

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AGENDA - AMENDED
SPECIAL VILLAGE BOARD MEETING – HYBRID
VILLAGE HALL BOARD ROOM
WEDNESDAY, MARCH 19, 2025 – 6:00PM

PUBLIC VIRTUAL ACCESS

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



Meeting ID: 211 216 533 882

Passcode: nX2yN2qZ

Notice Posted at the Municipal Center

DATE: 3/18/2025

TIME: 11:30 am

Notice Received by Record-Review

DATE: 3/18/2025

TIME: 11:30 am

1. CALL TO ORDER

ROLL CALL: K. HANDRICK, C. RUPLINGER, M. AHRENS, K. SORENSON, K. PAUL, B. PARLIER, J. LAWRENCE

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. Discuss and Possible Action on Approval of Minutes for March 5, 2025 Village Board Meeting

5. UNFINISHED BUSINESS

- a. Discuss and Possible Action on Park Fund Balance Transfer

6. NEW BUSINESS

- a. Discuss and Possible Action on Approval of Alexis Hall for EMT
- b. Discuss and Possible Action on Appointment of Joshua Krautkramer as Assistant Fire Chief
- c. Discuss and Possible Action on Awarding of Bids for Sale of 1946 Fire Tender
- d. Discuss and Possible Action on Conditional Use Permit for PJM Investments / Menzner Hardwoods Co.
- e. Discuss and Possible Action on 2025 Post Office Floor Surfacing Project
- f. Discuss and Possible Action on 2025 Veterans Park Sewer Line
- g. Discuss and Possible Action on Noise Complaint at 4th and Pine Street

7. RESOLUTIONS AND ORDINANCES

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

**8. VILLAGE BOARD WILL GO INTO CLOSED SESSION PER WIS. STAT. 19.85(1)(e)
“DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE
INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC
BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A
CLOSED SESSION.”**

- a. 400 Block
- b. DG Market

9. VILLAGE BOARD WILL RETURN TO OPEN SESSION

10. TAKE ACTION ON CLOSED SESSION DISCUSSION IF NECESSARY

11. ITEMS FOR FUTURE MEETINGS & SCHEDULED MEETINGS:

- a. Regular Village Board Meeting – Wednesday, April 2, 2025 – 6:00 pm
- b. Special Meetings as Needed

12. ADJOURNMENT

Cassie Lang
Clerk, Deputy Treasurer

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN
AGENDA
SPECIAL VILLAGE BOARD MEETING – HYBRID
VILLAGE HALL BOARD ROOM
WEDNESDAY, MARCH 19, 2025 – 6:00PM

PUBLIC VIRTUAL ACCESS

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Meeting ID: 211 216 533 882

Passcode: nX2yN2qZ

Notice Posted at the Municipal Center

DATE: 3/17/2025

TIME: 12:30 pm

Notice Received by Record-Review

DATE: 3/17/2025

TIME: 12:30 pm

1. CALL TO ORDER

ROLL CALL: K. HANDRICK, C. RUPLINGER, M. AHRENS, K. SORENSON, K. PAUL, B. PARLIER, J. LAWRENCE

2. PLEDGE OF ALLEGIANCE

3. RECOGNITION OF VISITORS

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 - i. This meeting will be recorded and available upon request
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4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- a. Discuss and Possible Action on Approval of Minutes for March 5, 2025 Village Board Meeting

5. UNFINISHED BUSINESS

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- e. Discuss and Possible Action on 2025 Post Office Floor Surfacing Project
- f. Discuss and Possible Action on 2025 Veterans Park Sewer Line
- g. Discuss and Possible Action on Noise Complaint at 4th and Pine Street

7. RESOLUTIONS AND ORDINANCES

- a. Discussion on Village Ordinance 7.2.21 (B) and 7.2.24
- b. Discuss and Possible Action on Repealing of Section 14.2.108(I)(2) of the Subdivision Code entitled General Provisions

8. VILLAGE BOARD WILL GO INTO CLOSED SESSION PER WIS. STAT. 19.85(1)(e) “DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.”

- a. 400 Block

9. VILLAGE BOARD WILL RETURN TO OPEN SESSION

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- a. Regular Village Board Meeting – Wednesday, April 2, 2025 – 6:00 pm
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Cassie Lang
Clerk, Deputy Treasurer

VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

VILLAGE BOARD MEETING – HYBRID **VILLAGE HALL BOARD ROOM** **WEDNESDAY, MARCH 5, 2025 – 6:00PM**

MINUTES

1. CALL TO ORDER at 6:00 pm

ROLL CALL: K. HANDRICK, C. RUPLINGER, M. AHRENS, K. SORENSON, K. PAUL, B. PARLIER, J. LAWRENCE

The meeting was called to order by President Handrick with Roll Call. All Trustees 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 meeting in person were Katie Johnson from Menzner Hardwoods, Co and Melody Hamlin from Funktion Design Studio. Virtually attending was Kevin O'Brien from The Record Review.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- a. Discuss and Possible Action on Approval of Minutes for February 5, 2025 Village Board Meeting

Motion – Approve Minutes from February 5, 2025 Village Board Meeting

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

5. APPROVAL OF LICENSE APPLICATIONS

- a. Discuss and Possible Action on Approval of the Following Operator Licenses for Home Bar & Grill

- i. Rebecca Groshek
- ii. Ella Altfillisch
- iii. Nathan Zuelke

Trustees reviewed the applications and recommendations from Administrator Cherek and Police Chief Geske before making motions on applicants.

Motion – Approve Operator Licenses for Rebecca Groshek and Ella Altfillisch & Deny Operator License for Nathan Zuelke for Home Bar & Grill

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

- b. Discuss and Possible Action on Approval of Operator License for Tracy Harbaugh for True North Energy

Motion – Approve Operator License for Tracy Harbaugh for True North Energy

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

6. REVIEW AND APPROVAL OF BILLS

Trustees questioned the following bills:

Check #48488 – Seubert Excavating & Land Services, LLC – Excavator use at house fire

Check #48534 – Strand Associates – WPDES permit for WI DNR

Motion – Approve Payment of Bills

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

7. ADMINISTRATORS REPORT

Administrator Cherek presented the Administrators Report. Details can be found in the Agenda Packet

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- a. Discuss and Possible Action on Approval of the Following Applicants for Firefighter and EMT
 - i. Joseph Leitermann – Firefighter/EMT
 - ii. Devin Hall – Firefighter
 - iii. Rich Seubert – Firefighter
 - iv. Nathan Seubert – Firefighter

Administrator Cherek shared with the Trustees a letter of recommendation from Fire Chief Hall for the 4 applicants to the Fire Department. All applicants were interviewed and passed background checks.

Motion – Approve Devin Hall, Rich Seubert and Nathan Seubert as Firefighters and Joseph Leitermann as Firefighter/EMT

Motion made by Sorenson second by Paul. Motion passed by voice vote.

- b. Discuss and Possible Action on Approval of Agreement for Fire Safety and Prevention Inspections

Administrator Cherek presented the Board with an agreement between the Village of Marathon City Fire Department and Central Wisconsin Fire Safety, LLC. Owner Chad Clark has been doing fire inspections for the Village for the past couple years and has met the needed insurance requirements.

Motion – Approve Agreement for Fire Prevention and Inspections

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

- c. Discuss and Possible Action on 1st Amendment to the Menzner Hardwoods CO Development Agreement

Administrator Cherek informed the Board of a Conditional Use Permit Application as well as a request for variances in the Restrictive Covenants and Development Agreement for parcel 151-2906-314-0966, owned by Menzner Hardwoods, Co. The requested changes include reorienting the building's front façade to face West instead of South, reducing the front façade defined building

materials from 40% to 35%, increasing the allowable building height from 35 to 38 feet, and approving 70% rooftop to be covered with solar panels.

Cherek turned the floor over to Melody Hamlin from Funktion Design Studio to present the site proposal and requested changes to the Development Agreement. Hamlin explained that the project will be completed in 4 Phases, with Phase 1 completion in fall of 2026 and Phase 2 projected for completion 5 years later. Menzner Hardwoods is requesting the Village approve the variance requests for the first 2 Phases under a single approval to be completed withing the 5-year timeframe.

Phase 1 includes a 100,000 sq.ft. manufacturing plant, a 6,400 sq.ft. employee support area with offices, employee entrance, break room, lockers and restroom facilities, referred to as Building A in the site plan. Phase 1 would include sitework including rough grading for Building A and Building B, associated parking lots, driveways, truck access and maneuvering areas, sidewalks, landscaping, utilities and stormwater management. Building B would be part of Phase 2 and includes a 125,000 sq.ft. distribution warehouse and a 20,896 sq.ft. two-story administration building.

Hamlin expressed that the architectural company looked at a south facing façade but the needs of the production and distribution buildings no longer make it possible with the storm water requirements and grade of the parcel site.

Hamlin and Menzner Hardwoods requested lowering the front façade building materials from 40% to 35%. When discussing this, the Board established the front façade to include the full bump-out including the north and south sides of the bump out, therefore; putting the building material requirements above the required 40% outlined in the Restrictive Covenants. No amendment would be needed to the Developers Agreement.

Hamlin asked for a variance in the building height to exceed the 35 feet laid out in the Restrictive Covenants. They have the wall height designed to 36' but are asking for 38'. With Building B being a much larger building and including solar arrays, they may have to go higher with the wall than allowed.

The Restrictive Covenants states that solar arrays are allowed but need Board Approval. Hamlin and Menzner Hardwoods asked for approval of 70% of the rooftops of Buildings A & B to be solar arrays.

Motion – Approve the 1st Amendment to the Menzner Hardwoods, Co. Development Agreement with 1 Modification in 4A to Return to 40% Front Façade Building Materials
Motion made by Paul second by Sorenson. Motion made by voice vote.

- d. Discuss and Possible Action on Employee Handbook Amending Chapter 5, Longevity Pay Section.

Administrator Cherek detailed Village Ordinance 3.2.9(B), stating that the Village shall establish, maintain and control a Separate Bank Account within the General Fund as a Longevity Award Fund for the benefit of the Village's Volunteer Firefighters, Emergency Medical Technicians and First Responders. It states that \$100 per Eligible Person should be contributed annually by the Village and then states how it should be distributed upon Eligible Person Retirement from the Department.

During the Audit with KerberRose, Administrator Cherek questioned this Account. Auditors found no record of a Separate Account and noted that the Village has also not been contributing \$100 annually to any account. The Village currently pays Eligible Persons in the Fire Department directly from the Village General Fund Bank Account.

In discussing this with the Village Attorney, it was strongly recommended to Cherek that the Village repeal the section of Ordinance 3.2.9(B) and add it to the Longevity Pay Section in the Employee Handbook. Attorney Vanderwaal revised the wording, clarifying terminology on payment of Longevity Awards.

Motion – Approve Amending of Employee Handbook Chapter 5, Longevity Pay Section

Motion made by Sorenson second by Lawrence. Motion passed by voice vote.

10. RESOLUTIONS AND ORDINANCES

- a. Discuss and Possible Action on Repealing Ordinance Section 3.2.9 (B) of the General Code Entitled *Separate Volunteer Accounts*.

As discussed in the Handbook update section, the Repeal of Ordinance Section 3.2.9(B) would eliminate the use of a Separate Volunteer Account meant to be used as a Longevity Award Fund for the Fire Department members. The Village has not been utilizing a different fund for payment of Longevity Awards; therefore, it would seem sensible to remove this section of the Code of Ordinances.

Motion – Approve Repealing of Ordinance Section 3.2.9(B) of the General Code Entitled *Separate Volunteer Accounts*

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

- b. Discuss and Possible Action on Amending Charter Ordinance NO. 1, Consolidation of Offices - Clerk/Treasurer Appointment

Administrator Cherek pointed out to the Board the fact that the Village hired him as Administrator and Treasurer and hired Cassandra Lang as Clerk. He also indicated that when going through Ordinances, he noticed that Ordinance 2.3.1(A) states that the Administrator shall serve as Clerk and Treasurer, pursuant to Charter Ordinance No. 1, adopted on 12/4/1980.

This Charter Ordinance regards the Consolidation of Offices, Clerk-Treasurer Appointment. Since the Village has been operating with a Treasurer and Clerk as separate positions held, Ordinance 2.3.1(A) needs to be revised. The first step to revising Ordinance 2.3.1(A) is to amend Charter Ordinance No. 1. This amendment would need approval and upon approval it would require a Class 1 publication notice and a filing with the Secretary of the State of Wisconsin. Charter Ordinance No. 1 would take effect 60 days after publication of the approved Ordinance Amendment. The Village would then be able to move on to amending the Village Ordinance.

Motion – Approve Amending of Charter Ordinance No. 1, Consolidation of Offices - Clerk-Treasurer Appointment

Motion made by Parlier second by Ruplinger. Motion passed by roll call vote with 2/3 majority requirement met.

SORENSEN – Yes
HANDRICK – Yes

PAUL – Yes

RUPLINGER – Yes

PARLIER – Yes

AHRENS – Yes

LAWRENCE – Yes

**11. VILLAGE BOARD WILL GO INTO CLOSED SESSION PER WIS. STAT. 19.85 (1) (C)
“CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE
EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE
GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY.”**

**MOTION - VILLAGE BOARD WILL GO INTO CLOSED SESSION PER WIS. STAT.
19.85(1)(e) at 7:25 pm**

Motion made by Ruplinger second by Sorenson. Motion passed by roll call vote.

