



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, June 01, 2021

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

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

1. Approval of the Minutes from the April 6, 2021 Meeting
2. Consideration of Solar Power Development on 40 to 54 Acres of Vacant City-Owned Property Located along the Both Sides of Hogan Street North of the Remington Detention Pond
3. Review a Preliminary Site Plan for a Multi-Family Housing to be Located at HoganSt/Remington Detention Pond Area as Presented by Northpointe Development Corporation Including 45 Units (24 units Designated for Seniors Age 55+)

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 Jaime Horswill, 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: May 26,2021

BILL BRANDT



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: June 01, 2021
Re: Consideration of Solar Power Development on 40 to 54 Acres of Vacant City-Owned Property Located along the Both Sides of Hogan Street North of the Remington Detention Pond

Requests for Proposals were received from four interested Solar Power Developers for the consideration of a 40 to 54 Acre fixed array solar field to be located along Hogan Street north of the Remington Detention Pond (see attached map). The Proposals were reviewed in conjunction with presentations from each of the Developers at a FP&L meeting on Wednesday, May 19, 2021.

The proposals were summarized by staff and remain under consideration with a final recommendation anticipated for presentation at a Special FP&L Committee meeting on Wednesday, June 9th ahead of the regularly scheduled Council meeting. Your concurrence for the intended use of this vacant property is being sought. The successful proposal will allow the selected Developer the necessary time to negotiate a power sale agreement with WE Energies (WPS) and to gain approval from other regulatory agencies such as the Public Service Commission if when required.

A summary of the proposals under consideration by the City's FP&L Committee is included in your packet as a reference to the overall project scope. Please let me know if you have any questions.

DEVELOPER	eDF RENEWABLES
CONTACT NAME(S)	Sterling Root Tony Hartman
PROJECTS INCLUDING WISCONSIN	3.5 MW in Flambeau, 12 MW & 24 MW in Dane County & 80+ MW in development with 16 Gigawatts within North America
SIZE OF DEVELOPMENT (ACRES)	54
SIZE OF DEVELOPMENT (MEGAWATTS)	8 to 10 MW
TYPE of SYSTEM	
PROJECTED LIFE-SPAN (YEARS)	35
JOB CREATION	Up to 20 (direct & Indirect) per MW over a 6-month period
USE of LOCAL CONTRACTORS	Competitive sub-contractor bidding process; use of MBE/WBE when possible
OPTION TO HOLD PARCELS DURING PLANNING PHASE	3 years @ \$1,000 each = \$3,000
PRICE PER ACRE (PURCHASE OPTION)	N/A
PRICE PER ACRE/YEAR (Year 1 LEASE)	\$800
TOTAL LEASE (YEAR ONE)	\$43,200
ANNUAL ESCALATOR CLAUSE	2%
25-YEAR TOTAL LEASE VALUE with ESCALATOR	+/- \$1,384,000
35-YEAR TOTAL LEASE VALUE with ESCALATOR	+/- \$2,160,000
INITIAL LEASE PERIOD (YEARS)	25
EXTENSION OPTIONS (YEARS)	2 at 5 years each = 10 years
ESTIMATED TOTAL VALUE OF PROJECT	\$10 to \$15 Million
<u>MILESTONE TIMETABLE</u>	<u>2 YEARS</u>
Site Award	May-21
Option to Lease Agreement	Jul-21
Contract Negotiations with WEC + Preliminary Engineering	June 2021 (Anticipated)
Municipal/State Permits	June 2021 to January 2022
Interconnection Design Approval by WEC	Jan-22
Final Design & Long-Lead Time Procurement	Apr-22
Execution of Lease with City	Jun-22
Begin Mobilization	Jul-22
Ground Breaking	Aug-22
Mechanical Completion	Mar-23
Target Commercial Operation	Jun-23
<u>ADDITIONAL INFORMATION</u>	
Type of Fencing	Agricultural Fixed-knot Environmental Fence
Plantings	Pollinator mix & native grasses
Access Roads	Existing Pierce Ave west of Hogan & Gravel Driveway off of Pierce east of Hogan
Public Information	Informational Kiosk Display(s) @ Site
Site/System Monitoring	Web-Based Monitoring
Other Programs	Educational Funding & Training Programs
Restoration/Decommission Site	Yes, by Developer to original condition

