



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, April 02, 2024

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Minutes from the February 6, 2024, Meeting
2. Review Submitted Request for Proposals, and Approve the Most Advantageous Proposal for the City Owned Property Located at 1813 Charlotte Street
3. Discuss the Approved Fence Variance for 616 Graham Avenue

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Cheryl Barta, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: March 27,2024

TERENCE BRAND



To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: April 02, 2024
Re: Review Submitted Request for Proposals, and Approve the Most Advantageous Proposal for the City Owned Property Located at 1813 Charlotte Street

1813 Charlotte Street consists of two parcels, combining for a total area of 3.75 acres, with a zoning of R-3. R-3 zoning allows one- and two-family dwellings, with multi-family not permitted. City Plan approved moving forward with drafting and advertising a Request for Proposals (RFP), to develop the property into one or two-family dwellings and follow current zoning regulations. A copy of the original advertisement and RFP, and a copy of the proposal are attached for your review.

I recommend accepting the proposal submitted by Waldner & Sons Construction which includes the sale of the property at \$50,000, approximately \$13,333 per acre, and the construction of 8 two-family dwellings, for a total of 16 units, over the next 3 to 4 years. The proposed housing project will be a benefit to the community and will continue to supply the demand of senior housing in the City. Waldner & Sons Construction has an excellent track record of building quality housing and they have a great reputation throughout the community.



The City of Antigo is Requesting Housing Development Proposals

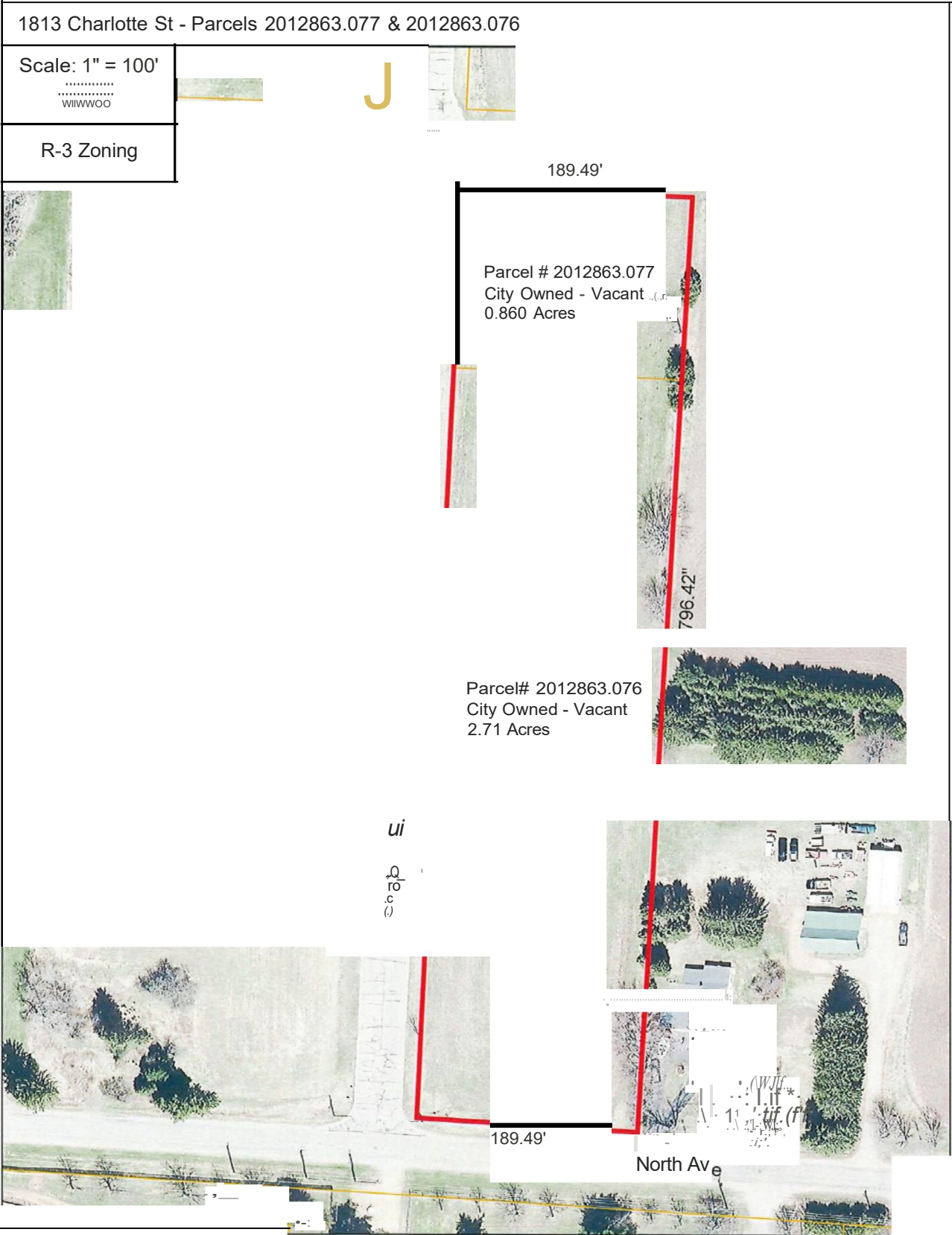
The City of Antigo is seeking proposals from qualified housing developers for the improvement of a +/- 0.86-acre parcel and a +/- 2.71-acre parcel, totaling +/- 3.57 acres, located along the east side of Charlotte Street north of North Avenue.

