



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM

Tuesday, April 04, 2023

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

PUBLIC HEARINGS

1. Public Hearing for Zoning Amendment Application for 920 Aurora Street to Classify Property as B-1, Neighborhood Shopping District instead of R-3, Two-Family Residence District to Allow for the Conditional Use of an Electric Substation
2. Public Hearing for Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-348, the Municipal Code at 920 Aurora Street to Allow for an Electric Substation

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

1. Minutes from the March 7, 2023 Meeting
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 920 Aurora Street (five parcels being combined into one) as B-1, Neighborhood Shopping District instead of R-3, Two-Family Residence District to Allow for the Conditional Use of an Electric Substation
3. Approve Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-348, the Municipal Code of the City of Antigo for 920 Aurora Street (five parcels being combined into one) to Allow for an Electric Substation (Current Parcel #'s 201-0149, 201-0142, 201-0142.001, 201-0143, and 201-0144)

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 29, 2023

BILL BRANDT



NOTICE

NOTICE IS HEREBY GIVEN, that it has been proposed to amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the following described properties as B-1, Neighborhood Shopping District instead of R-3, Two-Family Residence District:

"Original Plat All Lots 23-24-25-26 & N176' of Lots 27 & 28
Block 10 Parcel #201-0149 (property address null)"

"Original Plat N176' of Lots 1 & 2 Block 10 Parcel #201-0142
(property address null)"

"Original Plat Lots 1 & 2 Exc the N176' Thereof & All Lots
3-4-5-6-7 Block 10 Parcel #201-0142.001 (property address null)"

"Original Plat Lots 8-9-10 Block 10 Parcel #201-0143
(920 Aurora Street)"

"Original Plat Lots 11 & 12 Block 10 Parcel #201-0144
(property address null)"

Note: the five parcels are being combined into one but due to Langlade County's parcel ID numbering system, a new parcel ID number will not be issued until sometime next year.

to allow for the conditional use of an electric substation.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, April 4, 2023, at 6:00 p.m. in the Multi-Purpose Room, City Hall, 700 Edison Street, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
The City of Antigo is an Equal Opportunity Provider
Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a Conditional Use Permit under the provisions of Ordinance No. 1095B, Section 14-348, the Municipal Code, has been filed:

"Original Plat All Lots 23-24-25-26 & N176' of Lots 27 & 28
Block 10 Parcel #201-0149 (property address null)"

"Original Plat N176' of Lots 1 & 2 Block 10 Parcel #201-0142
(property address null)"

"Original Plat Lots 1 & 2 Exc the N176' Thereof & All Lots
3-4-5-6-7 Block 10 Parcel #201-0142.001 (property address null)"

"Original Plat Lots 8-9-10 Block 10 Parcel #201-0143
(920 Aurora Street)"

"Original Plat Lots 11 & 12 Block 10 Parcel #201-0144
(property address null)"

Note: the five parcels are being combined into one but due to Langlade County's parcel ID numbering system, a new parcel ID number will not be issued until sometime next year.

to allow for an electric substation.

FURTHER, that a public hearing will be held on the above application before the City Plan Commission of the City of Antigo on Tuesday, April 4, 2023, at 6:00 p.m. in the Multi-Purpose Room, City Hall, 700 Edison Street, Antigo, Wisconsin, at which time opportunity to be heard will be given all interested persons.

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Application for Zoning Amendment
 CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
 700 EDISON STREET, ANTIGO, WISCONSIN 54409
 PHONE: 715.623.3633 x134 Fax 715.627.7099
rmusolff@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

If you are requesting a zoning amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134.

Petitioner's Name: Wisconsin Public Service Att: Drew Bain

Petitioner's Address: PO Box 19001 Green Bay WI 54307

Petitioner's Phone Number: 920-433-6906 - Drew Bain

Property Owner's Name: Wisconsin Public Service Att: Drew Bain

Property Owner's Address: PO Box 19001 Green Bay WI 544307

Property Owner's Phone Number: 920-433-6906 - Drew Bain

Property Information:

Address: 920 Aurora St Antigo WI 54409

Parcel ID Number: 2010149, 2010142, 2010142, 2010143, 2010144

Legal Description: see attached

(The legal description may be obtained from the City Zoning Administrator)

Existing zoning district classification(s) of the land included within the petition: R-3

Existing land use on land included in this application: Electric Substation

Proposed zoning district classification(s) of the land included within the petition: ~~R-3~~ B-1

Proposed land use(s) following rezoning: Electric Substation

Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary.): To change the zoning to allow the conditional use of an electric substation.

