



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM

Tuesday, June 06, 2017

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Public Hearings

1. Public Hearing to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Following Described Properties as R-3, Residential District Instead of I-1, Industrial District: "The East 595 feet of Lot 304 of the Assessor's Plat of the City of Antigo except the North 361 feet located in the Northeast ¼ of the Southeast ¼ of Section 19, Township 31 North Range 11 East of the City of Antigo also known as part of Parcel 201-2896 (1410 Hogan Street)" "Assessors Plat Lot 308 Parcel 201-2900 (1322 Hogan Street)" "Assessors Plat Lot 309 Parcel 201-2901 (1310 Hogan Street)" "Assessors Plat Lot 310 Exc CSM V1 P96 and Exc Vol 7 CSM Pg 90 Parcel 201-2902.005 (1228 Hogan Street)" to coincide with the re-zoning of 8.25 acres to R-4 zoning for the development of multi-family units immediately north of 1322 Hogan Street
2. Public Hearing to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the Following Described Property as R-4, General Residential District instead of I-2, General Industrial District: "The East 595 feet of Lot 303, lying south of Pierce Avenue and the extension thereof, and the East 595 feet of the North 361 feet of Lot 304 of the Assessor's Plat of the City of Antigo located in the Northeast ¼ of the Southeast ¼ of Section 19, Township 31 North Range 11 East of the City of Antigo also known as part of Parcels 201-2895 (1520 Hogan Street) and 201-2896 (1410 Hogan Street). Being approximately 8.25 acres."

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

1. Approval of the Minutes from the May 2, 2017 Meeting
2. Approve Zoning Application Amendment Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Properties at 1228, 1310, and 1322 Hogan Street as R-3, Residential District Instead of I-1, Industrial District.
3. Approve Zoning Application Amendment Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Properties at 1410 and 1520 Hogan Street as R-4, General Residential District Instead of I-2, General Industrial District.
4. Site Plan Review for a Multi-Family Housing Development (Phase 2) Consisting of Five 8-unit Buildings as proposed by S.C. Swiderski located in the Southwest Quadrant of the Intersection of Hogan Street/Pierce 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 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: June 01,2017

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 R-3, Residential District instead of I-1, Industrial District:

“The East 595 feet of Lot 304 of the Assessor’s Plat of the City of Antigo except the North 361 feet located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 31 North Range 11 East of the City of Antigo also known as part of Parcel 201-2896 (1410 Hogan Street)”

“Assessors Plat Lot 308 Parcel 201-2900 (1322 Hogan Street)”

“Assessors Plat Lot 309 Parcel 201-2901 (1310 Hogan Street)”

“Assessors Plat Lot 310 Exc CSM V1 P96 and Exc Vol 7 CSM Pg 90 Parcel 201-2902.005 (1228 Hogan Street)”

to coincide with the re-zoning of 8.25 acres to R-4 zoning for the development of multi-family units immediately north of 1322 Hogan Street

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, June 6, 2017, 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



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 property as R-4, General Residential District instead of I-2, General Industrial District:

“The East 595 feet of Lot 303, lying south of Pierce Avenue and the extension thereof, and the East 595 feet of the North 361 feet of Lot 304 of the Assessor’s Plat of the City of Antigo located in the Northeast ¼ of the Southeast ¼ of Section 19, Township 31 North Range 11 East of the City of Antigo also known as part of Parcels 201-2895 (1520 Hogan Street) and 201-2896 (1410 Hogan Street). Being approximately 8.25 acres.”

to allow a multi-family development based on 8.25 acres with minimum 40 and maximum 56 units constructed in four and/or eight unit buildings which is a proposed development representing Phase II of the investment by S.C. Swiderski into multi-family housing units with the utilization of attached garages.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, June 6, 2017, 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

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

CITY OF ANTIGO APPLICATION FOR ZONING AMENDMENT

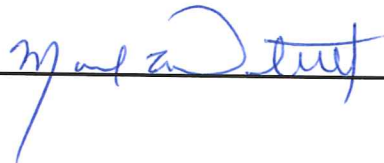
If you are requesting a zoning amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134.

