

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AGENDA
PUBLIC HEARING #1 - PLAN COMMISSION – HYBRID
VILLAGE HALL BOARD ROOM
THURSDAY, MARCH 13, 2025 – 5:00 PM

PUBLIC VIRTUAL ACCESS

Join Teams Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>



Meeting ID: 224 717 657 447
Passcode: du9zT29J

Notice Posted at the Municipal Center

DATE: 3/10/25

TIME: 3:00 PM

Notice Received by Record-Review

DATE: 3/10/25

TIME: 3:00 PM

CALL TO ORDER

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

2. OPEN PUBLIC HEARING

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

3. ADJOURN PUBLIC HEARING

Cassie Lang
Clerk, Deputy Treasurer

**VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AGENDA**

PUBLIC HEARING #2 - PLAN COMMISSION – HYBRID

VILLAGE HALL BOARD ROOM

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

PUBLIC VIRTUAL ACCESS

Join Teams Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>



Meeting ID: 224 717 657 447

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C. STIEBER, S. CHEREK, L. OLBRANTZ

2. OPEN PUBLIC HEARING

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

3. ADJOURN PUBLIC HEARING

Cassie Lang
Clerk, Deputy Treasurer

**VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AGENDA**

PLAN COMMISSION MEETING – HYBRID

VILLAGE HALL BOARD ROOM

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

PUBLIC VIRTUAL ACCESS

Join Teams Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>



Meeting ID: 224 717 657 447

Passcode: du9zT29J

Notice Posted at the Municipal Center

DATE: 3/10/2025

TIME: 3:00 PM

Notice Received by Record-Review

DATE: 3/10/2025

TIME: 3:00 PM

1. CALL TO ORDER

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

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- a. December 4, 2024 – Public Hearing Meeting
- b. December 4, 2024 – Plan Commission Meeting

5. NEW BUSINESS

- a. Discuss and Possible Action on Repealing of Section 14.2.108(I)(2) of the Subdivision Code entitled General Provisions
- b. Discuss and Possible Action on Conditional Use Permit for PJM Investments / Menzner Hardwoods Co.

6. ITEMS FOR FUTURE MEETINGS & SCHEDULED MEETINGS:

- a. Scheduled as Needed

7. ADJOURNMENT

Cassie Lang
Clerk, Deputy Treasurer

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
HYBRID PUBLIC HEARING
WEDNESDAY, DECEMBER 4, 2024
5:00 P.M.

MINUTES

1. CALL TO ORDER

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

All members except C. Stieber were present for the meeting. Also in attendance was Kevin O'Brien from the Record Review.

2. OPEN PUBLIC HEARING

a. Review and Discuss request by Menzner Hardwoods for rezoning of parcel 151-2906-314-0966 from Agriculture to Industrial 2.

Menzner Hardwoods is a Manufacturing Plant that purchased land in the Industrial Park North of Highway 29. The land is now zoned Agricultural and they are requesting to have it changed to Industrial 2. The cost of the building project is projected to be \$11.5 million and the assessment value will be \$8,050,000. A map of the area was shown so everyone can see where the area we are discussing is located.

3. ADJOURN PUBLIC HEARING

A motion was made by G. Ruplinger to adjourn the Public Hearing and a second was made by M. Telford. The motion was passed by a voice vote and the meeting was adjourned at 6:10 P.M.

Anita Krautkramer
Clerk, Deputy Treasurer

In accordance with Badke v. Village of Greendale, 173 Wis. 2d 553, 570, 578 (1992) notice is made that a quorum of the Marathon City Board of Trustees may be present. However, no village business will be transacted. Only those items on the Committee meeting agenda will be addressed. The Committee recommendations will be acted upon at the next Village Board Meeting.

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

PLAN COMMISSION **WEDNESDAY, DECEMBER 4, 2024** **5:00 P. M.**

MINUTES

1. CALL TO ORDER

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

All Members except C. Stieber were present for the meeting. Also present was Kevin O'Brien from the Record Review.

2. PLEDGE OF ALLEGIANCE

3. RECOGNITION OF VISITORS

a. Virtual Meeting Guideline

b. Public Participation at Government Meetings

4. APPROVE MINUTES OF PREVIOUS MEETING

a. July 25, 2024 - Plan Commission Meeting

Motion – Approve Minutes from July 25, 2024 Meeting

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

5. NEW BUSINESS

a. Review and Possible Action on request by Menzner Hardwoods for rezoning of parcel 151-2906-314-0966 from Agriculture to Industrial 2.

Motion – Approve Rezoning of Parcel 151-2906-314-0966 from Agricultural to Industrial 2 and Move Forward to Village Board for Final Approval.

Motion made by K. Handrick second by G. Ruplinger. Motion passed by voice vote.

6. ADJOURNMENT at 6:15 pm

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

Anita Krautkramer
Clerk, Deputy Treasurer

**VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AN ORDINANCE REPEALING SECTION 14.2.108(I)(2)
OF THE SUBDIVISION CODE ENTITLED *GENERAL PROVISIONS***

The Village Board of the Village of Marathon City, Marathon County, Wisconsin, do ordain as follows:

SECTION 1: Section 14.2.108(I)(2) of the Subdivision Code for the Village of Marathon City, Wisconsin, entitled *GENERAL PROVISIONS* is hereby repealed with subsequent sections to be numbered in accordance with the numbering system of this Code.

SECTION 2: If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 3: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall take effect and be in full force and effect from and after its passage and publication or posting as required by law.

Dated this ____ day of March, 2025.

VILLAGE OF MARATHON CITY

BY: _____
Kurt Handrick Jr., President

ATTEST:

Cassandra Lang, Village Clerk

ADOPTED: _____

PUBLISHED: _____



1806 Woodland Ridge Road
Wausau, WI 54403
715-571-8122
melody@funktiondesignstudio.com

February 18, 2025

Steve Cherek
Village Administrator - Treasurer
311 Walnut Street PO Box 487
Marathon City, WI 54448

RE: Menzner Hardwoods Co., x Industrial Park Road CUP

Steve,

On behalf of Menzner Hardwoods Co., Funktion Design Studio, LLC, and REI Engineering are submitting a variance request for parcel # 151-2906-314-0966, along Industrial Park Road. Menzner Hardwoods Co. is developing a masterplan for a four-phase industrial production facility to include manufacturing, warehouse, distribution, and administration spaces. The proposed masterplan's conditional use permit submittal includes Phase One, Completion September 2026, and Phase Two Building addition, projected completion to be 5 years out. We ask that the Village accept the variance request for the first two phases as one submittal.

Building A scope of work under Phase One includes a 100,000 s.f. manufacturing plant, 6,400 s.f. employee support area with offices, employee entrance, break room, lockers, and restroom facilities. Building B scope of work under Phase Two includes a 125,000 s.f. distribution warehouse and 20,896 s.f. two-story office administration building. Phase One sitework includes rough grading for Building A and Building B, associated parking lot, drives, truck access and maneuvering areas, sidewalks, landscaping, utilities, and stormwater management. The parcel on which the construction is proposed was recently rezoned as I-2, General Industry, and the use is permitted upon the granting of a Conditional Use Permit. Per Chapter 13 Article 5: 13.5.13(2) Table 13-5.

The proposed development requests relief from the Village of Marathon City TID NO.1 Development Agreement with PJM investments, LLC – Menzner Hardwoods Co., Declaration of Restrictions set forth in Exhibit B. The VILLAGE, however, pursuant to its authority in Article 3 Paragraph D of the Declaration of Restrictions, grants a variance to DEVELOPER for the following General Restrictions in Article III of the Declaration of Restrictions (collectively, the "Project Variances")

Requested Variances:

1. Paragraph D Building Materials variance shall be at least forty percent (40%) of the front facade, defined as that building elevation facing STH 29
 - We are requesting a variance to assign West Elevation as the front façade. The west elevation will be the main entrance for employees along with the administration offices with employees and visitor entrance to the adjacent parking lot. The front façade will only receive vehicle traffic and no semi traffic
 - The Masterplan Building A and Building B front façade material consists of architectural vertical metal panels, horizontal hardwood siding, stone veneer, wood timber elements at the entrances and aluminum frame glass units. The adjacent north and south elevations of the support and administration area will continue with the same façade treatment, exceeding the required 20' on each side of the front façade. The manufacturing

building portion of the project façade will be separated by two different color architectural insulated metal wall panels, aluminum frame glass units and building signage to establish an aesthetically consistent and coherent architectural scale that complements the front façade elevation. All of the exterior walls will be constructed with parapets to shield the roof top equipment.

- West Elevation “ Front façade” Masterplan Building A and Building B = 23,400 s.f.
 - Architectural Insulated Metal wall panel base color = 10,533 s.f.
 - Architectural Insulated Metal wall panel façade color = 6,916 s.f.
 - Architectural Vertical Metal wall panel = 2,950 s.f.
 - Hardwood Horizontal Siding = 751 s.f.
 - Stone Veneer = 787 s.f.
 - Aluminum frame glass units = 1,684 s.f.
 - We are requesting a variance to the front façade 40% defined building elevation. The entire building will be constructed with architectural metal wall panels and a variation of materials as listed above for 100% of the total building elevation providing an architecturally and aesthetically pleasing exterior elevation. The manufacturing portion of the structure is divided into two contrasting colors to provide a lower scale to the building. The insulated metal wall panel is a larger scale panel with shadow reveal appearance, in lieu of a PBR metal building wall panel with larger recessed ribs.
 - When calculating the exterior front façade the manufacturing building wall panel accounts for 65% of the total elevation. We are requesting a requested variance of 35% defined building materials for the front façade as noted in the documents or that the Insulated Architectural Metal wall panel be recognized as an acceptable building material providing 100% compliance
 - We are requesting a variance to exceed 35 feet in height. Masterplan Building A and Building B building parapet height not to exceed 38 feet in height.
2. Paragraph I – Parking Requirements
- Parking stall counts to reflect a minimum of 1 stall per 2 employees and a maximum of 1 stall per employee.
 - There are approximately 70 employees per shift planned, the resultant max parking stall count is 70.
 - Given the need to accommodate shift change overlap and future growth, there is a proposed stall count of 190 which exceeds the maximum, a variance is requested to accommodate the parking exceedance.

Maintained Standards “ Project Variances” and Article III: General Restrictions (No variance requested)

3. Paragraph B Land/Building Ratio variance shall be no more than 90% of the Development Site to be covered with impervious surface.
- Masterplan Building A and Building B with site = 35%
 - Proposed future Building C and D = 47%
 - No change to the Land/Building Ratio standards is requested.
4. Paragraph C Building Setback Section I shall be industrial buildings on the Development Site will have a minimum setback of thirty (30) feet from the edge of right-of-way of any public street.
- Proposed site development of Masterplan Building A and Building B setbacks:
 - Industrial Park Road = 30’ from the road ROW.

- STH 29 = 30' from the road ROW.
 - West = 20'
 - East = 40' from adjacent residential property.
 - Parking Setback:
 - 20' From Each Parcel Line Abutting Public Street, 10' From Any Other Parcel Line.
 - No change to the Building or Parking Setback standards is requested.
5. Paragraph E Building Roofs variance shall be building roofs may be white. Installation of roof top 'solar arrays' are allowed in compliance with current zoning regulations.
- Masterplan Building A and Building B are designed with a parapet wall, white membrane roof, no change to the Building Roofs variance
 - Request for Village approval for compliance with current zoning and regulations to allow Masterplan Building A and Building B proposed roof top solar arrays up to 70% of the total roof area.
6. Paragraph U Outdoor Storage variance shall be all trash must be enclosed by a fence of solid material such as will provide a suitable visual screen. Minimum height of such a fence shall be six feet. The fence must be kept painted or have such other finish as is generally accepted for good appearance. Wire fence is not acceptable for this purpose.
- Masterplan Building A and Building B are designed to incorporate a central area for a trash enclosure near the shipping and receiving area of the north elevation of building B and it will be enclosed per the 6' solid material requirements
 - No change to the Outdoor Storage Standards is requested.
7. Paragraph J – Landscaping Requirements
- Setback area abutting Industrial Park Road to be landscaped with a combination of deciduous canopy trees, shrubbery, and ground cover. At least one tree of 6' minimum height will be included for every 50' of frontage.
 - All buffer zones are to be planted at least 40' wide with materials of at least 6' high to provide a year-long effective screen.
 - Off-street parking areas are to be landscaped to no less than 5 percent of the total surfaced area.
 - No change to Landscape Requirement Standards is requested.
8. Paragraph K – Lighting requirements
- All exterior lighting to be designed, located, and mounted so that the maximum illumination does not exceed 9.6 foot candles at all lot lines.
 - No change to the Lighting Requirement Standards is requested.

Article III General Restrictions (Requested Village Approval)

9. Paragraph H Miscellaneous Equipment
- Cooling towers, rooftop and ground-mounted mechanical and electrical units and other miscellaneous equipment shall either be integrated into the design of the building or screened from view.
 - The north elevation of Building A parallel to Industrial Park Road will include the dust collection system that is integral to the new plant. The equipment height is between 20'- 30' above the grad level and semi trailers and

parked adjacent to the equipment for sawdust collection. Industrial Park Road to be landscaped with a combination of deciduous canopy trees, shrubbery, and ground cover. At least one tree of 6' minimum height will be included for every 50' of frontage. All buffer zones are to be planted at least 40' wide with materials of at least 6' high to provide a year-long effective screen.