Please attach a map of the area showing the parcel(s) proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

(City Zoning Administrator may provide this information)

Please attach a list of Names and Addresses of all abutting and opposite property owners within 300 feet of the property to be altered

(City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 920 Aurora Street Wis Public Service (6072 : Zoning Amendment Application for 920 Aurora

If petitioner is NOT the property owner, a letter with the owner's signature shall need to be provided. The letter shall state that the owner is in agreement with the proposed zoning change contingent upon the sale of the property to the applicant.

Drew Beir
Signature of Petitioner

2/8/23
Date

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the fee of \$200 to the Building Inspector/Zoning Administrator Office located in Antigo City Hall, 700 Edison Street, Antigo WI. 54409. paid 2/28/2023

Checks should be made payable to "City of Antigo".

The entire zoning ordinance is available on the City's website at: <http://www.antigo-city.org/>

Should you have any questions regarding this form or the City's rezoning process, please phone 715-623-3633 x134.

For City Use Only

Received by: Beth McCarthy Date: 2/28/2023

City Planning Commission / Public hearing:

Date: 4/4/2023 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

Current Legal Descriptions – Parcel combination approved by Langlade County but will not be finalized until Jan 1 2024.

2010149

Legal Description

ORIGINAL PLAT ALL LOTS 23-24-25-26 & N176' OF LOTS 27 & 28 BLOCK 10

2010142

Legal Description

ORIGINAL PLAT N176' OF LOTS 1 & 2 BLOCK 10

2010142.001

Legal Description

ORIGINAL PLAT LOTS 1 & 2 EXC THE N176' THEREOF & ALL LOTS 3-4-5-6-7 BLOCK 10

2010143

Legal Description

ORIGINAL PLAT LOTS 8-9-10 BLOCK 10

2010144

Legal Description

ORIGINAL PLAT LOTS 11 & 12 BLOCK 10

2/14/23



LAND RECORDS & REGULATIONS DEPT.
837 Clermont Street Antigo, WI 54409

FEE: \$100.00

REQUEST TO COMBINE PARCELS

Name of Owner as it appears on the tax bill: Real Estate Department Wis Public Service Corp

Telephone number during normal working hours: 920-433-6906 Att: Drew Bain

Owners current mailing address: PO Box 19001 Green Bay WI 54307

Tax parcel number of those parcels you wish to combine. (The tax parcel number can be obtained from the tax bill.):

2010144, 2010142, 2010142.001, 2010143, 2010144

Parcels may be combined provided:

1. They are contiguous and located within the same quarter-quarter and section, town and range.
2. The ownership on the parcels is the same.
3. There are no delinquent taxes due on any of the parcels.
4. The owner of the property signs this request.
5. The local assessor signs this request.
6. The parcels will not be split again within 5 years of the combination.

Send Confirmation when done

The Property Listing Office reserves the right to deny any request for combinations at its discretion. If the request is denied, the owner will be notified by telephone. Combinations requested in the current year will appear on the following years assessment roll and tax bill. Please note that a Certified Survey Map may be required if the parcels combined are split again in the future and meet current subdivision requirements and minimum lot size.

Drew Bain
Owner

Amy Muehler
Assessor

2/13/23
Date of Signature

2-28-23
Date of Signature

For the use of the Property Listing Department. **DO NOT FILL IN BELOW THIS LINE.**

Date request was received: _____

Date request was acted on: _____

Date request was denied and why: Approved



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 03/01/2023

RE: Rezone parcels 2010149, 2010142, 2010142.001, 2010143, 2010144 (920 Aurora St) from R-3 Single Family Residential District to B-1 Neighborhood Shopping District to correct the current improper zoning for an electric substation.

