



311 Walnut Street  
P.O. Box 487  
Marathon City, WI 54448  
Tel: 715-443-2221  
[www.marathoncitywi.gov](http://www.marathoncitywi.gov)

# PLAN COMMISSION/PUBLIC HEARING OFFICIAL NOTICE & AGENDA – AMENDMENT

Monday, August 3, 2026

4:30 pm or Immediately Following Board of Appeals Meeting  
Marathon Municipal Center

## 1. PUBLIC HEARING

- a. The Conditional Use Permit Application for an Electronic Sign Submitted by St. Matthew's Church

## 2. CALL TO ORDER

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

## 3. PLEDGE OF ALLEGIANCE

## 4. RECOGNITION OF VISITORS

- a. Virtual Meeting Guidelines  
This meeting will be recorded and available upon request
- b. Public Participation at Government Meetings

## 5. APPROVAL OF JUNE 23, 2026 PLAN COMMISSION MEETING MINUTES

## 6. NEW BUSINESS

- a. Review and Possible Action of Conditional Use Permit Application for an Electronic Sign Submitted by St Matthew's Church
- b. Review and Possible Action on Building Permit Application for an Unclassified Use – Zoning Code 13.2.2(2)
  - i. Review Zoning Code 13.2.2 – Definitions & Table 13-5(A): Table of Allowable Land Uses - Subsection: Accessory Uses/Structures

## 7. FUTURE MEETING DATE(S) & TIME(S)

- a. Plan Commission Meeting – Comprehensive Planning – Wednesday, August 19, 2026 – 2:30 pm

## 8. ADJOURNMENT



### PUBLIC VIRTUAL ACCESS

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

Meeting ID: 262 627 147 521 925

Passcode: wo6th2kV

*Kurt Handrick, Jr.*  
Village President

*Cassie Lang*  
Village Clerk / Deputy Treasurer



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*Kurt Handrick, Jr.*  
Village President

*Cassie Lang*  
Village Clerk / Deputy Treasurer



# PLAN COMMISSION MINUTES Tuesday, June 23, 2026

## 1. CALL TO ORDER at 2:37 pm

ROLL CALL: K. HANDRICK-Present, M. AHRENS-Present, M. TELFORD-Present, C. STIEBER-Present until 4:10 pm, S. CHEREK-Present, L. OLBRANTZ-Present, L. WIESMAN-Present

## 2. PLEDGE OF ALLEGIANCE

## 3. RECOGNITION OF VISITORS

### a. Virtual Meeting Guidelines

This meeting will be recorded and available upon request

### b. Public Participation at Government Meetings

## 4. APPROVAL OF MAY 27, 2026 PLAN COMMISSION MEETING MINUTES

### MOTION – Approve May 27, 2026 Plan Commission Minutes

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

## 5. NEW BUSINESS

- a. Review and Possible Action on Draft Conditional Use Permit for Alex & Dana Blume, dba. The Blume Barn Administrator Cherek presented the Commission with a revised version of the Conditional Use Permit reflecting the conditions discussed at the May 20<sup>th</sup> meeting with the addition of a parcel split/subdivision restriction (Condition G). Condition G states that in the event of a split, subdivision or alteration in size or configuration of the parcel, the CUP shall be subject to review and may be deemed null and void by the Village Board.

### MOTION – Approve Sending Conditional Use Permit to the Village Board for Final Approval

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

## 6. REVIEW OF DRAFT COMPREHENSIVE PLAN CHAPTERS

- a. Chapter 7 – Land Use
- b. Chapter 8 – Intergovernmental Cooperation
- c. Chapter 9 – Implementation

The Commission reviewed and discussed Chapters 7-9 of the draft plan. Minor changes to wording was made and future land use maps were discussed and updated. All draft chapters/maps are available for public review at the Village Hall and on the Village Website at

<https://www.marathoncitywi.gov/communications/comprehensive-planning/>

## 7. SET FUTURE MEETING(S) – NEXT STEPS IN PLANNING PROCESS

Future meeting set for August 19, 2026 at 2:30 pm to define the future land use density.

