

Rock County Board of Adjustment
51 South Main Street
Janesville, WI 53545
Tel: (608) 757-5587
Fax: (608) 757-5586



ROCK COUNTY, WISCONSIN

**ROCK COUNTY BOARD OF ADJUSTMENT
WEDNESDAY – January 29, 2014 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 October 30, 2013.
4. Reading and Approval of Findings of Fact
5. Announcement of Decision from Last Meeting
6. Communications
7. Reports of Committees
8. Call of Cases on Agenda and Hearing of Requests for Continuance
 - A. Bettie Pickens Family Trust
 - B. Todd Carter
9. Hearing of Cases
 - A. Bettie Pickens Family Trust
 - B. Todd Carter
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: Steve Shrider
1705 E. Road 2
Edgerton, WI 53534

Nature of Case: The applicant would like to construct a garage on a lot that does not currently have a garage. The proposed garage will increase the impervious surface beyond what is allowed by ordinance. Section 4.209(4) of the Rock County Shoreland Ordinance requires the impervious surface not be more than 30% coverage of the lot. The garage will increase the impervious surface to 46%.

Henry Stockwell made a motion to deny variance. JP Lengjak seconded the motion. Motion to deny approved 4-0

Findings of Fact:

1. Unnecessary hardship does not exist because the lot can still be utilized without the convenience of the garage.
2. This is not a unique property limitation as there are other properties in the neighborhood that are also lacking garages.
3. The protection of the public interest is jeopardized because of the nearness of Lake Koshkonong and the large amount of impervious surface possibly causing contaminated runoff to flow into the lake.

FINDINGS OF FACT

Applicant: John Vanko
2435 Meadowsedge Lane
Carpentersville IL 60110

Nature of Case: The applicant would like to add an addition to his existing residence located at 422 E. Richardson Springs Road in Newville. Sections 4.205(2)(A), 4.206(1)(A), and 4.209(4) of the Rock County Shoreland Zoning Ordinance encompassing minimum lot size, 75- setback and maximum impervious surface respectively need to be varied.

The applicant needs to combine lots in order to construct the addition. The lot will be approximately 6,000 sq. ft. short of the required 15,000 sq. ft minimum. The existing structure is less than 75-feet from the normal high-water mark and the lot requires mitigation because of the amount of impervious surface exceeds what is allowed by ordinance.

Henry Stockwell made a motion to approve the variance with conditions. JP Lengjak seconded the motion. Motion approved 4-0 with the following conditions:

1. Certified Survey required creating the new lot.
2. No new impervious surface and mitigation of the existing impervious surface.
3. Work with staff on the construction plans for new addition.

Findings of Fact:

1. The protection of the public interest will be maintained as the impervious surface will not increase with the construction of this addition.
2. There is a hardship due to unique property limitations because the applicant is unable to acquire additional land to bring the lot up to the minimum of 15,000 sq. ft.
3. This addition is consistent with the character of the neighborhood.

FINDINGS OF FACT

Address:

Michael Rudd
11617 N. Lake Street
Milton, WI 53563

Nature of Case:

The applicant is seeking variances from the Rock County Shoreland Overlay Zoning Ordinance. Sections 4.205(2)(A) and 4.206(1)(A) dealing with minimum lot size and 75-foot setback from the Ordinary High Water Mark (OHWM). The current structure on the lot is to be razed and a new residence will replace it. To mitigate the impervious surface, a detailed landscaping plan has been developed that will include shoreland restoration and planting of several trees and bushes.

Jo Miller made a motion to approve the variances with conditions. Henry Stockwell seconded the motion. Motion approved 4-0 with the following conditions:

1. Lots need to be combined via Certified Survey Map before construction begins.
2. Needs to go through normal building permit process.

Findings of Fact:

1. The protection of the public interest will be enhanced because of the mitigation plan the applicant will incorporate.
2. This is a hardship as the applicant is unable to obtain additional land to add to his property to meet the 15,000sq.ft. minimum lot size.

FINDINGS OF FACT

Addresses:

John Plambeck
2968 Waubesa Avenue
Madison, WI 53711

Nature of Case:

The applicant is seeking a variance from Section 4.521(2) of the Rock County Access Control Regulations. He would like to locate a new driveway closer than 600 feet from an existing driveway.

Henry Stockwell made a motion to deny the variance. Jo Miller seconded the motion to deny. Motion to deny approved 4-0.

Findings of Fact:

1. The protection of the public interest will not be maintained as the proposed driveway will be less than the regulations allow.
2. There is no hardship as the applicant has more than enough area to install a driveway within the ordinance standards.



January 14, 2014

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 Sections 4.205(4) Substandard Lots and 4.209(4) Maximum Impervious Surface. The Applicant is requesting a variance to construct a detached garage that would not meet minimum front yard setback (50 feet) and exceed the maximum impervious surface allowed on a lot within the Shoreland District (30%). The property owner Bettie Pickens Family Trust is making this request.

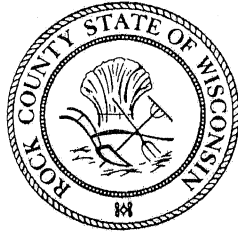
The property is located in the SE1/4 of the NW1/4 of Section 14, Fulton Township, Lot 10, Badger Heights. The proposed project is located at 9768 N. East Badger Heights, Edgerton, WI.

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, January 29, 2014.

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

Colin Byrnes

Acting Director of Planning, Economic & Community Development



January 10, 2014

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 Sections 4.205(3)(A) Minimum Lot Size and 4.205(3)(B) Setbacks for Privately Sewered Lots . The Applicant is requesting a variance to remodel an existing house that has sat vacant for more than one yea. The property owner Todd Carter is making this request.

The property is located in the NW1/4 of the NE1/4 of Section 20, Milton Township, E1/2 of Lot 3 and Lot 4, Block 8, Clear Lake Beach. The proposed project is located at 3012 E. Edgewater St. Milton, 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, January 29, 2014.

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

Colin Byrnes

Acting Director of Planning, Economic & Community Development