

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 – FEBRUARY 25, 2015 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 January 28, 2015.
4. Reading and Approval of Findings of Fact
 - A. Thomas Lorenzin
5. Announcement of Decision from Last Meeting
 - A. Thomas Lorenzin
6. Communications
7. Reports of Committees
8. Call of Cases on Agenda and Hearing of Requests for Continuance
 - A. Delbert Egerstaffer
9. Hearing of Cases
 - A. Delbert Egerstaffer
10. Unfinished Business
11. New Business
 - A. Election of Vice-Chair
12. Adjournment

**IF YOU DO NOT PLAN TO ATTEND THIS MEETING, PLEASE CONTACT THE
PLANNING AND DEVELOPMENT AGENCY OFFICE AT 757-5587.**



February 5, 2015

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 4.205 Minimum Lot Size and Setbacks for Publicly Sewered Lots. The Applicant is requesting a variance to construct a detached garage. The property owner Delbert Egerstaffer is making this request.

The property is located in the SE1/4 of the SW1/4 of Section 6, Milton Township, Lot 18 and Lot 19, Block 16, Mallwood Estates. The proposed project is located at 1701 East Road Eight, 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, February 25, 2015.

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

Colin Byrnes
Acting Director of Planning, Economic & Community Development

LG2015 002 BOA Egerstaffer

Fee \$ 750

BOARD OF ADJUSTMENT APPLICATION

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

Name or Owner/Agent Delbert Egertson
 Address 1701 East Road 8, Edgerton, WI

Hereby appeal to the Board of Adjustment for:

- Appeal relating to: _____
- A variance relating to: Minimum lot size & front yard setback

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

Location/Subdivision: Lots 18 & 19 Block 16 Mallwood Estates

Lot: 18/19 Lot Size: 6,250 sq ft/lot Present Use: residential

Present improvements upon land: single family residence

Proposed Use: construct residential garage

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 _____
 whereby they denied application to: _____

VARIANCE of the following section of the Rock County Shoreland Zoning

Ordinance is requested: 4.205(2)(A) Minimum Lot Size 15,000 sq. ft. & (2)(B) 3. 25' Front yard setback

(a) Strict application of the regulations would produce UNDUE HARDSHIP because _____