DEVELOPER	edp RENEWABLES
CONTACT NAME(S)	Ashlyn Brulato Chad Sorenson
PROJECTS INCLUDING WISCONSIN	92 MW (134 projects) across 16 States including Wisconsin, Illinois & Minnesota
SIZE OF DEVELOPMENT (ACRES)	40
SIZE OF DEVELOPMENT (MEGAWATTS)	14.7 MW
TYPE of SYSTEM	
PROJECTED LIFE-SPAN (YEARS)	20 year Power Purchase Agreement (PPA); City can purchase equipment @ 20 years or renegotiate terms w/Developer
JOB CREATION	25 to 30 jobs on an ongoing basis for 6 to 9 months with local contractors for some electrical & construction activities + 10 in front-office. Long-term O&M for snow, lawn, inspection and maintenance
USE of LOCAL CONTRACTORS	Local procurement of materials and services when possible
OPTION TO HOLD PARCELS DURING PLANNING PHASE	12 months + 12 month extension with monthly reimbursement based upon fair market value. City can opt for traditional use of land up to construction period.
PRICE PER ACRE (PURCHASE OPTION)	\$6,000 X 40 = \$240,000
PRICE PER ACRE/YEAR (Year 1 LEASE)	N/A
TOTAL LEASE (YEAR ONE)	N/A
ANNUAL ESCALATOR CLAUSE	N/A
25-YEAR TOTAL LEASE VALUE with ESCALATOR	No Escalator
35-YEAR TOTAL LEASE VALUE with ESCALATOR	No Escalator
INITIAL LEASE PERIOD (YEARS)	N/A
EXTENSION OPTIONS (YEARS)	N/A
ESTIMATED TOTAL VALUE OF PROJECT	Information is proprietary, City responsible for fixed energy rate within proposal.
<u>MILESTONE TIMETABLE</u>	<u>472 Days</u>
Site Award	May-21
Option to Lease Agreement	Jun-21
Contract Negotiations with WEC + Preliminary Engineering	Nov-21
Municipal/State Permits	Feb-22
Interconnection Design Approval by WEC	Nov-21
Final Design & Long-Lead Time Procurement	Apr-22
Execution of Lease with City	Sep-22
Begin Mobilization	Feb-22
Ground Breaking	Apr-22
Mechanical Completion	Jul-22
Target Commercial Operation	Sep-22
<u>ADDITIONAL INFORMATION</u>	
Type of Fencing	7' galvanized or 8' agricultural TBD
Plantings	Low growth grass & seed & pollinator seed blend
Access Roads	Part of final planning/design; typically 6" deep w/underlayment x 12' wide
Public Information	Joint Press Releases
Site/System Monitoring	Supervisory Control and Data Acquisition (SCADA)
Other Programs	Community-focused educational portal
Restoration/Decommission Site	Yes, by Developer to original condition

DEVELOPER	SUNVEST SOLAR, LLC
CONTACT NAME(S)	Chris Collins
PROJECTS INCLUDING WISCONSIN	800 Projects totalling 40 MW (47 MW under Construction)
SIZE OF DEVELOPMENT (ACRES)	50
SIZE OF DEVELOPMENT (MEGAWATTS)	14.3 MW
TYPE of SYSTEM	Fixed-Tilt Driven-Pile System
PROJECTED LIFE-SPAN (YEARS)	30
JOB CREATION	Up to 65 for various lengths of hire ranging from 2 to 8 weeks; 2 people for ongoing operations & maintenance
USE of LOCAL CONTRACTORS	Tree clearing, directional boring, concrete pads, fencing and other non-solar specific tasks
OPTION TO HOLD PARCELS DURING PLANNING PHASE	To be Negotiated
PRICE PER ACRE (PURCHASE OPTION)	N/A
PRICE PER ACRE/YEAR (Year 1 LEASE)	\$800
TOTAL LEASE (YEAR ONE)	
ANNUAL ESCALATOR CLAUSE	1.5%
25-YEAR TOTAL LEASE VALUE with ESCALATOR	+/- \$1,203,000
35-YEAR TOTAL LEASE VALUE with ESCALATOR	+/- \$1,824,000
INITIAL LEASE PERIOD (YEARS)	25
EXTENSION OPTIONS (YEARS)	2 @ 5 years each = 10 years
ESTIMATED TOTAL VALUE OF PROJECT	\$17.4 Million
<u>MILESTONE TIMETABLE</u>	<u>12 to 18 Months</u>
Site Award	Aug-21
Option to Lease Agreement	Aug-21
Contract Negotiations with WEC + Preliminary Engineering	Sep-21
Municipal/State Permits	Dec-21
Interconnection Design Approval by WEC	Nov-21
Final Design & Long-Lead Time Procurement	Dec-21
Execution of Lease with City	Aug-21
Begin Mobilization	Nov-21
Ground Breaking	Dec-21
Mechanical Completion	Feb-22
Target Commercial Operation	Mar-22
<u>ADDITIONAL INFORMATION</u>	
Type of Fencing	7' Chain-link Fence Enclosure
Plantings	
Access Roads	Existing Pierce Ave west of Hogan & Gravel Driveway (200') east of Hogan
Public Information	Joint Press Releases
Site/System Monitoring	Full monitoring including temperature, irradiance, soiling and snow cover
Other Programs	
Restoration/Decommission Site	Yes, by Developer to original condition backed by an escrow bond

