



PLAN COMMISSION/PUBLIC HEARINGS

MINUTES

Wednesday, May 20, 2026

1. PUBLIC HEARING #1 – Opened at 4:01 pm

- a. The Conditional Use Permit Application submitted by Alex & Dana Blume, dba. The Blume Barn Public Hearing #1 was opened to discuss a Conditional Use Permit Application submitted by Alex and Dana Blume for their event barn/reception hall. At the May 6, 2026 Plan Commission meeting, the Commission approved the C-1, General Commercial, zone for the parcel referred to in the CUP application. In order to operate business as a Private Club/Reception Hall, The Blume Barn would need a Conditional Use Permit according to the Village's Zoning Code. No public comments were made.

2. PUBLIC HEARING #2 – Opened at 4:09 pm

- a. The Conditional Use Permit Application submitted by Stittsburg Restorative Health Care Public Hearing #2 was opened to discuss a Conditional Use Permit Application for Stittsburg Restorative Health Care. The east side of the proposed building plan in the Development Agreement will be run as a farm to table market under the name Whole Roots & Co. Under the Village zoning code, a Food Products Retail/Grocery store in the Downtown Commercial (C-2) zone would require a Conditional Use Permit for operation. No public comments were made.

3. PUBLIC HEARING #3 – Opened at 4:15 pm

- a. Changes in Zoning Classification Request from Agriculture – (A) to Rural Residential (R-4) Submitted by Steven & Caleb Seubert for Parcels 151-2806-082-0972 & 151-2806-082-0971 Public Hearing #3 was opened to discuss a rezoning request for the 2 parcels listed above from Agricultural (A) to Rural Residential (R-4). Administrator Cherek received a CSM (to be approved by the Village Board) to change the lot line direction of the 2 lots. In reviewing the CSM he noted that the current lots violate the Village Code of Ordinances for Agricultural lots. Neither lot meets the size requirement of 6 acres. No public comments were made on the subject.

4. CALL TO ORDER at 4:33 pm

ROLL CALL: K. HANDRICK-Present, M. AHRENS-Present, M. TELFORD-Present, C. STIEBER-Present, S. CHEREK-Present, L. OLBRANTZ-Present, L. WIESMAN-Present

5. PLEDGE OF ALLEGIANCE

6. RECOGNITION OF VISITORS

- a. Virtual Meeting Guidelines
This meeting will be recorded and available upon request
- b. Public Participation at Government Meetings
In Person Attendance: Eric Sonnleitner – North Central Wisconsin Regional Planning Commission

7. APPROVAL OF MAY 6, 2026 PLAN COMMISSION MEETING MINUTES

MOTION – Approve May 6, 2026 Plan Commission Meeting Minutes

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

8. NEW BUSINESS

- a. Review and Possible Action of Conditional Use Permit Application Submitted by Alex & Dana Blume, dba. The Blume Barn
As stated in Public Hearing #1, The Blume Barn requires a Conditional Use Permit in order to operate their Private Club/Reception Hall in the C-1 General Commercial Zone. Attorney Vanderwaal and Administrator Cherek drafted a CUP for review by the Commission. Cherek shared the draft permit with the Commission and discussed additional conditions that could be considered for the permit. Possible conditions to add included; no parking on County Road B, campers could be utilized but must be removed from property within 24 hours after event, lighting to not be directed at (a distraction to) County Road B or surrounding neighbors, number of bathrooms must be suitable for capacity of event, outdoor music matching with ordinance in regards to noise. CUP would not be transferrable if property were to sell in the future. After

discussion, the Commission agreed to table a motion to a later meeting date after additions are made to the draft CUP.

- b. Review and Possible Action of Conditional Use Permit for Stittleburg Restorative Health Care
Public Hearing #2 explained that a Conditional Use Permit is required for Stittleburg Restorative Health Care to run a farm to table market called Whole Roots & Co. Cherek presented the draft CUP along with an alternate site layout provided by SRHC adding parking off of 3rd St on the north side of the building. Cherek explained the alternate site layout came to him within the past month. The Commission members questioned the new site layout and after discussion, decided to bring the development team to another meeting to present alternate site layout. The draft CUP presented incorporates phrasing to include the alternate site layout. Commission members saw no other issues with draft CUP.

MOTION – Approve Forwarding Draft Conditional Use Permit to the Village Board for Final Approval with Removal of Alternate Site Plan Wording

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

- c. Review and Possible Action on Rezoning of Parcels 151-2806-082-0971 and 151-2806-082-0972, owned by Steven and Caleb Seubert, from Agricultural (A) to Rural Residential (R-4)
As presented in Public Hearing #3, Cherek received a CSM to change lot sizes and lines of the Parcels noted above. Before he can take the CSM to the Village Board, Cherek explained how the current parcels do not meet the required acreage outlined in the Village Zoning Code. He received a zoning change request letter from Steven Seubert to change from Agricultural (A) to Rural Residential (R-4). Plan Commission approval is required to make such a change.

MOTION – Approve Rezoning of Parcels 151-2806-082-0971 & 151-2806-082-0972 from Agricultural (A) to Rural Residential (R-4)

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

9. REVIEW OF DRAFT COMPREHENSIVE PLAN CHAPTERS

- a. Chapter 4 – Transportation
- b. Chapter 5 – Utilities & Community Facilities
- c. Chapter 6 – Economic Development
- d. Chapter 7 – Land Use

The Commission reviewed and discussed Chapters 4-7 of the draft plan. They made minor changes in wording to the draft. All draft chapters are available for public review at the Village Hall and on the Village Website at <https://www.marathoncitywi.gov/communications/comprehensive-planning/>.

10. SET NEXT MEETING DATE AND TIME

Next Plan Commission Meeting to continue Comprehensive Plan Update set for Tuesday, June 23, 2026 at 4:00 pm.

11. ADJOURNMENT at 7:06 pm

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

Cassie Lang
Village Clerk / Deputy Treasurer