See A on attached letter

(b) The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because _____

See B on attached letter

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because _____

See C on attached letter

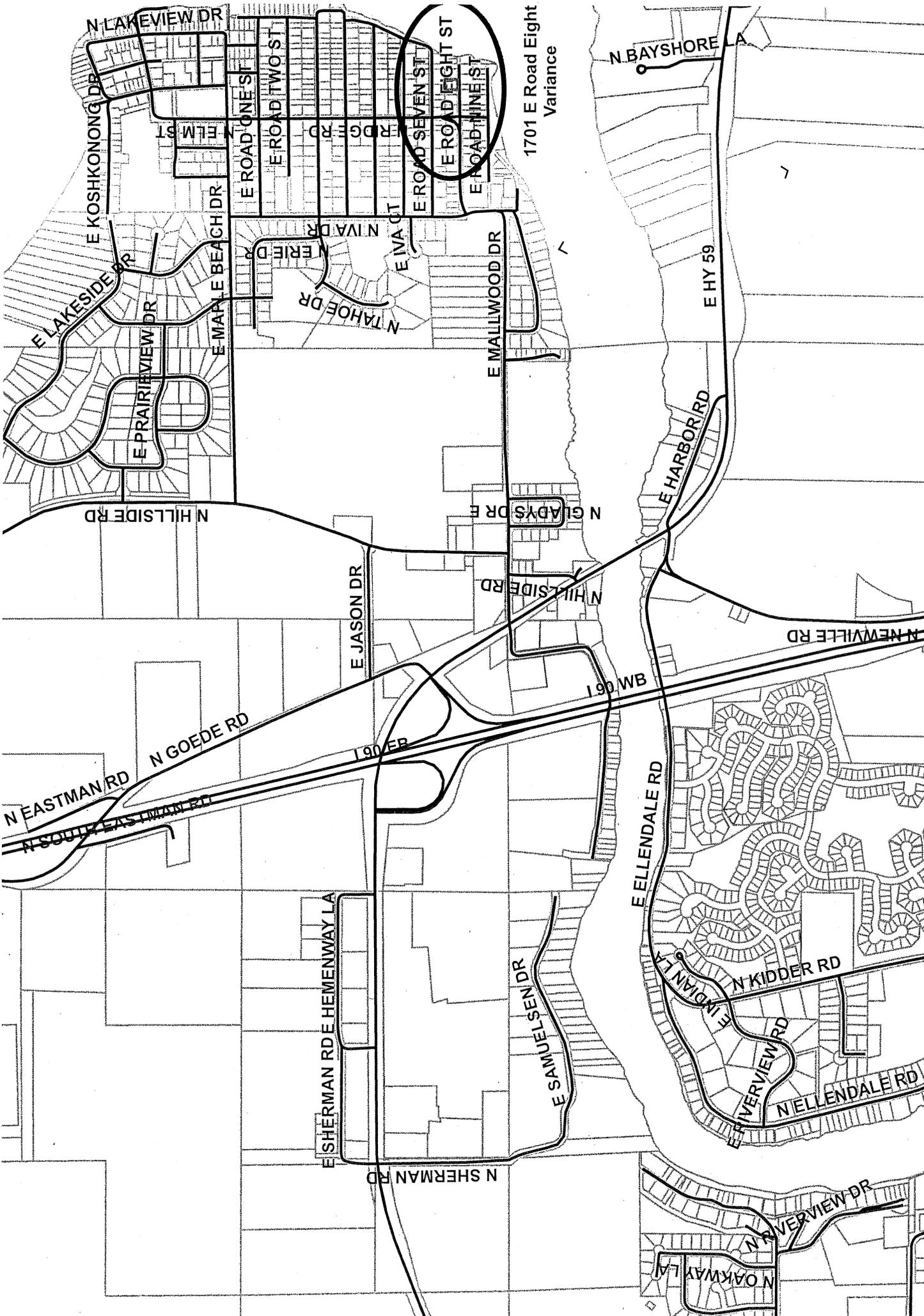
DATE FILED _____ SIGNED Delbert Egertson
 (Applicant or Agent)

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.

A. I would like to combine my two lots into one to build a garage, but even after combining the lots I only have 12,500 sq. feet. All the property around me is owned by others who are not going to sell any part of their property.

B. On the plat map I have provided, you will see where I would like to put the garage. I have selected this spot because on the west side of the drive the property is elevated and putting the garage on the east side will allow me to have the door of the garage facing the driveway. If I put the garage anywhere else on my property I would have to make another driveway.

C. The garage I would like to build should not change the character of the neighborhood because other neighbors already have garages. Some of the other garages are closer to the road than the one I want to build. With the garage I would be able to put my boats and truck in it so they are not setting outside and that would make my property less cluttered looking.



