

ROCK COUNTY BOARD OF ADJUSTMENT MINUTES
WEDNESDAY – JULY 31, 2013
COURTHOUSE CONFERENCE CENTER
SECOND FLOOR, ROCK COUNTY COURTHOUSE
JANESVILLE, WISCONSIN

Chair Jones called the July 31, 2013 meeting of the Rock County Board of Adjustment to order at 6:00 p.m. in the Courthouse Conference Center (CCC), 2ND Floor, Rock County Courthouse. Board of Adjustment members in attendance at roll call: Chair Don Jones, Henry Stockwell, and Francette Hamilton. Jo Miller and Harry O’Leary were not in attendance.

Development staff in attendance: Steve Schraufnagel, Acting Secretary.

Citizens in attendance: Ruth Lindbloom and Don Wolsfeld and J.P. Lengjak.

Adoption of Agenda: Motion by Henry Stockwell to adopt the agenda as presented. Seconded by Francette Hamilton. Motion approved 3-0

Reading and Approval of the Minutes – May 29, 2013: Motion by Francette Hamilton to approve the minutes as presented with word change from on to of on page 2, fourth paragraph. Henry Stockwell seconded the motion to approve the minutes as amended. Minutes approved 3-0.

Reading and Approval of the Findings of Fact – April 24, 2013: Henry Stockwell made a motion to recommend approval of the findings of fact for the Ruth Lindbloom variance. Francette Hamilton seconded the motion. Motion approved 3-0.

Announcements of Decisions – May 29, 2013: Chair Jones announced that the Lindbloom variance request was approved at the last meeting on a 4-0 vote.

Communications: J. P. Lengjak from the Town of Beloit was introduced as the new Alternate Board of Adjustment member. The County Board is to approve his appointment at their August meeting.

Reports of Committees: There were no reports of committees at this time.

Ruth Lindbloom Variance Request:

Chair Jones read into the minutes the public hearing notice. The applicant would like to construct a new addition to an existing single-family residence along the Rock River. Section 4.205(2)(B) of the Rock County Shoreland Ordinance requires all structures be set back 8- feet from the sideyard of the lot line.

Mr. Don Wolsfeld spoke representing the applicant. He stated that after the last variance hearing, it was discovered that the proposed addition would not meet the sideyard setback of 8 feet. He handed out to the Board an explanation as to why that occurred. The map was misread due to an incorrect scale. That handout is to be known as Exhibit A. No neighbors appeared at the meeting.

Mr. Schraufnagel referenced Exhibit A. Staff is recommending granting of the 4-foot variance. The nature of the neighborhood is such that other structures encroach upon the sideyard setback. The map used to determine the original sideyard setback was misinterpreted due to the scale. The conditions from the last hearing must also be accomplished.

Staff recommends approval of the 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.

At this time Francette Hamilton made a motion to approve the variance with the above-mentioned condition. Henry Stockwell seconded the motion. Motion approved 3-0.

Findings of Fact to support the approval of the variance:

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.

Unfinished Business: The County Board adopted The Shoreland Ordinance unanimously in May and Fins is not now mowing the shoreland restoration area along its shoreline.

New Business: None at this time.

Adjournment: Henry Stockwell made a motion to adjourn the July 31, 2013 meeting of the BOA. Francette Hamilton seconded the motion. Meeting adjourned at 6:27 p.m.

Respectively Submitted,

Steve Schraufnagel
Acting Secretary

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE ROCK
COUNTY BOARD OF ADJUSTMENT**