The RFP can be found on the City of Antigo's website, [www .antigo-city. org](http://www.antigo-city.org) or a hardcopy is available at Antigo City Hall, 700 Edison St. If you are interested in submitting a proposal, see the RFP paperwork for further details and instructions.

Please contact Beth McCarthy, the City of Antigo's Building Inspector/Zoning Administrator, at 715.623.3633 ext. 134 or [bmccarthy@ antigo-city.org](mailto:bmccarthy@antigo-city.org) with any questions.



**CITY of ANTIGO
REQUEST FOR PROPOSALS
to
IDENTIFY HOUSING DEVELOPER INTEREST
on
CITY- OWNED PROPERTY LOCATED
At
1813 Charlotte St Property
Parcels 2012863.077 & 2012863.076**



GENERAL SUMMARY:

- RFP Response Title: Housing Development 1813 Charlotte St Property
- Deadline for Submission: Wednesday, March 27, 2024, at 10:00 a.m.
- Submit to: City of Antigo, 700 Edison Street – Antigo, WI 54409
- Labeling: All sealed submissions to include the description on the envelope stating, “**Housing RFP**” and should include the Developer’s name/address/contact info

INTRODUCTION:

The Antigo City Council seeks proposals (please submit two (2) copies of your full proposal) from qualified housing developers for the improvement of a +/- 0.86-acre parcel and a +/- 2.71-acre parcel, totaling +/- 3.57 acres, located along the east side of Charlotte Street north of North Avenue. The development may cover the entire +/- 3.57 acres or any part thereof. The project should complement the surrounding environment while meeting the community’s needs.

DISCLOSURE:

This Request for Proposals (RFP) is being furnished by the City of Antigo (City) for the recipient’s convenience. Any action taken by the City in response to submissions made pursuant to this RFP, or in making an award or failure or refusal to make any award pursuant to such submissions, or in any cancellation of awards, shall be without any liability or obligation on the part of the City and its employees, officers, or members of Council and/or its Committees.

At its discretion, the City may at any time withdraw this RFP, may accept, or decline any submissions, and may waive any abnormality if the City deems appropriate by determining it is in the City’s best interest. The city has the ability to determine the responsiveness and acceptability of any submitted proposal.

It is the responsibility of the Developer to fully understand and interpret all applicable City of Antigo ordinances and building codes when preparing and submitting the proposal. Prospective Developers should be aware of the City’s review and approval process for development within the applicable zoning districts. The City is not liable for the Developer’s misinterpretation of any City policies or ordinances. The City makes no guarantees that any submission which conforms to the requirements of this RFP will be selected for consideration or approval.

The City and the selected Developer will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the City of Antigo Common Council and then only pursuant to the terms of the definitive agreements executed among the parties. The document typically utilized between the parties will be defined as a Developer’s Agreement.