1701 E Road Eight
Variance

1 inch = 1,200 feet

Tax Parcels

1701 E. Road Eight
Fulton Township

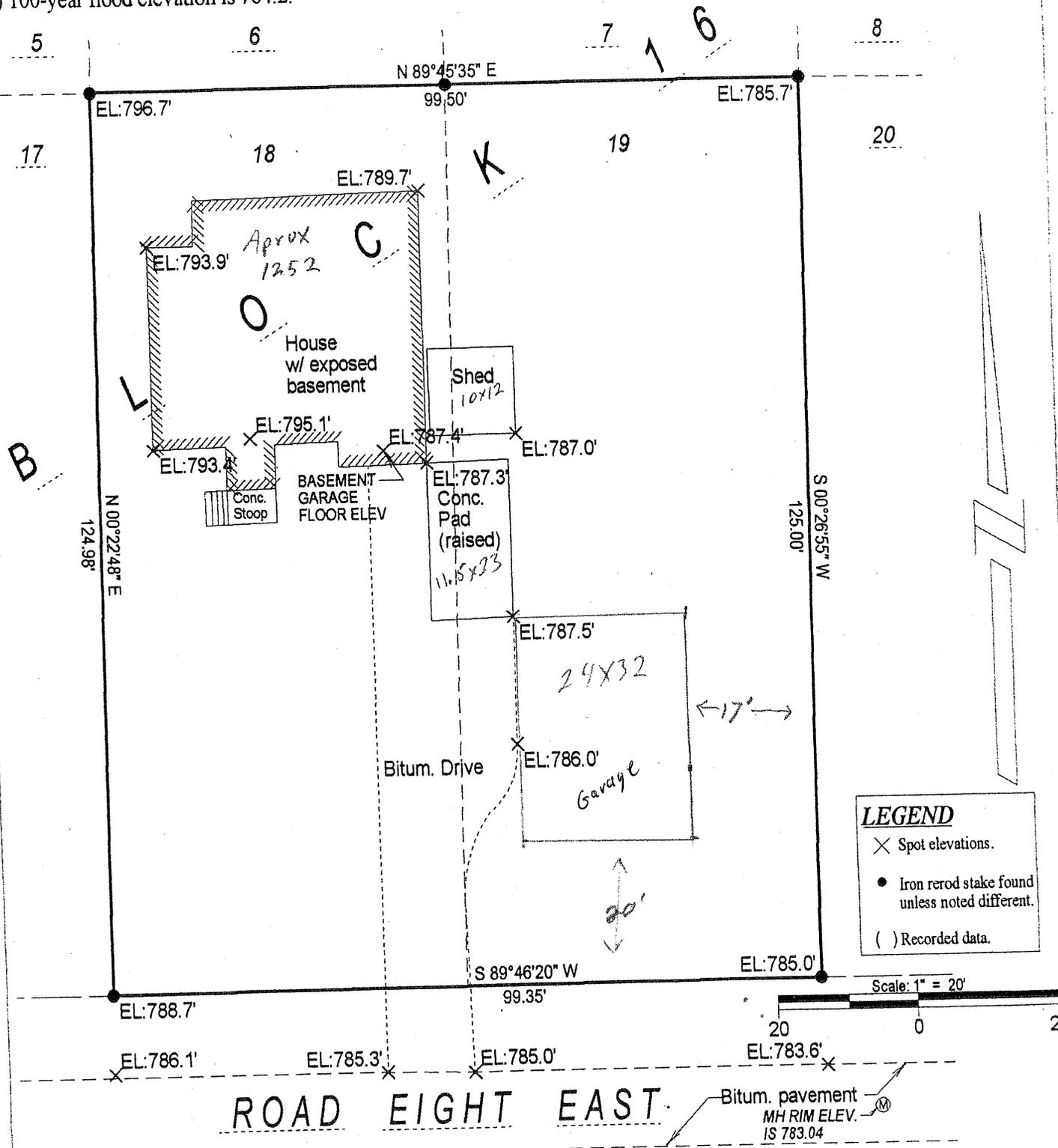


Map of Fulton Township, Michigan, U.S.A.
Copyright © 2008 by Fulton Township, Michigan

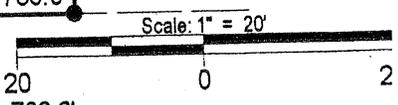
BLOCK 16, MALLWOOD ESTATES, IN FRACTIONAL SECTION 6, T 4 N, R 13 E,
TOWN OF MILTON, ROCK COUNTY, WISCONSIN

1ST
Choice

- DESCRIPTION:
 1) Survey ordered by Laura Egerstaffer, 1701 Road Eight East, Edgerton, WI 53534.
 2) Property address is 1701 Road Eight East, Edgerton, WI 53534.
 3) 100-year flood elevation is 784.2.



LEGEND
 x Spot elevations.
 • Iron rod stake found unless noted different.
 () Recorded data.