1. Petitioner's Name (PRINT): MARK A. DESOTELL, P.E.
 Petitioner's Address (PRINT): 700 EDISON STREET
 Petitioner's Telephone Number (with Area Code): 715-623-3633 (EXT 155)
2. Property Owner Name (PRINT): CITY OF ANTIGO
 Property Owner's Address (PRINT): 700 EDISON STREET
 Property Owner's Telephone Number (with Area Code): 715-623-3633
3. **Property Information:**
 - A. Address: 1228, 1310 & 1322 HOGAN STREET
 - B. Parcel ID Number: 2012902.005, 2012901 & 2012900 RESPECTIVELY
 - C. Legal Description: SEE ATTACHED
 (The legal description may be obtained from the City Zoning Administrator.)
4. A. **Existing** zoning district classification(s) of the land included within the petition: INDUSTRIAL 1 (I-1)
 B. **Existing** land use on land included in this application: AGRICULTURAL & RECREATION
 C. **Proposed** zoning district classification(s) of the land included within the petition: RESIDENTIAL 3 (R-3)
 D. **Proposed** land use(s) following rezoning: VACANT - AGRICULTURAL & RECREATION

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary):
COINCIDES WITH THE RE-ZONING OF 8.25 ACRES IMMEDIATELY NORTH OF 1322 HOGAN STREET TO R-4 ZONING FOR THE DEVELOPMENT OF MULTI-FAMILY UNITS.
6. 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)
7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
 (City Zoning Administrator will provide this information)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: _____



Date: _____

5/24/17

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.

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: _____ Date: _____

City Planning Commission / Public hearing:

Date: June 6, 2017

☐ Approved

☐ Denied

Common Council / Public hearing:

Date: _____

☐ Approved

☐ Denied

Ordinance number: _____

Notes: _____



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

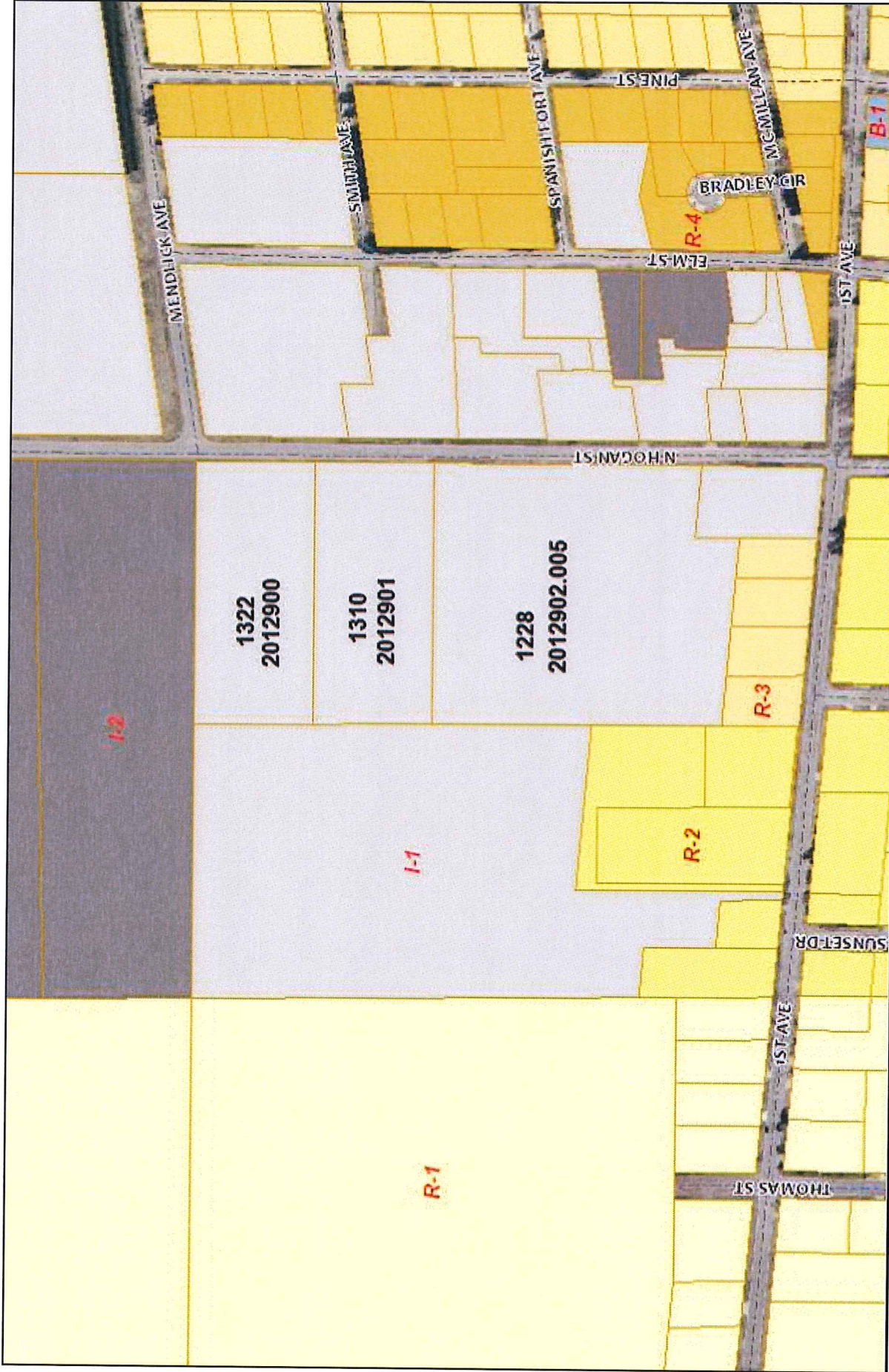


667 333 0 667

SCALE: 1" = 4,000'



Print Date: 5/24/2017



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



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Print Date: 5/24/2017

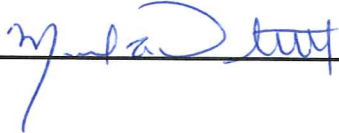


CITY OF ANTIGO APPLICATION FOR ZONING AMENDMENT

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.

1. Petitioner's Name (PRINT): MARK A. DESOTELL, P.E.
 Petitioner's Address (PRINT): 700 EDISON STREET
 Petitioner's Telephone Number (with Area Code): 715-623-3633 (EXT 155)
2. Property Owner Name (PRINT): CITY OF ANTIGO
 Property Owner's Address (PRINT): 700 EDISON STREET
 Property Owner's Telephone Number (with Area Code): 715-623-3633
3. Property Information:
 - A. Address: APPROX 600' OF EASTERNMOST LIMITS OF 1410 & 1520 HOGAN STREET
 - B. Parcel ID Number: PORTIONS OF PARCEL #'S 2012896 & 2012895
 - C. Legal Description: SEE ATTACHED
 (The legal description may be obtained from the City Zoning Administrator.)
4. A. **Existing** zoning district classification(s) of the land included within the petition: I-2 GENERAL INDUSTRIAL DISTRICT
 B. **Existing** land use on land included in this application: AGRICULTURAL CROPS
 C. **Proposed** zoning district classification(s) of the land included within the petition: R-4 GENERAL RESIDENTIAL DISTRICT
 D. **Proposed** land use(s) following rezoning: MULTI-FAMILY BASED ON 8.25 ACRES
W/ MINIMUM 40 UNITS CONSTRUCTED IN 4 AND/OR 8 UNIT BUILDINGS.
SEE ATTACHED PRELIMINARY SITE PLAN
5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): PROPOSED DEVELOPMENT REPRESENTS PHASE II OF THE
INVESTMENT BY SC. SWIDORSKI INTO MULTI-FAMILY HOUSING
UNITS. THIS PROPOSED PHASE INCLUDES THE UTILIZATION OF
ATTACHED GARAGES.
6. 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)
7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
 (City Zoning Administrator will provide this information)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner:  Date: 5/10/17

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.

