



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

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

Monday, July 21, 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: 483 366 539, then press #

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

ELECTION OF OFFICERS

Chris Mrdutt began the election of officers by reading the by-laws indicating a chair, vice chair, and secretary must be elected among the Board of Adjustment members at its annual organizational meeting in July.

Mrdutt started by opening up nominations for the Chair. Taylor nominated James Garbe, seconded by Brilowski. No further nominations were made. The motion to elect James Garbe as Chair of the Board of Adjustment passed by the following vote:

4 Yes: James Garbe, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

Chair Garbe continued elections by opening nominations for the Vice Chair. Meis nominated Jason Pingel, seconded by Taylor. No further nominations were made. The motion to elect Jason Pinel as Vice Chair of the Board of Adjustment passed by the following vote:

4 Yes: James Garbe, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

Chair Garbe opened nominations for secretary. Brilowski nominated Brandon Taylor, seconded by Garbe. No further nominations were made. The motion to elect Brandon Taylor as Secretary of the Board of Adjustment passed by the following vote:

4 Yes: James Garbe, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

CALL TO ORDER

The Board of Adjustment meeting was called to order at 4:05pm.

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

Members Excused: Jason Pingel, Paul Cieslewicz

Staff Attending: Chris Mrdutt, Emmett Simkowski, Tim Reed, Camryn Brewbaker

Other Attending: Mary Worzella, Larry Worzella, Jim Lundberg, Ron Wierzba, Ramsy White

ROLL CALL

PLEDGE TO THE FLAG

CORRESPONDENCE

REPORTS

1. Special Meeting Attendance Reports (Portage County Ordinance 3.1.47 & 3.1.48)

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

2. Approval of Minutes from June 16, 2025 meeting.

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

4 Yes: James Garbe, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

PUBLIC HEARING

3. Petition No. PET-2025-007, Ramsy White owner, of 1507 Riverview Drive, being part of the NW¼, of the NE¼, Section 26, T24N, R7E, Parcel #012240726-02.12, located in the Town of Carson. Wherein the petitioner is requesting multiple Special Exceptions under Portage County Zoning Ordinance Sec. 7.1.2(3)(c)1;3; and 6, to operate an home occupation (greenhouses), road side vegetable stand, exceeding the max 3,200 total accessory building space square footage, exceeding the 2:1 length to width ratio for accessory buildings, exceeding the 6 square foot maximum for signs, and to have more than 2 non family members employed in the greenhouse home occupation, in the R1 Rural and Urban Fringe Residence District.

Garbe read the petition information. Mrdutt explained what is being asked for in the petition.

Ramsy White was sworn in and gave an explanation of the request. Stated that he wants greenhouses for a vegetable/fruit farm with a roadside stand where he can sell his product on site. He also stated he currently sells at the farmers' market and local restaurants. He also wants a parking lot for individuals to park on his property to come to the roadside stand.

Brilowski asked about the hours of operations, which were stated as 4am-10pm. Ramsy explained that the timeframe listed is his working hours. He would have hours open to the public from 8am-8pm. Brilowski asked if the driveway was not approved for the parking lot, how would he handle people coming in? Ramsy explained the front part of the garden was where he would put parking, which could park 6-8 vehicles at one time. Brilowski asked what the timeframe is for completion of the proposed project and when it will be up and running. Ramsy said as soon as possible, but not this summer.

Meis asked about the solid waste on the property. White explained that it is broken up concrete that will be handled once more funds are available.

Taylor asked if there would be external lights installed on the structures and what kind of stand would be built. White explained there would be no external lights and a small, enclosed, portable stand would be built. Taylor also asked about the number of employees that will be on site. White explained that ideally he would have no employees, but if needed, he would hire no more than 2 part-time employees depending on the season. Taylor asked Mrdutt about the Town's and the County's suggestion on vegetation screens along the northern perimeter of the property and what the purpose of that is. Mrdutt explained the ordinance would assist in blocking the view of the business/greenhouse for the neighbors.

Garbe asked about staffing. White explained staff would be needed for harvesting and weeding. Garbe asked what would happen to the spoiled produce that didn't sell on the stand. White explained that the non-spoiled food is donated and does not expect the produce to spoil due to his farming methods. If produce does not sell and is spoiled, White would compost that produce. White has been selling at the farmers' market for 12 years and feels confident in his business model. Garbe asked about how the water run off would be captured and used. White explained there will be gutters on the greenhouse that direct the water into a storage tank and a pump will be used to water back into the greenhouse.