C. RUPLINGER – Yes M. AHRENS – Yes K. SORENSON – Yes K. PAUL – Yes
B. PARLIER – Yes J. LAWRENCE – Yes K. HANDRICK – Yes

- a. Appointing Assistant Fire Chief

**12. VILLAGE BOARD WILL CONTINUE IN CLOSED SESSION PER WIS. STAT. 19.85(1)(e)
“DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE
INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC
BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A
CLOSED SESSION.”**

- a. DG Market
- b. Marathon School – Veterans Park Use License

13. VILLAGE BOARD WILL RETURN TO OPEN SESSION

MOTION – Village Board will return to Open Session at 7:50 pm

Motion made by Paul second by Lawrence. Motion passed by roll call vote.

M. AHRENS – Yes K. SORENSON – Yes K. PAUL – Yes B. PARLIER – Yes
J. LAWRENCE – Yes K. HANDRICK – Yes C. RUPLINGER – Yes

14. ITEMS FOR FUTURE MEETINGS & SCHEDULED MEETINGS:

- a. Special Village Board Meeting – Wednesday, March 19, 2025 – 6:00 pm
- b. Regular Village Board Meeting – Wednesday, April 2, 2025 – 6:00 pm
- c. Special Meetings as Needed

15. ADJOURNMENT at 7:51 pm

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

Cassie Lang
Clerk, Deputy Treasurer

Financial Audit & Budget Update (2024)

Findings from 2023 Audit & 2024 Financial Projections

General Fund Status (Post-2023 Audit)

- \$394,195 – General Fund Balance (cash on hand).
- \$475,240.21 – Donations, land sale proceeds, and grants (2021-2022) that were not transferred to the Park Fund.
- \$671,493 – TID 2 debt borrowed from the General Fund in 2023.
- \$53,525.92 – Additional TID 2 borrowing projected for 2024.
- TID 1 (2024-2027) – Expected to start borrowing from the General Fund over the next three years.
- General Fund Budget Pressure – Due to projected borrowing demands from TID 1 & TID 2, creating long-term financial stress.

Action Taken: Resolution 2024-10-30A (Passed October 30, 2024)

- TID 2 Repayment Plan:
 - \$671,493 past TID 2 debt + all projected borrowing needs
 - Split repayment between the Utility Fund and General Fund
 - TID 2 to repay between 2031-2037
 - Objective: Reduce pressure on the General Fund and secure lower government interest rates for future borrowing and bonding.
- Park Fund Transfer Contingency Plan:
 - After the 2024 Audit, assess if the \$475,240.21 can be transferred from the General Fund to the Park Fund.
 - If not feasible: Explore long-term bonding solutions to replace the missing funds.

2024 Preliminary Audit – General Fund Audit Results

Current Financial Position:

- \$700,000 2024 General Fund Balance (without Park Fund transfer).
- \$423,480 to \$552,365 Fund Balance needed to maintain the recommended 23% to 30% reserve (per Ehlers Financial Advisors).
- \$ 460,305 Total General Fund Balance after subtracting 2025-2030 future borrowing



Future General Fund Borrowing Needs TID 1

Advance	Beginning Balance	0.00% Interest	Principal	Additional Advances	Total Payment	Ending Balance
2023						
2024				67,188		67,188
2025	67,188	-	-	54,246		121,434
2026	121,434	-	-	131,052		252,486
2027	252,486	-	-	-		252,486
2028	252,486	-	-	-		252,486
2029	252,486	-	-	-		252,486
2030	252,486	-	-	-		252,486
2031	252,486	-	-	-		252,486
2032	252,486	-	-	-		252,486
2033	252,486	-	-	361,942		614,428
2034	614,428	-	398,394	-	398,394	216,034
2035	216,034	-	216,034	-	216,034	(0)
Total		-	614,428	614,428	614,428	

- 2025: \$54,246 projected borrowing.
- 2026: \$131,052 projected borrowing.
- Total: \$185,298 before TID 1 & 2 begin repaying the General Fund (2031)

Future General Fund Borrowing Needs TID 2

Advance	Beginning Balance	0.00% Interest	Principal	Additional Advances	Total Payment	Ending Balance
2022						
2023						549,884
2024	549,884	-	-	25,833		575,717
2025	575,717	-	-	32,568		608,285
2026	608,285	-	-	34,043		642,328
2027	642,328	-	-	30,368		672,696
2028	672,696	-	-	12,281		684,977
2029	684,977	-	-	13,456		698,433
2030	698,433	-	-	14,481		712,914
2031	712,914	-	122,544	-	122,544	590,370
2032	590,370	-	122,544	-	122,544	467,826
2033	467,826	-	122,544	-	122,544	345,282
2034	345,282	-	122,544	-	122,544	222,738
2035	222,738	-	122,544	-	122,544	100,194
2036	100,194	-	100,194	-	100,194	0
2037	0	-	-	-		0
Total		-	712,914	163,030	712,914	

- 2025-2030: \$137,197 total borrowing needed.
- Split evenly:
 - \$68,598.50 General Fund borrowing.
 - \$68,598.50 Utility Fund borrowing.

Financial Risk Assessment (2025- 2030)

\$460,305 Total General Fund balance after subtracting 2025-2030 future borrowing.

Any fund balance transfer or spending above \$15,000 between 2025-2030 could put the General Fund balance in long-term financial stress by 2030 (per Village and Ehlers analysis).

Suggested Solution: The only viable option for the Village is bonding for the \$475,240.21 Park Fund Balance transfer amount.

General Obligation Debt – July 2024 Resolution

In July 2024, the Village passed Resolution No. 2024-07-11A, authorizing \$2,763,000 in General Obligation Debt to temporarily cover short-term cash needs for the following projects:

- \$1,816,434.87 – Baseball/Softball Park
- \$113,194.30 – 2024 Local Street Projects (Hemlock Street)
- \$764,250 – 4th Street Sidewalk Project
- \$67,365.13 – Loan Projects Contingency (if needed)
- \$1,755.70 – Extra amount for rounding (only if needed)

Long-Term Financing Update

- \$360,000 – 4th Street Sidewalk Project & 2024 Street Projects
- Baseball Park Shortfall Reduced
 - Original Shortfall: \$311,404.18
 - Reduced to: \$17,029.68 (due to significant fundraising efforts in 2024)
 - Outstanding Pledge Concerns: \$14,070.11 in donations/grants may not be collected, raising the total shortfall to \$31,099.79

Bond Needed for Resolution No. 2024-07-11A :

- \$360,000 – 4th Street Sidewalk & 2024 Street Projects
- \$475,240.21 – Park Fund Balance Transfer (not completed in 2022, spent elsewhere)
- \$31,099.79 – Remaining Park Shortfall

Total Long-Term Bonding Needed: \$506,340

2025 Village Current Debt Payment Plan

Village of Marathon City, WI			update 1/13/2025							
General Levy Paid Debt amouts										
						Peoples 4147	Peoples 4149	Peoples 4683	Peoples 4686	
		\$2,520,000	\$2,520,000	\$2,450,000	\$2,450,000	\$300,000	\$290,000	\$348,000	\$2,763,000	yearly
		G.O	GO	GO	GO	G.O.	G.O.	G.O.	G.O.	Total
Levy	Collect	05-Fire Truck	06-STFL (Electric)	2009 Lib Con.	2010 Fire Station	2021 Streets	2022 Streets	2023 Streets	Bank Note	
Year	Year	2013 Rev Bonds	2013 Rev Bonds	2016 Rev Bond	2016 Rev Bond	2021	2022	2023	2024	Payments
2024	2025	10,150	30,450	74,075	23,750	33,584	35,161	69,594	40,098	316,861
2025	2026			72125	23,150	33,584	35,161	69,594	585,900	819,514
2026	2027			70175	22,550	33,584	35,161	69,594		231,064
2027	2028			73150	26,875	33,584	35,161	69,594		238,364
2028	2029			71050	26,125	33,584	35,161	40,597		206,516
2029	2030				25,375	33,584	35,161			94,120
2030	2031					19,591	35,161			54,751
2031	2032						26,371			26,371
2032	2033									-
		10,150			147,825	221,094	272,496	318,974	625,998	1,987,561

2025 Village Bond example to free up room for 25 – 27 Village Capital Improvement Plan

Village of Marathon City, WI													
Projection of General Levy Paid Debt - financing only 4686						What loans to Refinance to reduce budget stress,			Int up to July	15 Year	15 Year	20 Year	
									6.750 % Int	July Bond	July Bond	July Bond	
										Ehlers	Ehlers	Ehlers	
						Peoples 4147	Peoples 4149	Peoples 4683	Peoples 4686	Peoples 4683	Peoples 4686 refinance	Peoples 4686 refinance	
		\$2,520,000	\$2,520,000	\$2,450,000	\$2,450,000	\$300,000	\$290,000	\$348,000	\$2,763,000	\$223,161	\$ 360,000.00	\$ 506,340.00	yearly
		G.O	GO	GO	GO	G.O.	G.O.	G.O.	G.O.	240,000 total cost	375,000 total cost	530,000 total cost	Total
Levy	Collect	05-Fire Truck	06-STFL (Electric)	2009 Lib Con.	2010 Fire Station	2021 Streets	2022 Streets	2023 Streets	Bank Note	2023 Streets	2024 Streets/Sidewalk	2024 Ball Park	
Year	Year	2013 Rev Bonds	2013 Rev Bonds	2016 Rev Bond	2016 Rev Bond	2021	2022	2023	2024	2025 PM	2025 Rev Bond	2025 Bond	Payments
2024	2025	10,150	30,450	74,075	23,750	33,584	35,161	34,797	31,663				273,630
2025	2026			72125	23,150	33,584	35,161		-	21,930	35,376	41239	262,565
2026	2027			70175	22,550	33,584	35,161			21,930	35,376	41239	260,015
2027	2028			73150	26,875	33,584	35,161			21,930	35,376	41239	267,315
2028	2029			71050	26,125	33,584	35,161			21,930	35,376	41239	264,465
2029	2030				25,375	33,584	35,161			21,930	35,376	41239	192,665
2030	2031					19,591	35,161			21,930	35,376	41239	153,296
2031	2032						26,371			21,930	35,376	41239	124,916
2032	2033									21,930	35,376	41239	98,545
	2034									21,930	35,376	41239	98,545
	2035									21,930	35,376	41239	98,545
	2036									21,930	35,376	41239	98,545
	2037									21,930	35,376	41239	98,545
	2038									21,930	35,376	41239	98,545
	2039									21,930	35,376	41239	98,545
	2040									21,930	35,376	41239	98,545
	2041											41239	41,239
	2042											41239	41,239
	2043											41239	41,239
	2044											41239	41,239
	2045											41239	41,239
		10,150			147,825	221,094	272,496	34,797	31,663	328,943	530,647	824,780	2,094,500

2025 – 2027 Future CIP Plan

City of Marathon City, WI

Estimated Debt Service and Capitalization Schedules

\$3,180,000 General Obligation Promissory Notes 2025A

Year	Principal	Rate	Interest	Total P&I	Levy 15 Years	Water 15 Years	Sewer 15 Years	Levy 20 Years	Water 10 Years	25-27 Cap Projects 15 Years	25-27 Cap Projects 20 Years
2025											
2026					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2027					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2028					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2029					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2030					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2031					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2032					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2033					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2034					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2035					57,306	25,575	66,305	41,239	37,741	38,836	29,456
2036					57,306	25,575	66,305	41,239		38,836	29,456
2037					57,306	25,575	66,305	41,239		38,836	29,456
2038					57,306	25,575	66,305	41,239		38,836	29,456
2039					57,306	25,575	66,305	41,239		38,836	29,456
2040					57,306	25,575	66,305	41,239		38,836	29,456
2041								41,239			29,456
2042								41,239			29,456
2043								41,239			29,456
2044								41,239			29,456
2045								41,239			29,456
Totals	\$0		\$0	\$0	\$859,594	\$383,621	\$994,572	\$824,780	\$377,414	\$82,535	\$589,129

Sources and Uses	Total	Levy 15 Years	Water 15 Years	Sewer 15 Years	Levy 20 Years	Water 10 Years	27 Cap Projects (Le 15 Years	25-27 Cap Projects 20 Years
Par Amount of Notes	3,180,000	605,000	270,000	700,000	525,000	295,000	410,000	375,000
Total Sources	\$3,180,000	\$605,000	270,000	700,000	\$525,000	\$295,000	\$410,000	\$375,000
Underwriter's Discount (1.500%)	47,700	9,075	4,050	10,500	7,875	4,425	6,150	5,625
Costs of Issuance	70,000	13,318	5,943	15,409	11,557	6,494	9,025	8,255
Current Refunding Fund (2024 Notes)	360,000	360,000						
Current Refunding Fund (2023 Notes - Streets)	223,161	223,161						
Current Refunding Fund (2023 Notes - 3rd st Water)	257,019		257,019	-				
Deposit to Project Fund	1,462,734			674,213	506,340	282,181	-	-
25-27 Capital Projects	755,540						395,540	360,000
Rounding Amount	3,846	(554)	2,988	(122)	(772)	1,900	(715)	1,120
Total Uses	\$3,180,000	\$605,000	\$270,000	\$700,000	\$525,000	\$295,000	\$410,000	\$375,000

Waste Water
Cured-in-place
pip lining

Ball Park

Includes Water
Tower,
Chemical
Room, and
Wash Street
improvements

Includes: \$93K
State Hwy Proj,
\$129K GF Levy Rd
Project, and \$175K -
matching grant

Includes: \$360K
Street Sweeper



Steve,

I would like to make a recommendation to hire Alexis Hall for the Marathon City Fire Department as a First Responder to the Village Board:

We interviewed Alexis on May 4, 2023 to join the Department as a Cadet. She is currently in the EMR program at Northcentral Technical College and is scheduled to finish in May.

