



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

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

Monday, April 20, 2026

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: 701 681 853, 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 4:04PM

ROLL CALL

Members Present: James Garbe, Dennis Meis, Brandon Taylor, Paul Cieslewicz, Barbara Brilowski, Todd Knepfel

Members Excused: Jason Pingel

Members Absent: None

Staff Attending: Chris Mrdutt, Dan Bowers, Tracy Arnold, Jenna Hake, Christina Bradbury, Nicki Winkelman

Others Attending: Sandy Meis, Tanya Luebke, Ken Hintz, Linda Hintz, Pete Hintz, John Oberthaler, Bart Mether, Cathy Knetter, Dan Obremski, Scott Obremski, Dennis Meis, Maurice King, Gretchen Hintz, Skyler Boer, Melvin Kuzynski, Nancy Kuzynski, Dan DeBoer, Ray Dul

PLEDGE TO THE FLAG

CORRESPONDENCE

1. John Oberthaler Letter
2. Lorraine Skerven Email
3. Jason Hintz Email
4. Milo I. Harpstead Geology Letter
5. Daniel Obremski Letter

REPORTS

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

None

PUBLIC HEARING, DELIBERATION AND DECISIONS ON SPECIAL EXCEPTIONS AND VARIANCES. THE HEARING IS TO DISCUSS AND TAKE ACTION ON THE FOLLOWING APPLICATION(S):

2. PET-2026-004, Bart's A-1 Storage II LLC, Bart Mather, owner of property located at 1836 Ellis Rd Custer WI, being part of SE¼ of the NE¼, Section 07, T24N, R9E, Parcel #032240907-04.15 located in the Town of Sharon. Wherein a Special Exception from the provisions of the Portage County Zoning Ordinance is requested to allow mini-warehousing greater than 15,000 square feet, in the (C3) Commercial District per section 7.1.4(2)(C)1.

Brandon Taylor recused himself from participating in discussion and action on this petition.

Dan Bowers, Portage County Zoning Coordinator, provided background information on the property, including its previous rezoning and the reasons a special exception is now being requested. The Town of Sharon gave documentation in support of this request.

Bart Mathers was sworn in and testified regarding his proposal to construct two new storage units at this time, noting that additional

zoning permits would be sought in the future as further development is planned.

There was no additional testimony in favor, opposed, or as interest may appear via in person, or virtually.

Jim Garbe, Chairperson, closed testimony and opened deliberation.

A motion was made by Barb Brilowski, seconded by Paul Cieslewicz, to approve as presented.

The motion to approve passed by the following vote:

5 Yes: James Garbe, Dennis Meis, Paul Cieslewicz, Barbara Brilowski, Todd Knepfel

0 No: None

0 Abstain: None

3. PET-2025-018, Chopper Farms LLC, Owner, John Oberthaler, agent, of property located at 581 County Road DB, Mosinee, WI 54455 being part of the SW½ of the SW¼, and Section 1, T25N, R7E, Parcel# 014250701-11, located in the Town of Dewey, wherein a Special Exception from the provisions of Portage County Zoning Ordinance sections 7.1.3.1(C)(11) is requested to extend the nonmetallic mining operation located on the above property.

Chris Mrdutt, Portage County Zoning Coordinator, provided an overview of the background and history related to the original approval granted approximately 20 years ago. He explained that the applicant, John Oberthaler, is requesting an extension of that approval with new proposed conditions. Mrdutt clarified that the reclamation plan is not part of this request and there is no intention for it to be changed or modified. He further reported that the Town of Dewey Plan Commission recommended denial of the special exception permit on a 3–1 vote, while the Town of Dewey Board recommended approval on a 2–1 vote.

John Oberthaler, owner of Chopper Farms LLC & DB Quarry, was sworn in and provided testimony of the Special Exception request. He responded to questions from Board members.

Dan DeBoer, owner of Earth Inc. & leases the quarry, was sworn in and provided testimony regarding the Special Exception request. He also answered questions from the Board.

John Oberthaler provided information regarding the request to authorize the continued operation of a non-metallic mining site. Discussion focused on hours of operation, daily loads, equipment, complaints, well sediment and groundwater.

The following people spoke in opposition to this request: Scott Obremski, Tanya Luebke, Sandy Meis, Dennis Meis, Gretchen Hintz, Nancy Kurzinski, Ron Dul.

Seeing no one else wishing to speak, Chairperson Jim Garbe closed the public hearing and the Board proceeded into deliberation. The Board reviewed and discussed the required findings and evaluations outlined in the meeting packet, along with the staff's proposed conditions. The Board asked questions regarding enforcement, follow up inspections, blasting, permit expiration, and reclamation. Staff provided answers/clarification to the Board.

