



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

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

Monday, June 16, 2025

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: 977 443 473, then press #

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

CALL TO ORDER

The Board of Adjustment meeting was called to order at 04:02 PM

Members Present: James Garbe, James Hopp, Dennis Meis, Brandon Taylor, Barbara Brilowski

Members Excused: Jason Pingel, Paul Cieslewicz

Staff Attending: Chris Mrdutt, Emmet Simkowski, Tim Reed, Dan Bowers, Mary Karpen

Others Attending: Derek Zaborowski, David Zaborowski, Debra Wagner, Valerie Wierzba, Brian Brandt, Jay Warner, Paul Cieslewicz, Duane Clark, Bob Miller, Lori Wagner, Keith Dernbach, Don Kulas, Donna Dernbach, Phillip Stanislawski (online), Zachary Roush (online)

ROLL CALL

PLEDGE ALLEGIANCE TO THE FLAG

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 19, 2025 meeting.

A motion was made by James Hopp, seconded by Barbara Brilowski, to approve minutes.
The motion to Approve Passed by the following vote:

5 Yes: James Garbe, James Hopp, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

DISCUSSION/POSSIBLE ACTION

2. Petition No. PET-2025-001, JC& D Dernbach Rev Trusts owners, Assured Recovery LLC - Zachary Roush, agent of property located behind 7451 County Road J, being part of the NW¼, of the NE¼, Section 32, T22N, R9E, Parcel #010220932-02.02, located in the Town of Beuna Vista. Wherein the petitioners are requesting a Special Exception under Portage County Zoning Ordinance Sec. 7.1.6(c)1 - 7.1.3.1(c)(10), to operate an Automobile wrecking yard (repossession yard), in the A3 Low Density Agriculture District.

Garbe Read petition information. Chris explained what is being asked for in petition. Stated that the building on property is also being used to store vehicles.

Roush sworn in and gave explanation about request. Stated that the company is owned by himself and Bradley Dernbach, and they rent part of the storage area from the Dernbach family.

Meis asked about moving vehicles without keys. Roush stated they would have to figure out how to move around in a fenced area.

Taylor asked how many vehicles at a time? Roush stated five to seven currently, dependent on the transport company and how many employees working. Stated the hours of operation to bring vehicles in and out of the yard are 7:00am – 7:00pm.

Brilowski asked how many vehicles can fit in the building? Roush stated 10 along each side and some down the middle – 25 total. Brilowski asked what is a transport company? Roush replied that they use a three-car hauler, flat bed wrecker and take the cars out. There is no license requirement for the operation in Wisconsin. Brilowski asked if there were safety issues. Roush explained that all employees wear body cameras and there have seldom been any problems since the company started in 2012. He continued by saying that they would be willing to put up a camera system. Roush is excused.

Cieslewicz is sworn in to explain the reason for denial from the Town of Buena Vista. Cieslewicz states the business is running behind residential properties, he recommends moving the business to the right location.

Garbe asked if putting a fence up would correct the issues. Cieslewicz replied no. Cieslewicz was excused.

Donna Dernbach sworn in, stated she never heard complaints but would like set hours of operation.

Keith Dernbach sworn in, stated that he owns the driveway that trucks use to get to storage yard. Keith Dernbach stated he was told cars would be kept inside of building. Stated his issue is with the transport company coming in the middle of the night. Only problem Dernbach recalls is one time some windows were broken out vehicles.

Both Donna and Keith Dernbach excused.

Cieslewicz stated can't control who or what comes in or out of the yard if both owners live in Green Bay.

Garbe asked Keith Dernbach if he is happy with this company running by his residence? Dernbach replied that he missed the family property he grew up on.

Garbe closed hearing and opened deliberation. Hopp stated too many special exceptions are being issued.

Taylor gave opinions and observations and stated he agreed with Cieslewicz.

Meis agreed with Town recommendation.

Brilowski stated that it is A3, Agriculture and Board should listen to town recommendation, she is concerned for the family and doesn't think it's the right sport for the company.

Garbe stated Board should listen to Town Board input.

Garbe closed deliberation and asked for a motion to approve, deny or postpone.

A motion was made by Brandon Taylor, seconded by James Hopp, to denied.

The motion to denied Failed by the following vote:

5 Yes: James Garbe, James Hopp, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

3. Petition No. PET-2025-004, Jay and Jeannine Warner, owners of property located at 250 Eastwood Dr, Parcel 0203173 are seeking a Special Exception permit to construct a 38-foot by 32-foot by 25-foot high detached garage exceeding the 20-foot maximum building height in the R2 Single Family Residential Zoning District. 7.1.2(c)2 of the Portage County Zoning ordinance states accessory buildings not meeting the permitted provisions in the R2 Single Family Zoning District (20-foot max height requirements) must obtain a Special Exception form the Portage County Board of Adjustment.

Garbe Read petition information. Mrdutt explained request.

Warner sworn in and explained why the request is being made. Warner wants to put workout facility above garage and stack vehicles.

Questions from Board – Brilowski asked if nephews might stay above garage. Warner stated no. Brilowski said apartment would not be allowed.

Garbe made sure petitioner is aware that if septic needs to be replaced there isn't much room to do so. Warner is aware.

Garbe read in letter from Town of Hull meeting stating they approve.

Meis asked if vegetation coming out on North side? Warner stated three bushes coming out but planting trees. Hopp pointed out which trees will stay on per the drawing.

Warner excused.

Garbe asked if anyone else was present to speak, no one else came forward.

Garbe closed testimony for this petition.

Garbe opened deliberation. Hopp stated structure will fit neighborhood very well. Meis stated that #2 and #8 conditions are to be added from Town of Hull Decision.