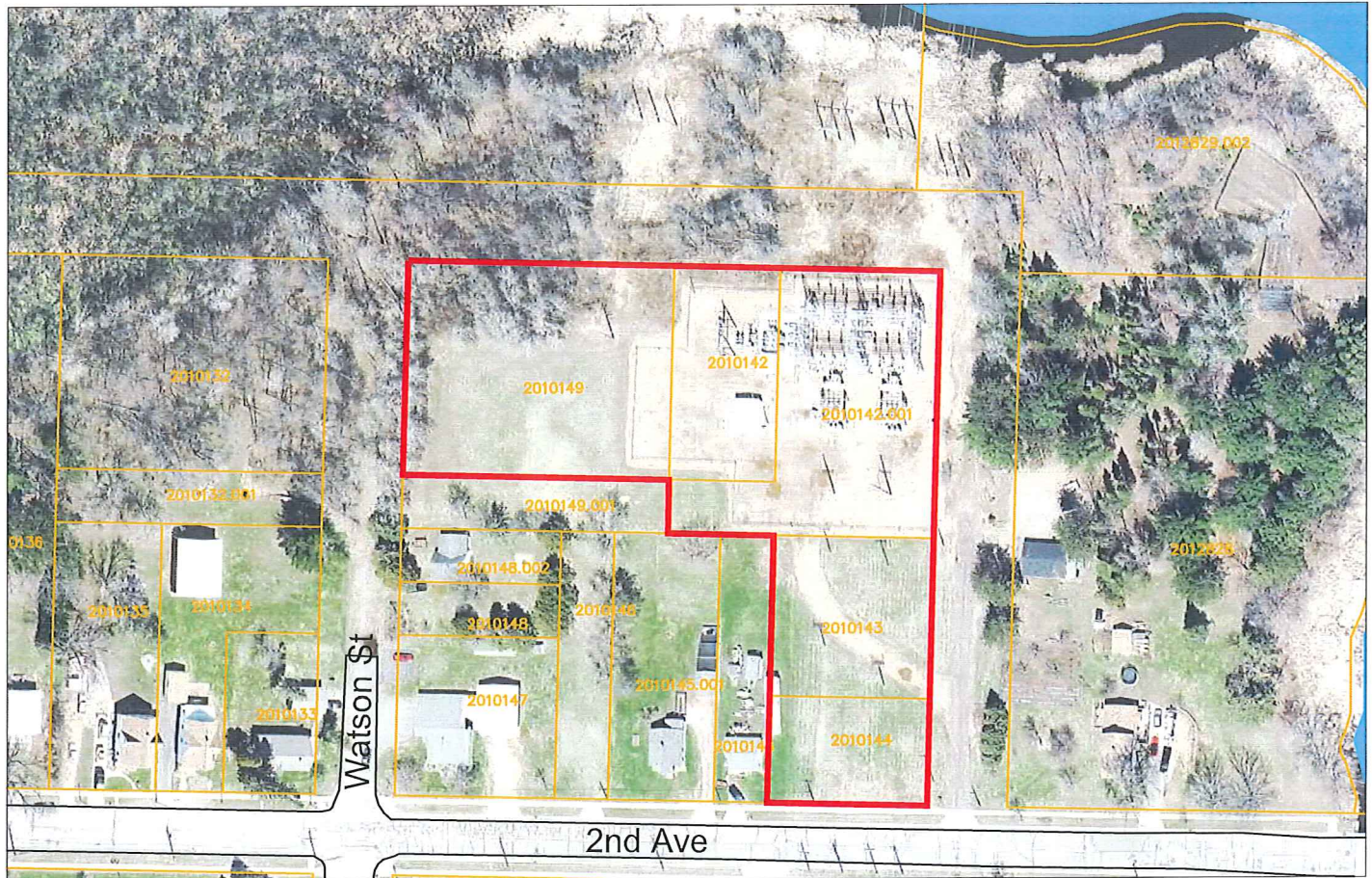
For your information:

1. The above parcels are required to be and have been approved for combination per the Langlade County Land Records Department.
2. To change the zoning one of the following must be met
 - a. 200 feet of frontage
 - b. contains 25,000 square feet of area
 - c. adjoins a lot or parcel of land which bears the same zoning district classification as the proposed zoning district
3. This property meet the criteria of the above subsection "b".

