

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AGENDA
PUBLIC HEARING - PLAN COMMISSION – HYBRID
VILLAGE HALL BOARD ROOM
WEDNESDAY, MAY 21, 2025 – 5:00 PM

PUBLIC VIRTUAL ACCESS

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



Meeting ID: 227 279 031 826 7
Passcode: nq6Ej2Yo

Notice Posted at the Municipal Center

DATE: May 19, 2025

TIME: 1:00 pm

Notice Received by Record-Review

DATE: May 19, 2025

TIME: 1:00pm

CALL TO ORDER

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

2. OPEN PUBLIC HEARING

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

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

WEDNESDAY, MAY 21, 2025 – IMMEDIATELY FOLLOWING PUBLIC HEARING

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1. CALL TO ORDER

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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. March 13, 2025 – Public Hearing Meeting
- b. March 13, 2025 – Plan Commission Meeting

5. NEW BUSINESS

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

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

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



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

Application Accepted:	5/5/2025
Accepted by:	SAC
Scheduled Hearing Date:	5/21/2025
Approval Date:	

CONDITIONAL USER PERMIT APPLICATION

Property Owner Name: Chad MacMillan / MacMillan Innovations, LLC	Phone Number: 715-297-3752
Mailing Address: 910 Charles St., Edgar, WI, 54426	
Email Address: chad@macmillanarms.com	

Agent Name: Prime design builders inc	Phone Number: 715 359-6276
Mailing Address: 1721 County Rd XX Kronenwetter WI 54455	
Email Address: bri@primedesignbuilders.com	

SITE INFORMATION	
Site Address: 670 Maratech Ave, Marathon City, WI, 54448	
Zoning District: Commercial	Code Section:
Overlay District (Check Applicable): <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Wellhead Protection	
Parcel ID (s): 151-2806-062-0986	

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 if substantive false or incorrect information has been included.

Owner / Agent Signature: Chad MacMillan

Digitally signed by Chad MacMillan
Date: 2025.04.24 15:14:51 -05'00'

Date: 04/24/2025

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.

SUPPLIMENTAL 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)

Storage building - store equipment & supplies for Property maintenance and upkeep

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

Description of type of business activity: Property management

Equipment used in the business activity:

lawn mower - skid steer

Days and hours of operation: n/a

Number of employees: n/a

Nuisance abatement measures that will be implemented:

Noise abatement:

Vibration abatement:

Dust control measures:

Measures to control fumes or odors:

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

☐ **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.