Garbe closed deliberation and asked for a motion to approve, deny or postpone.

Amend motion to add #6 from Town of Hull Decision.

A motion was made by Brandon Taylor, seconded by James Hopp, to approve with conditions.

The motion to approve with conditions Passed by the following vote:

5 Yes: James Garbe, James Hopp, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

4. Petition No. PET-2025-006, Brian & Lisa Brandt, owners of property located at 127 Green Ave, Parcel # 020240827-09.01 are seeking a Special Exception permit to construct a 30-foot by 60-foot by 25-foot high detached garage exceeding the 20-foot maximum building height in the R2 Single Family Residential Zoning District. 7.1.2(c)2 of the Portage County Zoning ordinance states accessory buildings not meeting the permitted provisions in the R2 Single Family Zoning District (20-foot max height requirements) must obtain a Special Exception from the Portage County Board of Adjustment.

Garbe Read petition information. Mrdutt explained request.

No questions from Board.

Brandt sworn in and explained why the request is being made – wants to fit box truck into the garage and kids have projects they would like to work on.

Questions from the Board – Brilowski asked who owned the trees on the North side? Brandt stated he believes they belong to the neighbor. Also stated the upstairs will be used as an attic.

Garbe said he noticed the slab was already poured, asked what the pipes were for. Brandt stated the pipes were for water in the garage in the future.

Brilowski asked if a business would be operated from there? Brandt replied there would not be a business, just to park the vehicle.

Brandt excused.

Garbe read in letter from Town of Hull meeting stating they approve.

Garbe asked if anyone else was present to speak, no one else came forward.

Garbe closed testimony for this petition.

Garbe opened deliberation. Meis asked about #5 condition on Town of Hull letter. Mrdutt explained that this is not for commercial. Taylor stated vegetation can stay the same.

Garbe closed deliberation and asked for a motion to approve, deny or postpone.

A motion was made by Barbara Brilowski, seconded by James Hopp, to approved with conditions.

The motion to approved with conditions Passed by the following vote:

5 Yes: James Garbe, James Hopp, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

5. Petition No. PET-2025-008 Portage County Planning and Zoning Department request to rescind Board of Adjustment Special Exception approvals A03-31 & A10-07 operation of an automobile salvage yard (tractor repair shop), David & Rose Zaborowski, owners of property located at 2921 Lakeview Road North, Rosholt, WI, 54473, Parcel #002251026-

14.06. Property is zoned A4 General Agriculture.

Garbe Read petition information. Mrdutt explained request.

Questions from Board for Mrdutt – none.

David Zaborowski sworn in. Garbe asked if owner understood why this petition was brought before board. Zaborowski stated letter he received in April didn't say to call Mrdutt. Zaborowski stated that it is probably neighbor saying there is too much stuff on property, but it is not only business vehicles, but he also has personal vehicles there too.

Zaborowski asked Mrdutt what to do with cars that can't be fixed. Mrdutt replied that he didn't know.

Questions from Board. Garbe asked if buildings are being used. Zaborowski stated that some are – one for hay and one for cattle.

Brilowski went through timeline she created with previous petitions, approvals and conditions.

Hopp stated there were only to be five units outside per conditions. Zaborowski stated he must not have understood.

Brilowski continued with timeline.

Mrdutt stated Zaborowski never went back into compliance.

Brilowski stated she is concerned about ground water – oil and gas leaking into the ground.

Taylor asked what is done with vehicles that are just left there? Zaborowski stated he can't do anything with a vehicle if they have a lien.

Garbe asked if anyone else was present to speak. Lori Wagner sworn in, stated she has been a neighbor across the street for 40 years. What he has doesn't bother her, no complaints, stated he is a good neighbor. Wagner is excused.

Wierzba is sworn in, stated she is a neighbor and doesn't care what his yard looks like. Wierzba is excused.

Debra Wagner sworn in, states she is a neighbor and that Zaborowski is a great guy. Wagner is excused.

Miller sworn in, states that he supports Zaborowski, he's a good guy and neighbor. Miller is excused.

Stanislawski on the phone is sworn in, he states he is a neighbor of Zaborowski and asked if Portage County can increase the number from five items? Stanislawski is excused.

Garbe had Mrdutt pull up aerials from 2010, 2015 and 2020. Garbe asked Zaborowski if he was parking items on neighboring property. Zaborowski stated yes, a couple personal tractors and equipment.

Brilowski asked how many acres Zaborowski farms. Zaborowski replied 300 acres.

Mrdutt explained that Portage County Zoning is not concerned with Zaborowski's personal items, it's the items from his business owned by other people.

Meis asked how many tractors belong to other people? Zaborowski replied two or three.

Garbe closed hearing portion and opened deliberation. Taylor asked what both scenarios look like for the conditions listed? Mrdutt explained both scenarios.

Meis stated that the number of items keep growing and growing.

Brilowski stated she thinks he is a hard-working man and supports that but has a lack of organization.

Garbe stated his observations and asked about legal paperwork.

Garbe closed deliberation and asked for a motion to approve, deny or postpone.
A motion was made by James Hopp, seconded by Dennis Meis, to approved to rescind.
The motion to approved to rescind Passed by the following vote:

3 Yes: James Garbe, James Hopp, Dennis Meis

2 No: Brandon Taylor, Barbara Brilowski

0 Abstain: None

6. 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

None

CORRESPONDENCE

NEXT MEETING DATE

July 21, 2025

ADJOURNMENT

A motion was made by Brandon Taylor, seconded by Dennis Meis, to adjourn. Motion carried by voice vote.
Meeting adjourned at 07:34 PM