- Request for Village approval to allow the landscaping along Industrial Park road to serve as the screening for the exterior building equipment and parked semi-trailers adjacent to the sawdust collection equipment

10. Paragraph M Signs

- Permitted signs and identifying markings on buildings or building sites shall only be of such size, design and color as specifically approved by the Village.
- Building A and Masterplan Building B are designed to incorporate building signage. Building A north elevation will include 24" high building address (or Company name) and the Menzner Hardwoods Company logo 14' diameter, The west elevation near the employee entrance will be a 5'diameter Menzner Hardwoods Co. logo. All signage and logos will be back lighted for illumination.
- Master Plan Building B south elevation will include the 14' diameter Menzner Hardwoods Company logo in the future.
- Request for Village approval for compliance with current zoning and regulations to allow Masterplan Building A and Building B proposed building signage and backlighted company logo along the Building A north elevation and Masterplan Building B South elevation. A signage application will be included in the CUP application.

Sincerely,



Melody Hamlin, Project Architect
Funktion Design Studio, LLC

Enclosures: Variance Request Exhibits



1806 Woodland Ridge Road
Wausau, WI 54403
715-571-8122
melody@funktiondesignstudio.com

February 26, 2025

Steve Cherek
Village Administrator - Treasurer
311 Walnut Street PO Box 487
Marathon City, WI 54448

RE: Menzner Hardwoods Co. – New Plant Dust Collection System

We reviewed the Marathon City Offenses & Nuisances ordinances including Title 11 and didn't find any requirements defining industrial equipment noise limitations or decibels values defined.

The basis of our noise level distribution for the new dust collection equipment is derived from the existing Main Plant located along Main Street in Marathon City where a similar dust collection system is in place. By using this example, it provides the Village Board with a tangible measurement of the noise that is produced during the hours of operation. The existing bag house fan motor is a 250 hp motor. The fan inlet is approximately 18' above the grade. On February 25, 2025, a decibel (dBA) measuring application was used to determine the decibel output values. Directly below the unit at grade the average measurement was 80 dBA, at 50' from the unit at grade the average measurement was 74 dBA, and at 100' from the unit at grade the average measurement was 68 dBA.

The new proposed dust collection system is a one-unit baghouse with a 250 hp fan motor, same as the Riverside plant fan motor. The new fan has a rating of 97 dBA 5' adjacent from the inlet of the fan at least 18' above grade. We anticipate the same level of decibels at the 50' and 100' distances.

To substantiate our claim we are using the following method of converting the sound decibels based on the information provided in the cut sheet of 97 dBA using the use the "inverse square law" principle, which states that for every doubling of distance from a sound source, the sound pressure level decreases by approximately 6 decibels (dB); essentially, you need to calculate the new decibel level by subtracting 6 dB for each time you double the distance from the source.

97 dBA at 5'-0" from the unit converted to 50' away = 79 dba, 100' away is 71 dBA.

As a comparison to the decibel level of the dust collection, decibel readings were taken at the sidewalk of Main Street noting vehicle traffic noise at 35 MPH with a decibel range of 69-80dBA.

I have attached an OSHA permissible noise chart, note the level is 90dBA and above and a know your noise chart for relativity comparison.

Sincerely,

A handwritten signature in black ink that reads "Melody Hamlin".

Melody Hamlin, Project Architect
Funktion Design Studio, LLC

Know Your Noise



OSHA permissible noise exposures

These are the daily averaged allowable noise exposures for worksite settings.

Exposure above these levels requires employers to create a "hearing conservation program" for employees.

(For reference, 90 dB is roughly equivalent to using a common power tool, 100 dB is similar to riding a motorcycle, and 110 dB is like being in the front seats at a rock concert.)

Decibels (dB)	Hours of exposure
90	8
92	6
95	3
100	2
102	1.5
105	1
110	<15 mins



CUP PLAN PACKAGE FOR:
MENZNER HARDWOODS CO.
VILLAGE OF MARATHON, MARATHON COUNTY, WISCONSIN

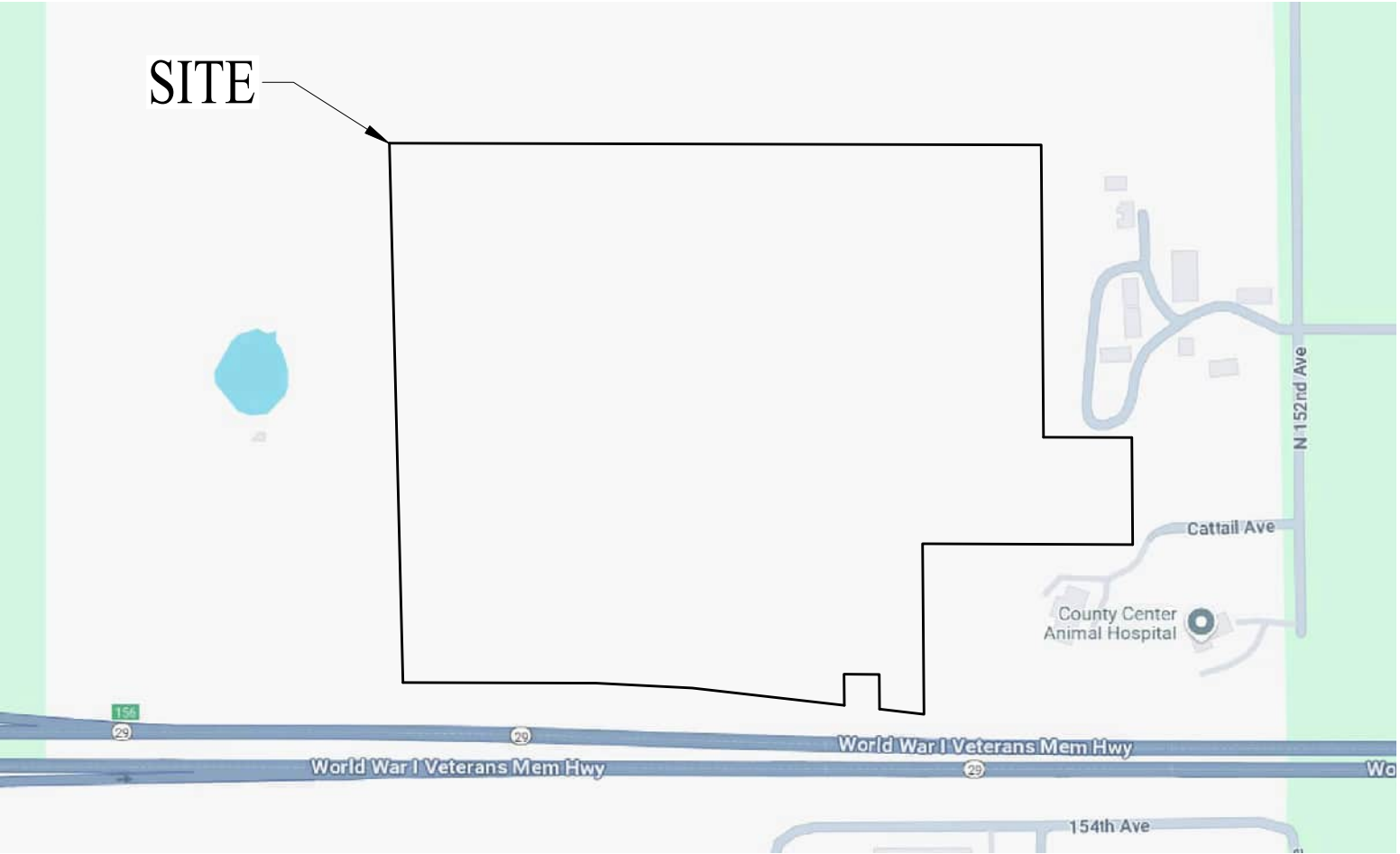
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN - BUILDING A
SHEET C021	OVERLAY SITE PLAN - BUILDING A & B
SHEET C101	SITE PLAN - OVERALL
SHEET C202	GRADING PLAN - OVERALL
SHEET C300	UTILITY PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE NOTES & DETAILS

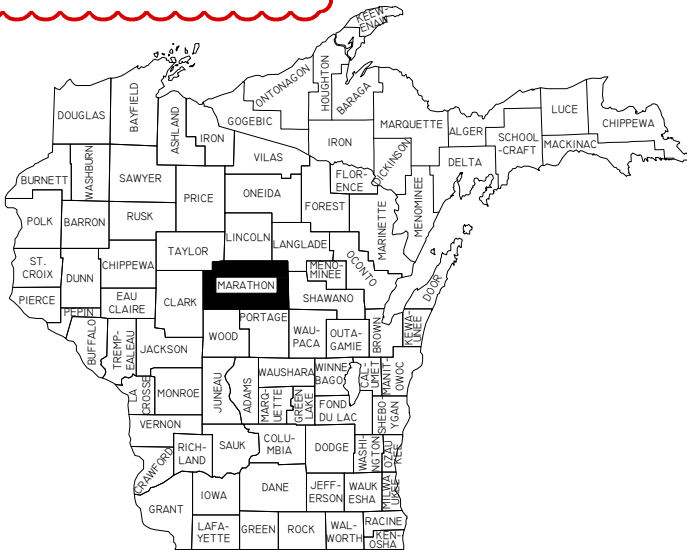
TOTAL SHEETS = 9

LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST



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INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.

LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

OWNER:
MENZNER HARDWOODS CO.

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT ENGINEER
JIM J. BORYSENKO, P.E.

APPROVING AUTHORITIES:
VILLAGE OF MARATHON
WDNR
DSPS

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE

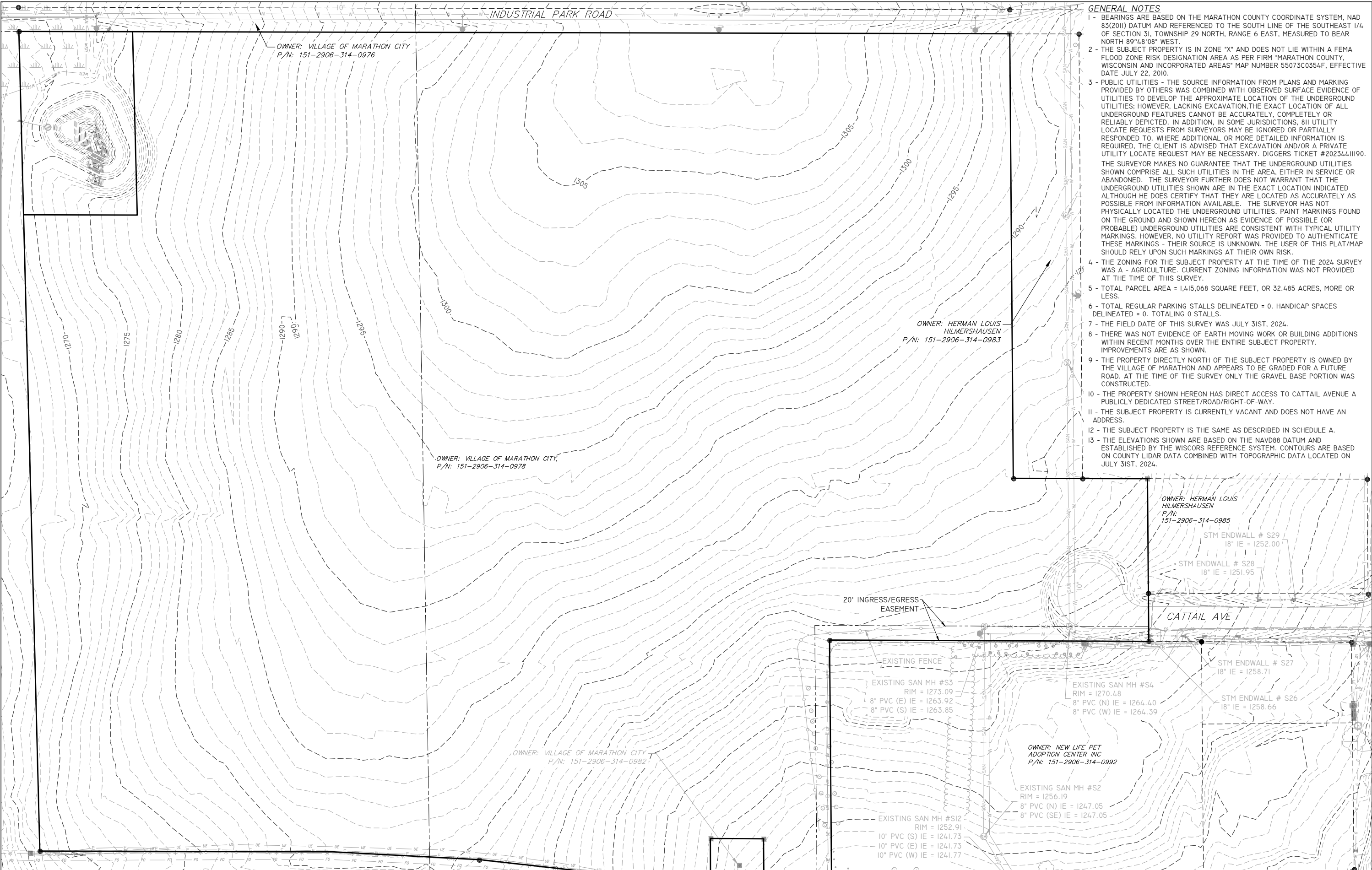


DATE	REVISION	BY	CHKD	SURVEYED BY: OTHERS	DESIGNED BY: CSS	SURVEY DATE: 2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

