

Richland County
Office of the Zoning Administrator
Courthouse
181 West Seminary Street
Richland Center, WI 53581
608-647-2447

Richland County Board of Adjustments
Meeting Minutes of August 5, 2004

Item #1 The meeting was called to order by Chairman, Allen Rippchen at 10:33 a.m. Those present were Allen Rippchen, Jim Goplin, Bradley Doudna, Gilman Moe, Larry Sebranek, Harriet Pedley, Mary Storms and Scott Laage.

Item #2 Rippchen asked for approval of agenda and publication. Pedley stated agenda had been posted and published in the paper on July 22, 2004 & July 29, 2004. Motion by Moe, seconded by Sebranek to approve the agenda and publication. Motion carried.

Item #3 Rippchen asked if there were any additions or corrections to the July 8, 2004 minutes. Motion by Goplin, seconded by Sebranek to approve the July 8, 2004 minutes. Motion carried.

Item #4 The board heard the petition of Jason and Tammy Olson, Countertops Unlimited, to request a variance for placement of two wall signs of 12 feet x 40 feet and 6 feet x 19.5 feet (597 square feet) on their place of business in Section 36 of Richland Township. The requirement is a maximum of 100 square feet. The Olson's were unable to attend the meeting so they were represented by Scott Laage of Jim Greeley Signs, who will be doing the work. Scott explained that the sign to be placed on the front of the building will be a lighted sign and the other sign that will be placed on the southeast end of the building will have a changeable picture. Pedley stated she had heard from Mike Lenz of the Department of Transportation and he stated that as long as the signs were not placed in the 15 foot setback area they had no problem with them. Pedley stated that the office had mailed to 5 neighbors and heard nothing back from any of them. Sebranek asked if there were any signs there now and Scott explained there is a small sign by the road. Pedley stated that the request is excessive and that the sign on the end of the building could probably be sufficient at a much smaller size. Goplin asked if it was possible to make the sign on the end of the building 12 feet x 20 feet instead of the 12 feet x 40 feet. Laage stated he had no problem with this. Laage stated that the sign on the front of the building will be lighted internally. Moe stated he had no problem with the signs but suggested also that the 12 feet x 20 feet might be better. After some discussion it was decided that one sign could be 240 square feet and the other sign could be 120 square feet. Motion by Moe, seconded by Doudna to grant a variance for placement of two wall signs – one being 240 square feet and the other being 120 square feet on the Olson's Countertops Unlimited place of business. Motion carried.

Item #5 Report from the zoning administrator – Pedley informed the board that Chairman Rippchen had been served papers regarding the Shepard Conditional Use Permit. Pedley explained how the legal process will work and informed the Board they will have legal representation but at this time it is not clear who. Pedley stated that on future agendas this lawsuit will be an item on the agenda and at that time the Board can go into closed session for any discussion.

Item #6 The next meeting was set for September 2, 2004 at 10:30 a.m. Motion by Goplin, seconded by Doudna to adjourn. Motion carried.