SITE DESCRIPTION:

The +3.57 acres is currently zoned R-3 (Two Family Residence District) allowing for one- or two-family dwellings. Please refer to the City of Antigo's GIS mapping and zoning ordinances (including Chapter 14 – Land Use Regulations) regarding setbacks, land uses, permitting, conditional uses, parking, landscaping, storm-water management and etc. which can be accessed on the City's website www.antigo-city.org.

DEVELOPMENT GOALS:

As indicated in the City's Comprehensive Plan, certain style housing shortages exist. This site offers the potential for single-family housing or two-family housing (duplexes). The development needs to be well-planned to allow for the separation of housing to allow for the required green space.

The development needs to be focused on creating a vibrant neighborhood. Houses shall include attached garages. The development must take into account the Bike/Pedestrian walkway being developed by the city along the east side of Charlotte Street. This effort is being funded through a Wisconsin DOT Transportation Alternatives Program (TAP) grant with a construction deadline of 2026.

PURCHASE PRICE for the LAND:

The city is proposing a minimum purchase price by the Developer of \$100,000 for parcels 2012863.077 and 2012863.076 combining for a total area of +/- 3.57 acres. Developers are required to identify their actual proposed purchase price within their proposal. The City reserves the right to further negotiate the purchase price after the submission of proposals with the prospective Developer as part of an overall Developer's Agreement.

THE CITY WILL NOT BASE ITS DECISION SOLELY ON THE PROJECT VALUE OR THE PURCHASE PRICE. OTHER FACTORS INCLUDE BUT ARE NOT LIMITED TO:

- Similar development(s) completed by the Developer including references.
- Projected marketing for the proposed development
- Housing type, design, site layout and materials utilized.
- Timeline for completion
- Tax base/assessment projections & overall economic impact of the project.
- Expertise of the project team and demonstrated success in other municipalities.
- Proposed utilization of local workforce/trades during construction
- Management plan for the facility
- Additional factors listed in the RFP.

PROPOSAL REQUIREMENTS (Please submit two (2) copies of your full proposal):

1. Summary of the Developer's Background
2. Summary of the Proposed Development
3. Projected use of local contractors and professional trades

4. Proposed Development
 - a. Conceptual site plan
 - b. Conceptual elevation and floor plan views
 - c. Land use & housing types.
 - d. Total value of project
5. Project Timeline
 - a. Developer to describe any phased development projections.
 - b. Initial phase to identify number/type of units.
 - i. Future Phase(s) to be identified for number/type of units/schedule.
 - c. Detailed project schedule for Phase 1 construction/occupancy
 - d. Timeline for any projected additional phase(s)
6. Financials
 - a. Explain the Developer's financial strategy (including sources and utilization of funds) and demonstrate project feasibility. Explain any grants, loans or financial assistance programs being sought. Describe the Developer's overall experience with such programs, grants, and loans.
 - b. Describe any financial or infrastructure assistance needed from the City.
7. Additional Information
 - a. Provide examples of similar development projects and municipal contacts
 - b. Summary of the overall economic impact and tangible benefits for the city including tax base generation
 - c. Discuss any workforce housing benefits.
 - d. Describe how seniors might be served in the proposed development.

In addition to the evaluation of the proposals, the Common Council, its committees and/or City staff may conduct interviews with Developers. It is anticipated that a summary presentation will be made by the Developer to the City at the appropriate time.

PROPOSAL FOR HOUSING DEVELOPMENT AT 1813 CHARLOTTE STREET

Developer: Waldner & Sons Construction Inc.
 Jacob Waldner 715-610-2482
 N888 Dahlke Road, Antigo, WI 54409