TITLE SHEET
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI

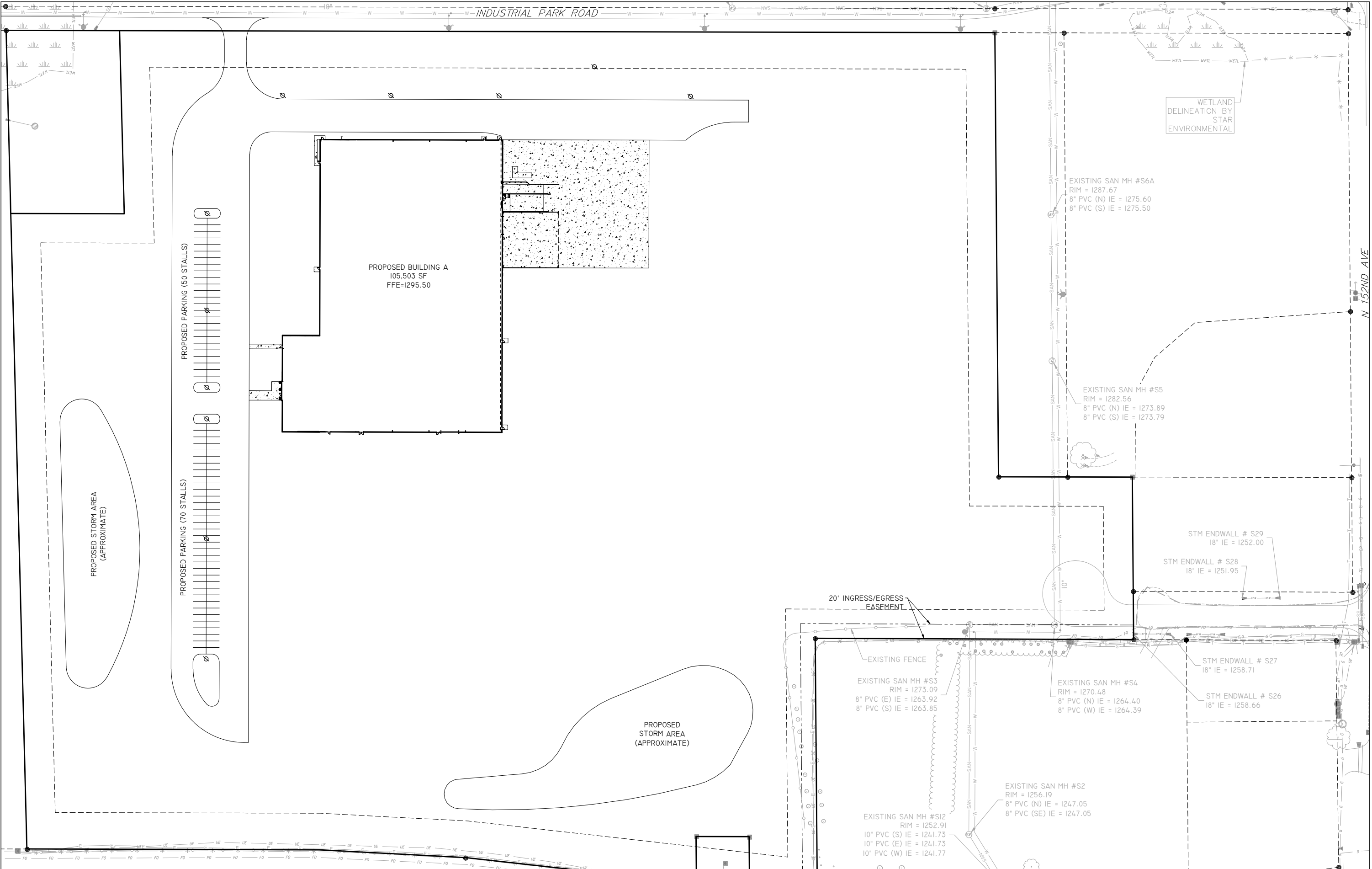
REI
REI No. 11272
SHEET C001

DRAWING FILE: Q:\11200-11299\11272 - MENZNER HARDWOODS CO - MARATHON CITY NEW FACILITY\DRAWING\PLANS\11272-C010-EXISTING.DWG LAYOUT: C010
PLOTTED: FEB 20, 2025 - 1:04PM PLOTTED BY: NATHANP




- GENERAL NOTES**
- 1 - BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 89°48'08" WEST.
 - 2 - THE SUBJECT PROPERTY IS IN ZONE "X" AND DOES NOT LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "MARATHON COUNTY, WISCONSIN AND INCORPORATED AREAS" MAP NUMBER 55073C0354F, EFFECTIVE DATE JULY 22, 2010.
 - 3 - PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKING PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS TICKET #20234411190. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
 - 4 - THE ZONING FOR THE SUBJECT PROPERTY AT THE TIME OF THE 2024 SURVEY WAS A - AGRICULTURE. CURRENT ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
 - 5 - TOTAL PARCEL AREA = 1,415,068 SQUARE FEET, OR 32.485 ACRES, MORE OR LESS.
 - 6 - TOTAL REGULAR PARKING STALLS DELINEATED = 0. HANDICAP SPACES DELINEATED = 0. TOTALING 0 STALLS.
 - 7 - THE FIELD DATE OF THIS SURVEY WAS JULY 31ST, 2024.
 - 8 - THERE WAS NOT EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS WITHIN RECENT MONTHS OVER THE ENTIRE SUBJECT PROPERTY. IMPROVEMENTS ARE AS SHOWN.
 - 9 - THE PROPERTY DIRECTLY NORTH OF THE SUBJECT PROPERTY IS OWNED BY THE VILLAGE OF MARATHON AND APPEARS TO BE GRADED FOR A FUTURE ROAD. AT THE TIME OF THE SURVEY ONLY THE GRAVEL BASE PORTION WAS CONSTRUCTED.
 - 10 - THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO CATTAIL AVENUE A PUBLICLY DEDICATED STREET/ROAD/RIGHT-OF-WAY.
 - 11 - THE SUBJECT PROPERTY IS CURRENTLY VACANT AND DOES NOT HAVE AN ADDRESS.
 - 12 - THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE A.
 - 13 - THE ELEVATIONS SHOWN ARE BASED ON THE NAVD88 DATUM AND ESTABLISHED BY THE WISCORS REFERENCE SYSTEM. CONTOURS ARE BASED ON COUNTY LIDAR DATA COMBINED WITH TOPOGRAPHIC DATA LOCATED ON JULY 31ST, 2024.

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PLOTTED: FEB 20, 2025 - 11:36AM PLOTTED BY: CORYS




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SCALE
0 60 120



DATE	REVISION	BY	CHKD

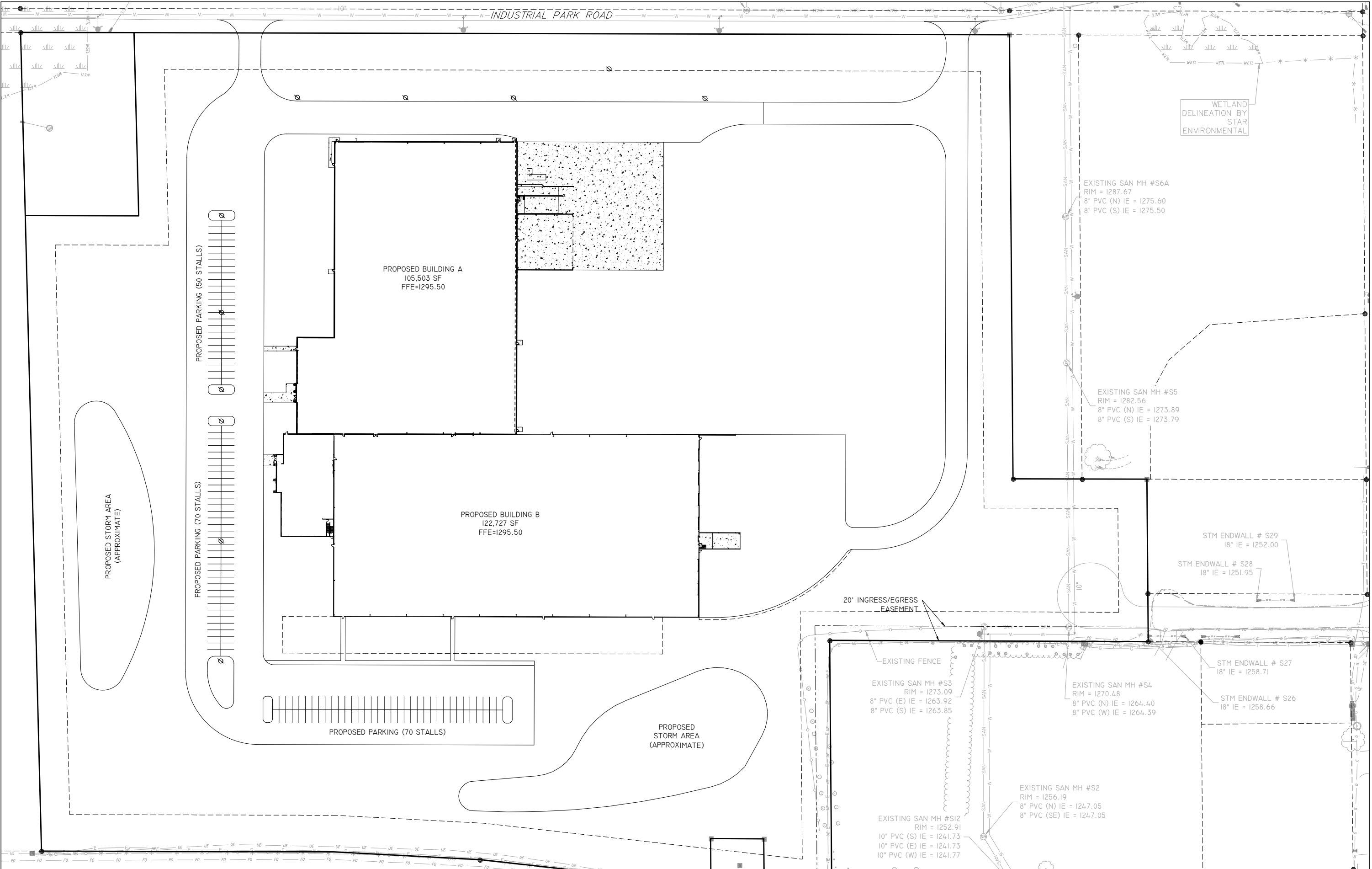
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SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

OVERLAY SITE PLAN - BUILDING A
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI




REI No. 11272
SHEET C020

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SCALE
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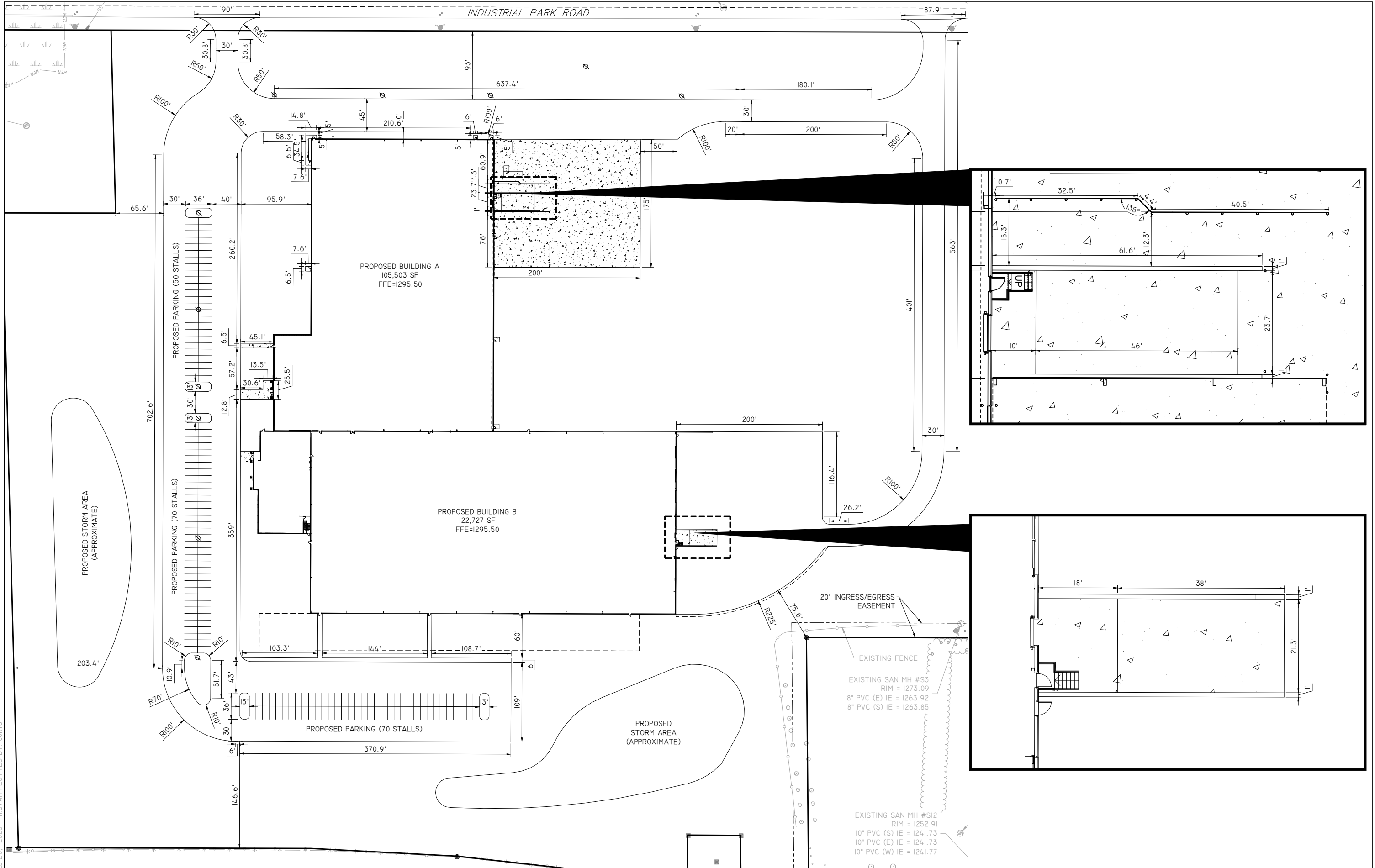