## 8. ADJOURNMENT at 4:50 pm

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

*Cassie Lang*  
Village Clerk / Deputy Treasurer



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

|                          |  |
|--------------------------|--|
| Application Accepted:    |  |
| Accepted by:             |  |
| Application Reviewed by: |  |
| Approval Date:           |  |
| Approved by:             |  |

## SIGN PERMIT APPLICATION

| SECTION 1 - APPLICANT                                                                                                          |               |
|--------------------------------------------------------------------------------------------------------------------------------|---------------|
| Applicant is the: Owner (of the real property) <input type="checkbox"/> Lessee (of the real property) <input type="checkbox"/> |               |
| Name of Owner of Real Property:                                                                                                | Phone Number: |
| Mailing Address:                                                                                                               |               |
| Email Address:                                                                                                                 |               |
| Name of Lessee of Real Property:                                                                                               | Phone Number: |
| Mailing Address:                                                                                                               |               |
| Email Address:                                                                                                                 |               |
| Does the real property have multiple addresses? Yes <input type="checkbox"/> No <input type="checkbox"/>                       |               |
| IF yes, please list all addresses:                                                                                             |               |
| Is property vacant? Yes <input type="checkbox"/> No <input type="checkbox"/>                                                   |               |
| IF yes, will the building be occupied by the applicant? Yes <input type="checkbox"/> No <input type="checkbox"/>               |               |
| What data will the building be occupied?                                                                                       |               |

| SECTION 2 - CONTRACTORS |  |               |  |
|-------------------------|--|---------------|--|
| Sign Erector:           |  | Phone Number: |  |
| Mailing Address:        |  |               |  |
| Email Address:          |  |               |  |
| Bond #:                 |  | License #:    |  |
| Electrical Contractor:  |  | Phone Number: |  |
| Mailing Address:        |  |               |  |
| Email Address:          |  |               |  |
| Bond #:                 |  | License #:    |  |

| SECTION 3 – SIGN AND STRUCTURE DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sign Category:                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | On-Premise (Business ID):      Dynamic <input type="checkbox"/> Static <input type="checkbox"/><br>Off-Premise (Advertising):      Dynamic <input type="checkbox"/> Static <input type="checkbox"/><br>Temporary: <input type="checkbox"/> Special Event: <input type="checkbox"/> |
| <b>**Sign Contents (Please provide a text description, picture and shop drawing)**</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                    |
| Type of Sign (Check all that apply):<br><input type="checkbox"/> Awning <input type="checkbox"/> Canopy <input type="checkbox"/> Free Standing <input type="checkbox"/> Marquee <input type="checkbox"/> Projecting<br><input type="checkbox"/> Dynamic Image Display <input type="checkbox"/> Wall <input type="checkbox"/> Painted <input type="checkbox"/> Cabinet / Frame <input type="checkbox"/> Vinyl<br><input type="checkbox"/> Projected Image <input type="checkbox"/> Flashing |                                                                                                                                                                                                                                                                                    |
| Where will the sign be installed? <input type="checkbox"/> Inside the Building <input type="checkbox"/> Outside the Building                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                    |
| Is the sign structure attached to a building or wall? Yes <input type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                    |
| If yes, which wall of building? N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                    |
| What is the dimension of wall on which the sign will be installed?                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                    |
| If this is a free standing sign, where is the sign located on the lot? N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W <input type="checkbox"/>                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                    |
| If free standing provide a site diagram indicating where the sign will be located on the parcel.                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                    |
| Which direction does the sign copy face? N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                    |
| Does any portion of the sign, sign structure or attachments cover, obscure, or obstruct an existing window in a residential unit whether occupied or not? Yes <input type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                    |
| Does any portion of the sign, sign structure, or attachments extend on or cover any section of the public way? Yes <input type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                    |
| If yes, please explain and provide photos of the proposed location.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                    |
| Sign Support Structure: Pole <input type="checkbox"/> Roof <input type="checkbox"/> Ground <input type="checkbox"/> Building <input type="checkbox"/> Windows <input type="checkbox"/><br>Other <input type="checkbox"/>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                    |