- 1) Waldner & Sons Construction has been building multiple family dwellings for over 30 years. We have worked with developers on their projects, running some job sites to completion.
- 2) Our proposal is to divide the parcel into 8 lots with the city to install 4 more sewer & water laterals. We will build 8 duplexes for 16 Senior Living Units. This senior units are for seniors aged 55 and older.
- 3) We use some local contractors whenever possible depending on cost and availability. In the past we have used locals on our projects including Heinzen Plumbing & Heating, Neve's Flooring To Go, Frazza Overhead Doors and Antigo Menards for supplies.
- 4) A. Site plan will be the same layout as our 727-711 Center Street property in Antigo.
 B. See attached sheet #2 Follow code SPS 321.12
 C. Rentals for seniors aged 55 and older.
 D. Estimated value of the project is \$3,500,000 to \$4,000,000.
- 5) A. Phase 1 would be four duplexes starting in the summer of 2024 for the 1st duplex, 4 duplexes in completed in 2025 and 2 duplexes in 2026 and remaining duplex in the spring of 2027.
 B. Sixteen rental units for senior citizens, 2 bedrooms, 2 baths with 1248 sqft with ease of access Including a 1 stall attached garage.
- 6) The financing will be with a local lender, Co Vantage Credit Union. We are requesting assistance from the City of Antigo with the land purchase of \$50,000, additional laterals for water/sewer installation. We have no experience with grants or programs. All of our past projects were completed with our own resources.
- 7) Since 2016 we have built 10 duplexes with 20 senior living units in the City of Antigo.
 There are 2 Units 1305-1307 Edison Street
 There are 6 Units 727 to 711 Center Street
 We have 4 Units 122/124/128/130 Berner Street
 The newest are 8 Units 218 Fifth Avenue Units AB/CD/EF/GH

The project is to serve our community seniors and bring seniors into the community. It allows seniors to stay in the area. In addition to attracting people who left Antigo to move back and live in these comfortable, ease of access, private units.

PROPOSAL FOR HOUSING DEVELOPMENT AT 1813 CHARLOTTE STREET

Developer: Waldner & Sons Construction Inc.
Jacob Waldner 715-610-2482
N888 Dahlke Road, Antigo, WI 54409



711 to 727 Center Street



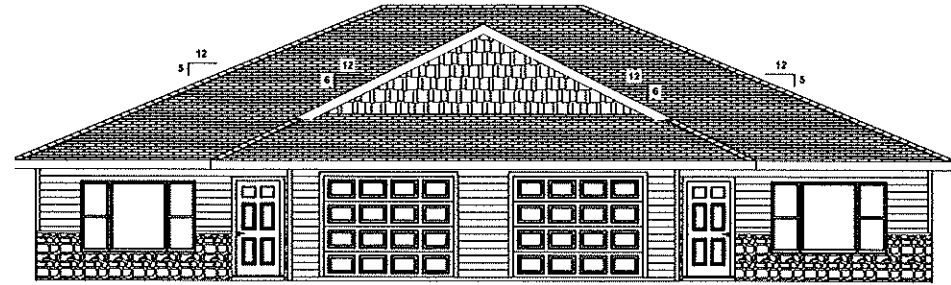
122/124 Berner Street



128/130 Berner Street

1305/1307 Edison Street





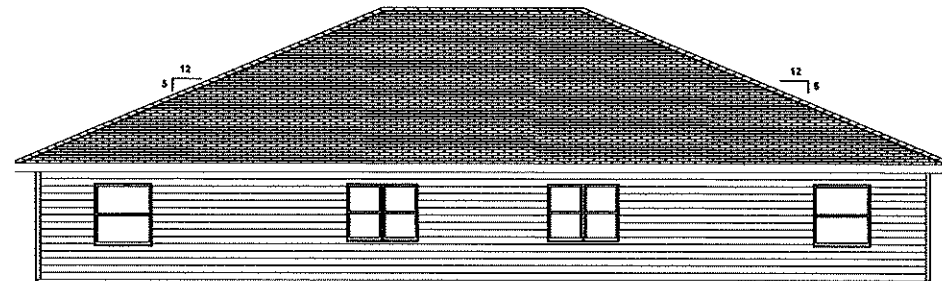
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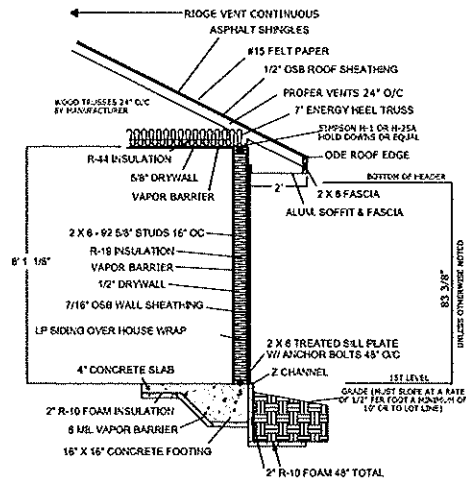
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



