



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

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

Monday, October 20, 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 a meeting number. Use the following meeting number: 965 805 359, then press #

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

The Board of Adjustment will conduct an on-site inspection of the petitioners' premises on Monday, October 20, 2025, leaving the Annex at 3:00PM

On-site arrival time: 1. Town of Hull, Pet-2055-017 approximately 3:15PM

2. Town of Carson, Pet-2025-014 approximately 3:35PM

3. Village of Plover, Pet-2025-016 no on-site

CALL TO ORDER

The Board of Adjustment meeting was called to order at 4:00PM

ROLL CALL

Members Present: Dennis Meis, Jason Pingel, Barbara Brilowski, Todd Knepfel

Attending In-Person: Dennis Meis, Jason Pingel, Barbara Brilowski, Todd Knepfel

Members Excused: James Garbe, Brandon Taylor

Members Absent: Paul Cieslewicz

Staff Attending: Dan Bowers, Chris Mrdutt, Emmett Simkowski, Tim Reed & Nicki Winkelman

Others Attending: John Jazdzewski, Valerie Budd, Diane Karner, Mark Sommers, Dick Okray, Ella Jansen, Rosie Minster, William Schierl, Amanda Barth, Sarena Melotte, Luke Mullins

PLEDGE TO THE FLAG

CORRESPONDENCE

1. Planning & Zoning Webinar Series - Fall 2025

Reviewed the Planning & Zoning Webinar document

APPROVAL OF MINUTES

2. September 15, 2025

REPORTS

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

None

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.

PUBLIC HEARING

4. Petition No. PET-2025-014, William Schierl/Railside Farm LLC representative for owner IBEX 343 County RD E S LLC, located at 343 County Road E South, being part of the SW¼, of the SW¼, Section 25, T24N, R7E, Parcel #012240725-11.01, located in the Town of Carson. Wherein the petitioner is requesting a Special Exception under Portage County Zoning Ordinance Sec. 7.1.3.1(c)(29), to operate a commercial garden and an Agricultural Event Center in the A4 – General Agricultural Zoning District.

Emmett Simkowski presented the staff report and provided background information. The Town of Carson gave their approval of the special exception request at their September 16, 2025 meeting.

Applicant, William Schierl sworn in and provided information regarding his request to operate a commercial garden and event center in the Town of Carson.

Valerie Budd, a nearby property owner, sworn in and spoke in opposition with concerns that the business may be larger than what is presented. Valerie has concerns this may have an environmental or well impact. Discussion was held about lighting, increased traffic and parking.

Dick Okray sworn in and spoke in favor of this request and provided his background in the area.

John Jazdzewski, Town of Carson Supervisor, stated that the Town of Carson recommends approval of this proposal.

There was no additional testimony in favor, opposed, or as interest may appear via in person, or virtually. The testimony portion of the hearing closed.

The Board held discussion on septic, lighting and parking. Staff provided answers and clarification to the Board.

A motion was made by Barbara Brilowski, seconded by Todd Knepfel, to approve the special exception permit with conditions. The conditions are as follows:

1. A Portage County Zoning Permit must be obtained.
2. All required licensing and permits with Portage County Health and Human Services and the Township must be obtained.
3. All lighting shall be downcast and not directed towards neighboring properties, suggesting an additional 5' from the right of way.
4. No parking is permitted on County Road E South.
5. Minor site plan changes may be administratively approved provided a special exception is not required or require a change to the conditions placed on the request.

The motion to approve passed by the following vote:

4 Yes: Dennis Meis, Jason Pingel, Barbara Brilowski, Todd Knepfel

0 No: None

0 Abstain: None

5. Petition No. PET-2025-016, Mike Reigel – Mullins Whey, INC, owner of property located at 2541 Foremost Road, Plover, WI 54476, being part of Gov't Lot 5, Section 21, T23N, R8E, Parcel #173230821:05.10, located in the Village of Plover. Wherein a Special Exception from the provisions of the Portage County Private Sewage System Ordinance is requested to install holding tank(s) for a building per 7.9.9(5)(c)(3.), for a proposed cheese/whey plant addition.

Luke Mullins, owner, was sworn in and explained the need for a holding tank. Chris Mrdutt gave additional clarification that a drainfield and septic are not practical in this situation. The Village of Plover gave their approval of installation of a holding tank at their September 19, 2025 meeting.

Diane Karner, a nearby neighbor, asked if her property would be affected and why she received a surrounding property owner letter from Portage County Planning & Zoning. Staff clarified, notification is procedure for nearby property owners would have no affect to other parcels.

No additional public to speak on the matter. Jason Pingel, closed the public hearing and the board went into deliberation.

A motion was made by Todd Knepfel, seconded by Dennis Meis, to approve with the following condition:

1. A Portage County Sanitary Permit must be obtained.

The motion to approve passed by the following vote:

4 Yes: Dennis Meis, Jason Pingel, Barbara Brilowski, Todd Knepfel
0 No: None
0 Abstain: None

6. Petition No. PET-2025-017, Special Exception Request by Mark Sommers, agent for owner Robert Berard for an accessory building exceeding the allowed accessory floor area within the R-2 Single Family Residence Zoning District, located at 1445 Plover Heights Road, Town of Hull, parcel 020240813-07.02.

Emmett Simkowski presented the staff report, background, and history. The Town of Hull recommends approval with conditions at their October 13, 2025 meeting.

Agent, Mark Sommers, was sworn in and provided information regarding the need for additional accessory building space. The intention is for the property owner to have his collector cars under one roof and the building purposed is only for personal use, with no bathroom or running water.

No member of the public spoke as an interested party.

Jason Pingel, closed the public hearing and the Board went into deliberation. The Town of Hull approval letter was read into record.

A motion was made by Dennis Meis, seconded by Todd Knepfel, to approve with the following conditions:

1. Must obtain a Portage County Zoning Permit.
2. A total of 4,614 square feet of accessory floor area is permitted.
3. The building should be setback at least 20 feet from side property lines.
4. Minor site plan changes may be administratively approved provided no special exception is required.
5. Cannot exceed 25' in height.

The motion to approve passed by the following vote:

4 Yes: Dennis Meis, Jason Pingel, Barbara Brilowski, Todd Knepfel
0 No: None
0 Abstain: None

DISCUSSION/POSSIBLE ACTION

NEXT MEETING DATE

Tentativly November 17, 2025

ADJOURNMENT

A motion was made by Barbara Brilowski, seconded by Todd Knepfel, to adjourn. Motion carried by voice vote.
Meeting adjourned at 5:16PM