Alexis started attending Fire and EMS drills and meetings in March of 2023. She has been very active and focused in EMS and she has attended a majority of our Public Relation events the last two years.

I feel that Alexis would be a great addition to our EMS team because of her commitment to the Department she has shown the last two years. She enjoys helping others and working with kids. She wants to provide care to people when they need it and be more involved in the community.

Thank you.

Darrin Hall

Fire Chief

2/27/2025

**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 Wood/Dust Collection System
The system may operate without a silencing mechanism, provided that noise levels at any point along the Subject Property lot line do not at any time exceed 74 dBA. If noise levels exceed 74 dBA, a silencing mechanism or an alternative noise-reduction method shall be implemented.

At a minimum, noise levels shall be measured within 100 days of initial commencement of operations and annually thereafter.
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: _____



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

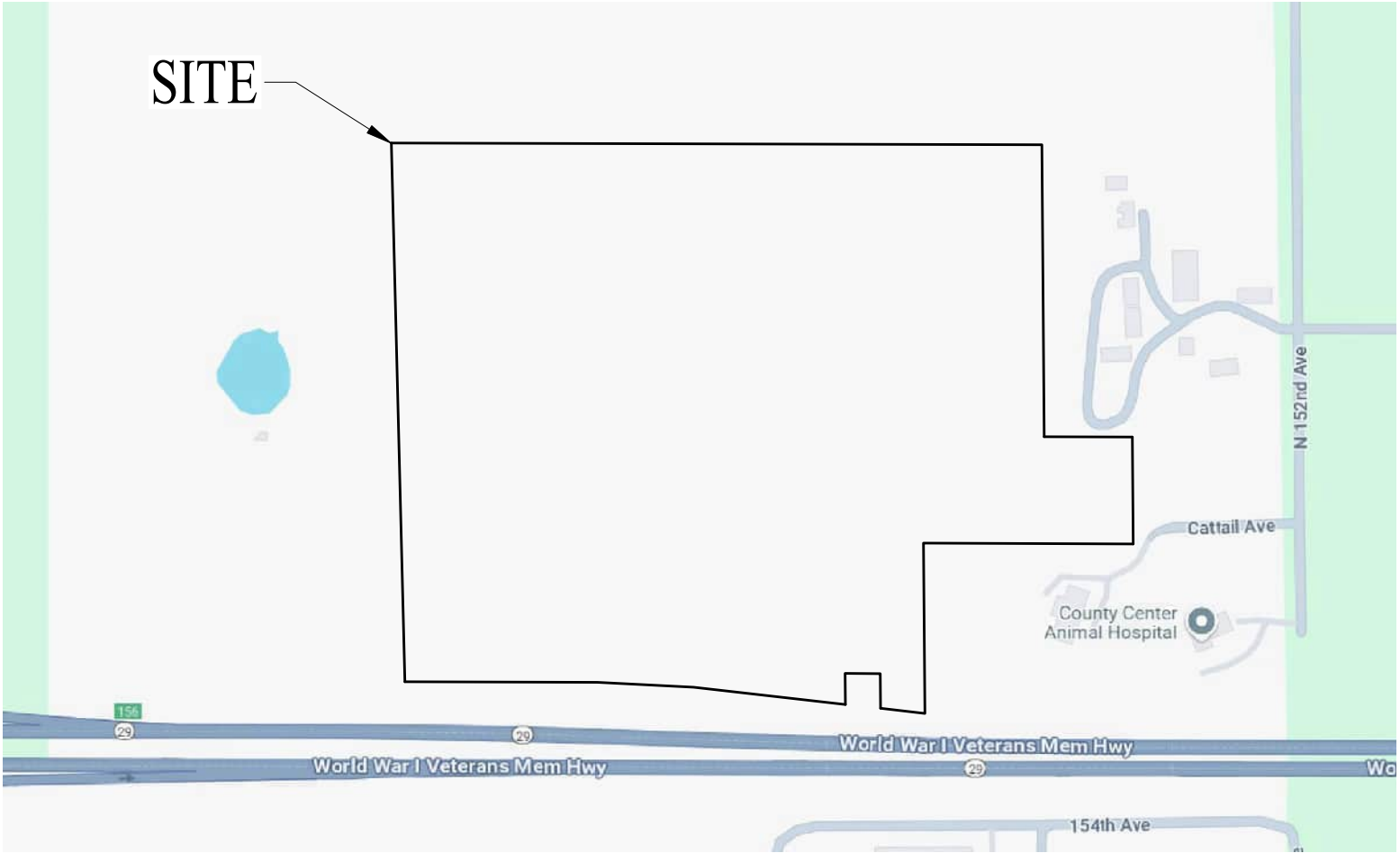
INDEX OF SHEETS

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

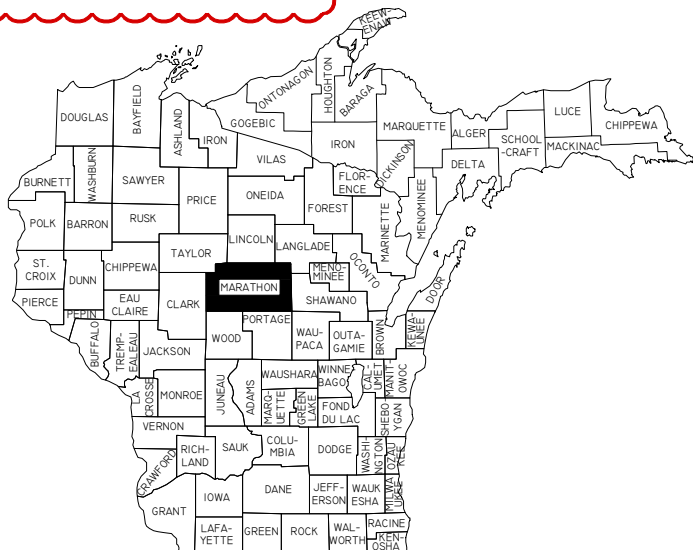
LIST OF STANDARD ABBREVIATIONS

&	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



TOLL FREE: 811 OR (800) 242-8511
HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
WWW.DIGGERSHOTLINE.COM

**NOT FOR
CONSTRUCTION**



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.
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WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE

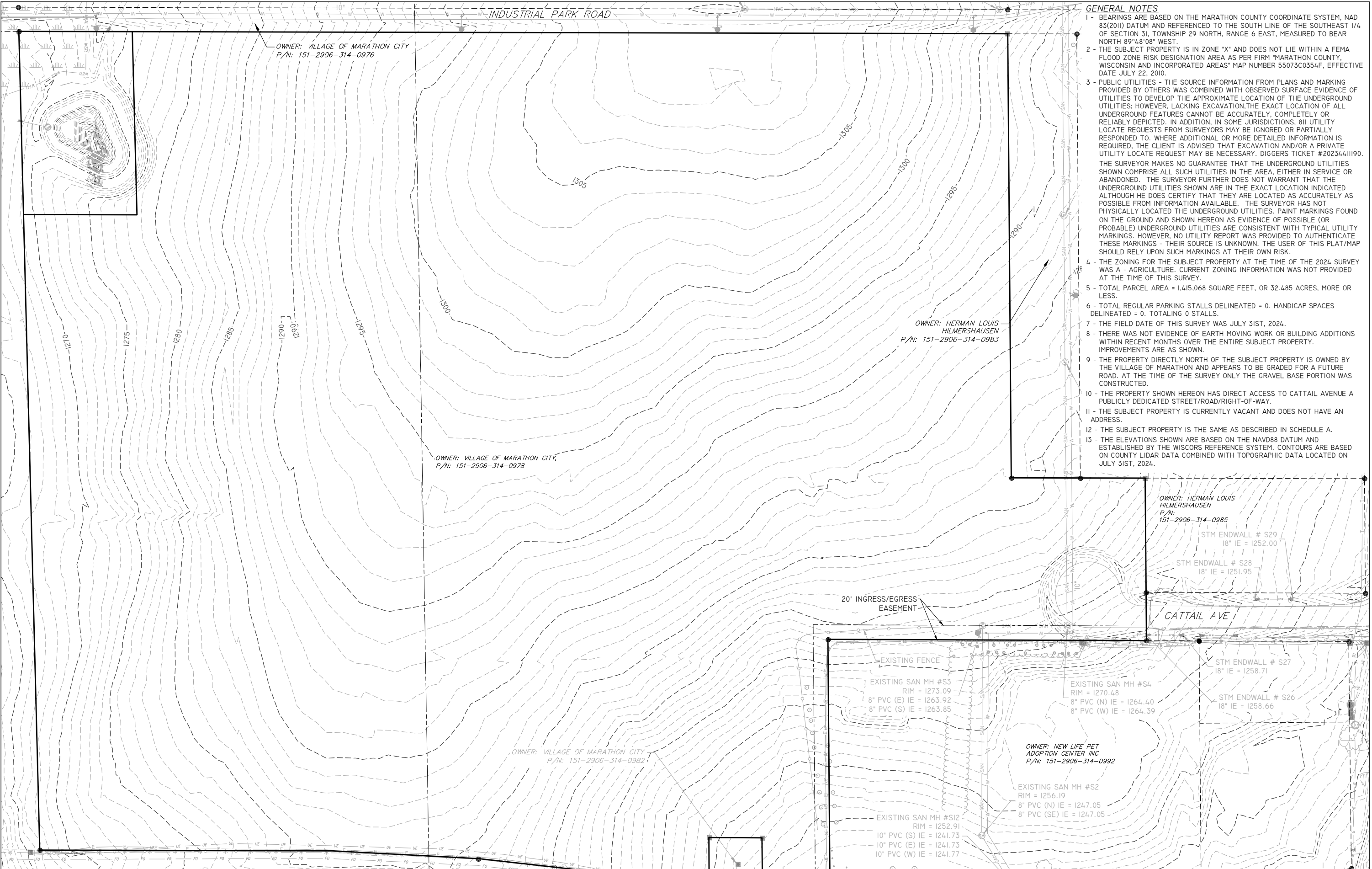


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				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

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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**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**


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0 60 120



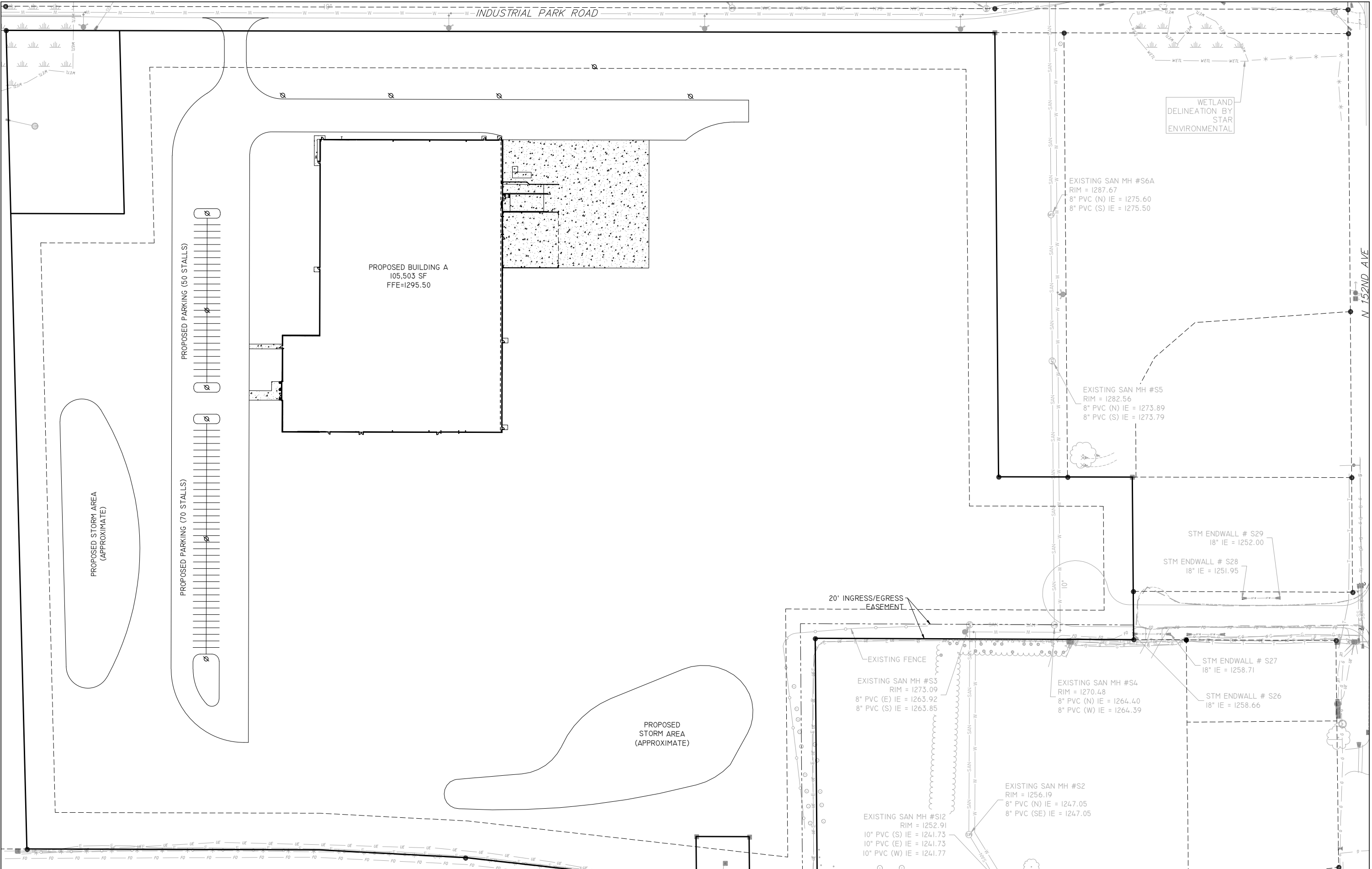
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SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP


EXISTING SITE CONDITIONS
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI


REI No. 11272
SHEET C010

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**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

SCALE
0 60 120




N



DATE	REVISION	BY	CHKD

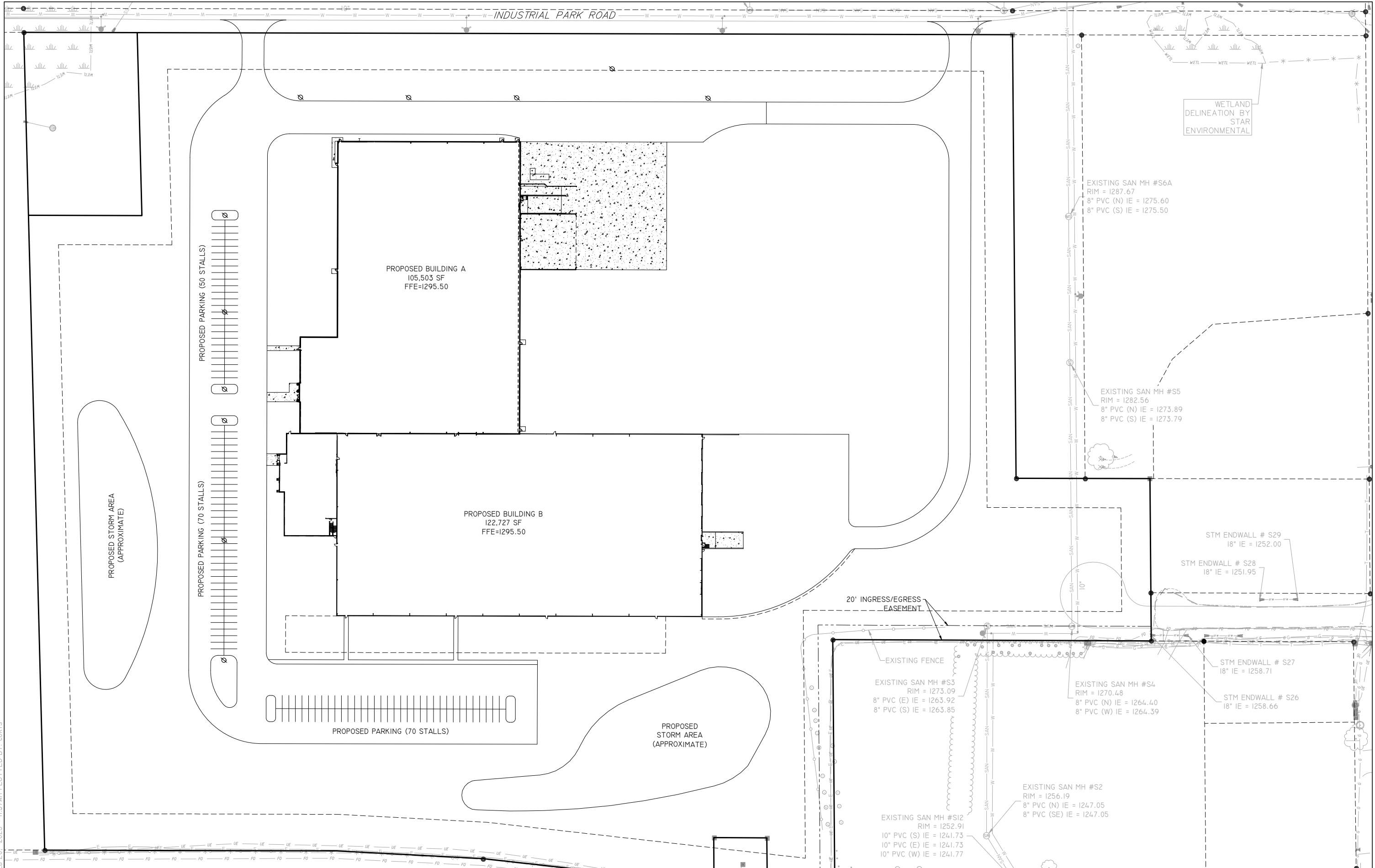
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OVERLAY SITE PLAN - BUILDING A
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI




REI No. 11272
SHEET C020

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**CIVIL & ENVIRONMENTAL
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SCALE
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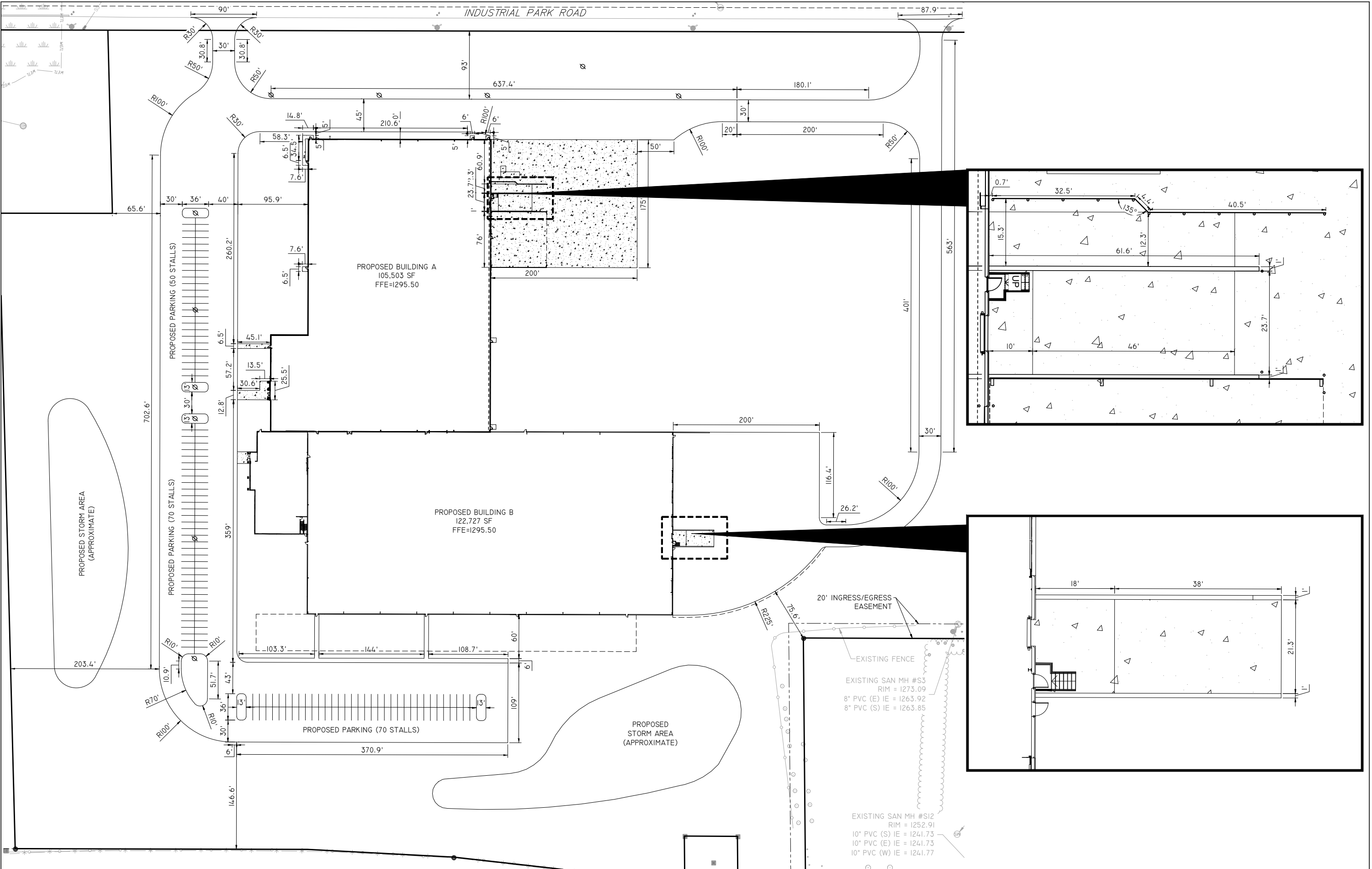


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				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

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


REI No. 11272
SHEET C021

DRAWING FILE: Q:\11200-11299\11272 - MENZNER HARDWOODS Co - MARATHON CITY NEW FACILITY\Drawing\11272-C100-SITE.dwg LAYOUT: C101
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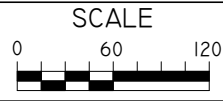