removal of 50'x50' black Top
Pouring Concrete slab for storage building

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

n/a

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

Untitled Map

MacMillanInnovations Inc

Legend

 670 Maratech Ave

20 foot set back from
property line

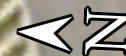
45x45 new
storage
building

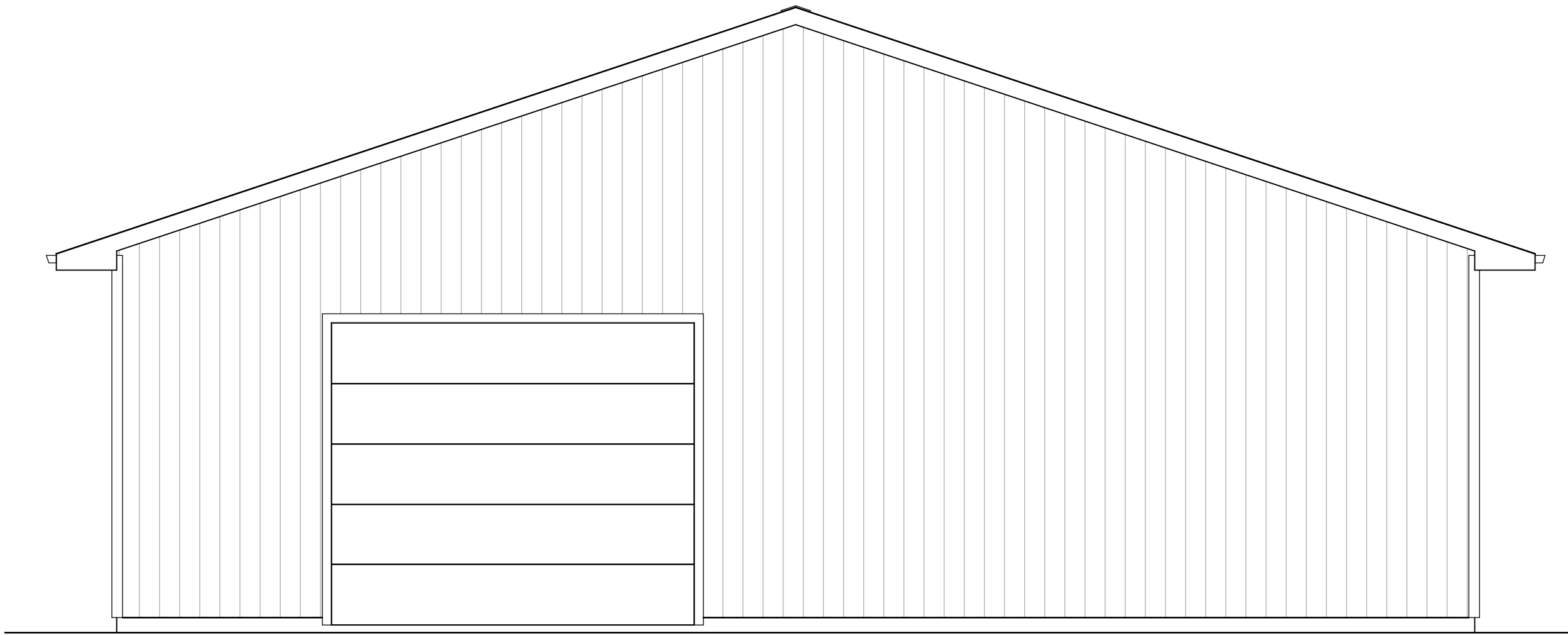
670 Maratech Ave

Google Earth

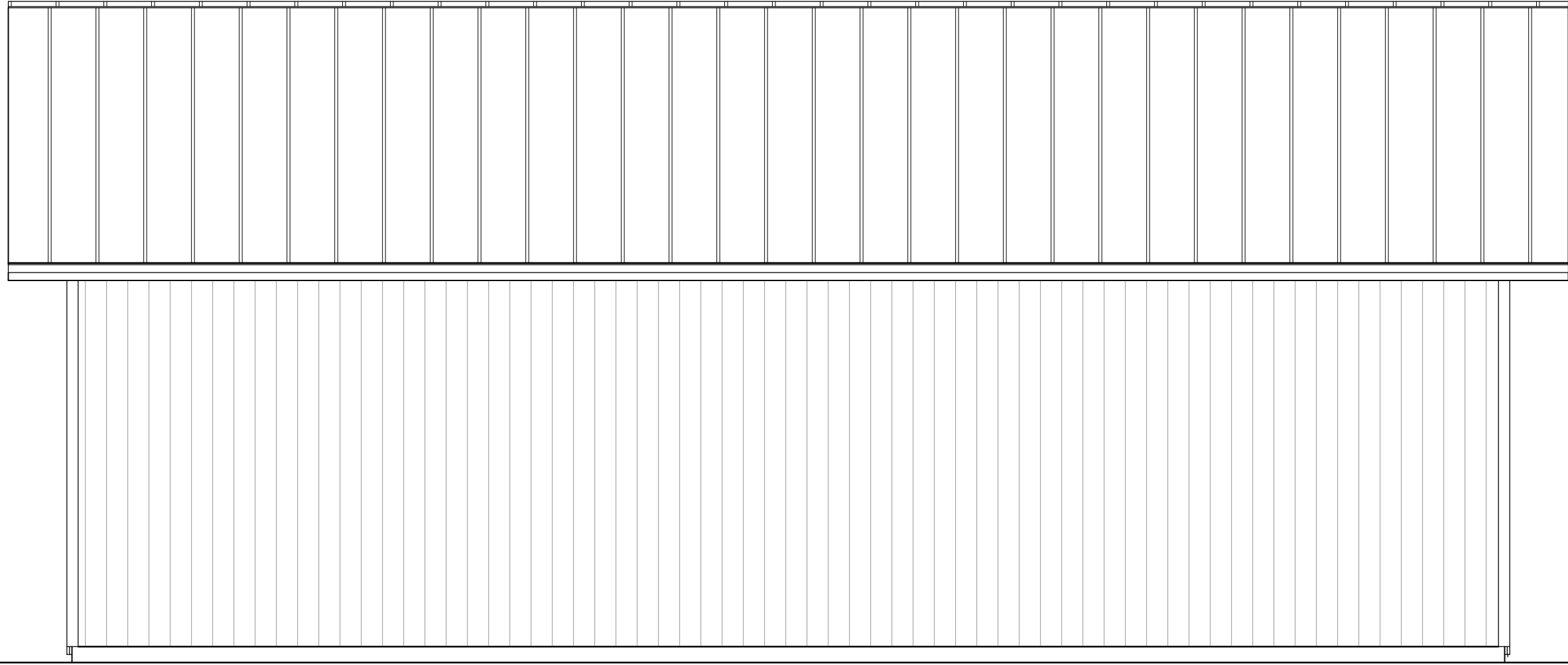