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				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

OVERLAY SITE PLAN - BUILDING A & B
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI


REI No. 11272
SHEET C021

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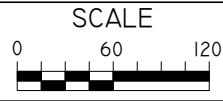


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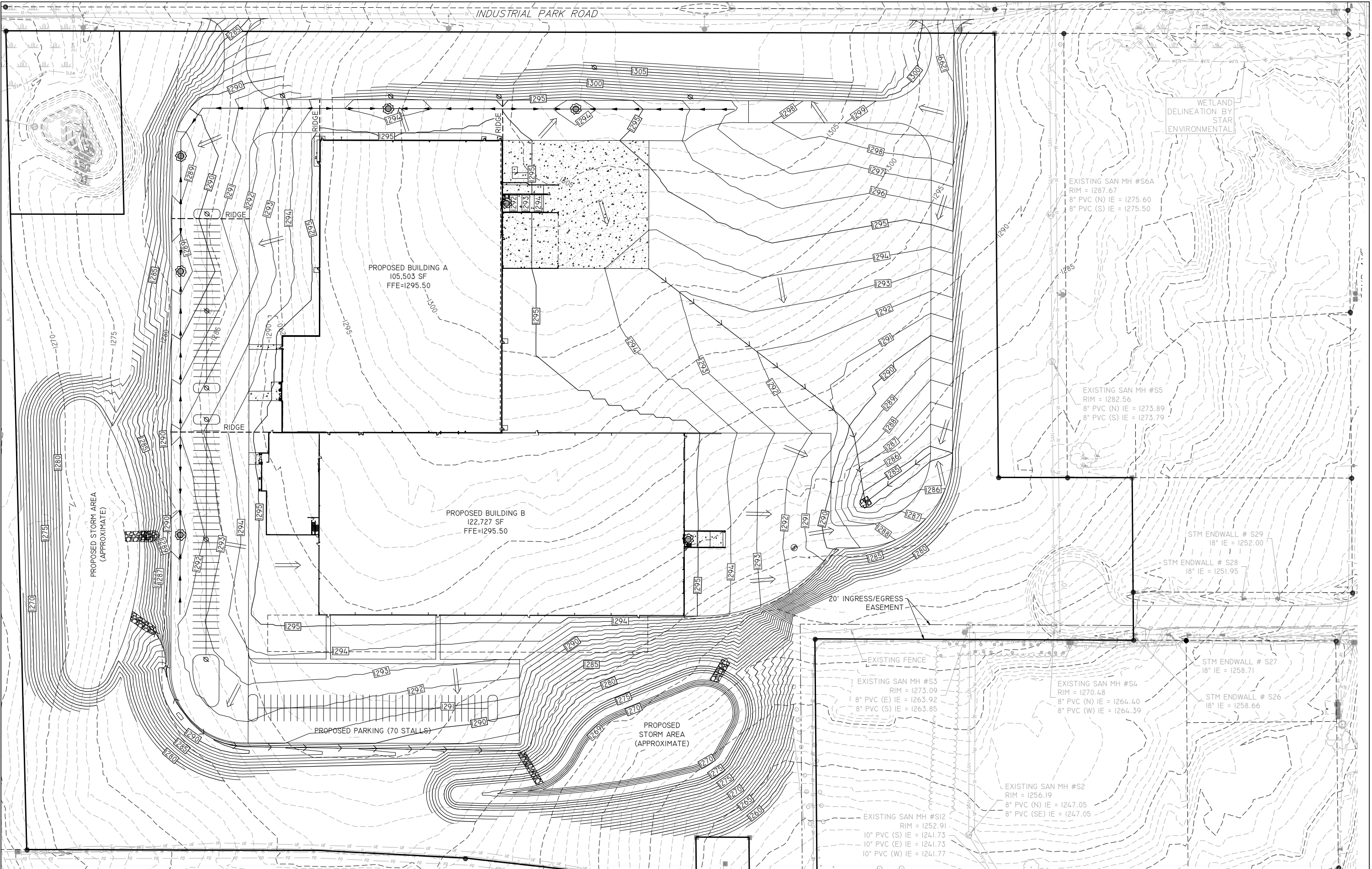
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SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
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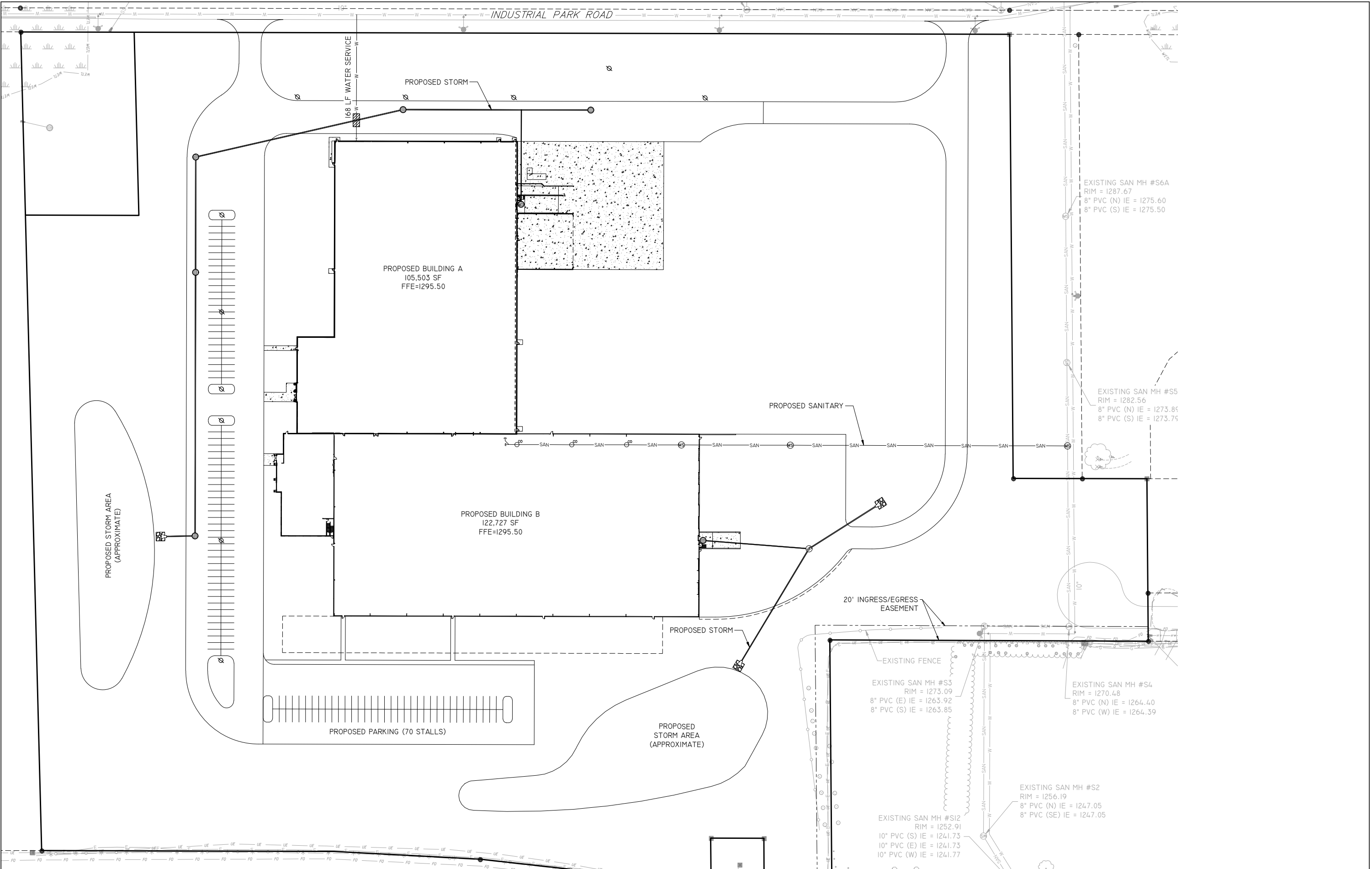
SITE PLAN - OVERALL
MENZNER HARDWOODS CO.
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MARATHON, WI

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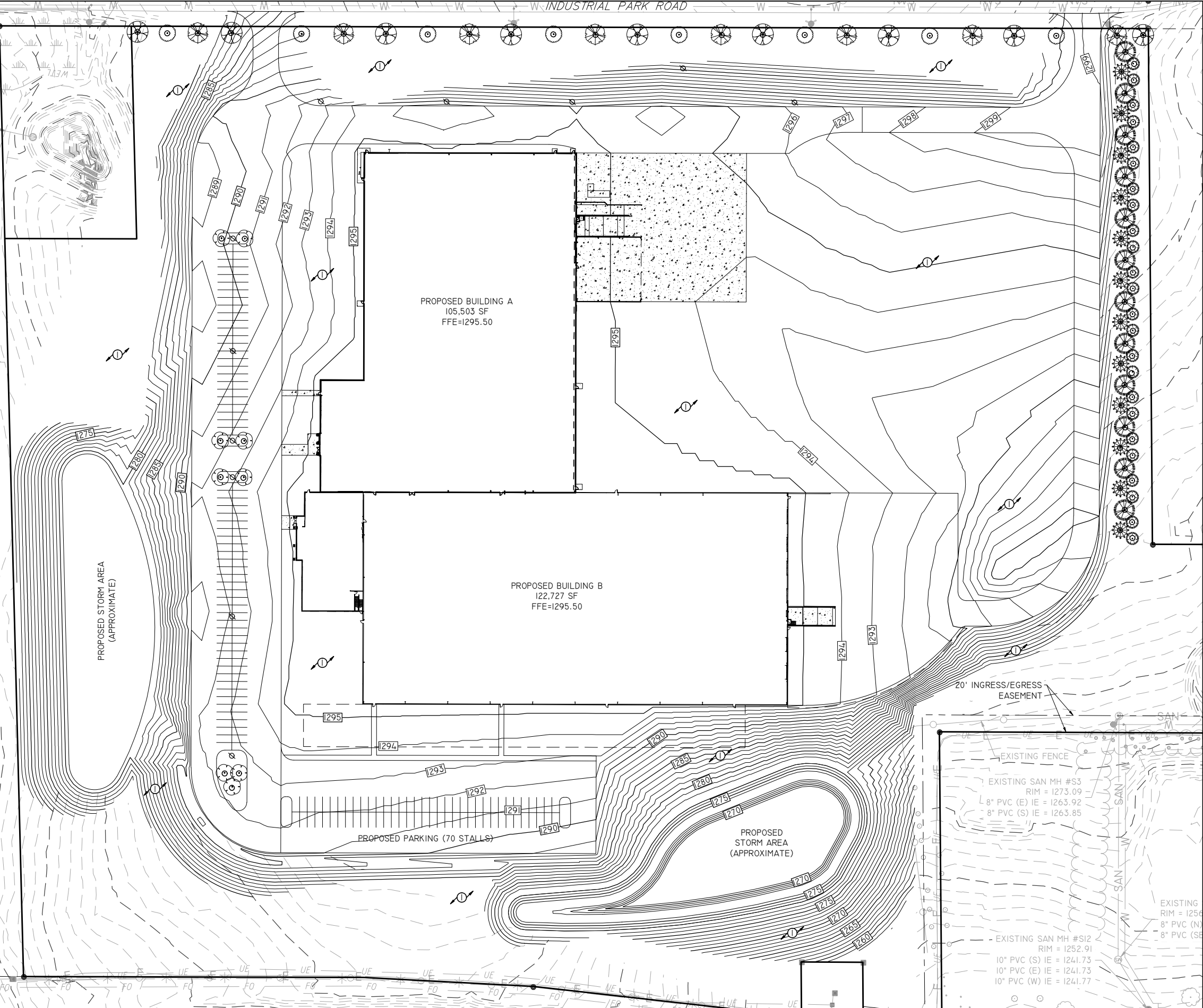
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KEYED NOTES

1. SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.

PLANT SCHEDULE

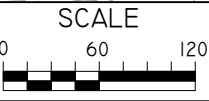
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Red Oak	Quercus rubra	2" Cal.	B&B	8
	Sugar Maple	Acer saccharum	2" Cal.	B&B	8
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	9
	White Oak	Quercus alba	2" Cal.	B&B	9
EVERGREEN TREES					
	Norway Spruce	Picea abies	6' Ht.	B&B	12
	White Pine	Pinus alba	6' Ht.	B&B	12
	White Spruce	Picea glauca	4' Ht.	B&B	24

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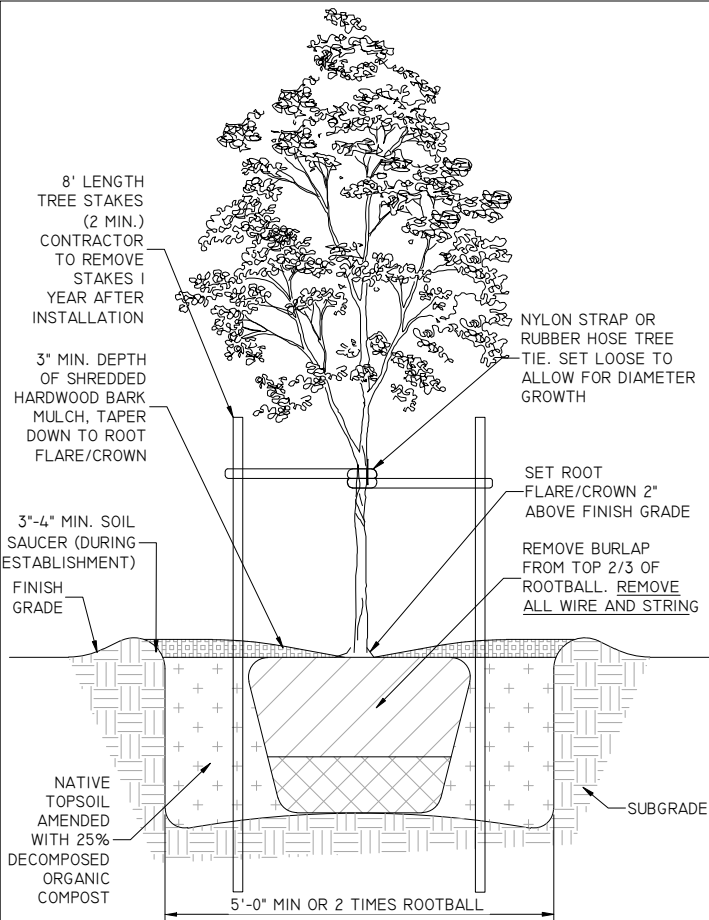
LANDSCAPE PLAN
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI



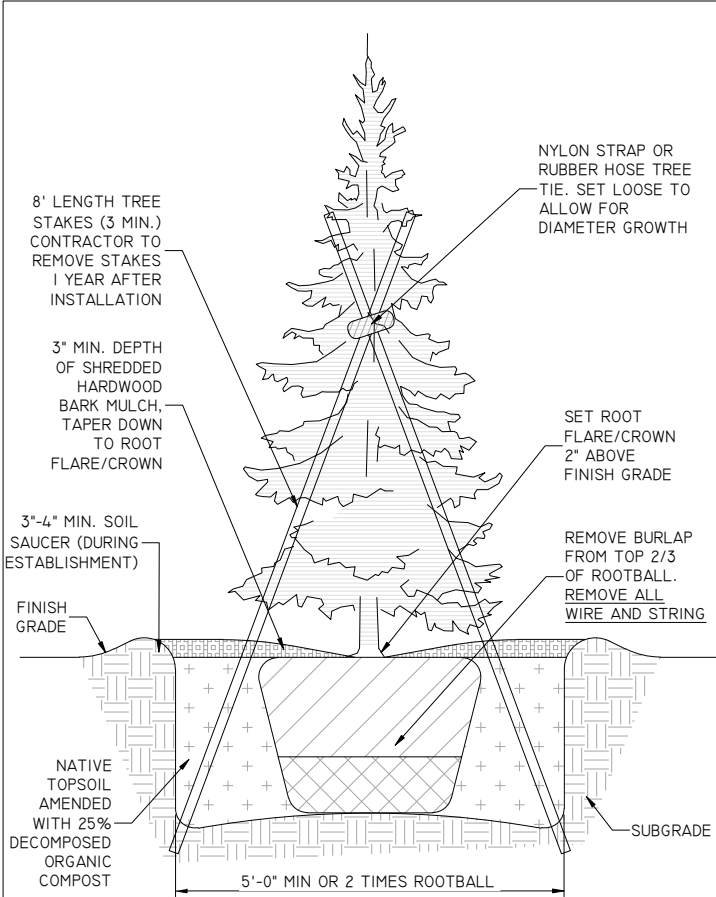
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PLOTTED: FEB 20, 2025 - 11:39AM PLOTTED BY: CORYS

DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL



GENERAL NOTES:

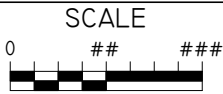
- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

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				SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 02/17/25
				SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: KJS

LANDSCAPE NOTES & DETAILS
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI

REI
REI No. 11272
SHEET C401

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JDR 
ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
PH: 608.277.1728 FAX: 608.271.7078
JDR PROJECT NO: 24.018



Owner
Enter address here

Project Name

ELECTRICAL SITE PLAN LIGHTING CALCULATIONS

DRAWN BY: Author

CHK'D BY: Checker

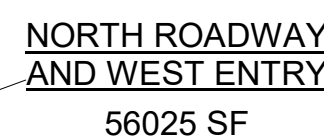
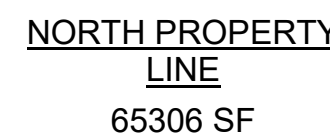
DATE: Issue Date

SCALE: 1/32" = 1'-0"

PROJECT NUMBER:

ELC001

OF



56025 SF

SOUTH TRUCK LOT
26060 SF

26060 SF

(B) UNCOVERED (C)
LOADING DOCK AREA

UNCOVERED
LOADING DOCK AREA

COVERED LOADING
DOCK ARE
5860 SF

DOCK ARE
5860 SF

EAST EXIT DOOR #

60392

EAST EXIT DOOR #3

60897

WEST EXIT DOOR #1

167 SF

WEST EXIT DOOR #2

50 SF

PARKING LOCATIONS

82059 SF

ElumTools General Use Global Illuminance Results						
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min	
PARKING LOT 8	4 f/c	18 f/c	0 f/c	15.1	71.8	
NORTH ROADWAY AND WEST ENTRY 4	4 f/c	17 f/c	0 f/c	31.3	121.9	
NORTH PROPERTY LINE 3	1 f/c	14 f/c	0 f/c	69.2	754.8	
UNCOVERED LOADING DOCK AREA 8	0 f/c	10 f/c	0 f/c	776.0	17221.9	
WEST EXIT DOOR #1	4 f/c	10 f/c	0 f/c	135.0	394.5	
WEST EXIT DOOR #2	8 f/c	11 f/c	6 f/c	1.4	1.8	
WEST EXIT DOOR #3	3 f/c	10 f/c	0 f/c	7.4	26.4	
EAST EXIT DOOR #2, 21	8 f/c	6 f/c	6 f/c	1.4	1.8	
EAST EXIT DOOR #3, 22	8 f/c	11 f/c	6 f/c	1.4	1.9	

PLOT DATE AND TIME: 19/2025 2:20:52 PM

1
ELC00

ELECTRICAL SITE PLAN LIGHTING CALCULATIONS

WEST PROPERTY
94687 SF

94687 SF

FAN DETAILS

Job Name: Menzner Lumber KY



Tag: Bag House Fan
Customer: Tweet Garot
Job ID: 61844-TCF-JK-0
Date: April 10, 2023

Description

Quantity 1
Model BCS
Size 490
Width SWSI
Arrangement 1
Class 22
Rotation CCW
Discharge UBD
Wheel Diameter (in) 49.0
Drive method Belt
Percentage width 90%
Percentage diameter 100%
Motor position Z

Performance

Volumetric Flow CFM 47,600
Operating SP (in WC) 20.000
Standard SP (in WC) 20.717
RPM 1572
Tip Speed (FPM) 20166
Oper. Power BHP 205.39
Standard Power BHP 212.75
Outlet Area (sq.ft) 13.333
Outlet Velocity (FPM) 3570
Max RPM for Class 1780
Static Efficiency 73.07%
Total Efficiency 75.87%
FEI 1.22
FEP (KW) 165.52
System FEI 1.22
System FEP (KW) 165.52

Air/Gas Properties

Altitude above sea level (ft) ... 971
Inlet Pressure (in WC) 0.000
Inlet Temperature(°F) 70
Design Temperature (°F) 70
Gas Type Operating air
Estimated Density (lb/ft³) ... 0.0724

Motor Data

Power (HP) 250
Enclosure TEFC
Speed (RPM) 1800
Voltage 460V
Phase 3
Frequency 60Hz
Frame Size 447T
Technology Induction

Modifiers

Apply Compressibility, Inlet Box.

Sound

Octave Bands	1	2	3	4	5	6	7	8	LwA
Level at Inlet	107	106	113	110	103	101	97	92	111

Distance in ft	1	3	5
dBA at inlet	111	101	97

Sound Power Levels in dB re.10⁻¹² Watts:

Estimated sound pressure level in dBA
(re: 0.0002 microbar) based on a single
* ducted installation:

*To estimate dBA level for ducted inlet and ducted outlet (into and out of the room) type installation, deduct 20 from the LwA value shown. Using a directivity factor of 1. Estimated Sound Pressure based on free field, spherical (Q = 1) radiation at stated distance.

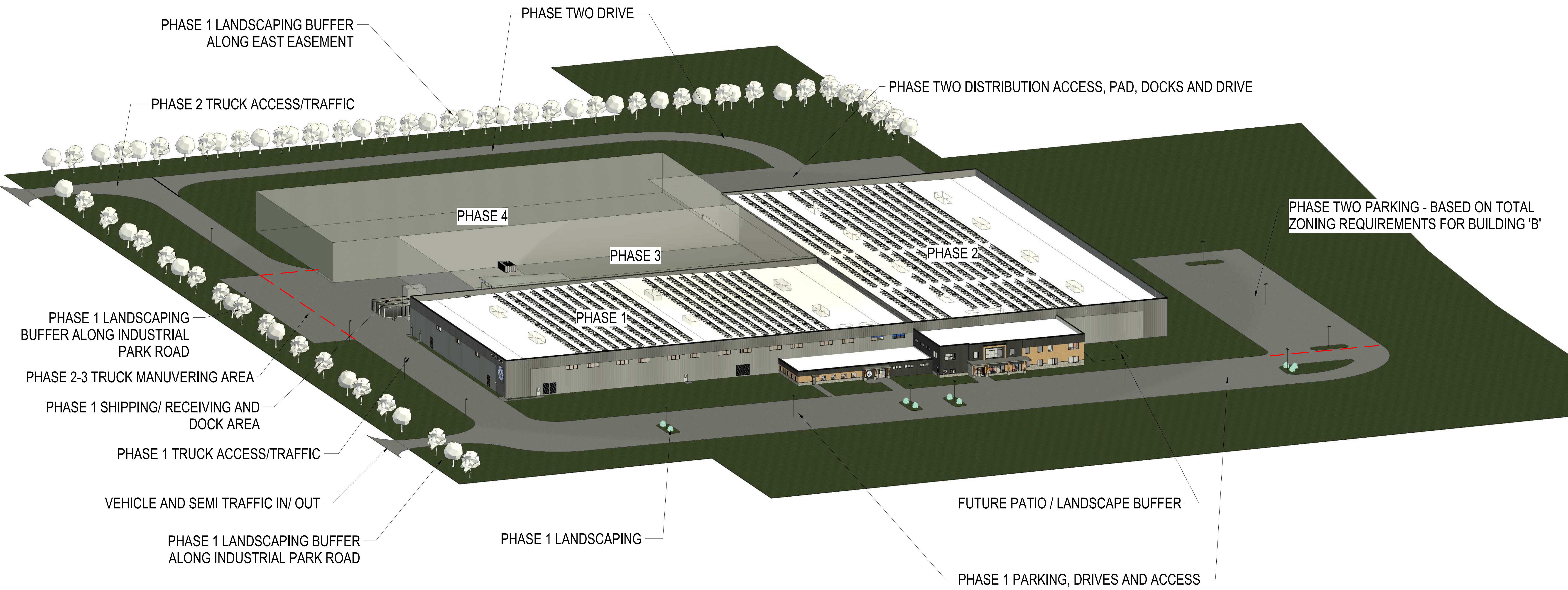
Definitions:

LwA The overall (single value) fan sound power level, 'A' weighted.

dBA The environment for each fan installation influences its measured sound value, therefore dBA levels cannot be guaranteed. Consult AMCA Publication 303 for further details. A fan's dBA is influenced by nearby reflective surfaces.

