

ROCK COUNTY BOARD OF ADJUSTMENT
February 27th 2018
COURTHOUSE CONFERENCE CENTER
SECOND FLOOR, ROCK COUNTY COURTHOUSE
JANESVILLE, WISCONSIN

MINUTES

Vice Chair Lengjak called the February 27th 2018 meeting of the Rock County Board of Adjustment to order at 6:01 p.m. at Courthouse Conference Center

Board of Adjustment members in attendance at roll call: JP Lengjak, Rich Plywacz and Michael Saunders. Quorum Present.

Development staff in attendance: Andrew Baker (Rock County Zoning Administrator) Kurt Wheeler (Planner III /Acting Secretary).

Others in attendance: Jon and Cheryl Webb

Adoption of Agenda:

Motion by Mike Saunders to adopt the agenda, **Seconded** by Rich Plywacz. Adopted (3-0)

Reading and Approval of the Minutes –November 29th, 2017:

Motion was made by Mike Saunders to approve the minutes, **Seconded** by Rich Plywacz.
Minutes approved. (3-0).

Reading and Approval of Findings of Fact from previous meeting:

Vice Chair Lengjak read the findings of fact from the previous November meeting.
Motion by Rich Plywacz to approve the findings of fact from last meeting, **Seconded** by Mike Saunders. The members voted unanimously to approve.

Announcement of Decision from Last Meeting

Vice Chair Lengjak read the decision from the last meeting to all in attendance.

Communications:

None

Reports of Committees: None

Deliberation of Cases:

a. John and Cheryl Webb

Vice Chair Lengjak read the legal notice and application information to all in attendance.

Mr. Webb explained the variance request and garage project to the Committee.

Discussion and additional questions followed.

Mike Saunders made a **Motion** to approve with the stipulation that the (approx.) 10x16 asphalt parking area in front of the house be removed and returned to pervious lawn/garden area.

Discussion and additional questions followed.

The **Motion** failed due to lack of a **Second**.

A **Motion** was made by Rich Plywacz to approve the variance with staff recommended conditions*, **Seconded** by J.P. Lengjak. Approved (2-1).

FINDINGS OF FACT

1. Unnecessary Hardship

The Board determined that this standard was met based on evidence presented in the application and at the meeting.

2. Hardship due to Unique Property Limitation

The Board's opinion was that this standard was met based upon the fact that the existing topography, street width, and lot size and configuration limits the use of the area from a practical aspect in terms of accessibility.

3. Protection of the Public Interest

It was the Board's finding that the purpose and intent of the Ordinance would be met and public welfare would not be affected with the less than standard rear yard setback. The character of the neighborhood will not be changed as long as the other Ordinance standards are maintained because there are many properties developed closer to setback lines than the current standards.

***Conditions:**

1. The garage shall be limited to approximately 24'x30' and is located within the area depicted on the application materials.
2. All other accessory structures shall be permanently removed from the property.
3. The applicant obtains any and all necessary approval and/or permits from Rock County and other entities with jurisdiction, including the Town of Milton, within ninety days and substantially completes the project within six months of the date of the decision.

Unfinished Business:

None.

New Business:

Mr. Baker announced that we are still in need of additional members to serve on the Rock County Board of Adjustment. A number of contacts have been made with potential candidates, but none have showed interest in the appointment.

Motion to Adjourn made by Mike Saunders, **Seconded** by Rich Plywacz.
All in Favor. **Time: 6:59 pm.**

Respectfully Submitted,
Kurt Wheeler, Acting Secretary Rock County Board of Adjustment

These Minutes are not official until approved by The Rock County Board of Adjustment