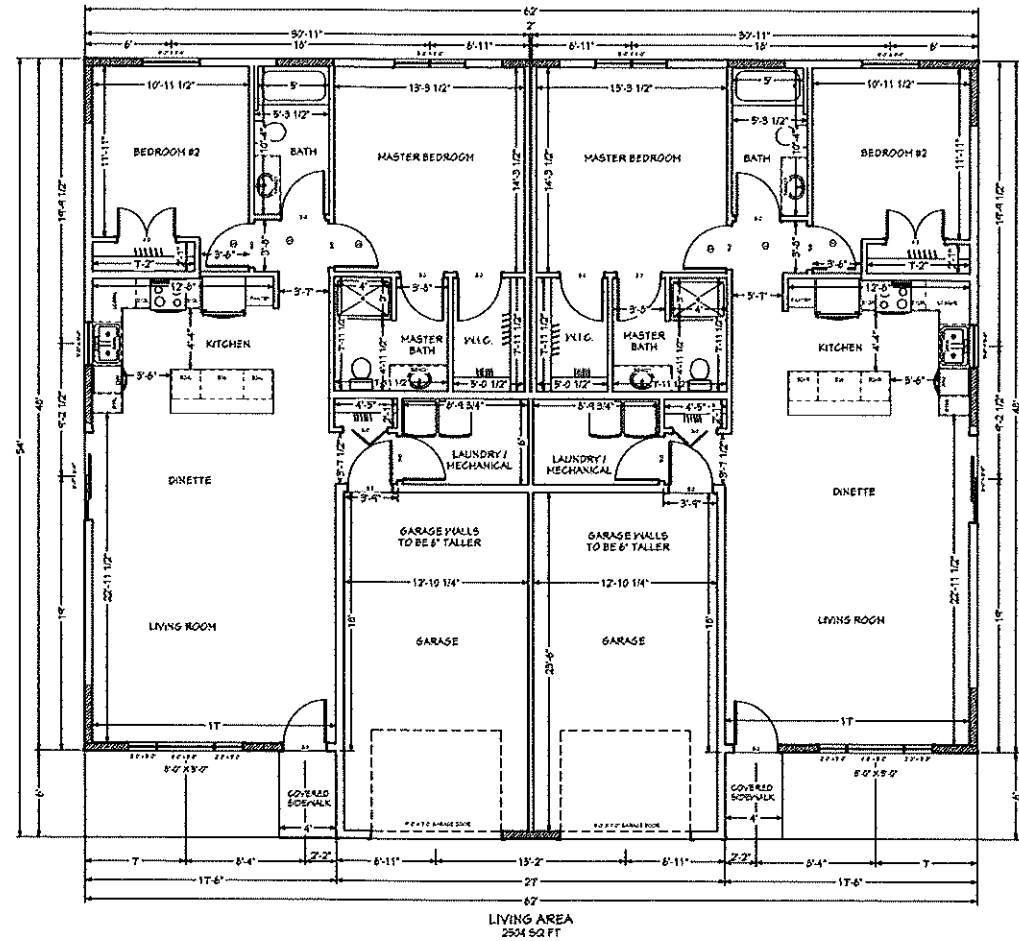
ELEVATIONS

WALDNER & SONS CONSTRUCTION

WALDNER CONSTRUCTION INC.
WALDNERCONSTRUCTIONINC.COM
DANIEL.WALDNER@YAHOO.COM

DATE: 12/31/20
SCALE: 1/4" =
SHEET: 1-3

Attachment: House Plan (6784 : Review Submitted Request for Proposals, and Approve the Most



REVISIONS
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WALDNER CONSTRUCTION INC. ASSUMES NO RESPONSIBILITY FOR THE
 ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR
 ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

