

Rock County Board of Adjustment  
51 South Main Street  
Janesville, WI 53545  
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ROCK COUNTY, WISCONSIN

ROCK COUNTY BOARD OF ADJUSTMENT  
WEDNESDAY – MAY 29, 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 April 24, 2013.
4. Reading and Approval of Findings of Fact
  - A. Paul Barber
5. Announcement of Decision from Last Meeting
  - A. Paul Barber
6. Communications
7. Reports of Committees
8. Call of Cases on Agenda and Hearing of Requests for Continuance
  - A. Ruth Lindbloom
9. Hearing of Cases
  - A. Ruth Lindbloomr
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:**

Paul Barber  
2211 N. Crystal Springs Road  
Janesville, WI 53545

**Nature of Case:**

The applicant would like to erect an addition to his residence along the Rock River. The residence is currently built over a lot line and within 75-feet of the Ordinary High Water mark (OHW). The applicant is to combine the lots into one. Section 16.34(5)(A) specifies that all new lots are to be a minimum of 40,000 sq.ft. The new lot will be 18,182 sq.ft. Section 16.34(5)(D) states that all structures shall be set back 75 feet from the OHW. The existing residence is between 54 feet and 67 feet from the OHW.

Harry O'Leary made a motion to approve the two variances with the following conditions: 1. Lots will be combined via a 1-lot Certified Survey Map. 2. A mitigation plan shall be submitted and approved by the Zoning Administrator that provides for a rain garden and/or stormwater mitigation to lessen visual impacts along the Rock River.

Henry Stockwell seconded the motion. Motion approved 5-0.

**Findings of Fact:**

1. The lots in the neighborhood were platted before the Ordinance was adopted and have been built upon.
2. This is an undue hardship as the house was inadvertently built over the lot line.
3. The general appearance of the adjoining lots will remain the same as average parcel size indicates the proposed lot is not out of scale.



May 13, 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)(C) requiring a minimum 7,500 square foot publicly sewerer lot for a building site. Property owner Ruth Linbloom is making this request.

The property is located in the NW1/4 of the SE1/4 of Section 6, Milton Township, Lot 39, Block 2, Mallwood Estates. The proposed variance would allow the construction of an addition to an existing single-family residence. The proposed project is located at 11430 N. Lakeview Dr. 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, May 29, 2013.

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

Paul Benjamin  
Director of Planning, Economic & Community Development