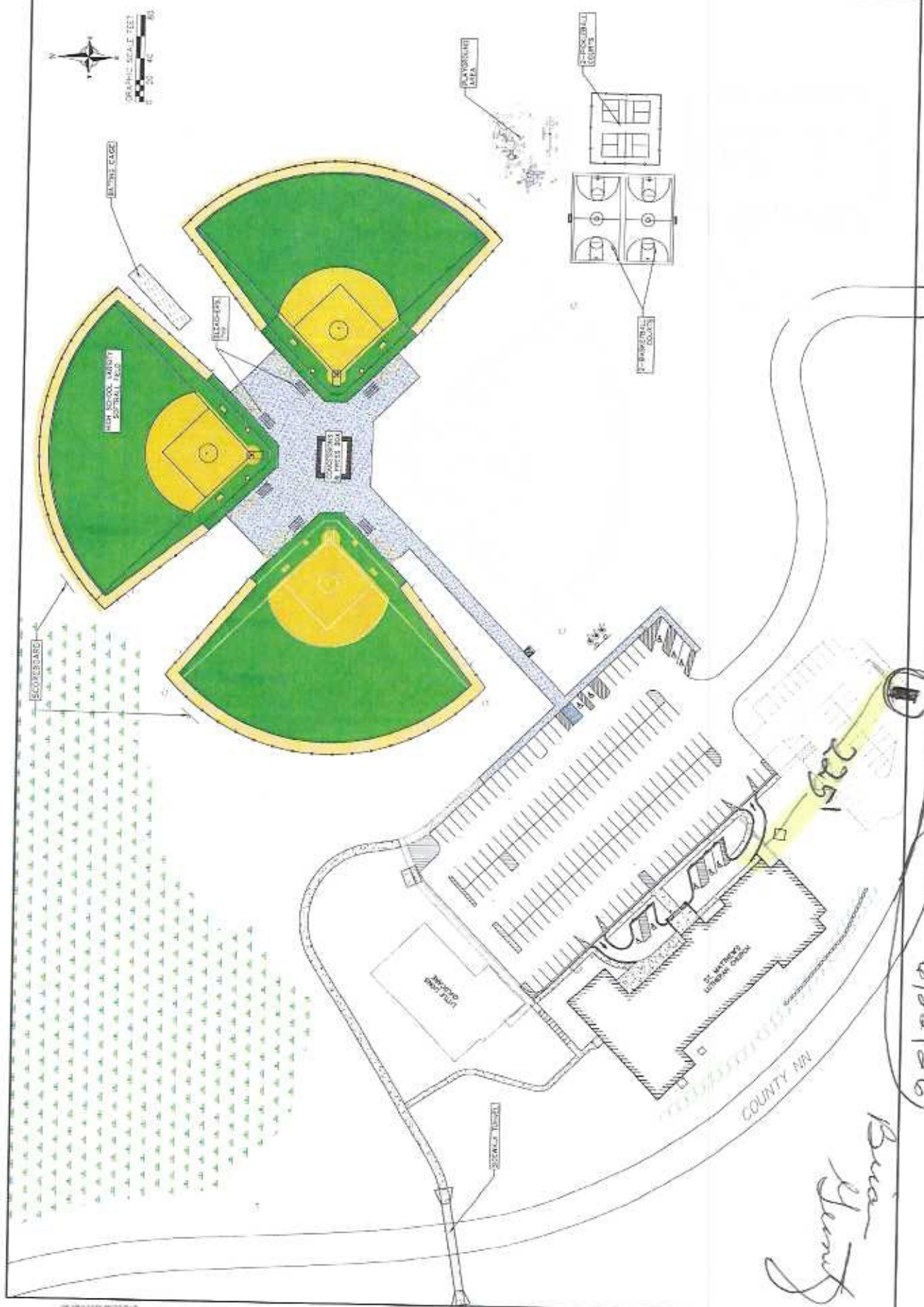
|                                                                                                                                                                                                                                                               |                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Dimensions of Sign Structure (i.e. cabinet, frame, awning, canopy)<br>Length: ____ Feet ____ Inches      Height: ____ Feet ____ Inches<br>Depth: ____ Feet ____ Inches      Area: ____ SQ Ft      Weight: ____ lbs.<br><br>Shape of Sign: _____               |                                                                                   |
| Sign Height above Grade:                                                                                                                                                                                                                                      | From Grade to Bottom of sign or sign structure, whichever is lowest: <b>31"</b>   |
|                                                                                                                                                                                                                                                               | From Grade to Top of sign or sign structure, whichever is highest: <b>120"</b>    |
| Static: Yes <input type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                              | Illuminated: Yes <input type="checkbox"/> No <input type="checkbox"/>             |
| If illuminated: External <input type="checkbox"/> Internal <input type="checkbox"/>                                                                                                                                                                           |                                                                                   |
| <b>Electrical Contractor will Install:</b> Feeders: Yes <input type="checkbox"/> No <input type="checkbox"/> Customer Leads: Yes <input type="checkbox"/> No <input type="checkbox"/><br>Number of Lamps: _____ Total Wattage: 200w _____ Type of Lamp: _____ |                                                                                   |
| Dynamic Image Display: Yes <input type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                               | Self-Dimming Capability: Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Max Nits: _____ Max Foot Candles: _____ Message Time (screen hold): _____ seconds                                                                                                                                                                             |                                                                                   |
| What Is the Estimated Cost of the Sign?                                                                                                                                                                                                                       | \$ <b>59,000.00</b>                                                               |