ROAD EIGHT EAST

Bitum. pavement
 MH RIM ELEV.
 IS 783.04

SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this map and description from a field survey conducted under my direction and that this map is a true representation thereof and is correct to the best of my knowledge and belief.

Dated 12-22-2008



Glen L. Northrop
 Glen L. Northrop, S-982

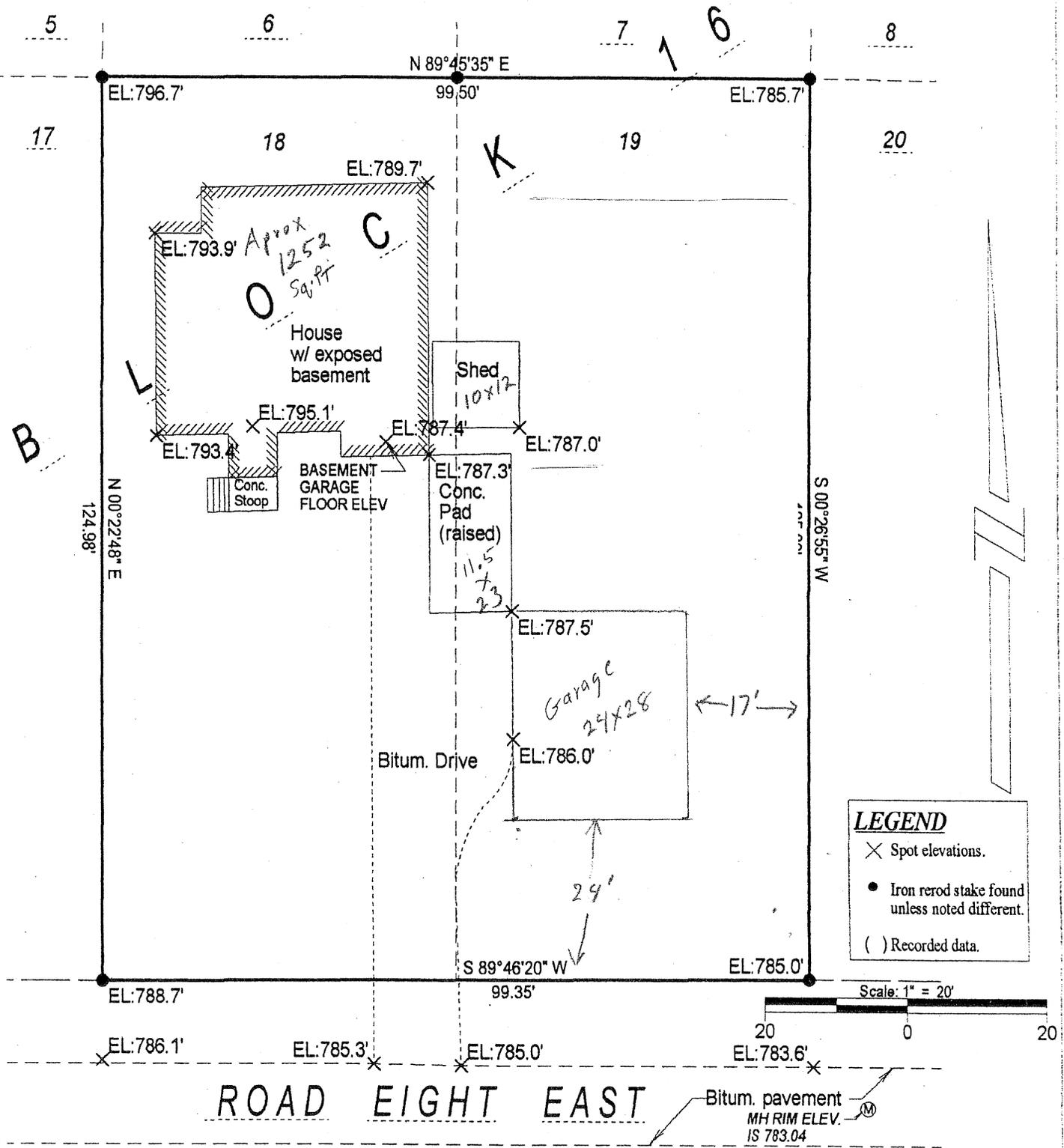
PLAT OF SURVEY FOR FLOODPLAIN ELEVATIONS ON LOTS 18 & 19, ^{2nd} Choice