SCOPE OF WORK PHASE 1:

- PREP ENTIRE SITE FOR ROUGH GRADING
- FINAL GRADING AND LANDSCAPE AROUND BUILDING 'A'
- STORMWATER DETENTION AREAS
- PAVED PARKING ALONG THE WEST ELEVATION
- STREET ACCESS INTO THE SITE - TRUCK ACCESS, DRIVE AND MANUVERING AREA
- SITE UTILITIES (ELECTRIC, GAS, TELECOM, SANITARY, WATER, STORM FOR PHASE 1 AND PHASE 2)



**MENZNER HARDWOODS CO.
OVERHEAD SITE w/ BUILDING PHASES**

24 FEBRUARY 2025

DRIVE/ACCESS

PHASE 2:

DISTRIBUTION DRIVE/ACCESS

DRIVE/ACCESS

PHASE 2:

DISTRIBUTION DRIVE/ACCESS

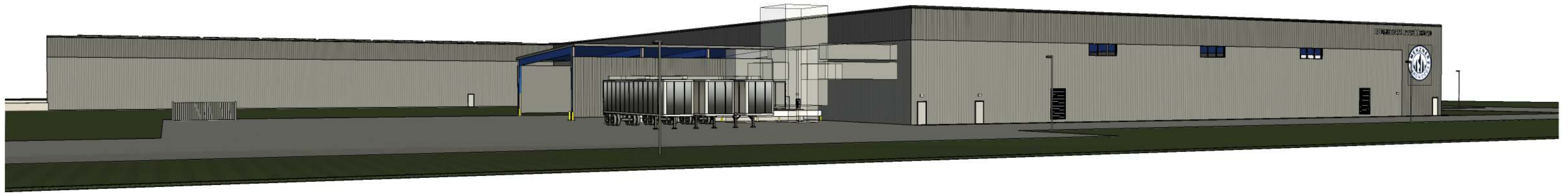


MENZNER HARDWOODS CO. BUILDING PHASES

24 FEBRUARY 2025

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NORTH ELEVATION - INDUSTRIAL PARK ROAD



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

MENZNER HARDWOODS CO.
MASTERPLAN BUILDING 'A' AND 'B' MASSING
 24 FEBRUARY 2025

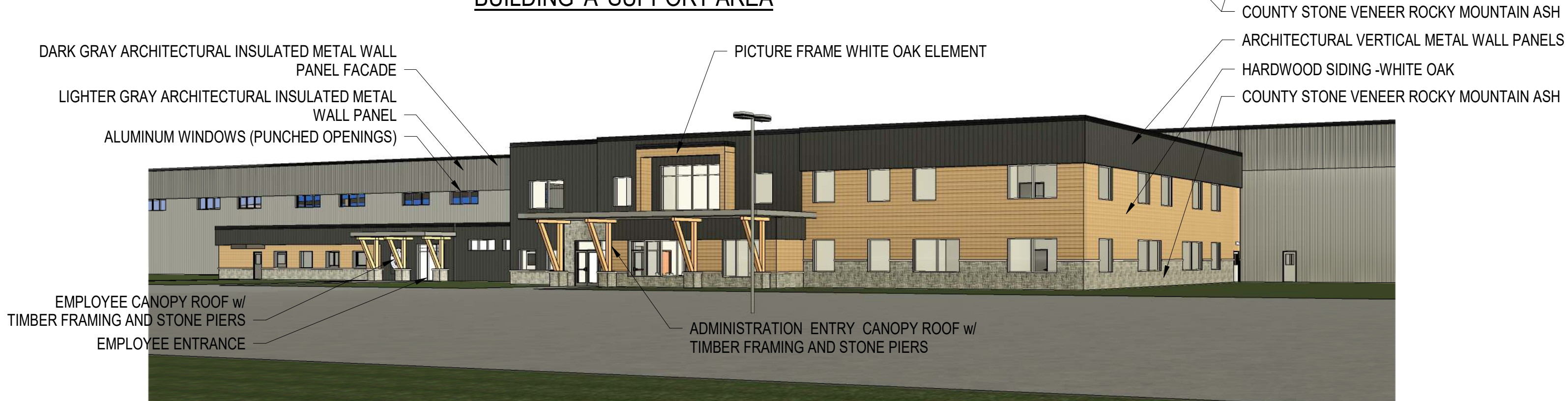
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BUILDING 'A' SUPPORT AREA



BUILDING 'B' TWO STORY ADMINISTRATION

MENZNER HARDWOODS CO.

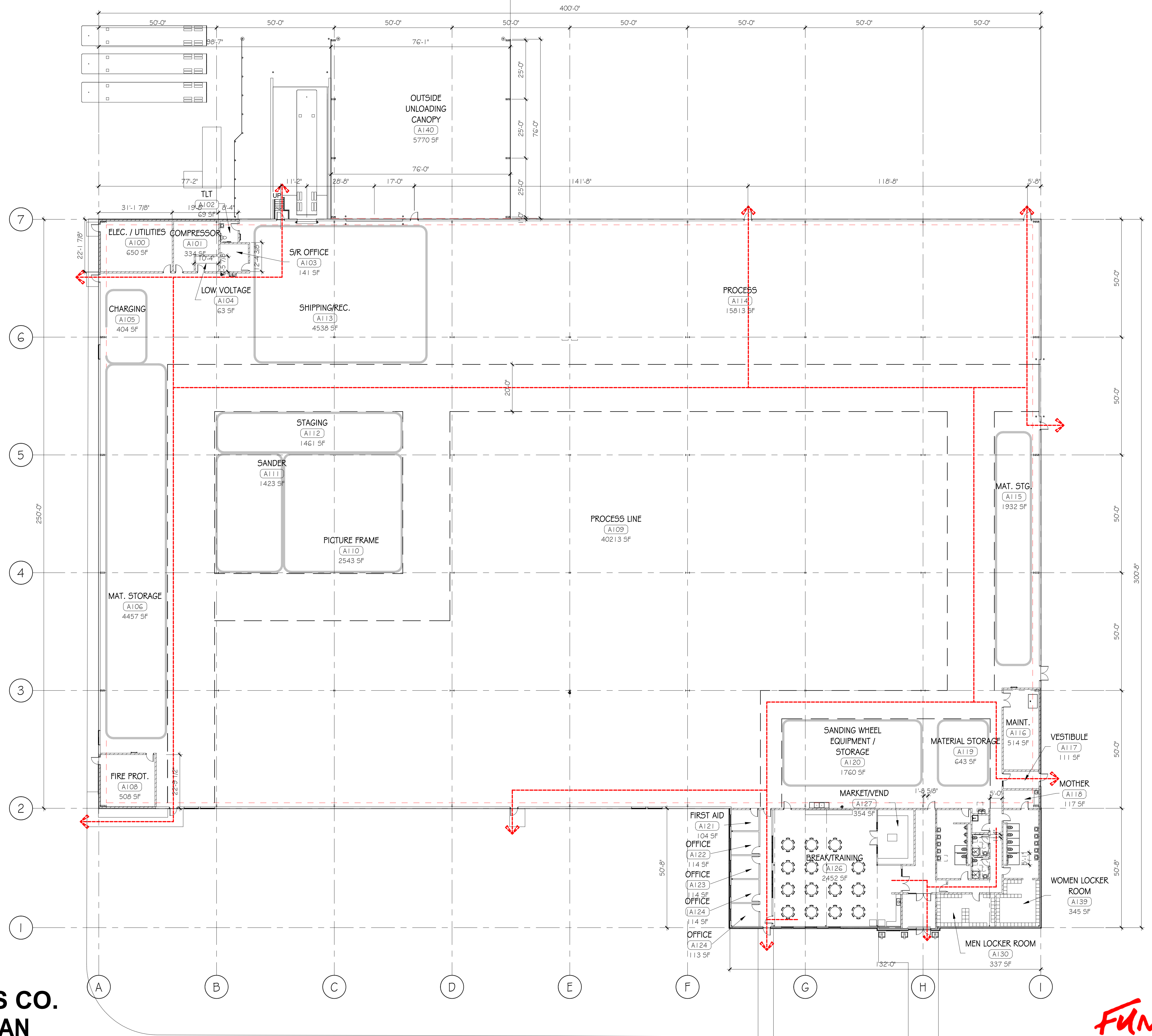
MASTERPLAN BUILDING 'A' AND 'B' MASSING

24 FEBRUARY 2025

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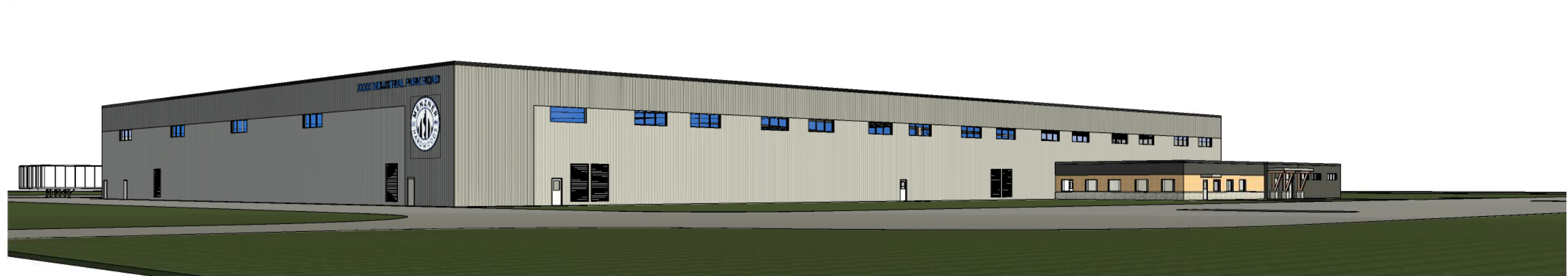