**\*\*PICTURE OR RENDERING MUST BE ATTACHED DEPICTING SIGN PLACEMENT WITH BEFORE AND AFTER VIEW.\*\***

| SECTION 4 – ZONING                                 |                                                                                                                                                                               |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning District:                                   | R-1S <input type="checkbox"/> R-1L <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> A <input type="checkbox"/> |
|                                                    | I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> C-1 <input type="checkbox"/> C-2 <input type="checkbox"/>                                                           |
|                                                    | CF <input type="checkbox"/> CR <input type="checkbox"/>                                                                                                                       |
| Total Street Frontage of Property:                 |                                                                                                                                                                               |
| Total Area of New Sign:                            |                                                                                                                                                                               |
| Total Area of all existing signs on Property:      |                                                                                                                                                                               |
| Distance from sign or sign structure to curb line: |                                                                                                                                                                               |

| SECTION 5 – SIGNATURES                                                                                            |       |
|-------------------------------------------------------------------------------------------------------------------|-------|
| Owner of Real Property:                                                                                           | Date: |
| Lessee of Real Property:                                                                                          | Date: |
| Sign Contractor / Erector:<br> | Date: |
| Electrical Contractor:                                                                                            | Date: |

| NO. | DATE       | BY | REVISION           |
|-----|------------|----|--------------------|
| 1   | 10/20/2011 | WJ | ISSUED FOR PERMIT  |
| 2   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 3   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 4   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 5   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 6   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 7   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 8   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 9   | 06/20/2016 | WJ | REVISED TO ADD TIF |
| 10  | 06/20/2016 | WJ | REVISED TO ADD TIF |



THIS IS WHERE THE  
 SIGN WILL BE PLACED.  
 6/20/2016

Brian  
 Hunt

Steve Cheret

OD: 120"h

OD: 99"w

EMC: 96"w

2"  
48"

1.5" lip

EMC Signage Display  
4'h x 8'w

1.5" lip

1" trim

18.5"

2" x 87"

1.5" lip

1" trim

14.5"

1.5" lip

2" x 87"

31"

12" w match plate

C to C: 24"

Bottom skirt: 40"

Cabinets: 84"

Widths

27"w

24"w

1.5" lip

27"w

24"w

27"w

24"w

27"w

20"w

concrete foundation  
6'w x 3'L x 6'd  
rebar cage  
anchor bolt mounting  
by Sign Forge

Company: St. Matthews Church

Contact: John H.

Site Address: 302 County Road NN, Marathon, WI

Job #: 2084

Date: 05/06/2026

Quote Proof #: 4

**QUOTE: \$59,000.00**

OPTION +\$3,500 UPGRADE to 9MM EMC

Includes Tax exempt number  
Good for 14 Days

Terms: \$38,000.00 Down payment

\$21,000.00 Net 30 after install

Quantity: 1 double sided EMC monument sign

OD Size: 122"h x 99"w

Materials: Two steel pole and internal structure with  
painted aluminum body

Paint: Blue: SW 6797 jay blue \_ 168-c7

Light Gray: SW 7017 dorian gray \_ 244-c3

Dark Gray: SW 7076 cyber space \_ 235-c7

Digital Reader: 12mm resolution full color, 2 sides,  
size at 4'h x 8'w, wireless communication

Foundation: One concrete foundation at 6'w x 3'L x 6'd

Permit: Sign Forge to acquire local city sign permit

Notes: Sign Forge not responsible for replanting any  
landscape/grass around signage area;  
OR running needed electrical to sign - which is  
two lines of 120V with 20 amp breakers each.