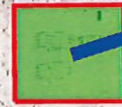
DEVELOPER	One Energy RENEWABLES
CONTACT NAME(S)	Eric Udelhofen
PROJECTS INCLUDING WISCONSIN	15 Wisconsin projects totalling 50 MW including a 7.5 MW in Rhinelander. 8 additional projects totalling 25 MW under construction in WI
SIZE OF DEVELOPMENT (ACRES)	50
SIZE OF DEVELOPMENT (MEGAWATTS)	6 MW
TYPE of SYSTEM	Bifacial modules and single access tracking (SAT)
PROJECTED LIFE-SPAN (YEARS)	30
JOB CREATION	20 to 40 on-site during peak construction for a 4 to 6 month period. No post employment on-site with maintenance techs visiting once per month
USE of LOCAL CONTRACTORS	Area contractors sought for surveys, environmental review, soil tests, civil-site development for access roads/grading and fence installation
OPTION TO HOLD PARCELS DURING PLANNING PHASE	5 years w/\$2,000 per year (year 1 & 2) \$4,000 (Year 3 & 4) and \$6,000 (Year 5) - suspends @ operational date
PRICE PER ACRE (PURCHASE OPTION)	N/A
PRICE PER ACRE/YEAR (Year 1 LEASE)	\$900 for 30 years/\$1,100 (30 to 40 years)
TOTAL LEASE (YEAR ONE)	\$45,000
ANNUAL ESCALATOR CLAUSE	None - Flat Rates
25-YEAR TOTAL LEASE VALUE with ESCALATOR	\$1,125,000
35-YEAR TOTAL LEASE VALUE with ESCALATOR	\$1,400,000
INITIAL LEASE PERIOD (YEARS)	30
EXTENSION OPTIONS (YEARS)	10
ESTIMATED TOTAL VALUE OF PROJECT	+/- \$9 Million
MILESTONE TIMETABLE	
Site Award	
Option to Lease Agreement	
Contract Negotiations with WEC + Preliminary Engineering	Oct-21
Municipal/State Permits	Nov-21
Interconnection Design Approval by WEC	
Final Design & Long-Lead Time Procurement	Mar-22
Execution of Lease with City	
Begin Mobilization	
Ground Breaking	Apr-22
Mechanical Completion	Oct-22
Target Commercial Operation	Dec-22
ADDITIONAL INFORMATION	
Type of Fencing	Woven-wire Deer Fencing & vegetative screening
Plantings	Low-growth native pollinators
Access Roads	Internal gravel access roads to access systems; utilize existing access points from main roads as much as possible
Public Information	Informational signs during construction; work with City for post-construction signing on fence
Site/System Monitoring	ALSO Energy data acquisition system for 24/7 tracking performance
Other Programs	
Restoration/Decommission Site	Yes, by Developer to original condition backed by a cash escrow account by 10th year of operation