Brilowski asked where the canned items would come from. White explained that he makes them in his home.

Taylor asked if White had engaged with the highway department. White had not.

Garbe explained his concerns about the lack of highway department approval.

White asked if the permit would stick with the property and Mrdutt said yes, once it is approved.

Ramsy White was excused.

Garbe opened the floor for others to testify. Mary and Larry Worzella were sworn in to testify. They are neighbors to White and are

concerned with their property value being affected by the stand. Garbe stated he did not know how to answer that. Emmett Simkowski suggested asking their town's assessor for further information. Brilowski asked for clarification from Worzella in which he explained he believes the increase in traffic could decrease his property value. Garbe explained we have no way to prove that the traffic rates would affect the value of their property. Garbe asked if they have good relations with White, and Worzella confirmed there are no conflicts between them and Ramsy White.

Mary and Larry Worzella were excused.

Mrdutt asked the members to look at the total square footage of structures on the property. 10,000 square feet is allowed for the total area of structures, and it is not clear if the Town of Carson included the existing detached structure in their approval. There were no representatives from the Town of Carson to explain.

Brilowski added the Town and the County do not allow parking on Riverview Drive. If the highway department does not allow the additional driveway, she is concerned about where people will park. White said the Town said they can park on the property or in the current driveway, as long as people are not parking on the road. Garbe added if the Town also meant parking on the shoulder of the road was allowed, but no representative was present.

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 #4 condition, which cannot be answered because of lack of representation.

Brilowski mentioned the lack of approval from the Highway Department is an issue due to lack of access.

Taylor would like an alternative plan if the Highway Department denies the permit.

Garbe read the standards and mentioned he would have preferred to see a better site plan for an alternative plan(s).

Garbe proposed postponing approval until there is an approved permit from the Highway Department. Taylor agreed.

Brilowski added there needs to be clarification from the Town about the total square footage of structures.

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

A motion by Brilowski, seconded by Taylor, to postpone in order to receive a permit from the Highway Department and clarification from the Town on total square footage of structures.

The motion to postpone Passed by the following vote:

4 Yes: James Garbe, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

4. Petition No. PET-2025-010, Special Exception Request by Jim Lundberg, P.E. agent for St. Mary's Immaculate Conception Parish, located at 7176 Esker Road Parcel 0343902, being part of the NE ¼ of the NE ¼ of Section 32, T24 North of R9 East in the Town of Stockton for an addition to St. Mary's Immaculate Conception Parish, and existing church in the R1 Rural and Urban Fringe Residence District.

Garbe Read petition information. Emmett Simkowski explained what is being asked for in the petition.

Brilowski asked Simkowski what churches are typically zoned. Simkowski explained they are typically zoned agricultural.

Jim Lundberg and Ron Wierzba were sworn in and gave explanations about the request. Stated that the church will be having its 150-year anniversary and would like to remove the current house on the property and build a ground-level hall. It will also include a drive-up canopy with an indoor ramp access. The existing parking lot will also be reconstructed.

Brilowski asked if the church would remain the same size. Lundberg stated it would remain the same size.

Garbe asked about the two structures on the property in an aerial photo from 2020 that have been removed. Lundberg explained they were removed for more space on this project and phase one of the project would be getting the house set.

Garbe stated that this project has an open-ended start date and would like an explanation on phase two. Lundberg explained that once the funds are available, they will build a hall with a kitchen and additional bathrooms.

Garbe closed testimony for this petition.

Garbe opened deliberation. Garbe noted this is a well-thought-out plan with good diagrams. Taylor and Meis agreed.

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

A motion was made by Taylor, seconded by Brilowski, to approve with conditions recommended by Portage County Planning and Zoning.

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

4 Yes: James Garb, Dennis Meis, Brandon Taylor, Barbara Brilowski

0 No: None

0 Abstain: None

NEXT MEETING DATE

August 18th, 2025.

ADJOURNMENT

A motion was made by Brilowski, seconded by Taylor, to adjourn. Motion carried by voice vote.

Meeting adjourned at 5:39pm.