

# VILLAGE OF MARATHON CITY, MARATHON COUNTY, WISCONSIN

## PUBLIC HEARING - PLAN COMMISSION – HYBRID

### VILLAGE HALL BOARD ROOM

WEDNESDAY, JULY 23, 2025 – 5:00 PM

## MINUTES

---

### CALL TO ORDER at 5:01 pm

**ROLL CALL:** K. HANDRICK-Present, M. AHRENS-Present, G. RUPLINGER-Absent, M TELFORD-Present, C. STIEBER-Present at 5:05 pm, S. CHEREK-Present, L. OLBRANTZ-Present

Attending in person was Brian Karlen from Urban Construction. Virtually present were Kevin O'Brien from Record Review, Melody Hamlin from Funktion Design Studio and Katie Johnson from Menzner Hardwoods.

### 2. OPEN PUBLIC HEARING

- a. Review and Discuss Request by Clayton & Samuel Phillips for Rezoning of Parcel 151-2806-073-9981 from Agricultural (A) to Rural Residential (R-4)
- b. Review and Discuss Setback Variance on Parcel 151-2806-073-9981

Administrator Cherek opened the Public Hearing stating that parcel 151-2806-073-9981 was never rezoned to the correct zone when it split from a larger parent parcel years ago. This was recently discovered when the landowners, Clayton and Samuel Phillips, had a survey done to potentially split the lot. According to Village Ordinance 13.5.14(3), the minimum lot area for an agricultural zoned parcel is 6 acres and the parcel in question is 4.5 acres. This rezoning from Agriculture (A) to Rural Residential (R-4) would put the parcel in accordance with the Village Ordinances.

Administrator Cherek noted the landowners requested a setback variance upon split of the parcel. Phillips would like to split the parcel into approximately 1.1 acres on the north end and 3.4 acres south of new lot line. This new proposed lot line would occur between currently standing structures which would encroach on the side yard setbacks outlined in Ordinance 13.5.9(3). The R-4 setback for a side yard is 15'. They are requesting a variance of 5'.

There was no public input on the matter.

### 2. ADJOURN PUBLIC HEARING at 5:22 pm

Motion to adjourn made by Telford second by Olbrantz. 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

WEDNESDAY, JULY 23, 2025 – IMMEDIATELY FOLLOWING PUBLIC HEARING

## MINUTES

---

### 1. CALL TO ORDER at 5:22 pm

**ROLL CALL:** K. HANDRICK-Present, G. RUPLINGER-Absent, M. AHRENS-Present, M. TELFORD-Present, C. STIEBER-Present, S. CHEREK-Present, L. OLBRANTZ-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 was Brian Karlen from Urban Construction. Virtually present were Kevin O'Brien from Record Review, Melody Hamlin from Funktion Design Studio and Katie Johnson from Menzner Hardwoods.

### 4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

#### a. May 21, 2025 – Public Hearing Meeting

#### b. May 21, 2025 – Plan Commission Meeting

**MOTION – Approve Minutes from Both May 21, 2025 Public Hearing and Plan Commission Meetings**

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

### 5. NEW BUSINESS

#### a. Review and Possible Action on Request by Clayton & Samuel Phillips for Rezoning of Parcel 151-2806-073-9981 from Agriculture (A) to Rural Residential (R-4)

A Public Hearing was held prior to the Plan Commission meeting to discuss the possible rezoning of parcel 151-2806-073-9981. There were no public obligations or comments on this matter. Board members had little discussion to approve the rezoning.

**MOTION – Approve Request by Clayton & Samuel Phillips for Rezoning of Parcel 151-2806-073-9981 from Agricultural (A) to Rural Residential (R-4)**

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

#### b. Review and Possible Action on Setback Variance on parcel 151-2806-073-9981

A Public Hearing was held prior to the Plan Commission meeting regarding the setback variance for parcel 151-2806-073-9981 with no comments from the public. After some discussion Board Members determined it was not possible to approve a variance without knowing where a lot split would occur. It was decided that there would be no action taken on this Agenda Item and the homeowners would need to follow Village Ordinance 13.5.9(3) going forward.

#### c. Discussion and Possible Action on Proposed Modifications to the Development Plan by PJM Investments LLC / Menzner Hardwoods Co.

Administrator Cherek furnished a proposal for changes to the Menzner Lumber development in the North Industrial Park. The original approved design had a 2-tone gray color scheme, the new design proposed a

single dark gray panel to cover the building. The front façade would not change. Additional changes to be approved include the roof height lowering in Phase 1, air conditioning units previously planned to be mounted on roof would now be on the ground in a fenced in area, and an overall building downsize from approximately 105,000 square feet to around 90,000-100,000 square feet.

Cherek confirmed that the approved Conditional Use Permit would not need to change for these modifications to be approved.

Katie Johnson from Menzner Hardwoods assured the Board that the commitment to the Village for taxes will be met. The tax base is based on cost of the building, not the size, therefore the downsize would not affect taxes. She assured there is no change to the Phase 2 future development plans.

**MOTION – Approve Proposed Modifications to the Development Plan by PJM Investments LLC / Menzner Hardwoods Co.**

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

**6. ITEMS FOR FUTURE MEETINGS & SCHEDULED MEETINGS:**

- a. Scheduled as Needed

**7. ADJOURNMENT at 5:42 pm**

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

Cassie Lang  
Clerk/Deputy Treasurer