A motion was made by Paul Cieslewicz, seconded by Todd Knepfel, to approve the Special Exception to extend the nonmetallic mining operation with the 16 conditions below.

1. A Portage County Zoning Permit must be obtained.
2. This approval is good for 2 years upon issuance of the Portage County Zoning Permit.
3. Approval is for the current ~ 14-acre quarry site with a maximum quarry depth of 1120 msl.
4. The operator is to meet with and follow any recommendations the Portage County Highway Department may have regarding cost sharing, maintenance, upgrades for haul roads and if there is a potential need for acceleration/deceleration lanes.
5. A copy of the DNR stormwater plan and clean water discharge permit shall be supplied to the Planning and Zoning Department prior to the issuance of the Zoning Permit.
6. Remaining land outside the established ~14-acre quarry must remain in natural woody vegetation. Management of this woody vegetation should follow best forest management practices to promote a thick, dense woodlot.
7. Machinery used onsite, especially crushing equipment and hydraulic rock hammer equipment, is to be kept at the bottom of the pit whenever possible for noise reduction.
8. Access roads are to be watered as needed to keep dust to a minimum.
9. The established containment area to service vehicles and equipment must be maintained to prevent groundwater contamination. Any petroleum products stored on site shall be kept inside of a concrete containment that is large enough to contain 150% of the maximum volume of product stored.
10. The blaster must be Wisconsin certified and license on file with the Planning and Zoning Department. Planning and Zoning Department staff, Sheriff's Department, and Town Chairperson, and any landowner within a one-mile radius of the quarry who request notification, must be notified at least 24 hours prior to a blast. A list of landowners requesting notification shall be on file with the Town. Landowners may request to be removed from the list at any time. In January of each year the quarry owner shall contact the Town requesting information on any new homes built within the one-mile radius of the quarry. The quarry owner shall contact the new homeowners and obtain verification as to whether they do or do not want to be on the notification list. By February 1st of each year the Town shall provide the quarry owner with an updated notification list.

11. By February 1st of every year a list of property owners within a mile of the quarry will be provided to the owner and/or operator of the pit. The quarry owner and/or operator shall contact homeowners and obtain verification as to whether they do or do not want to be on the notification list.
12. Crushing, grinding, splitting, pulverizing or any other mining activity that reduces the size of material may take place year round.
13. The only quarry activity allowed on Saturday will be truck loading from 6:30 a.m. to 12:00 p.m. No quarry operations will be allowed on Sunday.
14. Clean fill and asphalt can be brought into the site to be recycled.
15. Hours of operation shall be between 6:30 a.m. to 6:30 p.m. Monday through Friday for mining activities. Maintenance and repairs of equipment may take place between 5:30 a.m. and 7:30p.m. Monday through Friday. Extended hours can be approved by the town Chairperson for specific projects that may have time constraints. Such request need to be made at least 1 week prior to the start date the extended hours are being requested for, except for cases of emergencies. The Town Chairperson shall provide documentation of the extended hours of operation, the reason for the extension, and the duration of the project to the Portage County Planning and Zoning Department.
16. The gate must be closed and locked after hours of operation.

The motion to approve with conditions by the following vote:

4 Yes: James Garbe, Paul Cieslewicz, Barbara Brilowski, Todd Knepfel

1 No: Brandont Taylor

0 Abstain: 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.

Agenda Item #3 - Pete Hintz, Scott Obremski, Tanya Luebke, Sandy Meis, Dennis Meis, Gretchen Hintz, Nancy Kuzynski, Ron Dul

APPROVAL OF MINUTES

4. March 23, 2026

A motion was made by Todd Knepfel, seconded by Barbara Brilowski, to approve the March 23, 2026 minutes.

The motion to approve the minutes passed by the following vote:

5 Yes: James Garbe, Brandon Taylor, Paul Cieslewicz, Barbara Brilowski, Todd Knepfel

0 No: None

0 Abstain: None

5. March 25, 2026

A motion was made by Barbara Brilowski, seconded by Todd Knepfel, to approve the March 25, 2026 minutes.

The motion to approve the minutes passed by the following vote:

5 Yes: James Garbe, Brandon Taylor, Paul Cieslewicz, Barbara Brilowski, Todd Knepfel

0 No: None

0 Abstain: None

NEXT MEETING DATE

May 18, 2026

ADJOURNMENT

Meeting adjourned at 9:07PM