

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 – July 28, 2010 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 Wednesday, March 31, 2010.**
- 4. Reading and Approval of Findings of Fact**
 - A. Ken Lemke**
- 5. Announcement of Decision from Last Meeting**
 - A. Ken Lemke**
- 6. Communications**
- 7. Reports of Committees**
- 8. Call of Cases on Agenda and Hearing of Requests for Continuance**
 - A. Jerry Brutlag**
- 9. Hearing of Cases**
 - A. Jerry Brutlag**
- 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.**



June 9, 2010

LEGAL NOTICE

Notice is hereby given that the Rock County Board of Adjustment will hear a request for an appeal to allow structure within the 75-foot setback and 35-foot buffer Shoreland Zoning District of Lake Koshkonong. The request is being made by Jerry Brutlag to construct a patio.

The property is located in the SW1/4 of the NE1/4 of Section 6, Milton Township. More commonly known as 11520 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, July 28, 2010.

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

Paul Benjamin
Director of Planning, Economic & Community Development

LG2010011

BOARD OF ADJUSTMENT APPLICATION

FOR OFFICE USE ONLY
Appeal No. _____ Date Hearing Advertised _____
Date _____ Fee _____

Name or Owner/Agent Jerry Bruthag

Address home: 6402 S 15000 W Rd, Buckingham, IL 60917

Hereby appeal to the Board of Adjustment for:

[X] Appeal relating to: amount of concrete patio

[] A variance relating to: _____

The description of the property involved in this application is as follows:

Location/Subdivision: Maple Beach 1st 6-13-1231

Lot: 16 Lot Size: 40 x 224 Present Use: vacation home

Present improvements upon land: _____

Proposed Use: _____

Note: Those property owners within 500 feet of the subject property (when located within an urban or rural development area as shown on the County Development Plan) or within 1,000 feet of said property (when located in an agricultural area as shown on the County Development Plan) shall be notified by mail by the County.

This appeal to the Board of Adjustment from the decision of the Rock Co. Zoning Administrator

whereby they denied application to: construct concrete patio within shoreland setback area and 35' Buffer Area

VARIANCE of the following section of the _____

Ordinance is requested: 450 sq. ft. of the present 600 sq. ft. patio area

(a) Strict application of the regulations would produce UNDUE HARDSHIP because area is highly erodible and the sand is not conducive to growing vegetation.

(b) The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because of the 16" retaining wall that surrounds the patio area

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because it is not visible from lake or neighboring houses

DATE FILED 7/6/10 SIGNED Jerry Bruthag (Applicant or Agent)

Members of the Board of Adjustment shall base any decision in a matter coming before the Board solely on those facts established in the record during the public hearing(s) held by the Board of Adjustment, and members shall refrain from communications of any sort with any interested party regarding a matter then pending before the Board.