BLOCK 16, MALLWOOD ESTATES, IN FRACTIONAL SECTION 6, T 4 N, R 13 E,
TOWN OF MILTON, ROCK COUNTY, WISCONSIN

DESCRIPTION:

- 1) Survey ordered by Laura Egerstaffer, 1701 Road Eight East, Edgerton, WI 53534.
- 2) Property address is 1701 Road Eight East, Edgerton, WI 53534.
- 3) 100-year flood elevation is 784.2.

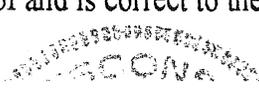
1" = 20'



SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this map and description from a field survey conducted under my direction and that this map is a true representation thereof and is correct to the best of my knowledge and belief.

Dated 12-22-2008



[Handwritten Signature]



1725 E ROAD SEVEN ST

1715 E ROAD SEVEN ST

1701 E ROAD SEVEN ST 1711 E ROAD SEVEN ST

1727 E ROAD SEVEN ST

1612 E ROAD SEVEN ST

1616 E ROAD SEVEN ST

1624 E ROAD SEVEN ST

1714 E ROAD SEVEN ST

1721 E ROAD SEVEN ST

11104 N RIDGE RD

1611 E ROAD EIGHT ST

1701 E ROAD EIGHT ST

1707 E ROAD EIGHT ST

1713 E ROAD EIGHT ST

1717 E ROAD EIGHT ST

Applicant's Property →

1701 E ROAD EIGHT ST

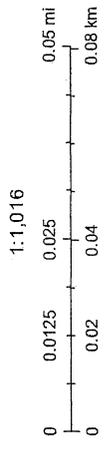
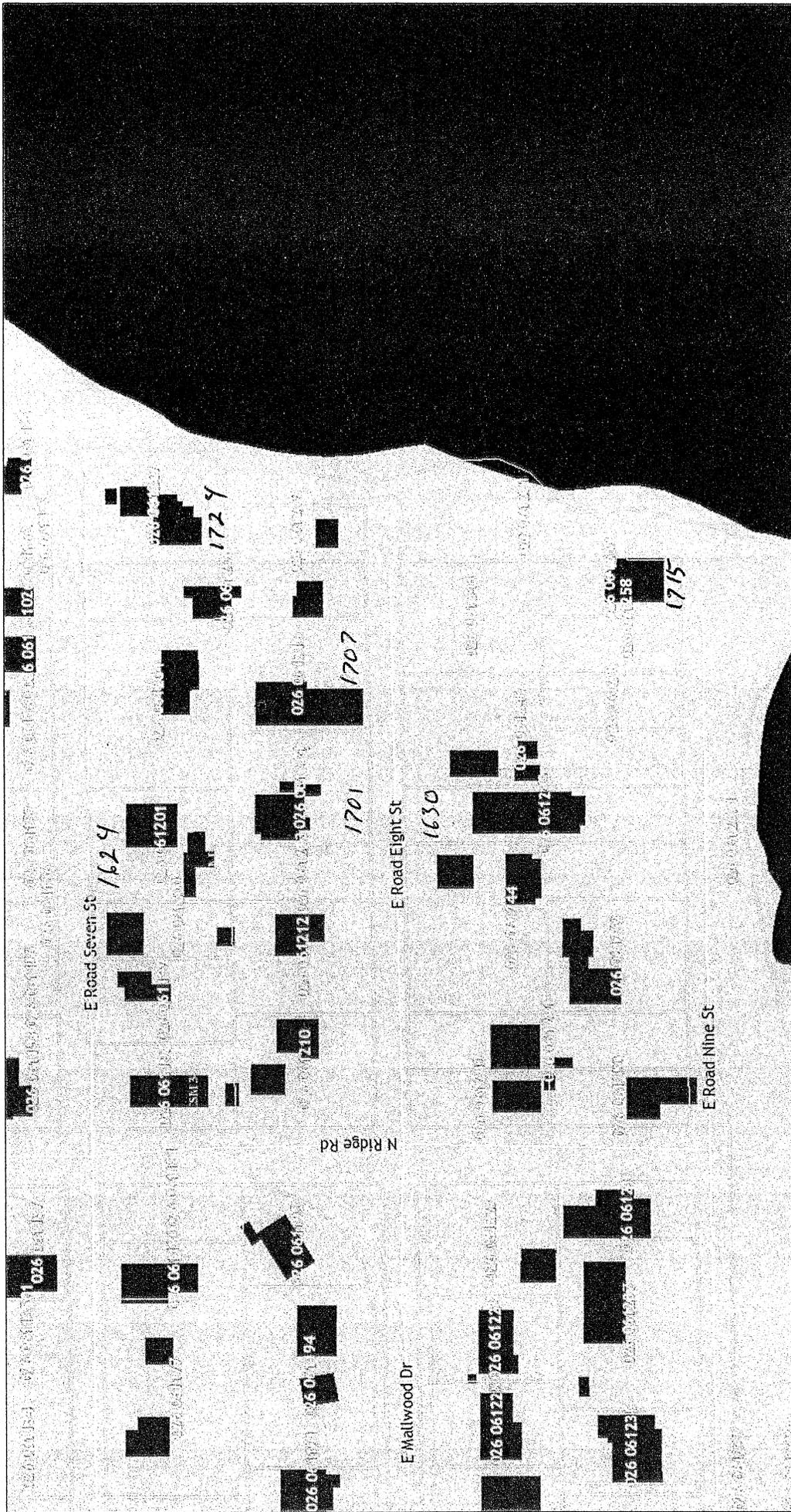
1606 E ROAD EIGHT ST