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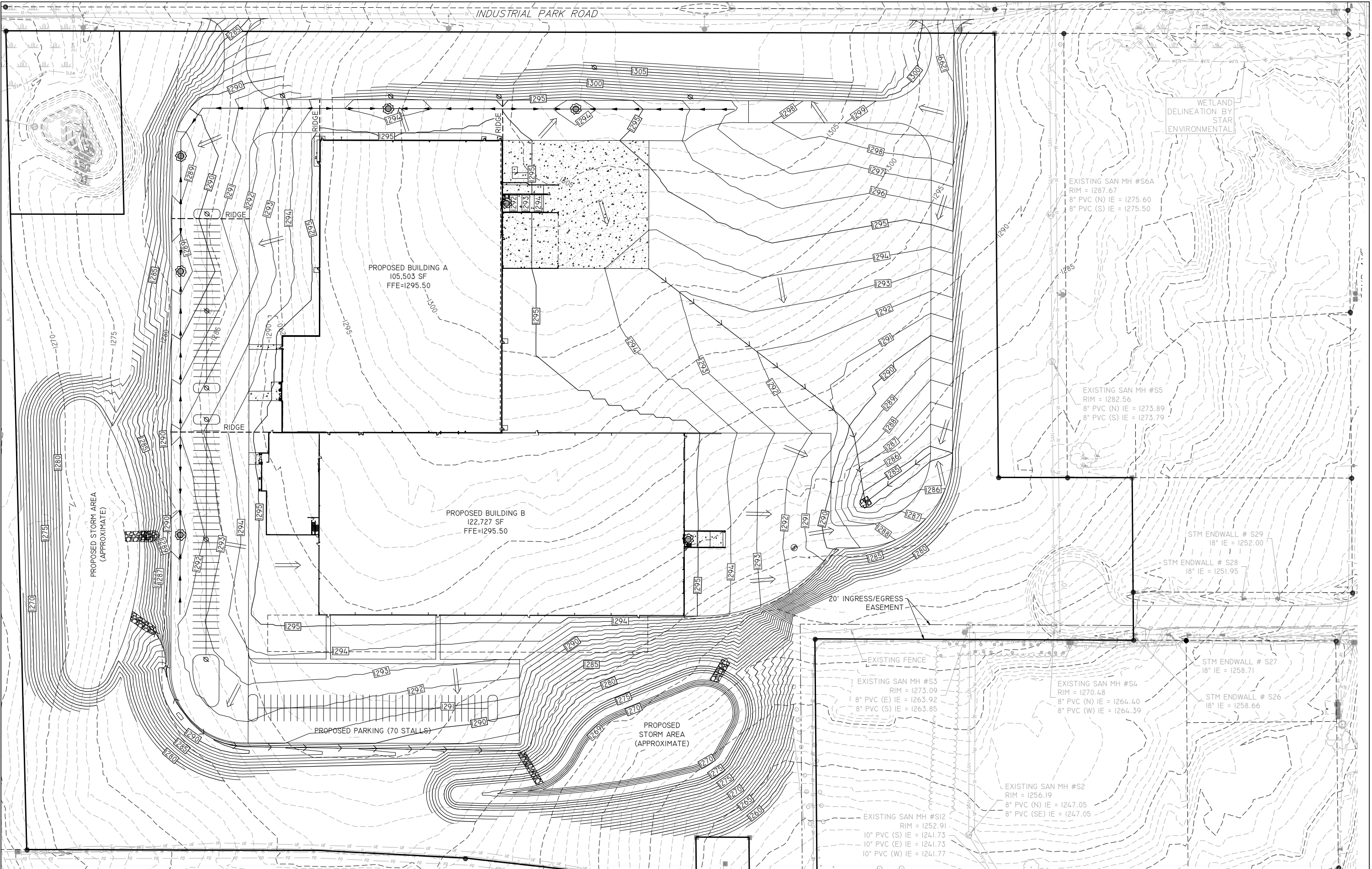
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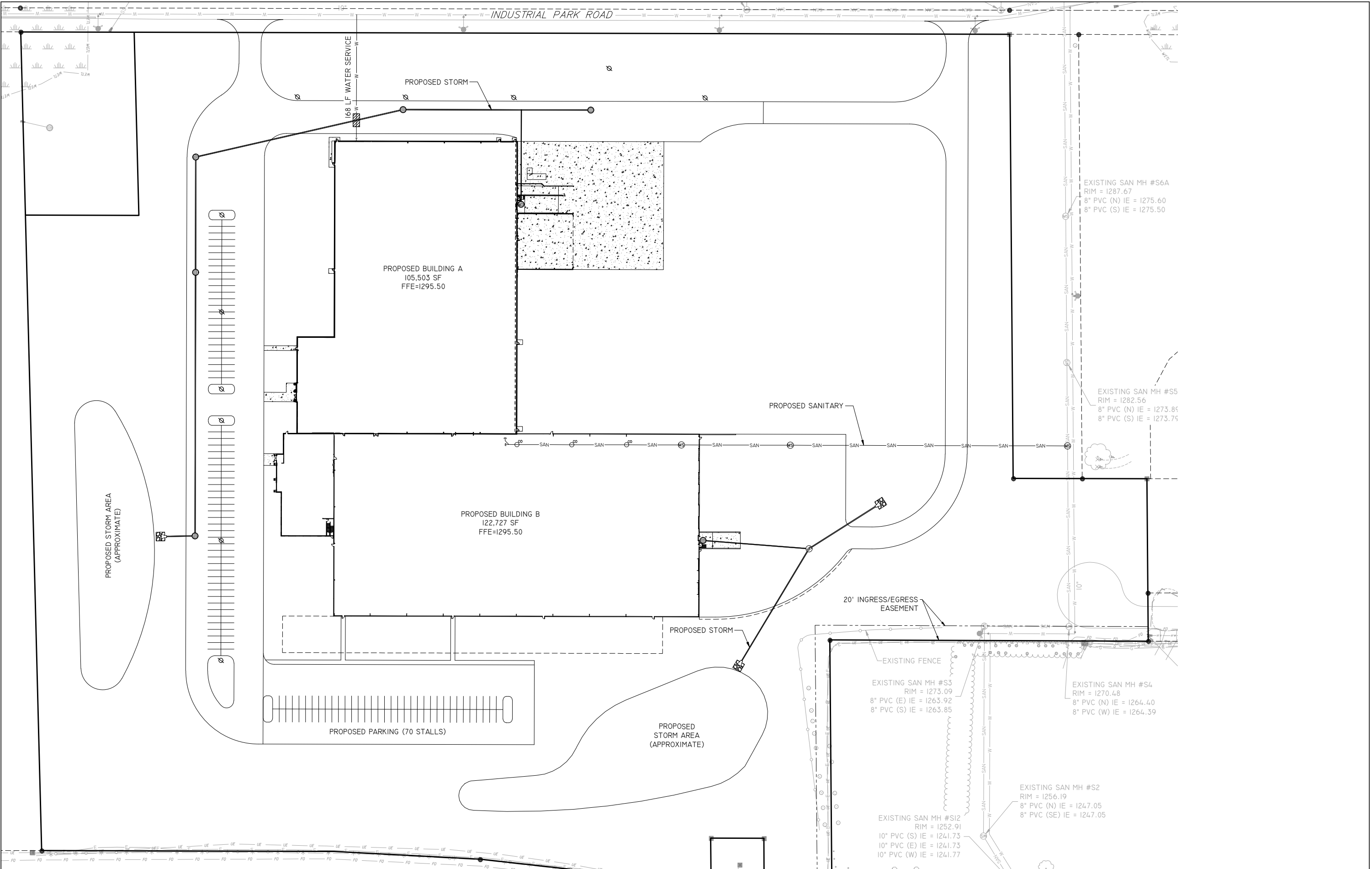
SITE PLAN - OVERALL
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI

REI
REI No. 11272
SHEET C101

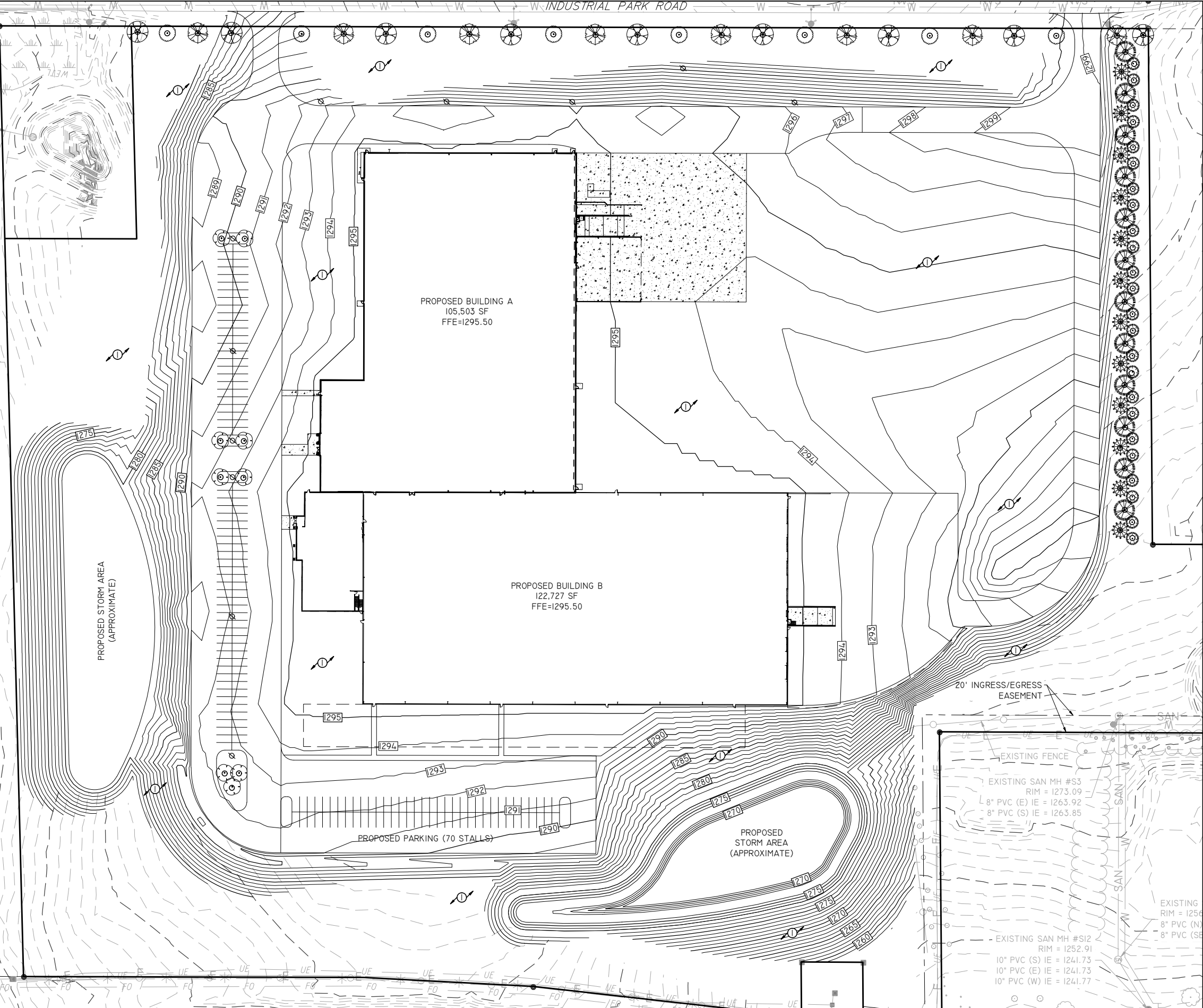
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PLOTTED: FEB 20, 2025 - 11:39AM PLOTTED BY: CORYS



KEYED NOTES

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

PLANT SCHEDULE

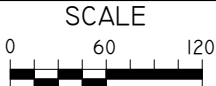
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Red Oak	Quercus rubra	2" Cal.	B&B	8
	Sugar Maple	Acer saccharum	2" Cal.	B&B	8
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	9
	White Oak	Quercus alba	2" Cal.	B&B	9
EVERGREEN TREES					
	Norway Spruce	Picea abies	6' Ht.	B&B	12
	White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

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ENGINEERING, SURVEYING**



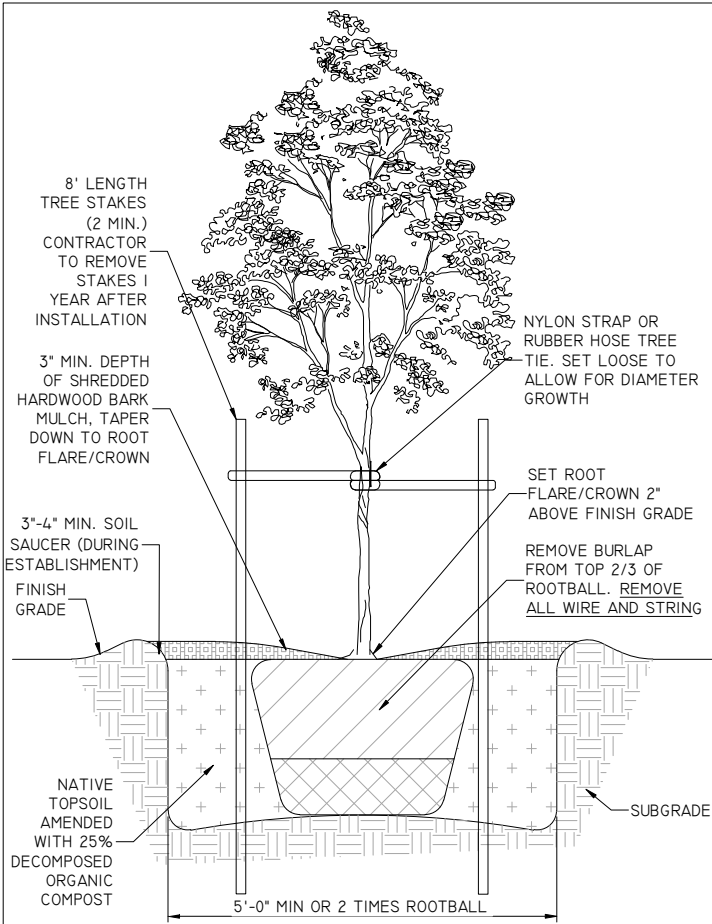
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				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/17/25
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: KJS

LANDSCAPE PLAN
MENZNER HARDWOODS CO.
CATTAIL AVENUE
MARATHON, WI

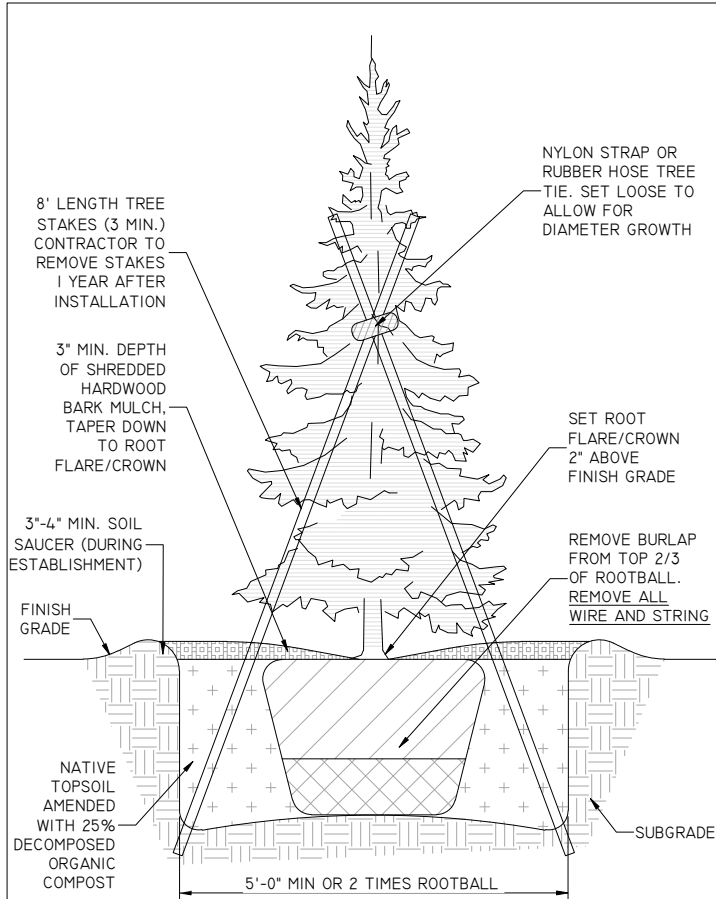


REI No. 11272
SHEET C400

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

REI
REI No. 11272
SHEET C401

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JDR 
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5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
PH: 608.277.1728 FAX: 608.271.7070
JDR PROJECT NO: 24.018