MENZNER HARDWOODS CO.
BUILDING 'A' OVERALL PLAN

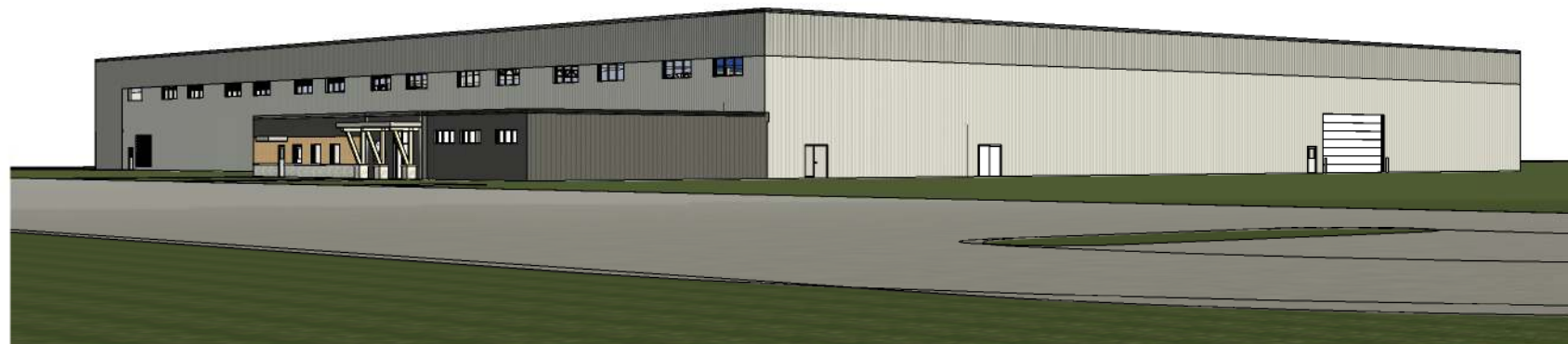
24 FEBRUARY 2025



NORTH ELEVATION - INDUSTRIAL PARK ROAD



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



EAST ELEVATION

MENZNER HARDWOODS CO.
ENLARGED BUILDING 'A' SUPPORT PLAN
 24 FEBRUARY 2025

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BUILDING 'A' SUPPORT AREA



BUILDING 'A' SOUTH ELEVATION

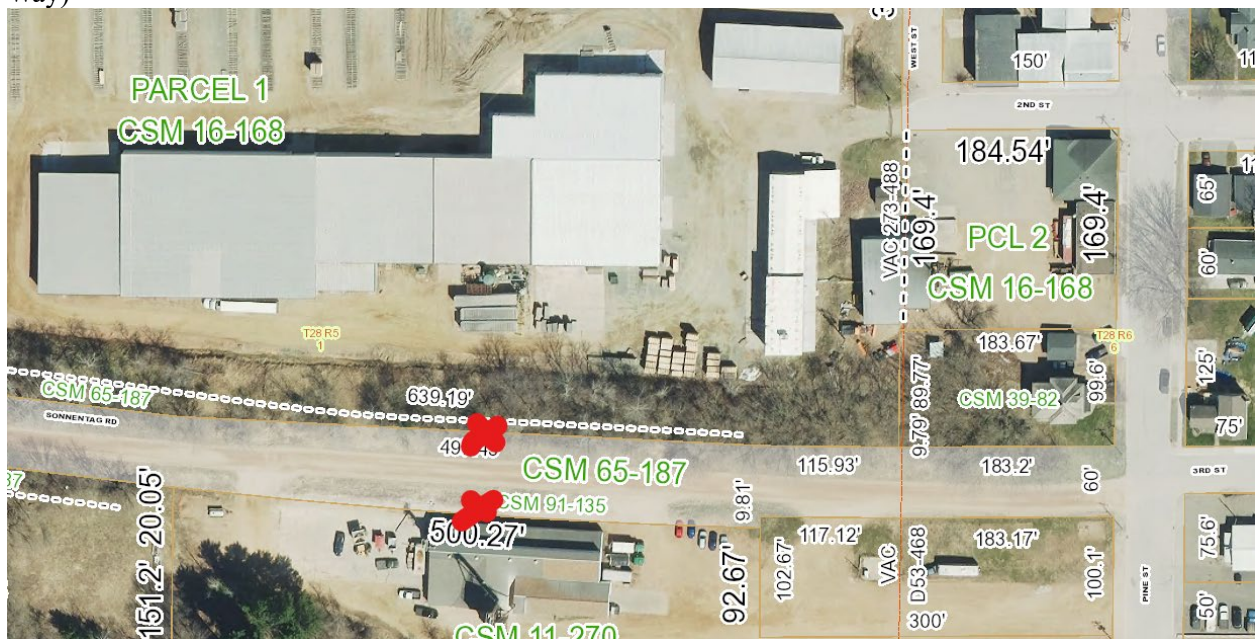


Noise Level Study Report

March 13, 2025

On March 13, 2025, between 10:00 AM and 11:00 AM, Administrator Steven Cherek and Police Chief Tylar Geske conducted a noise level study in Marathon City using a Reed Sound Level Meter, Model R8050. The purpose of this study was to establish baseline noise levels prior to the approval of a Conditional Use Permit for Menzner Hardwoods Co. Below are the findings from various locations.

Location 1: Sonnentag Road (Across from Menzner Dust Collection System, within the Road-Right-of-Way)





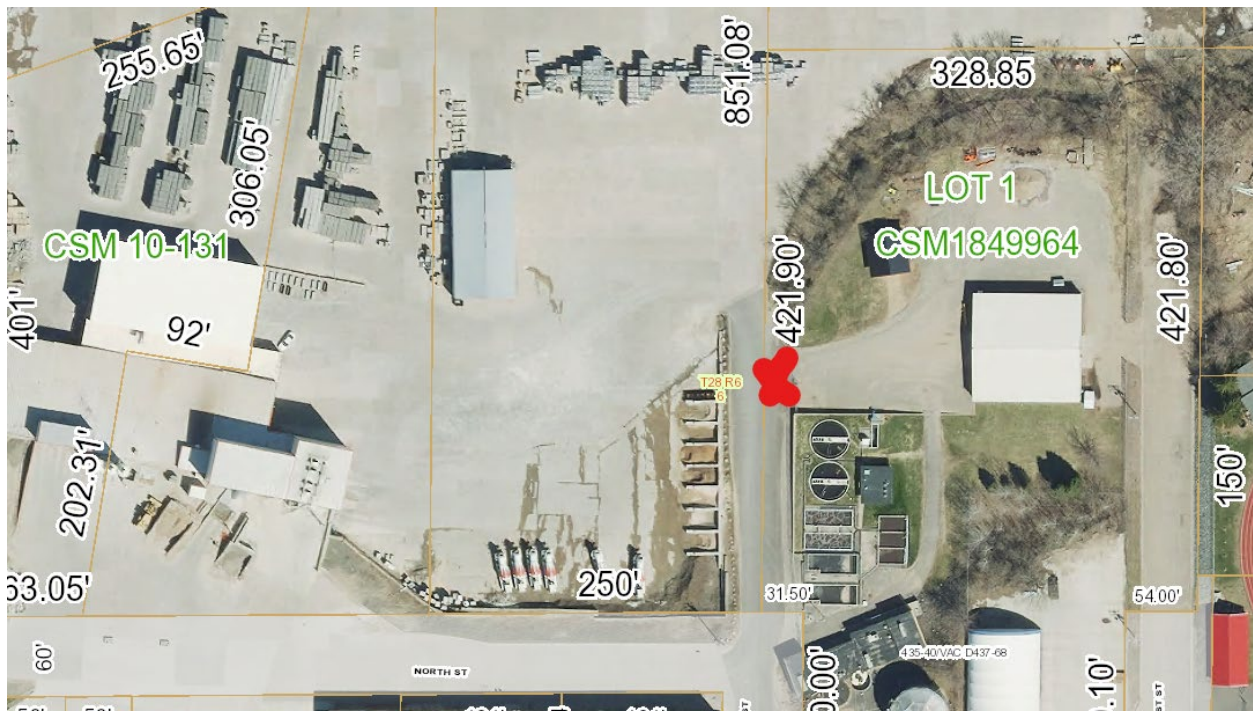
North Side of ROW: 66 to 75 dBA





South Side of ROW: 63 to 70 dBA

Location 2: County Materials Corporation (Near Village Highway Garage)

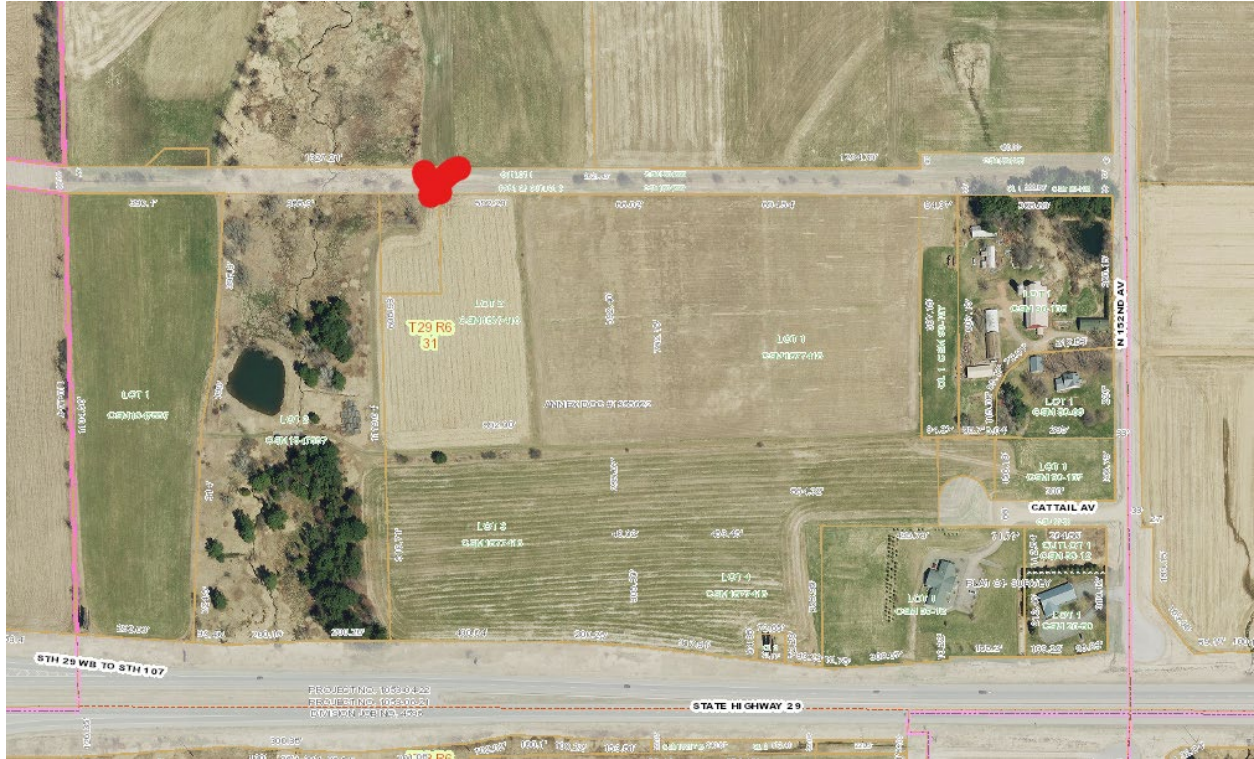




Results: 50 to 60 dBA



Location 3: New Menzner Hardwoods Property (Northwest Lot Line)

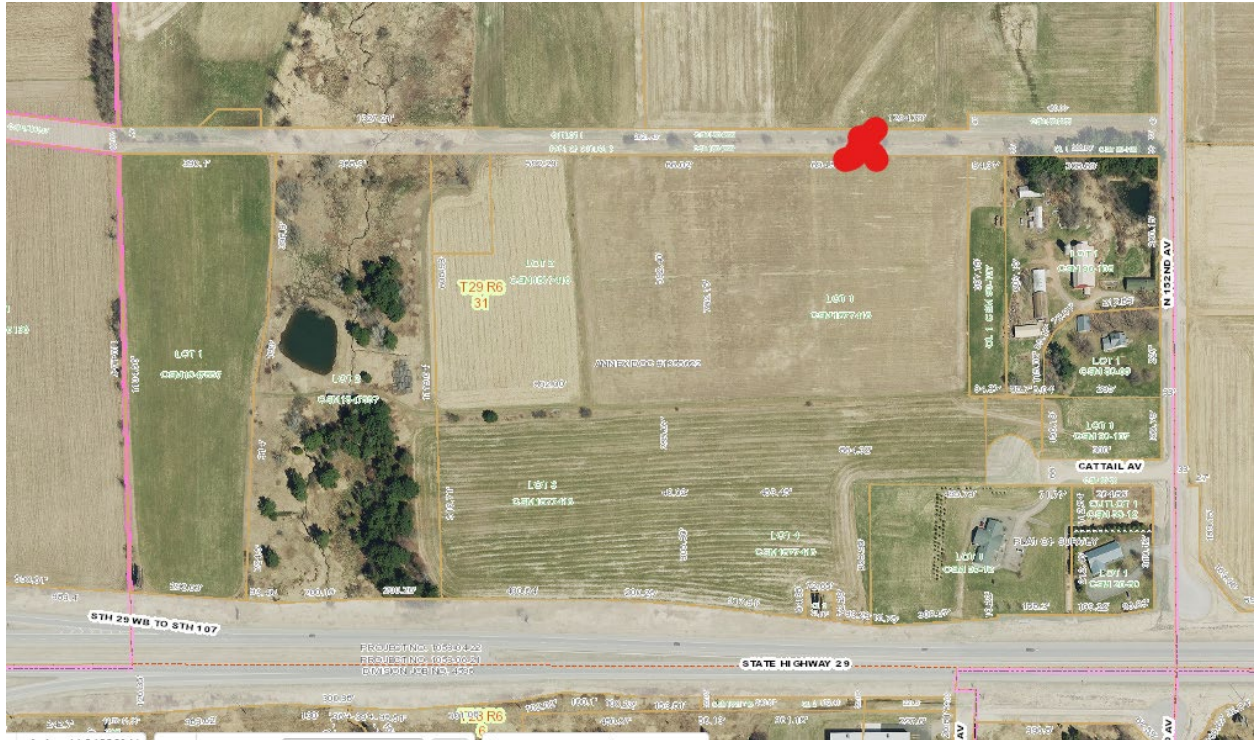




Results: 45 to 50 dBA



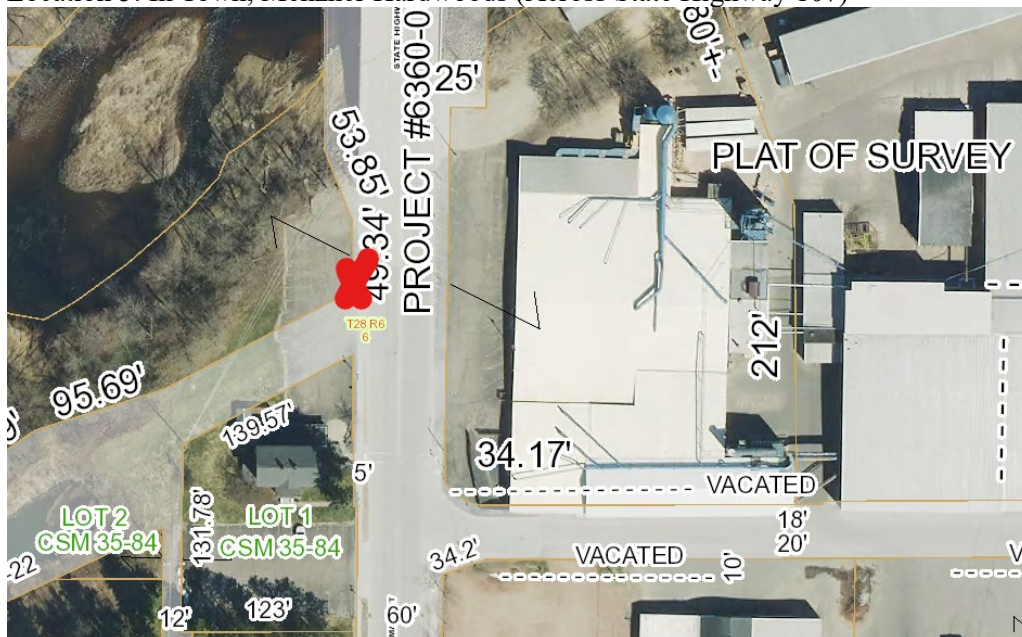
Location 4: New Menzner Hardwoods Land Parcel (Northeast Corner by Fire Hydrant)





Results: 45 to 50 dBA

Location 5: In Town, Menzner Hardwoods (Across State Highway 107)





Results: 71 to 75 dBA,

Note: When a car, truck, or large vehicle passed, noise levels increased to 75 dBA. With no traffic, levels remained at approximately 71.9 dBA.