City-Owned Property
NW Corner of
St Hwy 64 and N Hogan St



WPS
Transfer
Station



+/- 1600 ft
+/- 0.30 miles

+/- 40.5 Acres
City-Owned

+/- 14 Acres
City-Owned
Industrial Property

Perimeter = 5365 ft

+/- 8.5 Acres
Potential
Housing
Development

+/- 16 Acres
Daniel Baseman

+/- 29 Acres
Alan G. Andrus

+/- 40.5 Acres
Gary Preboski



To: Mayor and City Council

From: Mark Desotell, Director of Administrative Services

Date: June 01, 2021

Re: Review a Preliminary Site Plan for a Multi-Family Housing to be Located at HoganSt/Remington Detention Pond Area as Presented by Northpointe Development Corporation Including 45 Units (24 units Designated for Seniors Age 55+)

The City received 4 proposals for housing development on an 8.25 acre parcel located west of Hogan Street and +/- 200' north of the Remington Detention Pond. The proposals were scheduled for review over the course of 2 Committee of the Whole meetings held on May 18th and the 25th.

The meeting on May 18th allowed for 15 minute presentations by each developer including subsequent public input after each report. A decision was not made that evening allowing Committee of the Whole members the time to consider the information presented.

On May 25th the Committee of the Whole convened for a second time allowing members to discuss the merits of the various proposals. A decision to advance the proposal presented by Northpointe Development Corporation of Oshkosh was passed and is now headed to full Council on June 9th.

The Northpointe proposal calls for 4 "cottage-style" single story buildings (6 apartments per unit for a total of 24 apartments) with attached garages. Apartments will be designed for access from the garage as well as from a main individual entry doorway for each apartment. These 24 units will be designed as senior housing (age 55+) and are represented by the 4 buildings on the south side of the site plan (nearest Remington Detention Pond).

Additionally, the site plan calls for 3 "townhome" two-story buildings (7 apartments per unit for a total of 21 apartments with attached garages. Apartments will be designed for access from the garage as well as from a main individual entry doorway for each apartment. These 21 units will be designed as family housing and are represented by the 3 buildings on the north side of the site plan.

A stand-alone Community building is also identified within the site-plan and is located on the southern property limits allowing for views and access to the Remington Detention Pond area. Internal walkways will be designed for connection to the proposed Springbrook bicycle/pedestrian trail system being funded under a TAP Grant supplied through WisDOT.

Both a summary of the Northpointe proposal along with a copy of their preliminary site plan are included in your agenda packets. Your approval of the preliminary site plan is being sought. Please let me know if you have any questions.