Image © 2025 Airbus

100 ft

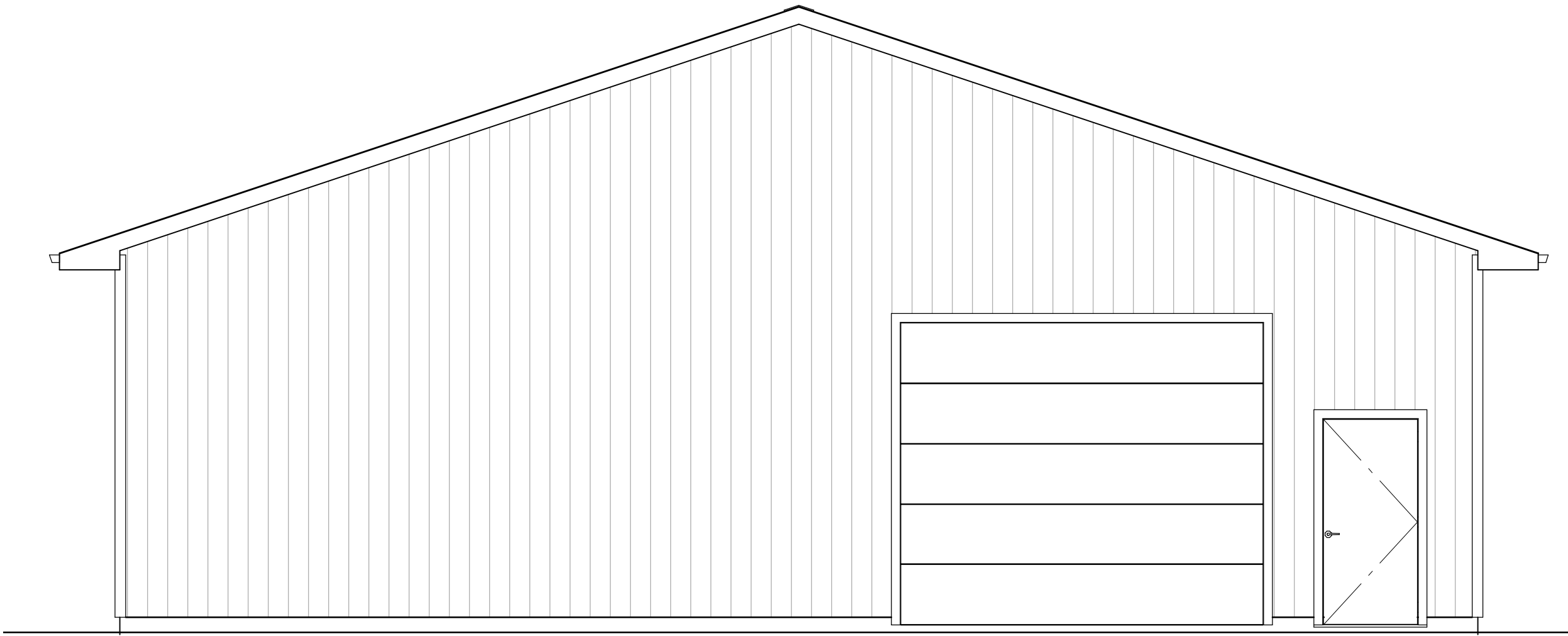




Exterior Elevation Back



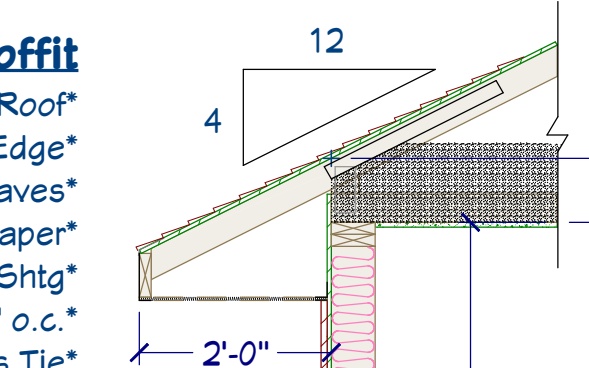
Exterior Elevation Left/Right



Exterior Elevation Front

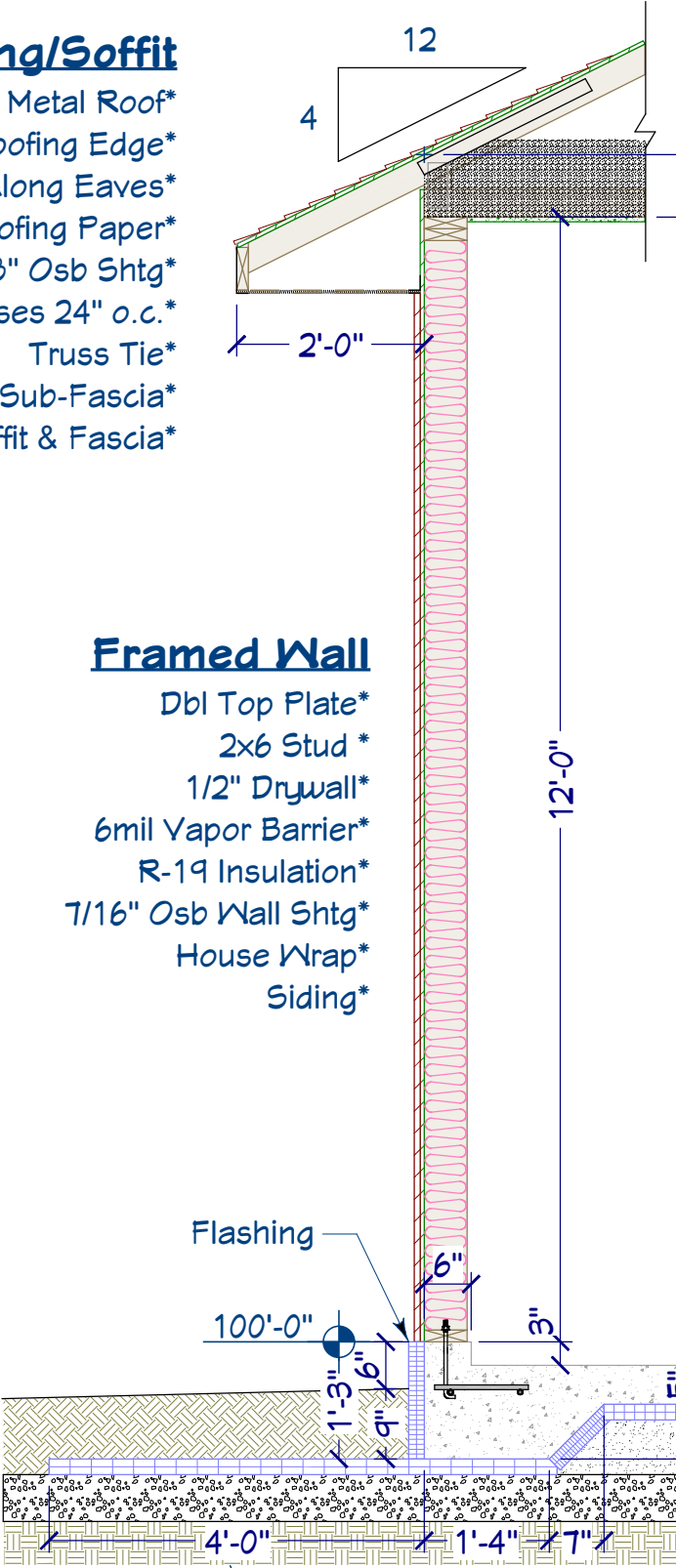


- Roofing/Soffit**
- Standing Seam Metal Roof*
 - Steel Roofing Edge*
 - Ice/Water Along Eaves*
 - Heat Rated Roofing Paper*
 - 5/8" Osb Shtg*
 - 8" Raised Heel Trusses 24" o.c.*
 - Truss Tie*
 - 2x6 Sub-Fascia*