IF YOU WOULD LIKE TO PROCEED, SIGN & RETURN

**SIGNATURE:**

**DATE:**

Please review specs and proof thoroughly. Customer has sole responsibility to  
check for typographical errors, layout accuracy, etc. Colors may not match exact  
paint, pantone or vinyl colors in all signage. All sizes, shapes, colors, layout, etc  
are conceptual and may vary from actual product. NOT responsible for customer  
supplied artwork files with low resolution.

Copyright Notice: All designs NOT paid in full are property of Sign Forge LLC and  
protected until payment is received in full.

All Down Payments are NON-REFUNDABLE. If customer cancels for any reason,  
the customer forfeits down payment amount and is granted to Sign Forge LLC.

**SIGN FORGE**  
LLC

DESIGN FORGE INSTALL MAINTAIN

Office: 715-443-0105 Cell: 715-721-6613

sales.signforge@outlook.com

228700 144th Avenue, Marathon, WI 54448

July 13, 2026

Steven Cherek  
City Administrator – Treasurer  
311 Walnut Street  
Marathon City, WI 54448

Re: Variance Request – Parcel 151-2806-082-0958  
St. Matthew's Church  
Village of Marathon City  
Marathon County, Wisconsin

Steve,

On behalf of St. Matthew's Church, Sign Forge is submitting a variance request for Parcel #151-2606-082-0958.

The proposed use of the property is a church. The parcel is zoned **Community Facilities and Institutions (CF)**. Per Chapter 13, Article 5, Section 13.5.16(1), this zoning district is intended to provide for public and civic buildings, as well as large nonprofit and religious institutional uses that may not fit within other zoning districts due to their specialized land use needs and purposes.

A variance is being requested for the proposed new church sign. Due to the property's Community Facilities and Institutions zoning designation, as well as its proximity to a Village Park, an illuminated sign is necessary to effectively communicate public events, service times, and other community activities occurring at St. Matthew's Church and the County Materials Sports Complex. The sign must be large enough to be legible to motorists traveling at the posted speed limit of 35 mph while remaining appropriately sized to avoid becoming a distraction.

Specifically, a variance is requested for the illuminated message board area. Chapter 13, Article 12, Section 13.12.8(2)(a) limits the message board portion of an illuminated sign to a maximum of eight (8) square feet. To adequately display church and community event information, an illuminated message area of **32 square feet** is proposed for this parcel.

In addition, a variance is requested to exceed the maximum allowable sign area established in Chapter 13, Article 12, Section 13.12.9(1). The proposed sign, including the illuminated message board and two non-illuminated sign panels, will have a total sign area of **53.14 square feet**. This exceeds the maximum permitted sign area of **40 square feet** by **13.14 square feet**.

The proposed sign will provide an important communication tool for both St. Matthew's Church and the surrounding community while maintaining a size and scale appropriate for the property and adjacent public uses.

Should you require any additional information, please do not hesitate to contact me at **[sales.signforge@outlook.com](mailto:sales.signforge@outlook.com)**.

Sincerely,

A handwritten signature in black ink, appearing to read "Devin Cyzan". The signature is fluid and cursive, with the first letter "D" being particularly large and stylized.

Devin Cyzan  
Sign Forge – Owner

**ORDER GRANTING A CONDITIONAL USE PERMIT FOR  
ST MATTHEWS CHURCH  
VILLAGE OF MARATHON CITY,  
MARATHON COUNTY, WISCONSIN**

**WHEREAS**, a complete application has been filed by ST MATTHEW’S LUTHERAN CHURCH, (hereinafter “Applicant”) for St. Matthews Monument Sign to display illumination messages as a conditional use for Church, Village and Park events, such as weddings and other celebratory events to the general public on property located at 302 County Road NN, Marathon City, WI; and

**WHEREAS**, the Applicant’s application and submitted documents consists of a completed and Conditional Use Permit Application dated July 13, 2026, Variance Request letter dated July 13, 2026, and Sign Permit Application on June 29, 2026 that depicts the Illumination Sign design details along with location on Subject Property; and

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

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

302 County Road NN  
Marathon City, WI 54448  
Parcel ID: 151-2806-082-0958  
 (“Subject Property”)

**WHEREAS**, the Subject Property is zoned CF - Community Facilities and Institutions pursuant to the Zoning Code of the Village; and

