



PLEASE NOTE THE  
CHANGE OF NORMAL  
LOCATION AND DAY

**ROCK COUNTY BOARD OF ADJUSTMENT  
TUESDAY – October 24th - 6:00 PM  
N1 CONFERENCE ROOM, FIFTH FLOOR  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI**

AGENDA

1. Roll Call
2. Adoption of the Agenda
3. Reading and Approval of Minutes of Board of Adjustment meeting held July 26th, 2017.
4. Reading and Approval of Findings of Fact from Last Meeting
  - a. Scott and Heather White
5. Announcement of Decision from Last Meeting
  - a. Scott and Heather White
6. Communications
7. Reports of Committees
8. Deliberation of Cases
  - a. John and Carol Brey
  - b. Thomas and Suzanne Simoneau
  - c. Jennifer Potts
  - d. Andrew Rye
9. Unfinished Business
10. New Business
11. Adjournment



ROCK COUNTY BOARD OF ADJUSTMENT  
**TUESDAY** – October 24, 2017 – 6:00 PM

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.

***Attention BOA Members:*** *If you are unable to attend this meeting, please inform the Planning and Development Agency as soon as possible. Please also inform the Agency if a particular case or cases on the agenda may constitute a conflict of interest for you.*

*Section 4.1208(3) of the Rock County Code of Ordinances (The Board of Adjustment Rules and Procedures) states, in part, that a member having a personal interest in the subject of the hearing which may affect his/her ability to act impartially shall not participate. Furthermore, any member or other person who believes a conflict exists shall bring the question to the attention of the Chair prior to commencement of the hearing. The Chair shall make the final ruling on whether a conflict exists.*

*BOA Members are encouraged to visit and view the site subject to an application at his/her discretion. However, as per the Rules of Evidence (4.1208(4)(F)), members shall base any decision in a matter coming before the Board solely on those facts established in the record during the public hearing and shall refrain from communications of any sort with any interested party regarding a pending case. If a site visit results in information not presented in the application or at the hearing or if communication is had prior to the hearing, members are encouraged to inform the Board so that a determination can be made as to whether the information should be considered formal evidence in the case.*



October 9, 2017

## 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 4.206 related to setback requirements from navigable waters. The property owners/applicants (John and Carol Brey) are requesting a variance from the standard seventy-five foot shore yard setback to allow a new deck on the property to be within approximately fifty-five feet from the Rock River.

The property is located in part of Section 11, Fulton Township, Parcel 6-6-843. The address for the project is 10427 N Ellendale Rd, Edgerton.

The Public Hearing will take place in Conference Room N1, Fifth Floor, the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 6:00 PM on Tuesday, October 24, 2017. Interested parties are encouraged to attend.

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

Andrew Baker  
Senior Planner – Rock County Planning, Economic & Community Development



October 9, 2017

## 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 4.205 related to setback requirements. The property owners/applicants (Thomas and Suzanne Simoneau) are requesting a variance from the standard twenty five foot front yard setback to construct an addition to the residence located on the property within approximately thirteen feet from the road right of way.

The property is located in part of Section 6, Milton Township, Parcel 6-13-893. The address for the project is 11332 N. Lakeview Dr, Edgerton (Mallwood Subdivision).

The Public Hearing will take place in Conference Room N1, Fifth Floor, the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 6:00 PM on Tuesday, October 24, 2017. Interested parties are encouraged to attend.

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Andrew Baker  
Senior Planner – Rock County Planning, Economic & Community Development



October 9, 2017

## 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 4.205 related to minimum lot size. The property owner/applicant (Jennifer Potts) is requesting a variance of the standard for minimum lot size in a sewered area (10,000 square feet) in order to combine two existing lots consisting of 9,388 square feet total. The request is being made as the first step in the process to permit the owner's proposed plan to build a new residence on the property.

The property is located in part of Section 6, Milton Township, Parcel 6-13-814, Lot 37 and part of Lot 36, Block 4, Mallwood Estates. The address for the project is 1729 E Road Two, Edgerton.

The Public Hearing will take place in Conference Room N1, Fifth Floor, the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 6:00 PM on Tuesday, October 24, 2017. Interested parties are encouraged to attend.

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Andrew Baker  
Senior Planner – Rock County Planning, Economic & Community Development



October 9, 2017

## LEGAL NOTICE

Notice is hereby given that the Rock County Board of Adjustment will hear a request for variances of the Rock County Land Division and Management Ordinance Section 4.116(2) related to lot standards. The property owner/applicant (Andrew Rye) is requesting a variance of the one hundred foot lot width and two hundred fifty foot maximum length (or depth) requirements for "flag lots" found in Section 4.116(2)(e). A flag lot is defined as a lot whose width at the building site far exceeds its street frontage, containing both a "pole," a long, narrow strip of land utilized solely to provide vehicular access to the building site, and a "flag," containing the building site. The variance requests are the first step in the process to divide the existing farmstead from the remaining land. If approved as requested, the pole of the proposed new flag lot would be reduced to thirty-five feet for the entire length, which is approximately six hundred feet.

The property is located in part of the NE1/4 of the NE1/4 Section 35 and NW1/4 of the NW1/4 of Section 36, LaPrairie Township, Parcels 6-10-242.1 and 6-10-246.1. The address for the project is 5807 S Milton Shopiere Rd, Janesville.

The Public Hearing will take place in Conference Room N1, Fifth Floor, the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 6:00 PM on Tuesday, October 24, 2017. Interested parties are encouraged to attend.

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