NE/NE of S29-T6N-R1E also affecting tax parcels 010-0392.03, 0392.01, 0393.03

Petition Summary: This request is make a lot conforming from nonconforming A-1 Ag by rezoning to AB-1 Ag Bus for a commercial livestock operation.

Comments/Recommendations

1. This lot became nonconforming when the parent farm was divided in 2017. Since the WDOT owns US Highway 18 ROW, it is not legally contiguous with the applicant's land on the south side of the highway.
2. The proposal is to continue the existing use of the land, albeit on a lot less than 40 acres, thus the rezone to AB-1 with the CUP.
3. The associated CSM has been submitted for review.
4. The proposal is consistent with the town and county comprehensive plans as it is continuing the existing agricultural land use.

Town Recommendation: At the time of this report, the Town of Eden had not submitted a recommendation.

Staff Recommendation: Staff recommends approval with the conditions that the Town approves and that the associated CSM is duly recorded with the Register of Deeds within 6 months of the County Board approving the zoning change.