1620 E ROAD EIGHT ST

1631 E ROAD EIGHT ST

1613 E ROAD NINE ST

1715 E ROAD NINE ST

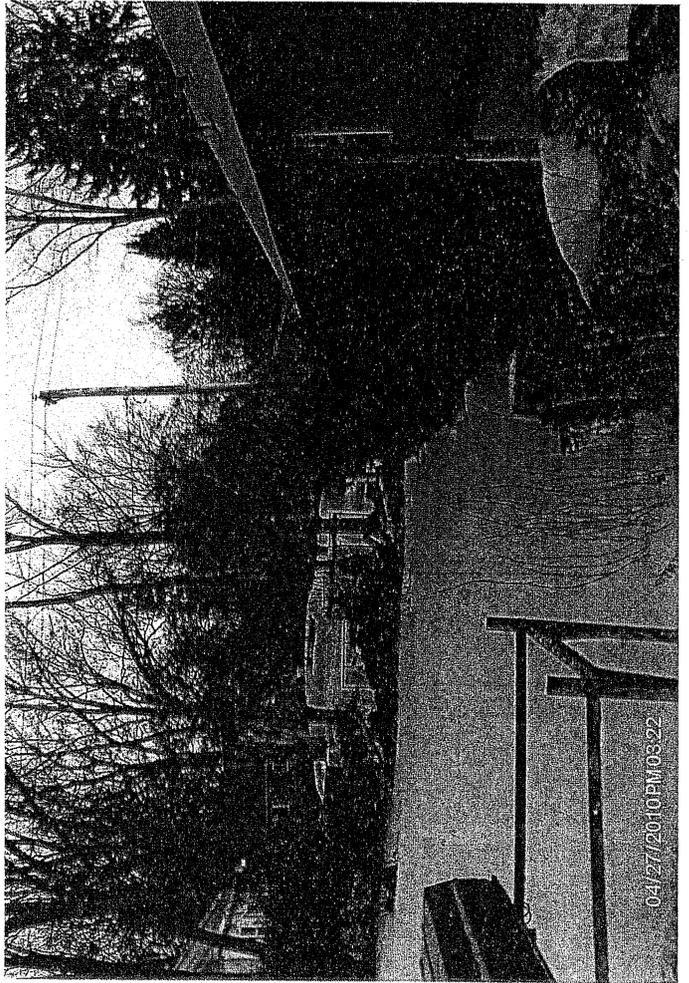


1:1,016

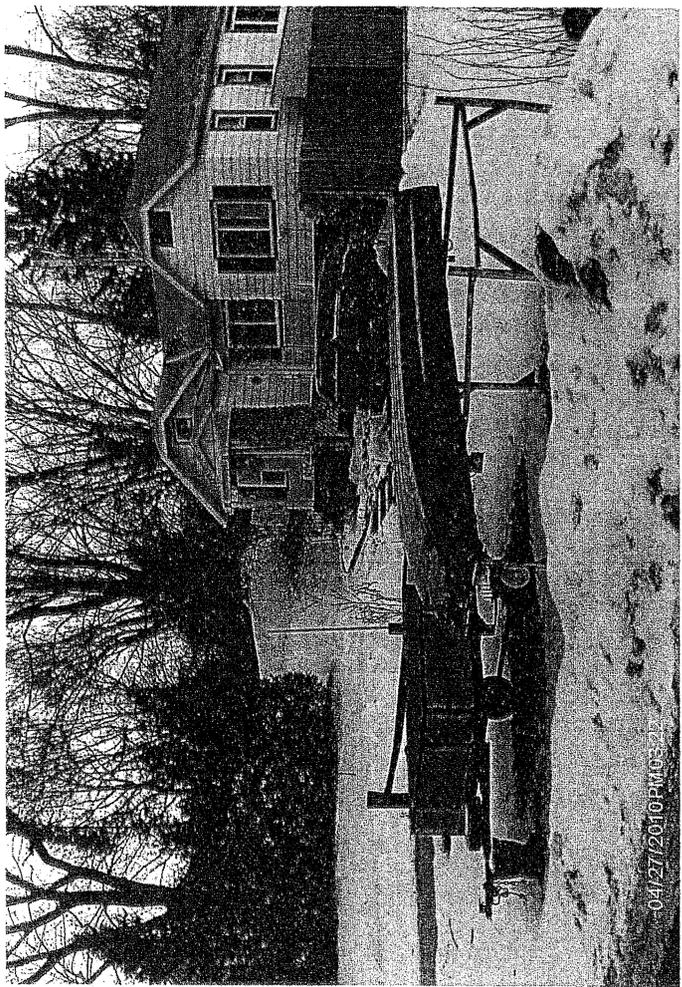
January 25, 2015

Parcels

Trees on
East Side
of property



House is
sitting on
Hillside



04/27/2010 PM 03:27



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

INADVERTENT INCLUSION IN THE FLOODWAY 2 (NO PORTION OF THE PROPERTY IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program (NFIP) regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in cursive script that reads "William R. Blanton Jr.".

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	ROCK COUNTY, WISCONSIN (Unincorporated Areas)	Lots 18 and 19, Block 16, Mallwood Estates, as shown on the Plat recorded as Document No. 355493, in Volume 12, Page 5, in the Office of the Register of Deeds, Rock County, Wisconsin
	COMMUNITY NO.: 550363	
AFFECTED MAP PANEL	NUMBER: 55105C0059D	
	DATE: 8/19/2008	
FLOODING SOURCE: ROCK RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.835, -89.004 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
18 - 19	16	Mallwood Estates	1701 East Road Eight	Property	X (shaded)	784.6 feet	--	785.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

INADVERTENT INCLUSION FLOODWAY 2
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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