SUMMARY OF NORTHPOINTE DEVELOPMENT PROPOSAL

DESCRIPTION	
HISTORY	
COMPANY FORMED	2008
COMPLETED PROJECTS	19 in Wisconsin (1000+ units) w/ ACC Management Group
IN CONSTRUCTION/DEVELOPMENT	7 Projects with Appleton (69 units), Brillion (40), Oshkosh (34), Sturgeon Bay (53), Sturgeon Bay (15) & Lady Smith (40)
Average Physical Occupancy	95%
PROJECT PLANNING	
LOCAL MEETINGS	Work with City and neighborhood to get feedback and to address concerns regarding building layout and landscaping
INCOME MIX	Developer to complete a Market Analysis
USE OF LOCAL CONTRACTORS/TRADES	As determined by general contractors (sub-contractors are locally sought out for the project)
PROJECT SCOPE	
# OF UNITS	45 Unit - Single Phase Construction (24 Senior Housing (55+) /South & 21 Workforce Housing/North Units)
STYLE	Single-Story Cottages for Seniors & Two-Story Townhomes for Workforce Housing w/ all units having attached garages & private entrances
UNIT MIX	1 bedroom (8), 2 bedroom (19) & 3 bedroom (18)
AMENITIES	In unit laundry, appliances, outdoor play area, attached garages, on-site maintenance, gazebo, video security lighting, community room/patio, playground, fitness center, bike parking, professional management, internet, walking path connection & on-site storm water management
PARKING SPACES	2.3 spaces per unit
SUSTAINABLE BUILDING EFFORTS	Wisconsin Green-Built home certified with 20% of units to contain universal design features
SUPPORTIVE HOUSING	8 units (20%)
TARGET MARKET	Age 55+ in Perpetuity for Senior Units (24 total)
PROJECTED PROJECT VALUES	
LAND NEEDS/PURCHASE PRICE	8.25 Acres @ \$400,000
TOTAL ESTIMATED VALUE	\$10,169,107 (\$400,000 land, \$7,135,270 construct/rehab, \$356,763 contingency, \$292,900 architecture/engineering, \$565,925 interim construction, \$80,000 financing fee/expenses, \$1,093,000 soft costs, \$12,000 syndication costs & \$233,249 in operating reserves
FUNDING SOURCES	\$1,875,000 in first mortgage, \$6,879,312 LIHTC equity, \$500,000 in HOME funds, \$675,000 AHP funds & 239,795 of Developer contributions
FUNDING CATEGORIES	9% Low Income Housing Tax Credits from WHEDA, HOME Fund, AHP funds & Developer contributions
ESTIMATED ANNUAL TAX BASE	\$45,000 per annum
FUNDS/RESOURCES needed from City	None
UNIT MIX/RENTS	
30% LMI	1 bedroom (4 @ \$355), 2 bedroom (5 @ \$422)
40% LMI	N/A
50% LMI	1 bedroom (2 @ \$610), 2 bedroom (7 @ \$715) & 3 bedroom (9 @ \$825)
80% LMI	1 bedroom (2 @ \$715), 2 bedroom (7 @ \$853) & 3 bedroom (9 @ \$975)
PROJECT SCHEDULE	
	April 2021 - Submittal of RFP Development Proposal
	June 2021 - Developer selected & Market Study ordered
	December 2021 - Submit Housing Tax Credit application to WHEDA
	April 2022 - WHEDA announces of awards
	June 2022 - Final plans to the City
	September 2022 - Acquire site from City & start construction
	June 2023 - First building completed & available for occupancy
	September 2023 - Final building placed into service
	December 2023 - Stabilized occupancy



Unit Summary

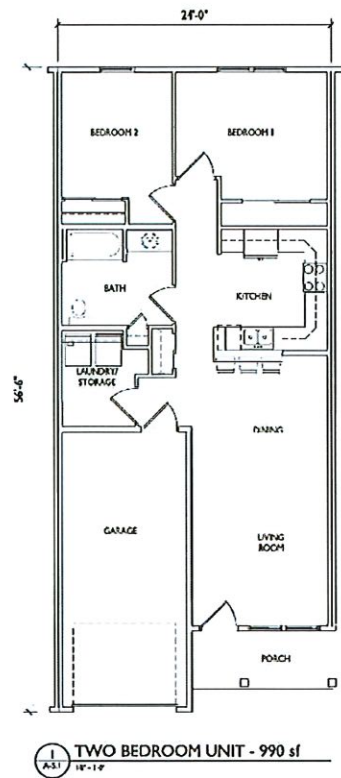
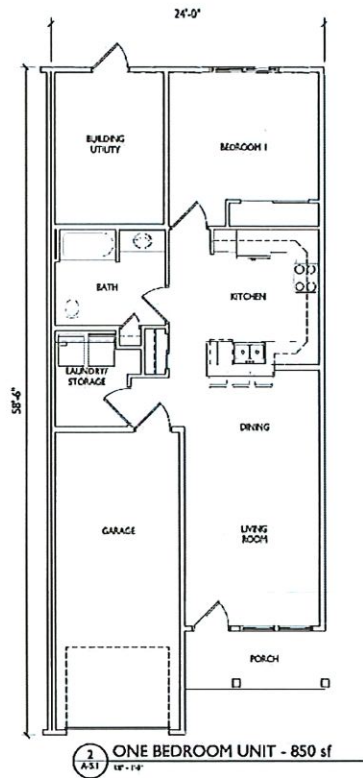
8	1-Bedroom Units - Senior Cottages
16	2-Bedroom Units - Senior Cottages
3	2-Bedroom Units - Family Townhouses
18	3-Bedroom Units - Family Townhouses
Total: 45 Units - 8.25 acres	

