

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 – September 25, 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 July 31, 2013.**
- 4. Reading and Approval of Findings of Fact**
 - A. Ruth Lindbloom**
- 5. Announcement of Decision from Last Meeting**
 - A. Ruth Lindbloom
- 6. Communications**
- 7. Reports of Committees**
- 8. Call of Cases on Agenda and Hearing of Requests for Continuance**
 - A. Nicholas Schuette**
- 9. Hearing of Cases**
 - A. Nicholas Schuette**
- 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: Ruth Lindbloom
859 Carol Av.
Elgin, Il 60123

Nature of Case: The applicant would like to construct an addition and deck to her residence along Lake Koshkonong in Mallwood Estates. The proposed addition encroaches 4-feet into the sideyard setback. A variance is required from Section 4.20(2)(B) of the Rock County Shoreland Ordinance.

Francette Hamilton made a motion to approve the 4-foot sideyard variance with the following condition: 1. The north side addition is surveyed in prior to construction to check with conformance to the sideyard setback variance granted to 4 feet.

Henry Stockwell seconded the motion. Motion approved 3-0.

- Findings of Fact:**
1. Unnecessary hardship exists due to the lot size, setbacks, and road frontage. The structure is limited in expansion due to these factors.
 2. This is a unique property limitation due to orientation of the structure on the lot with the main entrance on the south side that limits construction of the addition to the north side.
 3. The protection of the public interest is maintained as the addition is well back from the ordinary high water mark of the Lake and the existing residence on the adjoining lot to the north sits below where the existing addition will be erected.



September 10, 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 4.209(4) Maximum Impervious Surface. The Applicant is requesting a variance to construct a detached garage that would exceed the maximum impervious surface allowed on a lot within the Shoreland District (30%). The property owner Nicholas Schuette is making this request.

The property is located in the NE1/4 of the SW1/4 of Section 6, Milton Township, Lot 32, Block 4, Mallwood Estates. The proposed project is located at 1705 E. Road Two, 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, September 25, 2013.

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

Colin Byrnes
Acting Director of Planning, Economic & Community Development