ROCK COUNTY BOARD OF ADJUSTMENT MINUTES
WEDNESDAY – SEPTEMBER 25, 2013
COURTHOUSE CONFERENCE CENTER
SECOND FLOOR, ROCK COUNTY COURTHOUSE
JANESVILLE, WISCONSIN

Chair Jones called the September 25, 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, Jo Miller, J.P Lengjak and Francette Hamilton. Harry O'Leary was not in attendance.

Development staff in attendance: Colin Byrnes, Zoning Administrator/Acting Planning Director, Adam Pritchard, Planning Engineer and Steve Schraufnagel, Acting Secretary.
Citizens in attendance: Paula Carrier, Agent for the applicant, and Debra Fox.

Adoption of Agenda: Motion by Francette Hamilton to adopt the agenda as presented. Seconded by Jo Miller. Motion approved 5-0

Reading and Approval of the Minutes – July 31, 2013: Motion by Hank Stockwell to approve the minutes as presented. Francette Hamilton seconded the motion to approve the minutes. Minutes approved 4-0 with Jo Miller abstaining.

Reading and Approval of the Findings of Fact – July 31, 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 4-0 with Jo Miller abstaining.

Announcements of Decisions – July 31, 2013: Chair Jones announced that the Lindbloom variance request was approved at the last meeting on a 3-0 vote.

Communications: None at this time.

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

Nicholas Schuette Variance Request:

Chair Jones read into the minutes the public hearing notice. The applicant would like to construct a new garage on a lot that has no garage. Section 4.209(4) of the Rock County Shoreland Overlay Ordinance requires the impervious surface not be more than 30% coverage of the lot.

Paula Carrier, Best Realty of Edgerton acted as agent. She proceeded to describe the project. The applicant would like to construct a garage in the rear of the property. This property is not in the floodplain or even on the shoreline. Currently, parking is handled by a cement pad in front of the residence. Ms. Carrier handed out to the Board a sketch depicting the building footprint (Exhibit A) and the real estate listing (Exhibit B).

The next door neighbor, Debra Fox, had a concern about the well on the side of the house where the driveway will be constructed. She wonders about possible contamination. Ms. Carrier feels the well will be bypassed by the driveway.

Mr. Byrnes reviewed the staff report. He explained the impervious surface issue and the concern of the staff of the 12% over what is allowed on a lot in the Shoreland area. At this time it was determined the new owner of the property is not who was listed on the application form. Steve Schriver has recently purchased the property. Discussion followed concerned if tabling this matter because of this new information.

At this time Francette Hamilton made a motion to grant a continuance to the next scheduled meeting not to exceed 6-months. There also being an option to withdraw this case that shall be done in writing. Jo Miller seconded the motion. Motion approved 5-0. If a special meeting were to be called another full application fee would be required.

Unfinished Business: The Lindblooms have applied for and received their building permit for their addition in Mallwood. They also need a permit from the Town of Milton in order to proceed.

Mr. Byrnes also introduced Adam Pritchard, the new Planning Engineer. He shares time between the Public Works Department and this agency.

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