



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

PORTAGE COUNTY ANNEX
CONFERENCE ROOM 5
1462 STRONGS AVENUE
STEVENS POINT, WI 54481

Monday, June 17, 2024

4:00 PM

REMOTE ATTENDANCE & COMMENT

To attend this meeting by telephone : dial 1-872-242-7813, after dialing the number you will then be asked to enter in a meeting number. Use the following meeting number: 643 156 887, then press#.

To attend this meeting by video: [Join the meeting now](#)

The Board of Adjustment will conduct an on-site of the Petitioner's premises prior to the meeting on Monday, June 17, 2024, leaving the Annex approximately 2:45 pm.

CALL TO ORDER

The Board of Adjustment meeting was called to order at 4:01 PM

Members Present: James Garbe, James Hopp, Dennis Meis, Jason Pingel

Attending In-Person: James Garbe, James Hopp, Dennis Meis, Jason Pingel

Attending Online: None

Members Excused: Brandon Taylor, Rick Duerr, Paul Cieslewicz

Members Absent: None

Staff Attending: Chris Mrdutt, Tim Reed, Nicole Winkelman

Others Attending: Don Jochman, Dick Pingel, Mike Schoenholz, Mike Kohlbeck, Joe Spinier

ROLL CALL

PLEDGE ALLEGIANCE TO THE FLAG

CORRESPONDENCE

PUBLIC NOTICE

Members of the public who wish to address the Committee on specific agenda items must register their request at this time, with such comments subject to the public comment ordinance and the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.

APPROVAL OF MINUTES

1. Approval of Minutes from May 20, 2024 Meeting

A motion was made by James Hopp, seconded by Jason Pingel, to Approve. Motion to Approve carried by voice vote, with no negative votes. Meis abstained.

2. Approval of Minutes from May 28, 2024 Meeting

A motion was made by Dennis Meis, seconded by James Hopp, to Approve. Motion to Approve carried by voice vote, with no negative votes. Pingel abstained.

DISCUSSION/POSSIBLE ACTION

3. Discussion/Possible Action Re: Special Meeting Attendance (Portage County Ordinance 3.1.47 & 3.1.48)

- Request for special meeting attendance
- Approval of attendance of special meetings
- Special meeting attendance reports

PUBLIC HEARING

4. PET-2024-008, Allied Cooperative, Owners, Mike Kohlbeck (McMahon Associates, Inc.), Agent, for property located at 4809 Monroe Ave, being part of the S½, of the NW¼, Section 30, T23, R8E, Parcel #030230830-07.02, located in the Town of Plover, wherein a Special Exception from the provisions of the Portage County Zoning Ordinance is requested to construct new buildings for fertilizer mixing and distribution, and Variances for the buildings to encroach on property line setbacks, in the Industrial Zoning District.

Chris Mrdutt gave an explanation that the petition is to replace their existing fertilizer warehouse and mixing facility. A special exception and variance are required and would be bundled together. The existing facility will be demolished by Allied Cooperative with the operations remaining the same.

Mike Kohlbeck from McMahon Associates, Inc and Joe Spinier from Allied Cooperative were sworn in for testimony. Mike explains that the expansion will consist of two buildings, one approximately 33,000 square feet that will include office space, storage area, mixing, and load/delivery of dry fertilizer. The second is 4,100 square feet for intake of raw ingredients from either rail cars or semis. Their proposal also includes extending the existing railroad spur track approximately 1,280 feet to the east. The current spur holds 3 cars and would expand to 7, which should reduce semi-traffic.

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has regulatory authority over Allied Cooperative and their operations. DATCP will review and approve the plans and operations for the new facility before the commencement of construction. The facility will be compliant with current DATCP requirements and State environmental requirements.

Don Jochman was sworn in. Don shares that he fully supports the new building facility but has concerns about fertilizer spillage. Don shared a letter from Sand Creek Consultants dated October 5, 2010 with the committee. The letter shares that possible nitrogen-impacted groundwater has migrated to his property, but is above the state groundwater enforcement standard found in the Wisconsin Administrative Code.

Jim Garbe confirms that the liquid fertilizer portion will not change, and it is not part of the petition.

Deliberation is closed and Garbe asks for a motion to approve, deny or postpone.

A motion was made by James Hopp, seconded by Dennis Meis, to Approve with conditions. Motion to Approve with conditions carried by voice vote, with no negative votes.

The following conditions for approval:

1. Obtain a Portage County Zoning and Stormwater/Erosion Control Permit for all structures and impervious surfaces.
2. All exterior lighting on structures must be downcast and directed away from neighboring residences.
3. All required permits from local, state and federal agencies are required to be adhered to.
4. Minor site plan changes may be administratively approved provided no variances or special exceptions would be required.

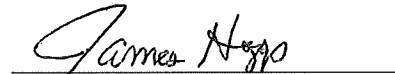
NEXT MEETING DATE

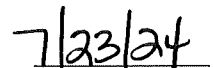
Tentative July 15, 2024

ADJOURNMENT

A motion was made by Jason Pingel, seconded by James Hopp, to adjourn. Motion carried by voice vote.
Meeting adjourned at 4:57 PM


Nicki Winkelman, Recording Secretary


James Hopp, BOA Secretary


Date of Approval