 - Alum Soffit & Fascia*



- CEILING**
- *5/8" Drywall
 - *6mil Poly Vapor Barrier
 - *R-44 Fiberglass/Blown_In Insulation (min)
 - *Air Baffle

- Framed Wall**
- Dbl Top Plate*
 - 2x6 Stud *
 - 1/2" Drywall*
 - 6mil Vapor Barrier*
 - R-19 Insulation*
 - 7/16" Osb Wall Shtg*
 - House Wrap*
 - Siding*



- Foundation Footing**
- *1/2" Anchor Bolt 6'-0" o.c. (18" from corners max.)
 - *2x6 Treated Plate
 - *Sill Seal
 - *Poured Concrete
 - *5" Concrete Floor w/ 16x15 Monolithic Footing
 - *(2) 5/8" Re-Bar As Required
 - *10mil Vapor Barrier
 - *2" Foam (R-10)
 - *Compacted Gravel/Sand Layer
 - *Undisturbed Soil

- 2" Foam (R-10)
- Non-Frost Susceptible Fill
- 6" Minimum Gravel/Sand Layer
- Undisturbed Soil

Typical Wall Detail
Scale: 1/2" = 1'-0" (24x36)

REVISION TABLE		REVISY BY		DESCRIPTION	
NUMBER	DATE				

MacMillian
Shed

Prime Design Construction LLC
1721 County Rd XX
Kronenwetter, NJ 54455
715.359.6276 lor@primedesignconstruction.com

