



REPORT TO PLANNING COMMISSION

ITEM NAME:	Marathon County Highway Garage Conditional Use Permit & Site Plan
MEETING DATE:	9/10/2026
PRESENTING COMMITTEE:	Plan Commission
COMMITTEE CONTACT:	Chair Dan Lesniak
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Nathan Sandwick

ISSUE: Request for a conditional use permit for the proposed Marathon County Highway Garage

ISSUE BACKGROUND/PREVIOUS ACTIONS:

The site consists of what is now one parcel zoned M2. The Conditional Use Permit Application (dated July 22) and Site Plan Application (dated July 24) were received.

Included with the application is a project narrative prepared by Excel. It includes a general overview and several arguments with respect to criteria for consideration of a conditional use permit. The Plan Commission initially reviewed and discussed the site plan on August 17th. It was acknowledged that a properly noticed public hearing must occur prior to a decision by the Plan Commission on the Conditional Use Permit. This special meeting and public hearing has been properly noticed.

I have invited input from Village Administrator Davel, Public Works Director Ulman, Police Chief McHugh, and Fire Chief O'Brien. All responded without any concerns raised.

As noted in the project narrative prepared by Excel, the proposed use is consistent with the Future Land Use indicated for this location (Industrial / Commercial) within the adopted comprehensive plan. The intention to comply with all applicable Village ordinances, regulations, and design standards is noted. Project performance with respect to stormwater management was noted in August. I would also encourage special consideration of compliance with general standards for vehicle parking.

RECOMMENDED ACTION:

Approve the conditional use permit with consideration of conditions needed (if any) to ensure protection of public health, safety or general welfare; and ensure that public benefits outweigh potential adverse impacts.

Further consider the site plan including any alterations to best accommodate the conditional use and meet general performance standards within the Village's zoning code.