Owner
Enter address here

Project Name

DRAWN BY: Author

CHK'D BY: Checker

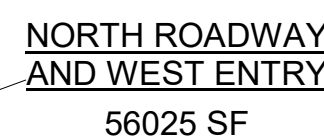
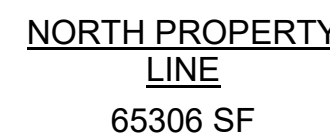
DATE: Issue Date

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

PROJECT NUMBER:

ELC001

OF



56025 SF

SOUTH TRUCK LOT
26060 SF

26060

(B) UNCOVERED (C)
LOADING DOCK AREA

COVERED LOADING
DOCK ARE
5860 SF

EAST EXIT DOOR #

EAST EXIT DOOR #3

WEST EXIT DOOR #1

WEST EXIT DOOR #2

PARKING LOT

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	

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

1
ELC00

ELECTRICAL SITE PLAN LIGHTING CALCULATIONS

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

WEST PROPERTY
94687 SE

94687 SE

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)

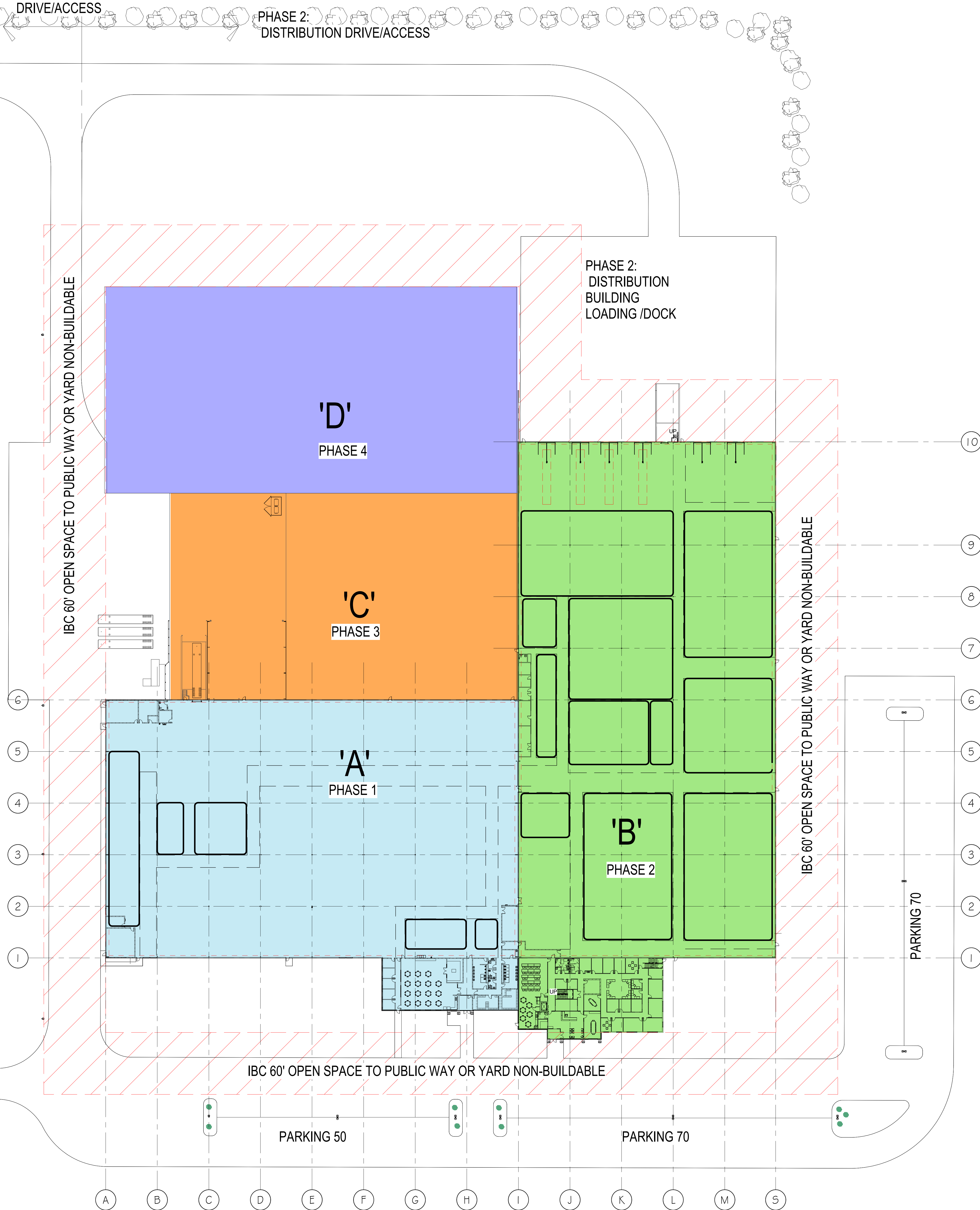


**MENZNER HARDWOODS CO.
OVERHEAD SITE w/ BUILDING PHASES**

24 FEBRUARY 2025

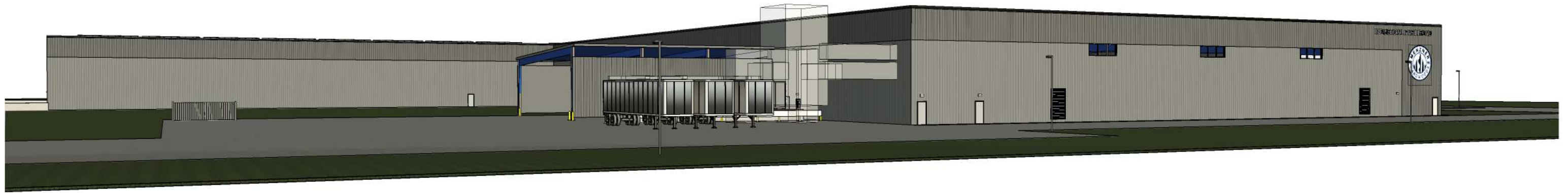
PHASE 1:
TRUCK
DRIVE/ACCESS

PHASE 2:
DISTRIBUTION DRIVE/ACCESS



MENZNER HARDWOODS CO. BUILDING PHASES

24 FEBRUARY 2025



NORTH ELEVATION - INDUSTRIAL PARK ROAD



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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

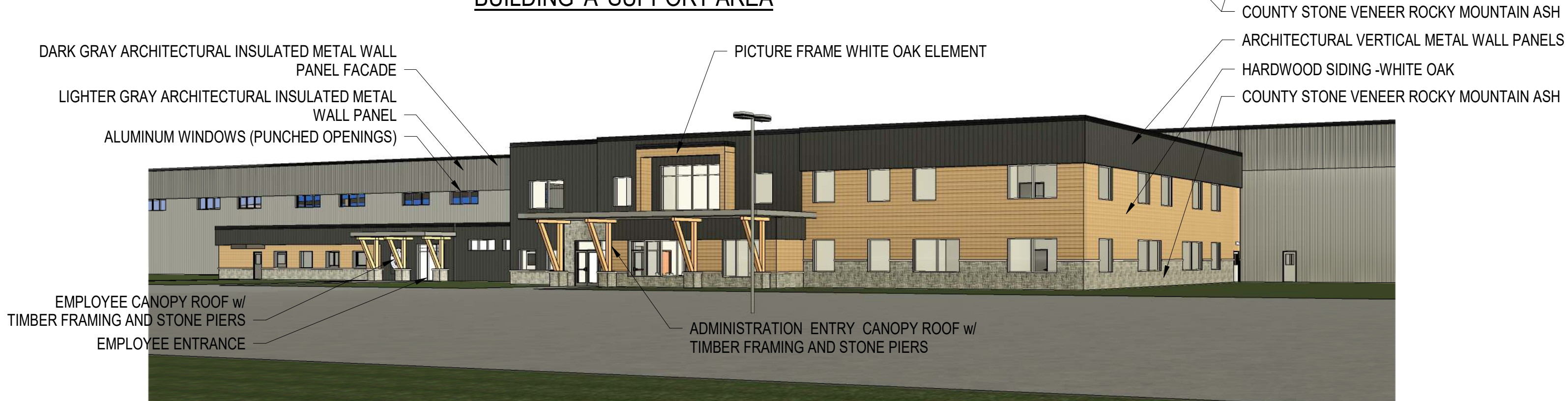
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 Wausau, WI 54403
 715.571.8122

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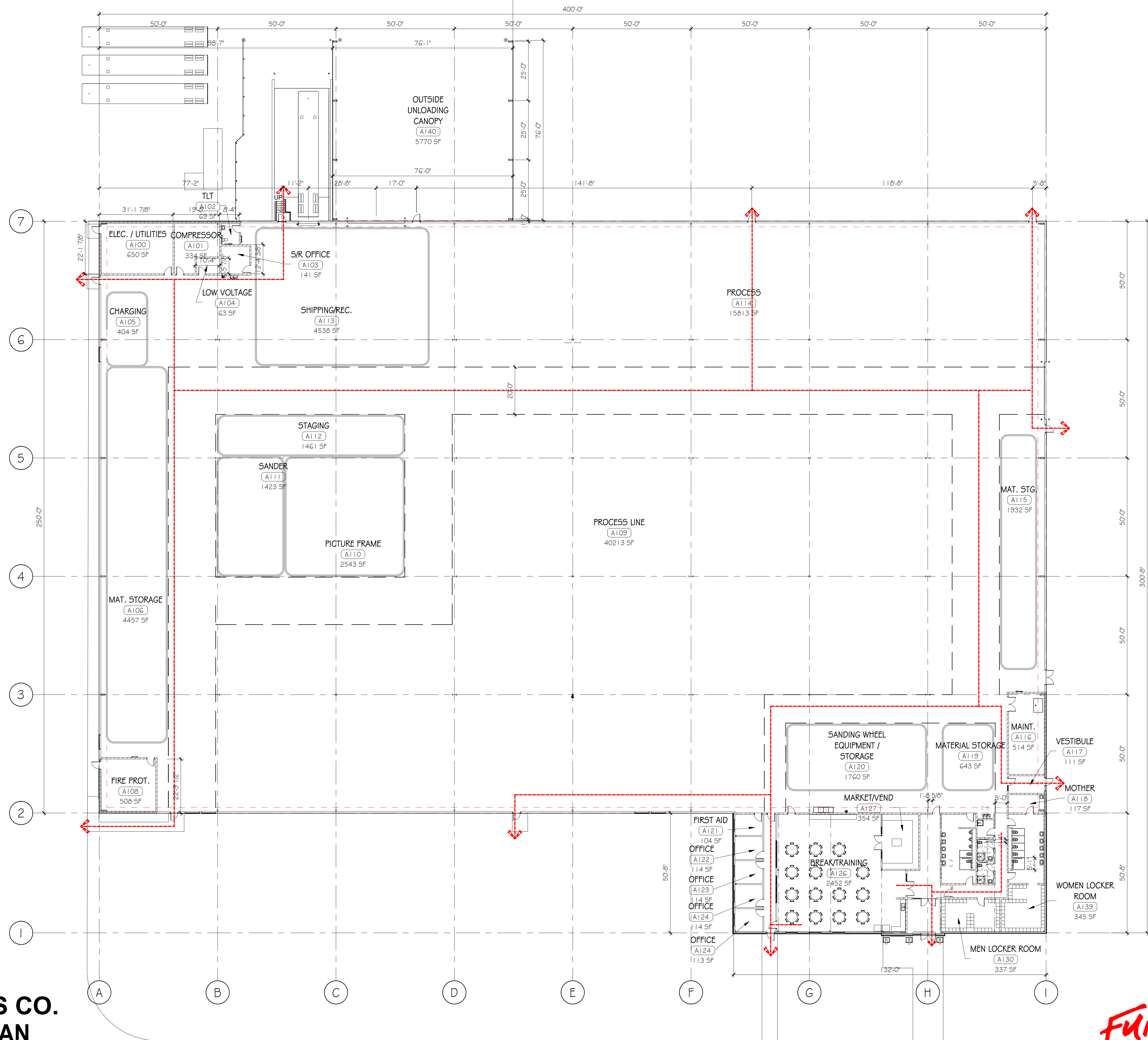
BUILDING 'A' SUPPORT AREA