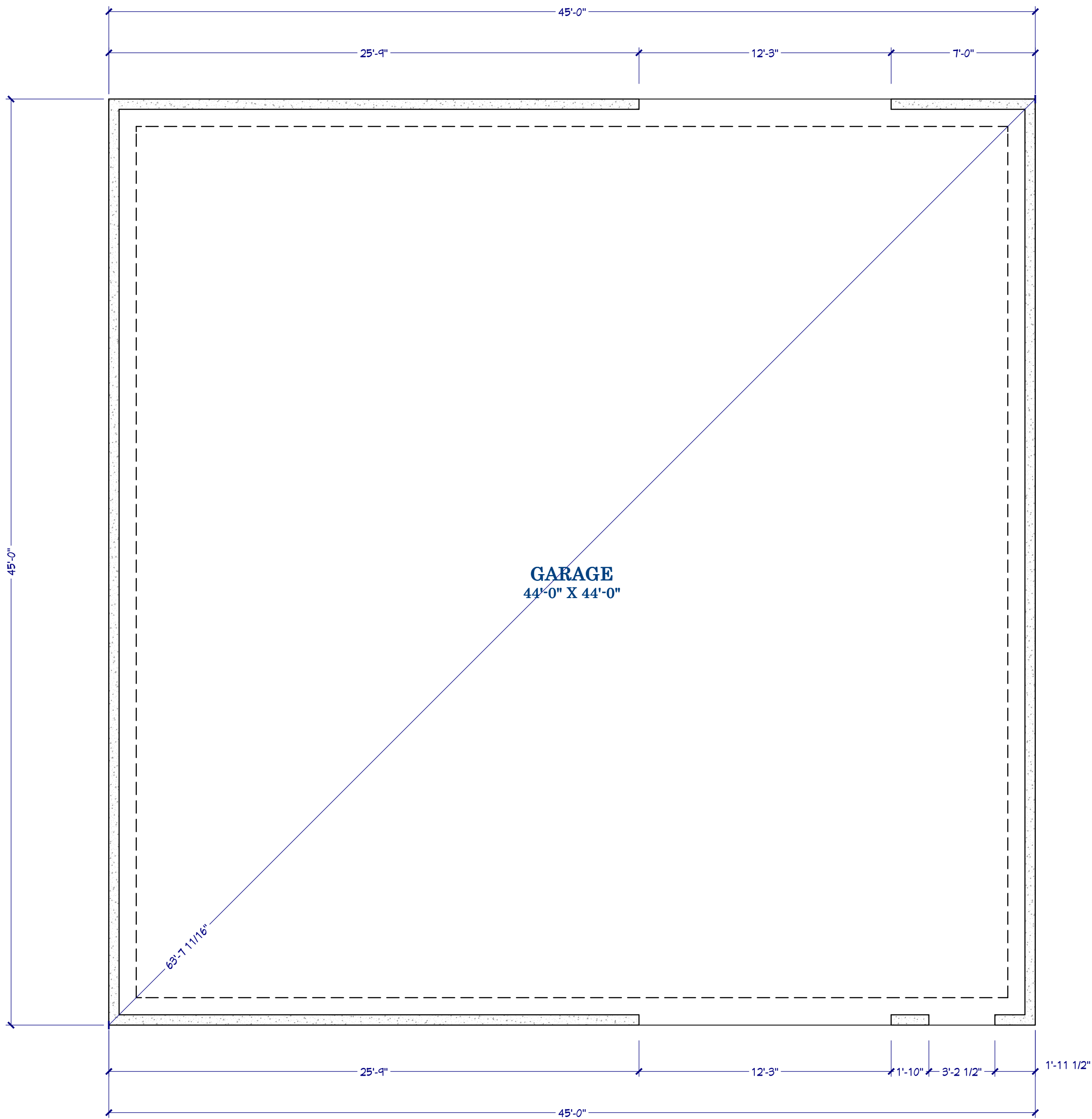
DATE:

5/3/2025

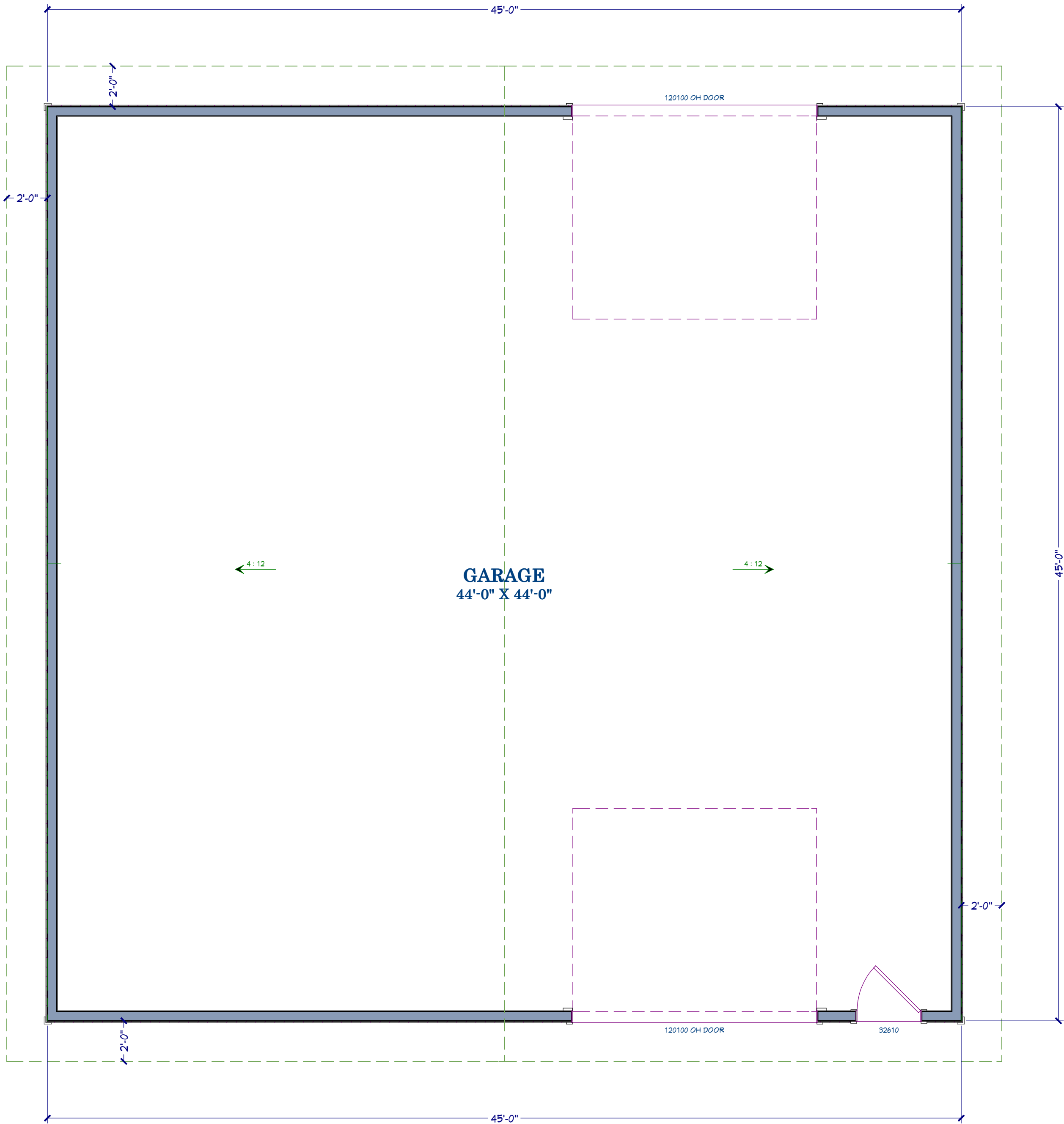
SCALE:

SHEET:

A-1



Foundation



1st Floor

MacMillian
Shed

Prime Design Construction LLC
1721 County Rd XX
Kronenwetter, WI 54455
715.359.6276 lor@primedesignconstruction.com

DATE:
5/3/2025

SCALE:

SHEET:

A-2

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

**ORDER GRANTING A CONDITIONAL USE PERMIT FOR
MACMILLAN INNOVATIONS, LLC
VILLAGE OF MARATHON CITY,
MARATHON COUNTY, WISCONSIN**

WHEREAS, a complete application has been filed by MacMillan Innovations LLC., (hereinafter “Applicant”) for a storage building as an accessory use to store equipment and supplies on its property located at 670 Maratech Ave, Marathon City, WI; and

WHEREAS, the Applicant’s application and submitted documents consists of a completed and signed Conditional Use Permit Application dated April 24, 2025, a May 3, 2025 Prime Design Construction LLC engineering design plans for the proposed building consisting of two (2) page and a one (1) page site plan showing the storage building location on the Subject Property; 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 ID as follows:

670 Maratech Ave
Marathon City, WI 54448
Parcel ID: 151-2806-062-0986
 (“Subject Property”)

WHEREAS, the Subject Property is zoned C-1 General Commercial pursuant to the Zoning Code of the Village; and

WHEREAS, pursuant to §13.5.10 and table 13-5 (A) of the Zoning Code, a shed/storage building is allowed as an accessory use in the C-1 General Commercial District as a conditional use; and

WHEREAS, Applicant intends to utilize the Subject Property for those permitted uses identified in the C-1 General Commercial District; 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 May 21, 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 §13.5.10 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 as set forth herein. The Conditional Use Permit granted herein shall apply only to the specific use of the Subject Property by MacMillan Innovations, LLC, and the Conditional Use Permit shall continue and exist only so long as the property is 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 accessory use shed/storage building as set forth in the application and related materials under the following conditions:
 - A. Applicant shall construct the accessory use, storage building as set forth and in compliance with the application and documents submitted therewith.
2. 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 transferrable to any other person or entity without the prior approval of the Village.
3. 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.
4. The terms, conditions, and representations of the submittals by the Applicant for Conditional Use Permit dated April 24, 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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 June, 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.

MacMillan Innovations, LLC
Applicant

By: _____

Its: _____