Concept Site Plan
Antigo Site Development - Antigo, WI
March 24, 2021



DEVELOPMENT PROPOSAL
Hogan Street Development
Antigo, WI

Senior Cottage Floor Plans



Revised for A-7 - March 21, 2021

PROJECT TITLE
 Northpointe
 Development
 Antigo Site
 Development

North Hogan Street
 SHEET TITLE
 Senior
 Cottage
 Unit Plans

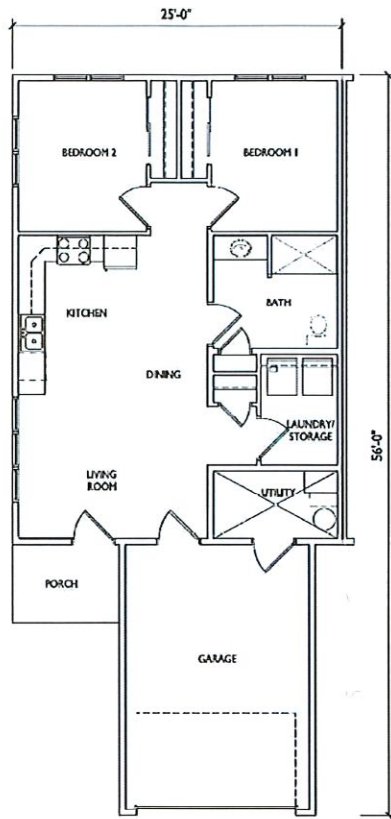
SHEET NUMBER

A-5.1

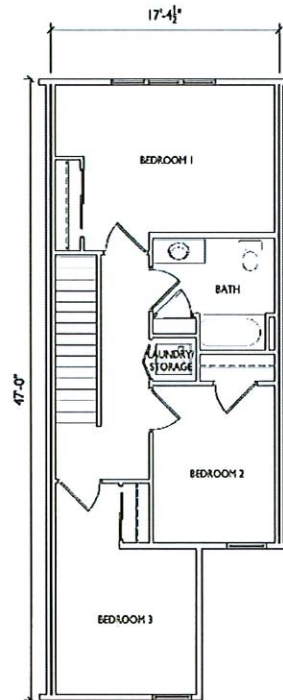
PROJECT NO. 20000
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DEVELOPMENT PROPOSAL
Hogan Street Development
Antigo, WI

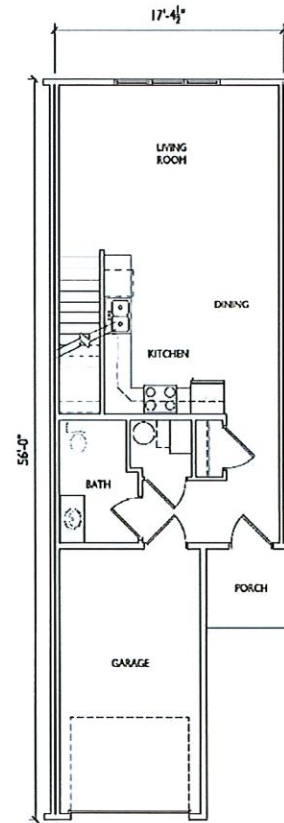
Family Townhome Floor Plans



3 TWO BEDROOM UNIT - 888 sf
 1/8" = 1'-0"



2 SECOND FLOOR - THREE BEDRM UNIT
 1/8" = 1'-0"



1 FIRST FLOOR - THREE BEDRM UNIT - 1,366 sf
 1/8" = 1'-0"



Revised for RFP - March 31, 2022

PROJECT TITLE
 Northpointe
 Development
 Antigo Site
 Development

North Hogan Street
 SHEET TITLE
 Family
 Townhouse
 Unit Plans

SHEET NUMBER

A-5.2

PROJECT NO. **20**
 © Knothe + Bruce Architects, LLC

DEVELOPMENT PROPOSAL
Hogan Street Development
Antigo, WI

Examples of Similar Senior Cottage Development Projects

Blackstone Harbor located at 10525 Judith Blazer Drive, Sister Bay, WI



DEVELOPMENT PROPOSAL
Hogan Street Development
Antigo, WI

Examples of Similar Family Townhome Development Projects

Nicolet Townhomes located at 1380 Scheuring Road, DePere, WI



*Nicolet
Townhomes*



NORTHPOINTE
 DEVELOPMENT CORPORATION