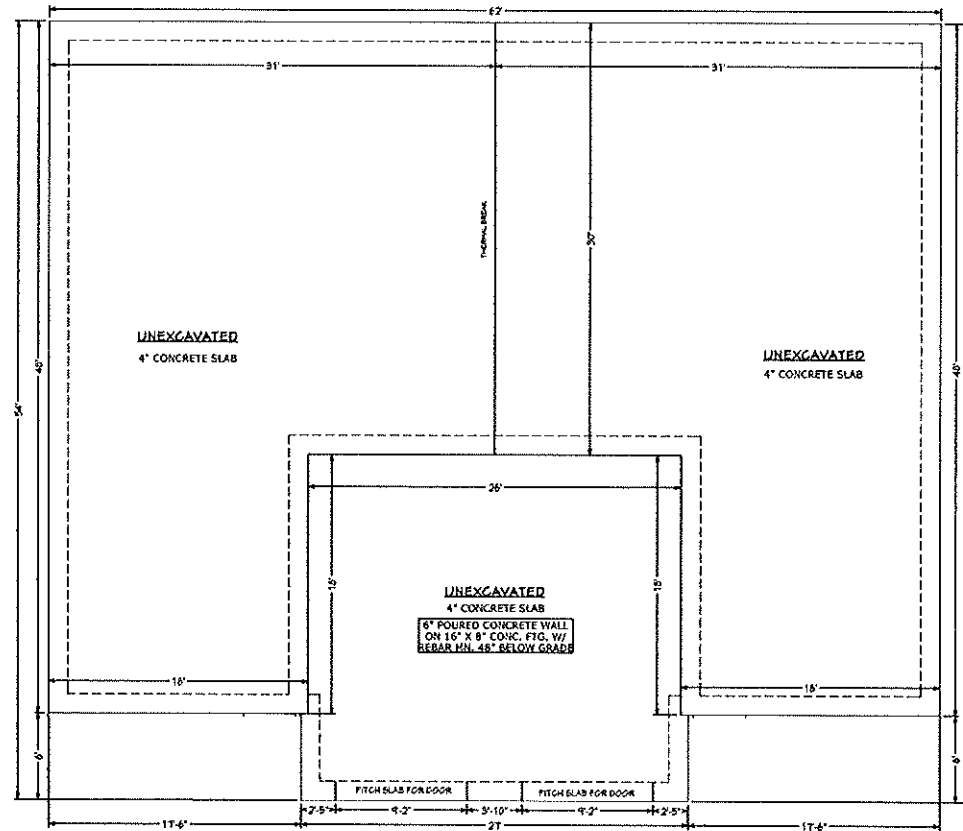
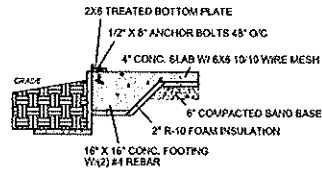
NO.	DESCRIPTION	BY	DATE

FLOOR PLAN

WALDNER & SONS CONSTRUCTION
 WALDNERCONSTRUCTIONINC.COM
 DANIELWALDNER@YAHOO.COM

DATE:
 12/31/20
 SCALE:
 1/4" =
 SHEET:
 2-3

Attachment: House Plan (6784 : Review Submitted Request for Proposals, and Approve the Most



ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
 PLAN MAY NOT REFLECT SITE CONDITIONS
 BASEMENT WINDOWS PER BUILDER

WALDNER CONSTRUCTION INC. ASSUMES NO RESPONSIBILITY FOR THE
 ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR
 ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