**WHEREAS**, pursuant to §13.5.16 and Article 12, Section 13.12.8(2) of the Zoning Code, The Plan Commission shall review all applications for electronic message unite signs that the Applicant proposes in its Application and is permitted as conditional accessory use in the CF Community Facilities and Institutions District use; and

**WHEREAS**, Applicant further intends to utilize the Subject Property for those permitted uses identified in the CF Community Facilities and Institutions District and as set forth in that Conditional Use Permit Application with the Village of Marathon City; and

**WHEREAS**, upon receipt of the completed application for a Conditional Use Permit, Variance Request and materials identified hereinabove, the Village Clerk properly referred the same to the Board of Appeals and Plan Commission of the Village of Marathon City for a public hearings and recommendations; 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 August 3, 2026; 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 §13.5.16 of the Zoning Code, and as long as the conditional use operates in strict compliance with the following conditions resolves, orders and finds that:

**IT IS THEREFORE, ORDERED AND RESOLVED AS FOLLOWS:**

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

1. This Conditional Use Permit is granted to allow applications for electronic message unite sign to be constructed as set forth in the application and related materials under the following conditions:
  - A. Lighting Restrictions: The electronic message board shall be maintained at a brightness level that does not create a traffic hazard, impair the vision of motorists, or cause undue light spill onto public rights-of-way or adjacent properties.
  - B. Messaging Restrictions: Messages displayed on the sign shall not change, scroll, flash, rotate or otherwise transition more frequently than once every four (4) seconds. All displayed content shall comply with community standards and shall not contain obscene, offensive, or otherwise inappropriate language or imagery.

- C. Time Restrictions: The electronic message board shall be turned off, or otherwise not illuminated, between the hours of 11:00 p.m. and 6:00 a.m. No messages or light emitted from the sign shall be visible during these hours.
2. This Conditional Use Permit is granted solely and exclusively to the Applicant for only so long as it continues to own in fee simple the Subject Property. This Conditional Use Permit is not transferrable to any other person or entity without the prior approval of the Village.
  3. This Conditional Use Permit is conditioned upon the Applicant and the Subject Property being and remaining compliant with all other Village, County, State, and Federal laws, rules, and regulations. The Applicant shall apply for, receive, and file proof of such permission with the Village Administrator of all other required local, state, and federal permits before activities commence.
  4. The terms, conditions, and representations of the submittals by the Applicant for Conditional Use Permit dated July 13, 2026, are hereby incorporated herein and made a part of the conditions hereof to the extent not otherwise modified by the requirements herein and to the extent so modified, the conditions set forth herein shall control.
  5. The Applicant shall promptly reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this Conditional Use Permit, including by way of enumeration without limitation, the cost of professional services incurred by the Village (including legal and other consulting fees) for review of and preparation of the Conditional Use Permit, attendance at meetings or other related professional services as well as for any actions the Village is required to take to enforce any of the conditions in this Conditional Use Permit due to a violation of these conditions by the Applicant.
  6. Any use not specifically listed as permitted shall be considered to be prohibited except as maybe otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for recommendation and Village Board for determination.
  7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this Permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order, or rule by the Village, Marathon County, State of Wisconsin, United States, or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
  8. Should this permitted Conditional Use be abandoned or discontinued in any manner for twelve (12) months or greater 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 shall be deemed terminated and therefore null and void.

- 9. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration and/or amendment to the use, premises, structures, land or owners other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- 10. Should any paragraphs or phrase of this Conditional Use Permit be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this Conditional Use and the remainder shall continue in full force and effect.
- 11. If any aspect of this Conditional Use Permit is in conflict with any other aspect of the Conditional Use Permit, the more restrictive provision shall be controlling as determined by the Village Board.
- 12. Copies of this Order shall be filed in the permanent records of the Village Board for the Village of Marathon City and copies sent to the proper authorities as well as the Applicant.

Approved this \_\_\_\_ day of August, 2026.

VILLAGE BOARD, VILLAGE OF MARATHON CITY

By: \_\_\_\_\_  
Kurt Handrick, Village President

Attest: \_\_\_\_\_  
Cassandra Lang, Village Clerk

Approval/Acceptance of Applicant dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

**ST MATTHEWS CHURCH**  
Applicant:

By: \_\_\_\_\_

Attest: \_\_\_\_\_