

**City of Portage
Board of Zoning Appeals
Monday, November 4, 2013, 5:30 p.m.
Municipal Building, Conference Room One
Minutes**

Members Present: Phil Tegen; Adam Field; Dave Carlson; Jeff Wetzel, alternate

Members Excused: Fred Reckling

Members Absent: Michael Paul; Ryan Jahn, alternate

Also Present: Jim Firari, Pizza Ranch; Ken Jahn, Two River Signs

1. **Call to Order** - meeting was called to order at 5:30 p.m. by chairman Tegen.
2. **Roll Call** - was taken with above members present.
3. **Approval of minutes from previous meeting** - motion by Field to approve, 2nd by Carlson, motion carried 3-0.
4. **Public hearing and determination**

The application for Pizza Ranch, 2905 New Pinery Road, City of Portage, Columbia County, Wisconsin is for variances to Chapter 10, Article XI, Section 10-380 (b) (3) for exceeding the 25 foot maximum height and for exceeding the 100 square foot maximum area. The property is zoned B-3 Interchange Business.

Said variance will allow a sign 31 feet high (variance of 6 feet) and 130 square feet on each side (variance of 30 sq. ft. each side).

Ken Jahn from Two River Signs was present to represent Pizza Ranch property owner Jim Firari. The nature of the property is unique in that it is below the road grade of New Pinery Road by at least 4-6 ft. The variance would thus allow them to place a sign at the standard level above the road. The additional square footage would allow them to add an electronic message board to their existing sign.

Carlson asked about the proposed sign's relationship to one on an adjacent property and whether the conditional use permit for the property contained any sign restrictions. The conditional use permit did not contain sign placement restrictions and the sign size would not be inconsistent with others along the same corridor. In addition, raising the proposed sign would likely increase the visibility of a nearby one on the adjacent property.

Field asked whether any concerns or objections were raised by neighboring property owners. Firari responded that none had been raised to him. Neighboring property owners were provided notice of hearing. None were present.

Motion made by Tegen to approve the variance application, 2nd by Field. Motion carried 3-0.

5. **Adjournment** – motion made by Field to adjourn at 5:52pm, 2nd by Tegen, motion carried 3-0.

Respectfully submitted,
Adam R. Field