

Amendatory Ordinance 3-0624

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jennifer Wolf;

For land in the NW ¼ of the SW ¼ of Section 13, Town 8N, Range 4E in the Town of Pulaski affecting tax parcel 022-0405.A,

And, this petition is made to zone 0.58 acre 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 Pulaski,**

Whereas a public hearing, designated as zoning hearing number **3424** was last held on **May 23, 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 area variance is granted within 12 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 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 **June 18, 2024**. The effective date of this ordinance shall be **June 18, 2024**.



Kristy K. Spurley
Iowa County Clerk

Date: 6-18-2024



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on May 23, 2024

Zoning Hearing 3424

Recommendation: **Approval**

Applicant(s): Jennifer Wolf

Town of Pulaski

Site Description: NW/SW of S13-T8N-R1E also affecting tax parcel 022-0405.A

Petition Summary: This is a request to zone an existing 0.58-acre lot from A-1 Ag to AR-1 Ag Res to make it eligible for a Conditional Use Permit for a Residential Kennel.

Comments/Recommendations

1. This existing lot is legal nonconforming A-1 as it does not meet the minimum 40-acre lot size but existing prior to the 40-acre lot size being enacted. As such, those lawful uses existing at that time are allowed to continue.
2. In July of 2023, a complaint of there being a large number of dogs on the property was made. The applicant had recently purchased the property on land contract and admitted to having 12 dogs at that time. The applicant was informed this would require a Residential Kennel CUP, which is not an option in the A-1 district. An alternative is to reduce the number of dogs to no more than 2.
3. The applicant was also informed that the AR-1 district has a minimum 1-acre lot size so, in addition to rezoning and a CUP, a variance will need to be sought if she could not enlarge the lot to at least 1 acre.
4. In August of 2023, the applicant took a job offer in Hawaii and put the property up for sale. The dogs were removed from the property.
5. In October 2023, a new complaint was made about the dogs, thus continuing the zoning violation. Between that time and now:
 - Numerous complaints have been made of dogs running loose.
 - The ISCO has responded to several complaints.
 - Staff and a ISCO detective visited the site to discuss the issues with the applicant who, at that time, admitted to having 7 dogs.
 - The applicant met with the Town of Pulaski for a recommendation to the county, which the town decided not to make.