BUILDING 'B' TWO STORY ADMINISTRATION

MENZNER HARDWOODS CO. BUILDING 'A' OVERALL PLAN

24 FEBRUARY 2025

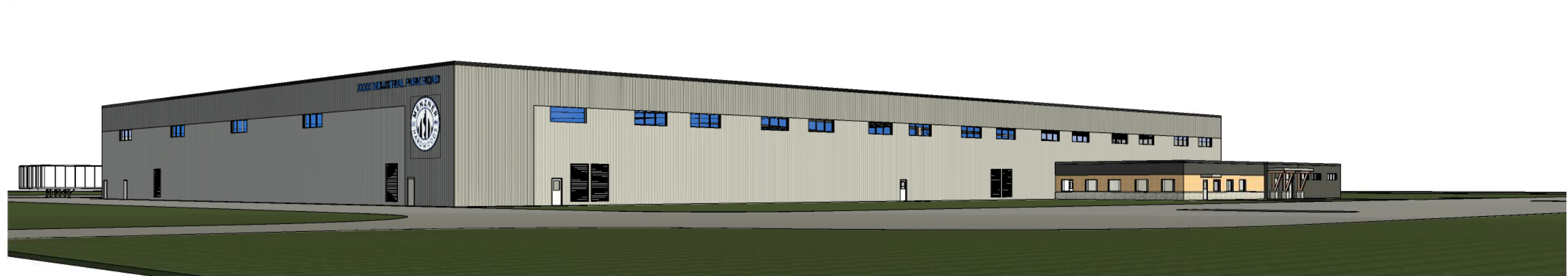


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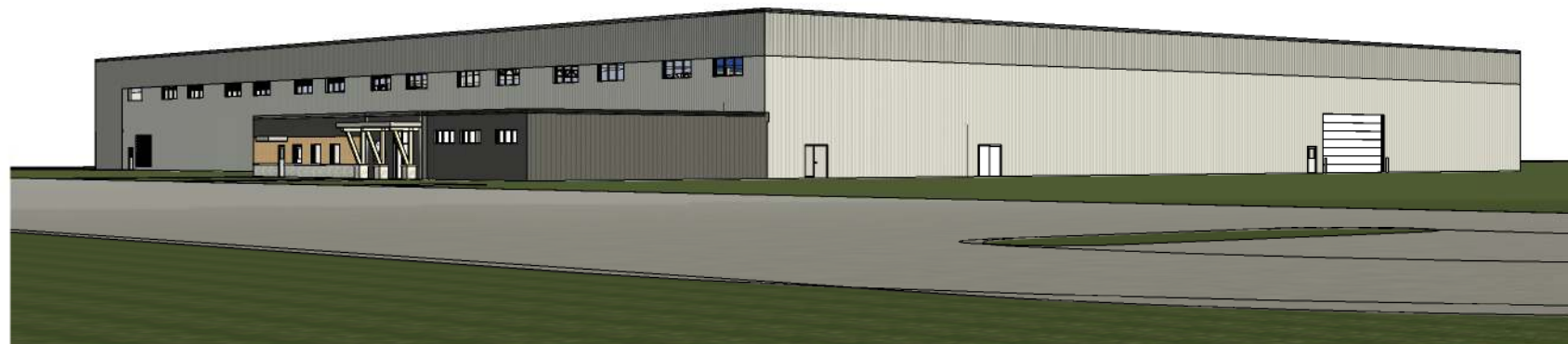
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NORTH ELEVATION - INDUSTRIAL PARK ROAD



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



EAST ELEVATION

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

FUNKTION
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1806 Woodland Ridge Road
 Wausau, WI 54403
 715.571.8122

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BUILDING 'A' SUPPORT AREA



BUILDING 'A' SOUTH ELEVATION

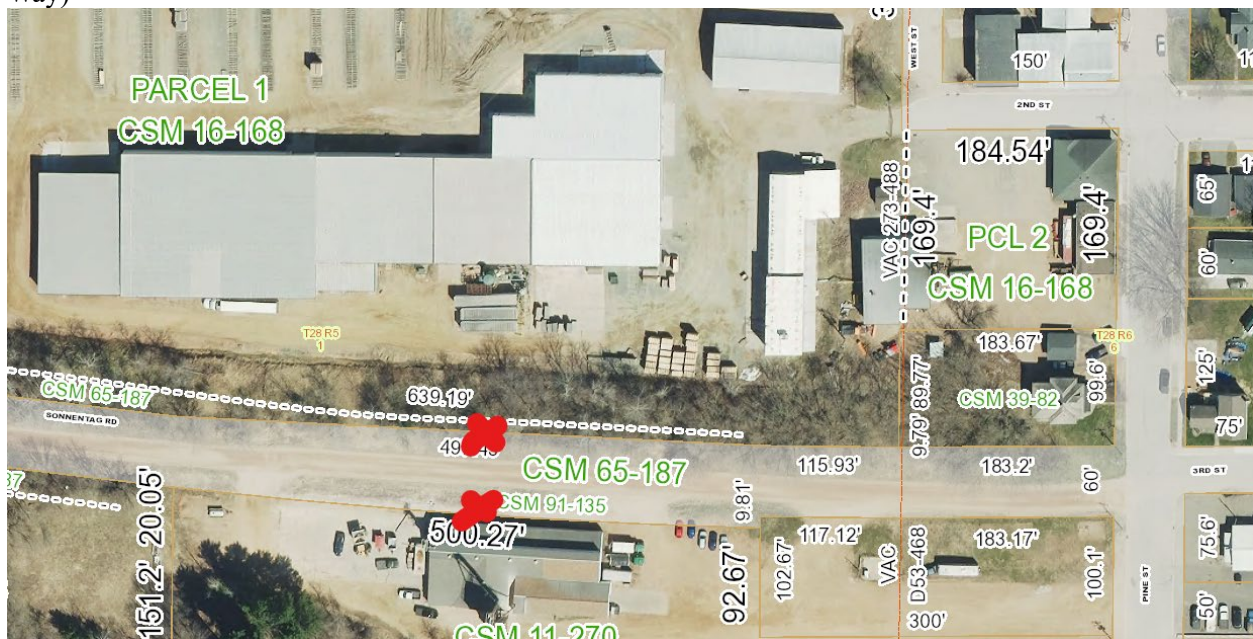


Noise Level Study Report

March 13, 2025

On March 13, 2025, between 10:00 AM and 11:00 AM, Administrator Steven Cherek and Police Chief Tyler 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)



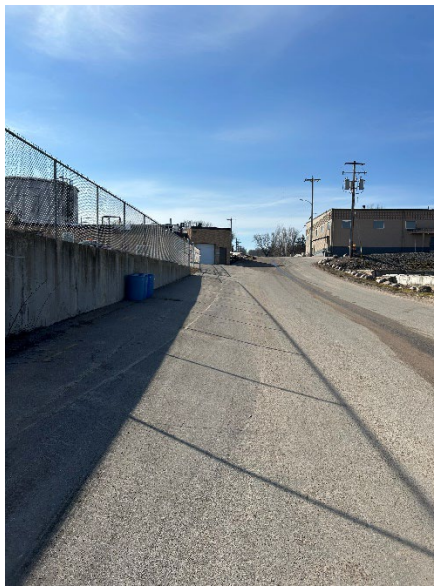
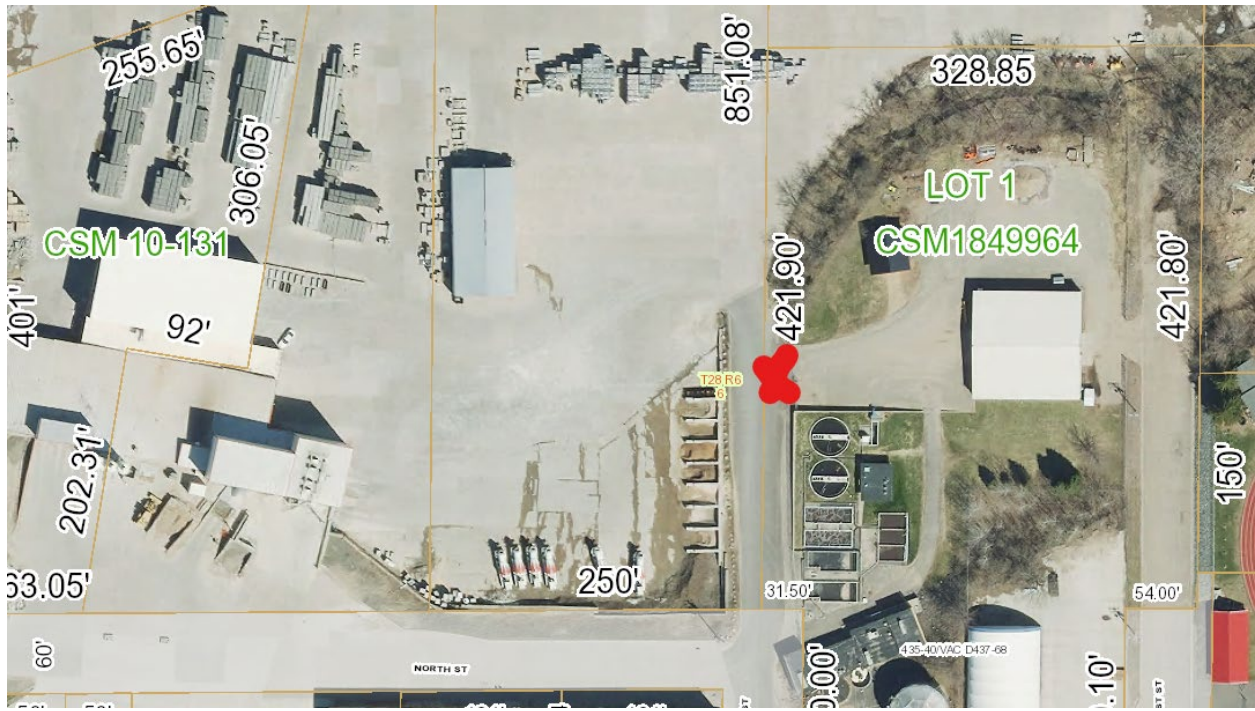


North Side of ROW: 66 to 75 dBA



South Side of ROW: 63 to 70 dBA

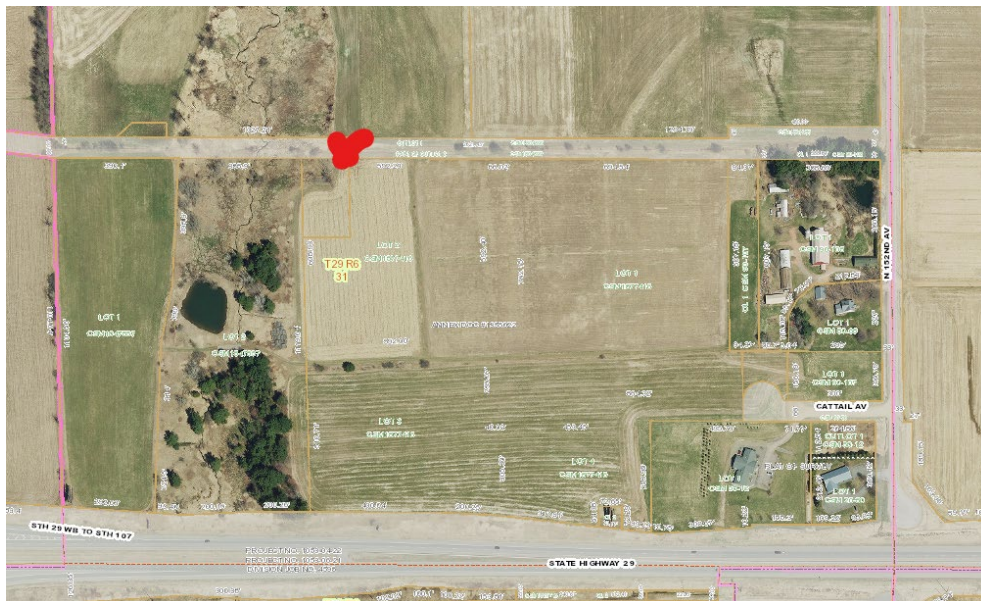
Location 2: County Materials Corporation (Near Village Highway Garage)