NO.	DESCRIPTION	REV.	DATE

FOUNDATION

WALDNER & SONS CONSTRUCTION
 P. 101 EV

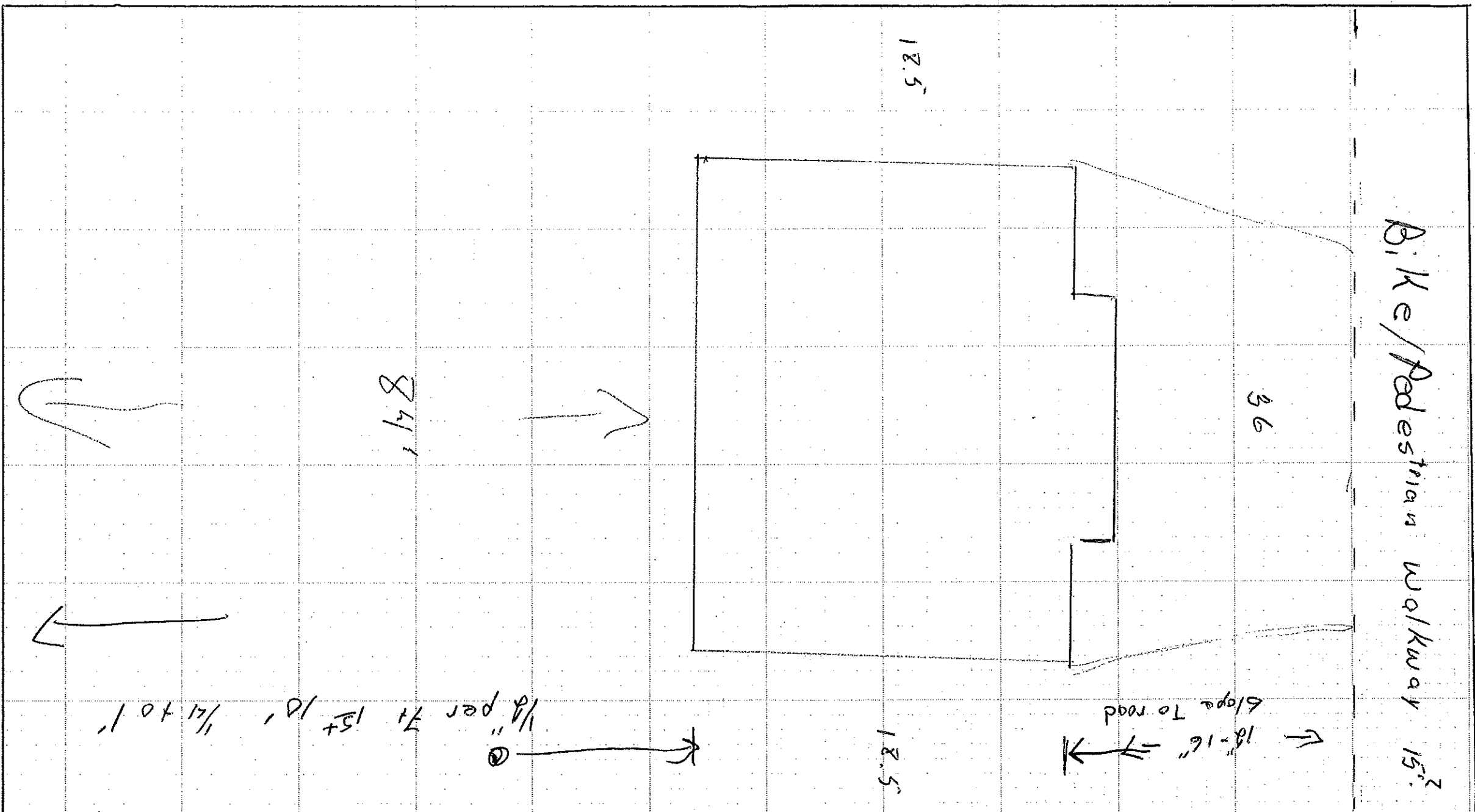
WALDNER CONSTRUCTION INC.
 WALDNERCONSTRUCTIONINC.COM
 DANIEL.WALDNER@YAHOO.COM

DATE:
 12/31/20

SCALE:
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Attachment: House Plan (6784 : Review Submitted Request for Proposals, and Approve the Most



②

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

Charlotte St

99.5

189

Noth Ave

WALDNER & SONS CONS.
N12065 Highway 45 S.
ANIWA, WISCONSIN 54408
(715) 449-2820

1

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

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To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: April 02, 2024
Re: Discuss the Approved Fence Variance for 616 Graham Avenue

The owner of 614 Graham Avenue attended the March Council meeting and spoke during public comment, at which time she requested to discuss the variance granted to her neighbor, located at 616 Graham Avenue. She was referred to the City Plan Commission to discuss the variance further. Attached is a map depicting the variance and the conditions agreed upon at the Zoning Board of Appeals meeting last May.

616 Graham Ave Variance Approved With Fence Restrictions



Permitted Fence Locations East Property Line

- - Fence Installation Allowed Up to the Property Line - "Good" Side of the Fence to be Installed Facing Neighbor
- - Fence Installation Allowed With a Two Foot Offset With No "Good" Side Restrictions
- - No Fence Installation Allowed

616
GRAHAM
AVE

NO FENCE
ALLOWED

Graham Ave

Attachment: 616 Graham Ave Fence Layout1 (6762 : Discuss the Approved Fence Variance for 616 Graham Ave)