

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

PUBLIC HEARING - PLAN COMMISSION – HYBRID

VILLAGE HALL BOARD ROOM

WEDNESDAY, MAY 21, 2025 – 5:00 PM

MINUTES

CALL TO ORDER at 5:01 pm

ROLL CALL: K. HANDRICK, M. AHRENS, G. RUPLINGER, M TELFORD, C. STIEBER, S. CHEREK, L. OLBRANTZ

All members present. Attending in person were Kristina Mauk and Chad MacMillan from MacMillan Innovations, Matt Spaulding with Prime Design Construction LLC. Attending virtually was Kevin O'Brien from Record Review.

2. OPEN PUBLIC HEARING

- a. Review and Discuss Conditional Use Permit for MacMillan Innovations, LLC.

Administrator Cherek opened the Public Hearing with a Conditional Use Permit (CUP) application filed by MacMillan Innovations, LLC. The items discussed were allowing an Accessory Storage Building being built on this property as it is zoned C-1 General Commercial and if including a requirement in the CUP for the Accessory Storage Building to include Article 9: Business Park Code (13.9.6) Building Design, paragraph 2 requirements of having a 40% front façade incorporated brick, stone, architectural block, architectural concrete panels, architectural wood or glass design.

Cherek opened the floor to Matt Spaulding from Prime Design Construction, LLC and Chad MacMillan from MacMillan Innovations, LLC to discuss the design plan and need for the Accessory Storage Building. Mac Millan Innovations, LLC informed Commission Members and the public that this Accessory Storage Building is needed to help clean up the lot and to secure items currently placed around the Commercial Building on the lot. Additional discussion included the building's proposed location in relation to fire protection requirements and vehicle access around the existing structure.

Commission members discussed whether the CUP would be transferable to another person or entity without prior approval from the Village. Administrator Cherek explained that, since the proposed structure is permanent, it is unlikely the Village will require its removal upon transfer of ownership. Therefore, the CUP will be written to remain valid regardless of a change in property ownership.

3. ADJOURN PUBLIC HEARING at 5:24 pm

Motion to adjourn made by Ruplinger second by Stieber. Motion passed by voice vote.

Steven Cherek
Village Administrator-Treasurer

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

PLAN COMMISSION MEETING – HYBRID

VILLAGE HALL BOARD ROOM

WEDNESDAY, MAY 21, 2025 – IMMEDIATELY FOLLOWING PUBLIC HEARING

MINUTES

1. CALL TO ORDER at 5:25 pm

ROLL CALL: K. HANDRICK, G. RUPLINGER, M. AHRENS, M. TELFORD, C. STIEBER, S. CHEREK, L. OLBRANTZ

All Commission members present.

2. PLEDGE OF ALLEGIANCE

3. RECOGNITION OF VISITORS

a. Virtual Meeting Guidelines

i. This meeting will be recorded and available upon request

b. Public Participation at Government Meetings

Attending virtually was Kevin O'Brien from Record Review.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

a. March 13, 2025 – Public Hearing Meetings

MOTION – Approve both March 13, 2025 Public Hearing Minutes

Motion made by Stieber second by Olbrantz. Motion passed by voice vote.

b. March 13, 2025 – Plan Commission Meeting

Motion – Approve Minutes from March 13, 2025 Plan Commission Meeting

Motion made by Telford second by Ruplinger. Motion passed by voice vote.

5. NEW BUSINESS

a. Discuss and Possible Action on Conditional Use Permit for MacMillan Innovations, LLC.

A Public Hearing was held prior to the Plan Commission meeting to discuss Approving a Conditional Use Permit (CUP) for MacMillan Innovations, LLC. Commission members discussed adding in the CUP a requirement for the building to comply with Article 9: Business Park Code (13.9.6), Building Design, paragraph 2. This requirement mandates that 40% of the building's front façade incorporate brick, stone, architectural block, architectural concrete panels, architectural wood, or glass. They agreed to adding this requirement along with making the CUP transferable regardless of a change in property ownership.

Motion – Approve Draft of Conditional Use Permit for MacMillan Innovations, LLC with the proposed change to include a requirement for the Accessory Storage Building to comply with Article 9: Business Park Code (13.9.6), Building Design, Paragraph 2 of the Zoning Ordinance.

Motion made by Ruplinger second by Stieber. Motion passed by voice vote.

6. ITEMS FOR FUTURE MEETINGS & SCHEDULED MEETINGS:

a. Scheduled as Needed

7. ADJOURNMENT at 5:42 pm.

Motion to adjourn made by Telford second by Olbrantz. Motion passed by voice vote.

Steven Cherek
Village Administrator-Treasurer