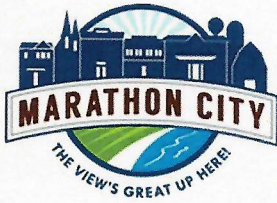
This study represents a one-day sample and may not fully capture the typical daily noise levels. Additionally, County Materials Corporation was in its off-season during March, and noise levels could be significantly higher between May and August.

Overall, the findings suggest that an expected and acceptable noise level near industrial facilities ranges between 65 and 73 dBA.

Steven A. Cherek

Steven A. Cherek

Village Administrator - Treasurer



Marathon City Plan Commission
311 Walnut Street PO Box 487
Marathon City, WI 54448
(715) 443-2221

Application Accepted:	1/21/2025
Accepted by:	SAC
Scheduled Hearing Date:	3/13/2025
Approval Date:	

CONDITIONAL USER PERMIT APPLICATION

Property Owner Name: Menzner Hardwoods Co.	Phone Number: 715-443-2354
Mailing Address: 105 Main Street, Marathon, WI 54448	
Email Address: katiej@menznerhardwoods.com	

Agent Name: Katie Johnson	Phone Number: 715-443-1326
Mailing Address: 105 Main Street, Marathon, WI 54448	
Email Address: katiej@menznerhardwoods.com	

SITE INFORMATION	
Site Address: Cattail Avenue, SE ¼ of SE 1/4 , Section 31, Township 29 N, Range 6E	
Zoning District:	Code Section:
Overlay District (Check Applicable): <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Wellhead Protection	
Parcel ID (s): 151-2906-314-0969; 151-2906-314-0970; 151-2906-314-0971; 151-2906-314-0972	

General Application Requirements		
Applications will not be accepted until the application has met with Village Staff to review the application and determine if all necessary information has been provided. Applications are due by noon of the Tuesday three weeks prior to the Plan Commission meeting. All information from the check list below must be included.		
<input checked="" type="checkbox"/> Complete Attached Information Sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Provide \$100.00 Application Fee (non-refundable), payable to the Village of Marathon City

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of Marathon City to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application is substantive false or incorrect information has been included.

Owner / Agent Signature: Katie Johnson Date: 1/21/25

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE AND OF PERMITS & APPROVALS

At the public hearing, the applicant may appear in person or through an agent or an attorney of his / her choice. The applicant / agent/ attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Village, and will remain in the file.

STANDARDS FOR CONDITIONAL USE PERMITS

The Plan Commission has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 13.4.8.6 of the Marathon City Municipal Code. Those standards are as follows:

- a. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare,
- b. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood,
- c. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district,
- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided,
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets, and
- f. That the conditional use shall, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the village board pursuant to the recommendations of the plan commission.

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

In order to process your application as quickly as possible, please fill in all the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

☒ WRITTEN DESCRIPTION OF THE PROPOSED USE:

General description of the use (home occupation, non-metallic mining, or any other listed conditional use in zoning district)

This property will be developed into an industrial production facility for Menzner Hardwoods. Through several phases of development we will build manufacturing space, warehousing and distribution space, as well as a new office building for our administrative staff.

☒ IF THE PROPOSED USE INVOLVES A BUSINESS ACTIVITY, DESCRIBE BUSINESS

Description of type of business activity:

A proud fifth-generation family business, Menzner Hardwoods is America's leading manufacturer of hardwood mouldings, millwork, and lumber. We are dedicated to making high-quality hardwood products that help bring your vision for your space to life.

By combining our history and passion with a pursuit of what's next, we are uniquely positioned to meet the evolving needs of our customers. Our mission: build products, relationships, and communities that will last for generations.

Equipment used in the business activity:

Primary manufacturing equipment used includes wood processing equipment (ex: rip saws, chop saws, re-saws), moulders, pre-finishing equipment, dust collection, and material handling equipment. Distribution equipment includes forklifts and semi trucks.

Days and hours of operation: M-F 6am-11pm

Number of employees: 50-100

Nuisance abatement measures that will be implemented:

Noise abatement: N/A

Vibration abatement: N/A

Dust control measures: Dust collection included in building construction.

Measures to control fumes or odors: N/A

Visual screening measures (landscaping, fences, walls, etc): Landscaping, walls

☐ **DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATION:**

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operations, the amount of material that will be stockpiled, etc.

Attached Document – REI and Funktion Design Studio, LLC

Other features or characteristics (sign, fences, outdoor display areas, etc)

SCALED SITE PLAN

☐ Show parcel and building dimensions of all existing and proposed structures

☐ Landscape and screening plan

☐ Show all signs, fences and other features that may be regulated by zoning

☐ Show all well and septic systems

☐ Show site access, driveway, and nearest road

☐ Parking areas with spaces

☐ Stormwater plans including the erosion control

☐ Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property

The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of the part of the structure occupied by the use and any access to the use through hall, doorways, etc.

The location of any equipment that will be used:

FOR ALL BUILDINGS AND ACCESSORY BUILDINGS

☐ Show floor plan, including attics

☐ Show scaled building elevations

☐ Show color scheme

**ORDER GRANTING A CONDITIONAL USE PERMIT FOR
PJM INVESTMENTS, LLC – MENZNER HARDWOODS, CO.
VILLAGE OF MARATHON CITY,
MARATHON COUNTY, WISCONSIN**

WHEREAS, a complete application has been filed by PJM Investments, LLC - Menzner Hardwoods Co., (hereinafter “Applicant”) for industrial production wood facility and related distribution and administrative offices as well as additional parking stalls all on its property located at 345 N. Business Parkway, Marathon City, WI; and

WHEREAS, the Applicant’s application and submitted documents consists of a cover letter from its representative Funktion Design Studio dated February 18, 2025, a completed and signed Conditional Use Permit Application, ten (10) page site plans for the proposed building(s)/use, including by way of enumeration, future construction phases, landscape plans, various elevation/site plans of the buildings, Funktion Design Studio correspondence dated February 26, 2025 and included eighteen (18) pages of various engineering and other documents entitled CUP Plan Package For Menzner Hardwoods Co., Village of Marathon, Marathon County, Wisconsin; and

WHEREAS, Applicant represents and warrants that the application and materials submitted heretofore are true, accurate, and correct; are incorporated fully herein and shall be relied upon by the Village in its determination(s) herein;

WHEREAS, the Applicant is the fee simple owner of that property located within the Village of Marathon City with a mailing address and Parcel as follows:

345 N. Business Parkway
Marathon City, WI 54443
Parcel IDs: 151-2906-314-0966
 (“Subject Property”)

WHEREAS, the Subject Property is zoned I-2 General Industry pursuant to the Zoning Code of the Village; and

WHEREAS, pursuant to §13.5.13 and table 13-5 (A) of the Zoning Code, manufacturing and industrial use is authorized in the I-2 General Industry District as a conditional use; and

WHEREAS, Applicant intends to utilize the Subject Property for industrial production wood facility and related distribution and administrative offices; and

WHEREAS, pursuant to §13.7.21, in all zoning districts in the Village and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended or increased, off-street parking stalls for all vehicles in accordance with the Village Zoning Code.

WHEREAS, the Applicant represents in the application that there shall be 50-100 employees on the Subject Property and seeks to construct 190 parking spaces on the Subject Property; and

WHEREAS, the Plan Commission may, through a Conditional Use Permit, grant exceptions to the parking requirements as it deems appropriate for specific scenarios that will not inhibit the health, safety and welfare of the public; and

WHEREAS, upon receipt of the completed application for a Conditional Use Permit and materials identified hereinabove, the Village Clerk properly referred the same to the Plan Commission of the Village of Marathon City for a public hearing and recommendation; and

WHEREAS, upon referral of the Conditional Use Permit application by the Village Clerk, the Plan Commission for the Village of Marathon City scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon the necessary publication of the required notice of public hearing as required by §13.4.8(4) of the Zoning Code, the Plan Commission held a public hearing on the application on March 13, 2025; and

WHEREAS, the Plan Commission, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its recommendation on those factors set forth in §13.4.8(6) Zoning Code of the Village of Marathon City including the health, general welfare, safety and economic prosperity of the Village, as well as the Comprehensive Plan of the Village, recommended approval of the Conditional Use Permit with conditions; and

WHEREAS, the Village Board after review of the recommendation of the Plan Commission and after it also conducted the necessary study and investigation, having giving the matter due consideration, and basing its determination on the effects of those standards as set forth in §13.4.8(6) as well as §13.5.13 of the Zoning Code, and as long as the conditional use operates in strict compliance with the following conditions resolves, orders and finds that:

IT IS THEREFORE, ORDERED AND RESOLVED AS FOLLOWS:

Commencing upon the date hereof, a Conditional Use Permit for the Subject Property is hereby granted. The Conditional Use Permit granted herein shall apply only to the specific use of the Subject Property by PJM Investments, LLC - Menzner Hardwoods Co., and the Conditional Use Permit shall continue and exist only so long as the property is owned by PJM Investments, LLC - Menzner Hardwoods Co. and operated in strict compliance with the terms of this Permit. This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations:

1. This Conditional Use Permit is granted to allow for an industrial production wood facility and related distribution and administrative offices as set forth in the application and related materials under the following conditions:
 - A. Applicant shall construct the industrial production wood facility and related distribution and administrative offices as set forth and in compliance with the application and documents submitted therewith.
 - B. Operation of the wood/dust collection systems shall at all times have an operational silencing mechanism attached.
2. This Conditional Use Permit is further granted to allow 190 parking spaces on the Subject Property as set forth in the application and accompanying documents.
3. This Conditional Use Permit is granted solely and exclusively to the Applicant for only so long as it continues to own in fee simple the Subject Property. This Conditional Use Permit is non-transferrable to any other person or entity without the prior approval of the Village.
4. This Conditional Use Permit is conditioned upon the Applicant and the Subject Property being and remaining compliant with all other village, county, state, and federal laws, rules, and regulations. The Applicant shall apply for, receive, and file proof of such permission with the Village Administrator of all other required local, state, and federal permits before activities commence.
5. The terms, conditions, and representations of the submittals by the Applicant for Conditional Use Permit dated January 21, 2025 and February 26, 2025, are hereby incorporated herein and made a part of the conditions hereof to the extent not otherwise modified by the requirements herein and to the extent so modified, the conditions set forth herein shall control.
6. The Applicant shall promptly reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this Conditional Use Permit, including by way of enumeration without limitation, the cost of professional services incurred by the Village (including legal and other consulting fees) for review of and preparation of the Conditional Use Permit, attendance at meetings or other related professional services as well as for any actions the Village is required to take to enforce any of the conditions in this Conditional Use Permit due to a violation of these conditions by the Applicant.
7. This Conditional Use Permit shall be reviewed by the Plan Commission one year from the date of the initial grant and every five (5) years thereafter to review the conditions and compliance with the same.
8. Any use not specifically listed as permitted shall be considered to be prohibited except as maybe otherwise specifically provided herein. In case of a question as to

the classification of use, the question shall be submitted to the Village Board for determination.

9. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this Permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order, or rule by the Village, Marathon County, State of Wisconsin, United States, or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
10. Should this permitted Conditional Use be abandoned or discontinued in any manner for twelve (12) months or continued other than in strict conformity with the conditions of the original approval or should the Applicant be delinquent in payment of any monies due and owing to the Village, this Conditional Use may be terminated by action of the Village Board.
11. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration and/or amendment to the use, premises, structures, land or owners other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
12. Should any paragraphs or phrase of this Conditional Use Permit be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this Conditional Use and the remainder shall continue in full force and effect.
13. If any aspect of this Conditional Use Permit is in conflict with any other aspect of the Conditional Use Permit, the more restrictive provision shall be controlling as determined by the Village Board.
14. Copies of this Order shall be filed in the permanent records of the Village Board for the Village of Marathon City and copies sent to the proper authorities as well as the Applicant.

Approved this _____ day of March, 2025.

VILLAGE BOARD, VILLAGE OF MARATHON CITY

By: _____
Kurt Handrick, Village President

Attest: _____
Cassandra Lang, Village Clerk

Approval/Acceptance of Applicant dated this ____ day of _____, 2025.

PJM INVESTMENTS, LLC – MENZNER
HARDWOODS, CO. THE CROSS, WI INC.
Applicant

By: _____

Its: _____