Owner: Real Estate Dept WI Public Service Corp

Address: 920 Aurora St

Parcels: 2010149, 2010142, 2010142.001, 2010143, 2010144 (Approved Combination)



Current Zoning / R-3

Proposed Zoning Change / B-1





APPLICATION FOR CONDITIONAL USE HEARING

CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR

700 EDISON STREET, ANTIGO, WISCONSIN 54409

PHONE: 715.623.3633 x134 Fax 715.627.7099

rmusolff@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 100.00 *paid 2/28/2023*

DATE OF APPLICATION: 2/8/23

APPLICANT NAME (S): Wisconsin Public Service Attn: Drew Bain

ADDRESS: ~~750 Benton Rd Green Bay, WI~~ PO Box 19001

CITY: Green Bay STATE WI ZIP ~~54307~~ 54307

PHONE: 920-433-6906 EMAIL: drew.bain@wisconsinpublicservice.com

2010149, 2010142, WI

PROPERTY ADDRESS: 920 Aurora St PARCEL NUMBER: 2010142, 2010143, 2010

LEGAL DESCRIPTION: original plat all lots 23-24-25-26 & N176' of lot 27 B2B Block 10, original plat all lot 22 & lots 27 B2B, Exc the N176' front of Block 10, original plat N176' of lots 132 Block 14, original plat lots 8-9-10 Block 14, original plat lots 11312 Block 10.

APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: Sec. 14-348 Conditional Use

FOR THE PURPOSE OF: Electric Substation

It is understood that a Public Hearing will be held before a request for the above Conditional Use is, or is not approved. Applicant will be notified of the date and place of the Public Hearing.

APPLICANT SIGNATURE: Drew Bain

FOR OFFICE USE ONLY BELOW THIS LINE

ADJACENT PROPERTY OWNERS WITHIN 100 FEET

ACTION OF THE CITY PLANNING COMMISSION: ____ APPROVED ____ DENIED

CITY PLAN COMMISSION RECOMMENDATION TO CITY COUNCIL: _____

SIGNATURE OF CHAIRPERSON OF
CITY PLAN COMMISSION

DATE

Attachment: Conditional Use Application for 920 Aurora Street Wis Public Service (6073 : Conditional Use Application for 920 Aurora Street)



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 03/01/2023

RE: Granting a Conditional Use Permit contingent on the rezone approval for parcels 2010149, 2010142, 2010142.001, 2010143, 2010144 (920 Aurora St).

For your information:

City of Antigo Ordinance, located in the B-1 Neighborhood Shopping District portion, under Sec. 14-348 – Conditional Uses, subsection(5)(b), lists public utility and service uses, and specifically electric substations.

The following conditional uses may be allowed in the B-1 neighborhood shopping district, subject to subdivision II of division 5 of this article:

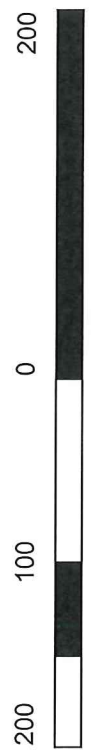
- (1) Automobile service stations.
- (2) Parking lots, open and other than accessory, for the storage of private passenger automobiles.
- (3) Parks.
- (4) Planned developments, business.
- (5) Public utility and service uses as follow:
 - a. Bus terminals, bus turnarounds (off-street), bus garages or bus lots.
 - b. Electric substations.
 - c. Fire stations.
 - d. Gas regulator stations.
 - e. Police stations.
 - f. Post offices.
 - g. Radio and television towers.
 - h. Railroad passenger stations.
 - i. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purposes.
 - j. Telephone exchanges, telephone transmission equipment buildings and microwave relay towers.
 - k. Waterworks, reservoirs, pumping stations and filtration plants.
- (6) Signs in excess of 30 feet in height from curb level.
- (7) Signs set back less than 15 feet from the front lot line.
- (8) Taverns and bars.
- (9) Child day care facilities.
- (10) Accessory uses incidental to and on the same zoning lot as a principal use.
- (11) Smoking area facilities (indoor and outdoor).

(Code 1999, § 13-1-49(c); Ord. No. 1043B, § 1, 2-14-2001; Ord. No. 1220B, §1, 3-9-2011)



DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS



Print Date: 2/28/2023

