

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

PUBLIC HEARING #1 - PLAN COMMISSION – HYBRID

VILLAGE HALL BOARD ROOM

THURSDAY, MARCH 13, 2025 – 5:00 PM

MINUTES

CALL TO ORDER at 5:00 pm

ROLL CALL: PUBLIC HEARING 1: K. HANDRICK, M. AHRENS, G. RUPLINGER, M TELFORD, C. STIEBER, S. CHEREK, L. OLBRANTZ

All Commission members present except Ahrens. Attending in person were Katie Johnson and Paul Matushak from Menzner Hardwoods, Melody Hamlin from Funktion Design Studios and Jim Borysenko from REI Engineering, Inc. Attending virtually was Kevin O'Brien from Record Review and Roy Thorne.

2. OPEN PUBLIC HEARING

- a. Review and Discuss Repealing of Section 14.2.108(I)(2) of the Subdivision Code entitled General Provisions

Administrator Cherek discussed the purpose of repealing this Section of the Subdivision Ordinance is to prevent land surveyors from recording a Certified Survey Map without Village Review. Under the current Ordinance, a parcel, or adjoining parcels, could be split without review as long as new parcels remain the same size. This could allow new parcels to potentially cross zoning boundaries. Approval of this repeal would make any land survey reviewable. No public comment or objections were given.

3. ADJOURN PUBLIC HEARING #1 at 5:04 pm.

Motion to adjourn Public Hearing #1 made by Ruplinger second by Stieber. Motion passed by voice vote.

Cassie Lang
Clerk, Deputy Treasurer

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

PUBLIC HEARING #2 - PLAN COMMISSION – HYBRID

VILLAGE HALL BOARD ROOM

THURSDAY, MARCH 13, 2025 – 5:10 PM OR IMMEDIATELY FOLLOWING PUBLIC
HEARING #1

MINUTES

CALL TO ORDER at 5:04 pm.

ROLL CALL: PUBLIC HEARING 2: K. HANDRICK, M. AHRENS, G. RUPLINGER, M TELFORD, C. STIEBER, S. CHEREK, L. OLBRANTZ

All members present with Ahrens joining at 5:07 pm. Attending in Person were Katie Johnson and Paul Matushak from Menzner Hardwoods, Melody Hamlin from Funktion Design Studios and Jim Borysenko from REI Engineering, Inc. Attending virtually was Kevin O'Brien from Record Review and Roy Thorne.

2. OPEN PUBLIC HEARING

- a. Review and Discuss Conditional Use Permit for PJM Investments / Menzner Hardwoods Co.

Administrator Cherek opened the Public Hearing with a Conditional Use Permit (CUP) Application filed by Menzner Hardwoods. The items discussed were the facility design in accordance with the approved Development Agreement, the wood/dust collection system as it relates to noise levels and allowing a variance in the maximum parking stall requirements.

Cherek opened the floor to Melody Hamlin from Funktion Design Studios and Jim Borysenko from REI Engineering to discuss the design plan and terms of the proposed CUP. Discussion began with the future need for more parking as the site expands. Parking stall limits reflect a maximum of 1 stall per employee. Menzner Hardwoods informed Commission members there will be approximately 70 employees per shift with 2 shifts running, causing overlap in vehicles during shift change. They are requesting 190 stalls to be approved to accommodate for shift change overlap and future growth of the building site.

Commission members were presented with field decibel test results performed by Administrator Cherek and Police Chief Geske at various locations including across the street from a current dust collection system utilized by Menzner Hardwoods, across the street from the main Menzner plant on the corner of Main St and North St and at the new site location on N. Business Pkwy. These results were comparable to values presented by Hamlin in a field test done 2 weeks earlier. They were used to determine a baseline decibel requirement for the Conditional Use Permit for the new site.

Hamlin and Borysenko shared the design plan including landscaping of coniferous trees along N. Business Pkwy and deciduous trees along the property line to the East. Commission members reviewed the approved design layout without many questions.

2. ADJOURN PUBLIC HEARING at 5:50 pm

Motion to adjourn Public Hearing #2 made by Stieber second by Ruplinger. Motion passed by voice vote.

Cassie Lang
Clerk, Deputy Treasurer

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

PLAN COMMISSION MEETING – HYBRID

VILLAGE HALL BOARD ROOM

THURSDAY, MARCH 13, 2025 – IMMEDIATELY FOLLOWING PUBLIC HEARING #2

MINUTES

1. CALL TO ORDER at 5:50 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 in person were Katie Johnson and Paul Matushak from Menzner Hardwoods, Melody Hamlin from Funktion Design Studios and Jim Borysenko from REI Engineering, Inc. Attending virtually was Roy Thorne.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- a. December 4, 2024 – Public Hearing Meeting

Motion – Approve Minutes from December 4, 2025 Public Hearing

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

- b. December 4, 2024 – Plan Commission Meeting

Motion – Approve Minutes from December 4, 2025 Plan Commission Meeting

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

5. NEW BUSINESS

- a. Discuss and Possible Action on Repealing of Section 14.2.108(I)(2) of the Subdivision Code entitled General Provisions

The repealing of Section 14.2.108(I)(2) of the Subdivision Code entitled General Provisions was discussed at Public Hearing #1 held prior to this meeting. No public comment or objections were given.

Motion – Approve Repealing of Section 14.2.108(I)(2) of the Subdivision Code Entitled *General Provisions* and Move Forward to the Village Board for Final Approval

Motion made by Ruplinger second by Olbrantz. Motion made by voice vote.

- b. Discuss and Possible Action on Conditional Use Permit for PJM Investments / Menzner Hardwoods Co.

A Public Hearing was held prior to the Plan Commission meeting to discuss Approving a Conditional Use Permit for PJM Investments / Menzner Hardwoods Co. Commission members discussed an appropriate decibel (dBA)

level and distance to be a baseline for noise control in the Conditional Use Permit. They agreed to no more than 74 continuous dBA at the property line to be reviewable every year after completion of dust collection install.

Motion – Approve Draft of Conditional Use Permit for PJM Investments / Menzner Hardwoods, Co. with Proposed Change to Item 1B – Operation of Wood/Dust Collection System to Not Exceed 74 Continuous dBA Anywhere on Property Line, Reviewed Yearly; If Exceeding at Review, Menzner Hardwoods Agrees to Mitigate Noise Level.

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

6. ITEMS FOR FUTURE MEETINGS & SCHEDULED MEETINGS:

- a. Scheduled as Needed

7. ADJOURNMENT at 6:12 pm.

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

Cassie Lang
Clerk, Deputy Treasurer