

Rock County Board of Adjustment
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ROCK COUNTY, WISCONSIN

ROCK COUNTY BOARD OF ADJUSTMENT
WEDNESDAY – APRIL 24, 2013 6:00 P.M.
COURTHOUSE CONFERENCE CENTER, SECOND FLOOR
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

ORDER OF PRESENTATION FOR GENERAL HEARING

1. State nature of the case by the Chair.
2. Applicant presents case.
3. Questions by Board Members to applicant.
4. Zoning Administrator/Corporation Counsel rebuttal.
5. Questions by Board Members to Zoning Administrator/Corporation Counsel.
6. Statements verbal or written by interested parties.
7. Questions by Board Members to interested parties in attendance.
8. Applicants rebuttal to Zoning Administrator/Corporation Counsel and/or interested parties in attendance.
9. Zoning Administrator/Corporation Counsel rebuttal to applicant and/or interested parties in attendance.



AGENDA

1. Roll Call
2. Adoption of the Agenda
3. Reading and Approval of Minutes of Board of Adjustment meeting held March 27, 2013.
4. Reading and Approval of Findings of Fact
 - A. Greg Neubauer
5. Announcement of Decision from Last Meeting
 - A. Greg Neubauer
6. Communications
7. Reports of Committees
8. Call of Cases on Agenda and Hearing of Requests for Continuance
 - A. Paul Barber
9. Hearing of Cases
 - A. Paul Barber
10. Unfinished Business
11. New Business
12. Adjournment

**IF YOU DO NOT PLAN TO ATTEND THIS MEETING, PLEASE CONTACT THE
PLANNING AND DEVELOPMENT AGENCY OFFICE AT 757-5587.**

FINDINGS OF FACT

Applicant:

Friedo Hillmann
5744 Tarrant Road
Milton, WI 53563

Nature of Case:

The applicant has submitted an application to create a 4-acre parcel that includes existing buildings along County Road M in Johnstown Township. Part of the approval is a condition of 40-foot dedication of ½ road right-of-way. The applicant is appealing that condition.

Another part of this application is a variance from the front yard setback of County Road M for the existing agricultural building.

Harry O'Leary made a motion to deny the applicants appeal of the condition of the 40-foot ½ road right-of-way and to approve the variance from the front yard setback to include the building and awning. Larry Clift seconded the motion. Motion approved 4-0.

Findings of Fact:

1. The hardship is self-imposed, as the Hillmann's have elected to enter into the land division process voluntarily. This process requires certain conditions to be met before recording of the final plat.
2. Public safety is an issue, as County Road M functions as a collector highway that needs to meet traffic needs and safety requirements.
3. The condition of the road dedication for final approval is not unique to the area as it was substantiated that there are other CSM's in the neighborhood that have 40-foot dedicated rights-of-way.



April 8, 2013

LEGAL NOTICE

Notice is hereby given that the Rock County Board of Adjustment will hear a request for a variance of the Rock County Shoreland Overlay Zoning Ordinance Section 16.34(5)(A) requiring a minimum 40,000 square foot lot and a variance of Section 16.34(5)(D) requiring a structural setback of 75 feet from the Ordinary Highwater Mark of the Rock River. Property owners Paul and Nancy Barber are making this request.

The property is located in the SE1/4 of the SW1/4 of Section 14, Janesville Township, Lot 22 & Lot 23 of Hiawatha Springs Park Subdivision. The proposed variances would allow combining two lots to create a new lot and reducing structural setback to allow the construction of an addition to an existing single-family residence. The proposed project is located at 2211 N. Crystal Springs Rd., Janesville, WI.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 6:00 PM on Wednesday, April 24, 2013.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development