Results: 50 to 60 dBA

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

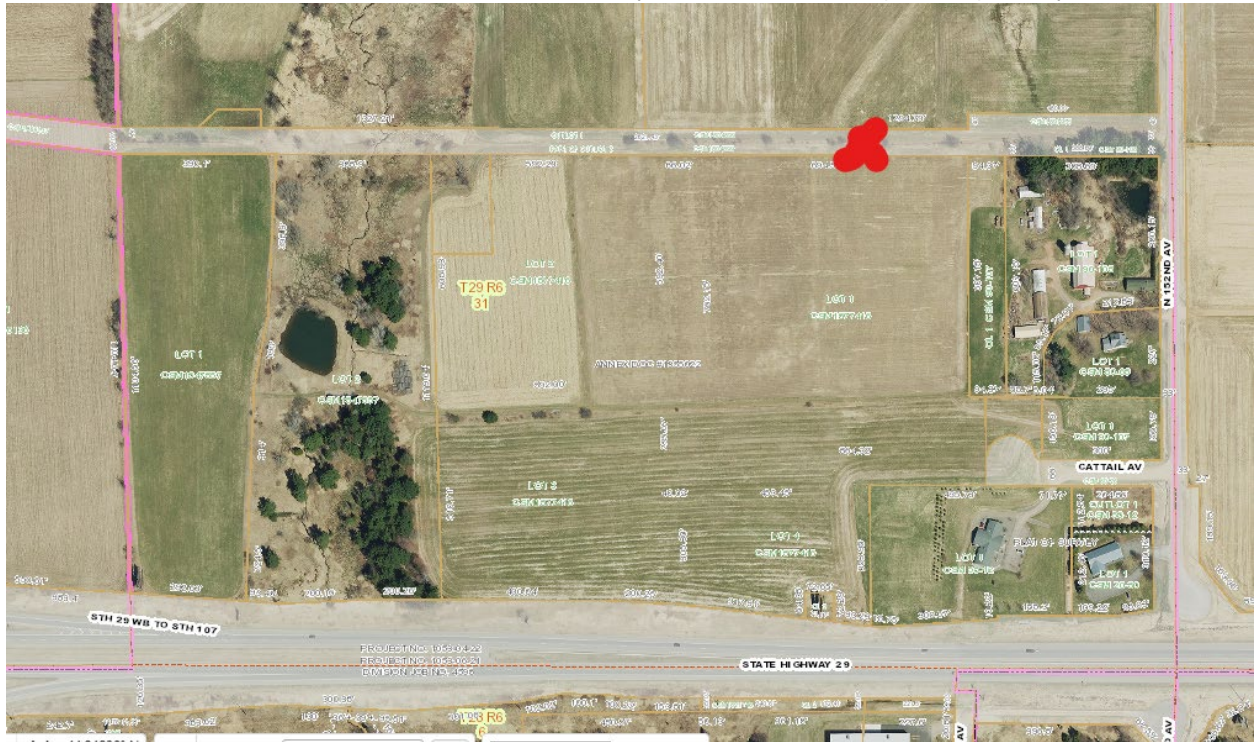




Results: 45 to 50 dBA



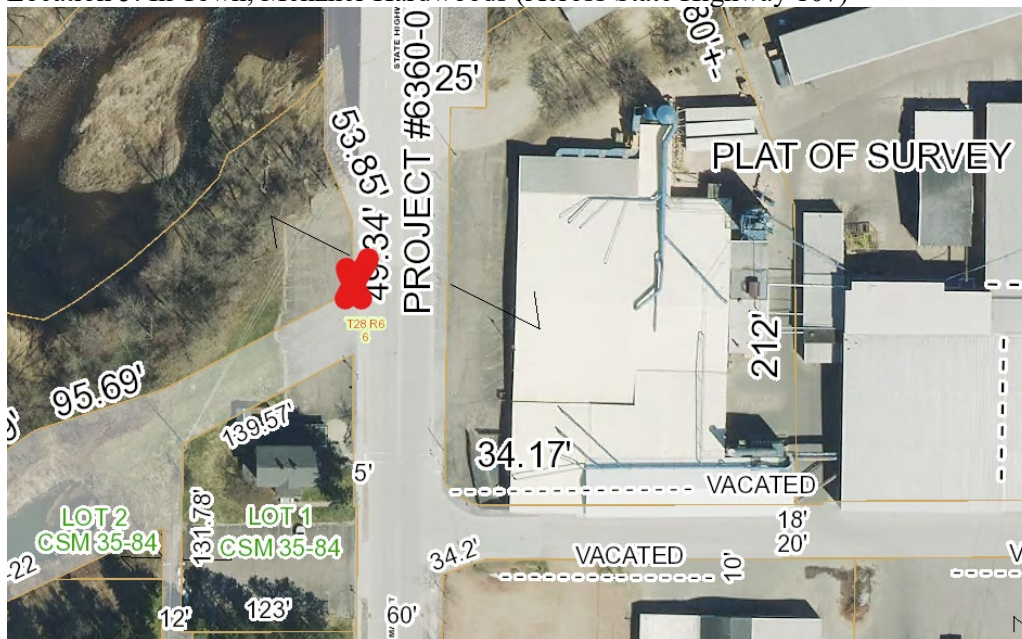
Location 4: New Menzner Hardwoods Land Parcel (Northeast Corner by Fire Hydrant)





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

Village Administrator - Treasurer

Capital Improvement/Capital Equipment Request Form

Name of Project Post Office Floor Replacement
Department Buildings and Grounds – Administration Department
Total Project Cost \$20,000
Date Submitted 3/10/2025
Updated 3/15/2025

Village Management Rating:	Village Board Rating:	Utility Board Rating:
Net Project Rating:	Categories this Project Meets:	1

Description of Project/Justification:

Several years ago, the vinyl flooring in the Post Office was removed, but no surface coating was applied to the exposed concrete. At the time, the Administrator had a outdoor concrete sealer rolled onto the floor. However, the reasoning behind this partial completion remains unknown to the current Administration.

Currently, the floor remains untreated, exposing bare concrete. The Post Office has raised concerns that the lack of surface treatment is contributing to dust accumulation, which they claim poses a potential health risk. While it is unclear whether this constitutes a verifiable health concern, the condition of the floor does indicate that some form of treatment is necessary.

Lease Agreement Considerations

According to the Post Office Lease Agreement, the cost of maintenance, repairs, or replacements falls under the Village's responsibility. The Village receives an annual rent payment of **\$31,720** from the Post Office. Under **Item #3** of the lease's maintenance provisions, it has been determined that the responsibility for this repair falls on the Village. Since the Post Office was originally provided with a vinyl floor surface, and it is now exposed concrete, the Village is required to apply a surface or coating.

In late 2024 and early 2025, the Post Office asserted that this repair is necessary. The Post Office has already proceeded with obtaining cost estimates. If deemed a required repair, the Post Office could compel the Village to pay for a contractor of their choosing, including administrative costs.

Next Steps

- **Confirm project scope:** The Village should determine the appropriate surface or coating required to meet lease obligations and functional needs.
- **Obtain independent cost estimates:** The Village should secure its own estimates to ensure competitive pricing and cost control.
- **Determine funding and timeline:** If the repair is necessary, budget adjustments or funding sources should be identified to accommodate the expense.
- **Coordinate with the Post Office:** Ensure alignment on the scope of work and expectations before proceeding with contractor selection.

Conclusion

Since the Village originally provided the Post Office with a vinyl floor and it is now bare concrete, the responsibility for applying a surface or coating falls on the Village. Given the Post Office's stance and their initiation of cost estimates, the Village must determine the best approach to fulfill this obligation while managing costs effectively

Prior	Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
	Flor Cost Estimate	\$20,000					
	Total	\$20,000					

Prior	Funding	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
	Village General Fund Balance	\$20,000					
	Totals	\$20,000					
	Total Cost	\$20,000					

Budget Impact/Other

With this forced, unbudgeted item placed on the Village, the financial impact is significant. The **2025** budget allocated only \$2,000 for Post Office repairs. Since the start of 2025, the Village has already spent \$1,845.57 from this budget on necessary repairs, including the replacement of a hot water heater and servicing of the heating system. Given that it is only March, additional unforeseen expenses for this property are likely.

Furthermore, under the lease agreement, the Village is required to repaint the interior walls, adding further unbudgeted costs in 2025. Additionally, the lease agreement outlines responsibilities such as maintaining the blacktop parking lot, which the Post Office has inquired about, though no estimates have been requested by them at this time.

The required floor repair, along with the lease obligations, creates a significant financial burden. The Village Administrator feels forced to move forward with the project, despite budgetary constraints and higher-than-expected cost estimates.

The 2025 Budget is directly impacted. Areas the Village could consider funding this project include:

- Reducing the \$60,000 street repair budget – This is not advised, as a reduction was already made to account for increased land assessment costs for 2025, and the streets require repairs.
- Utilizing the Fund Balance – The estimated fund balance after the 2024 audit is \$700,000 (preliminary figures). Financial advisors recommend maintaining a 25-30% fund balance based on general fund revenues.
 - Keeping a 30% fund balance would allow the Village to allocate approximately \$15,000 to capital improvements, which would have to be used for this project.
 - If the allocation increases to \$20,000 or slightly more, the Village should still remain within the 25-30% range.
 - However, no other projects can be allowed to use the fund balance until 2031, as this is when TID Districts 1 & 2 are scheduled to begin repaying the general fund for borrowed amounts.
- Utilizing 2025 Budget Space Freed Up by Bonding: Refinancing the 2023 Streets Note and extending the payments out 15 years to match the useful life of the road project, along with refinancing the 2024 Streets, Walking Trail, and Ball Park Notes as expected and extending those payments out 25 years, if done by the end of June 2025, should free up around \$43,000 in expected 2025 debt payments. Once the Village completes its bonding process, the first payments

will occur in 2026, which should reduce the need to pull all the funds from the fund balance as initially feared by the Village Administrator.

Capital Improvement/Capital Equipment Request Form

Name of Project Veterans Park Sewer Line Replacement
Department Buildings and Grounds – Parks Department
Total Project Cost \$43,000
Date Submitted 3/10/2025
Updated 3/15/2025

Village Management Rating:	Village Board Rating:	Utility Board Rating:
Net Project Rating:	Categories this Project Meets:	1

Description of Project/Justification:

Veterans Park has been a long-standing community park historically managed by the American Legion Alois Dreikosen Post 469. However, in recent years, the American Legion has faced staffing challenges that have hindered its ability to maintain the park. As a result, the management of the park was transferred to the Village, which owns the property. Unfortunately, no funding accompanied this transition, causing financial constraints on park upkeep. Additionally, existing user groups continued utilizing the park without contributing revenue toward necessary repairs, leading to further deterioration.

A significant issue was identified in August 2024 when a sewer backup occurred during the annual Marathon Fund Days event. Rick's Sewer Service was called to address the problem and conducted an inspection using a camera system. The findings revealed multiple issues with the sewer line:

- **Lack of Clean-outs:** No clean-outs were present in the system. Industry standards recommend installing a clean-out 5 feet from the building and every 100 feet thereafter to the main sewer line. Given the 225-foot length of the sewer line, at least three clean-outs should be installed at 5 feet, 105 feet, and 205 feet.
- **Pipe Condition Issues:**
 - At 72.5 feet from the bathroom, a significant line separation and upstream leaks were detected.
 - At 183 feet, there was a buildup of debris over time, and additional separations were noted.
 - Additional pipe leaks were found at 63 feet and 81 feet.

Given the severity of these issues, the best course of action is a total replacement of the sewer line to ensure the long-term functionality and safety of the park's sanitation system. This replacement will not only address the immediate concerns but also prevent future costly repairs and service disruptions during key community events.

Estimated Project Cost: The Village has received an estimate for the sewer repair and clean-outs, which ranges from \$18,000 to \$23,000. This estimate does not include the cost of blacktop restoration, which is expected to be an additional \$20,000. As a result, the total project cost is estimated to be between \$38,000 and \$43,000.

Prior	Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
	Sewer Replacement	\$23,000					
	Blacktop	\$20,000					
	Total	\$43,000					

Prior	Funding	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
	Village General Fund Balance	?					
	2025 free up budgeted funds with bonding	\$21,500					
	American Legion ?	\$21,500					
	Totals	\$43,000					
	Total Cost	\$43,000					

Budget Impact/Other

With this forced, unbudgeted item placed on the Village, the financial impact is significant. The 2025 budget allocated only \$6,000 for Park General Supplies and Maintenance. Since the start of 2025, the Village has already spent \$113 from this budget on necessary supplies. This budget item did increase by \$1,000 versus the 2024 budget, but this was due to the rising costs over the past three years, as it had consistently ended over budget. Therefore, this would not be a viable source of funding for the repairs.

The required sewer repair, along with the Village Park obligations, creates a significant financial burden on the 2025 budget. The Village Administrator feels forced to move forward with the project despite budgetary constraints and higher-than-expected cost estimates.

The 2025 Budget is directly impacted. Areas the Village could consider funding this project include:

- **Reducing the \$60,000 street repair budget:** This is not advised, as a reduction was already made to account for increased land assessment costs for 2025, and the streets require repairs.
- **Utilizing the Fund Balance:** The estimated fund balance after the 2024 audit is \$700,000 (preliminary figures). Financial advisors recommend maintaining a 25-30% fund balance based on general fund revenues.
 - Keeping a 30% fund balance would allow the Village to allocate approximately \$15,000 to capital improvements, which would have to be used for this project.
 - If the allocation increases to \$20,000 or slightly more, the Village should still remain within the 25-30% range.
 - However, no other projects can be allowed to use the fund balance until 2031, as this is when TID Districts 1 & 2 are scheduled to begin repaying the general fund for borrowed amounts.
- **Utilizing 2025 Budget Space Freed Up by Bonding:** Refinancing the 2023 Streets Note and extending the payments out 15 years to match the useful life of the road project, along with refinancing the 2024 Streets, Walking Trail, and Ball Park Notes as expected and extending those payments out 25 years, if done by the end of June 2025, should free up around \$43,000 in expected 2025 debt payments. Once the Village completes its bonding process, the first payments will occur in 2026, which should reduce the need to pull all the funds from the fund balance as initially feared by the Village Administrator

- **Seeking Contributions from Local Organizations:** The Village could explore cost-sharing opportunities with the American Legion, local baseball and softball clubs, and the school district to help fund the sewer repairs. Since these groups actively use the park facilities, a collaborative approach could help reduce the financial burden on the Village while ensuring the park remains in good condition for community use

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: _____