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

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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: _____ Date: _____

City Planning Commission / Public hearing:

Date: June 6, 2017 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

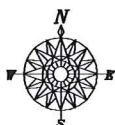
Ordinance number: _____

Notes: _____



SHEET

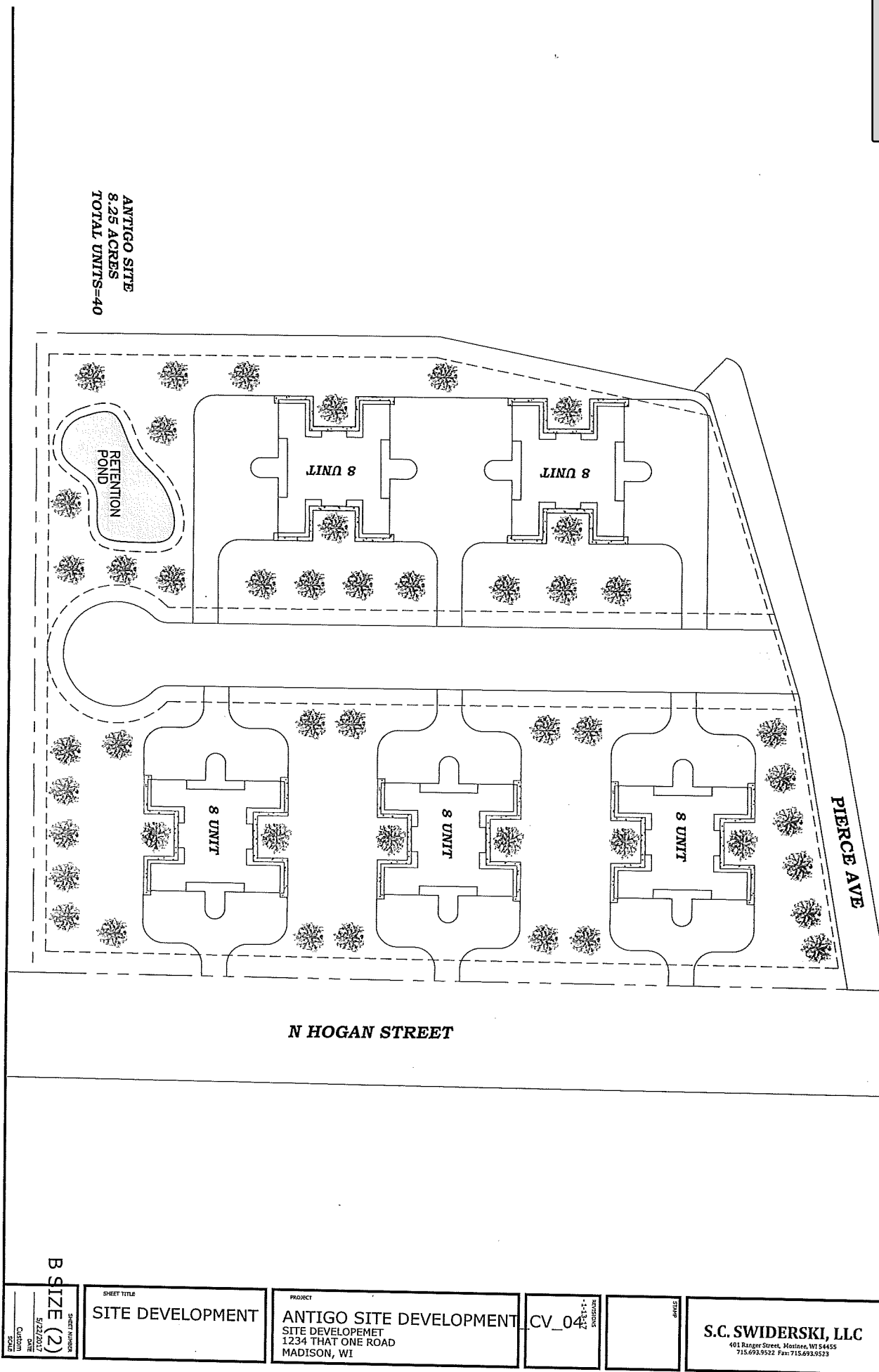
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PROPOSED SWIDERSKI PROPERTY

DATE: 5/1/2017

3.3.a





To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: June 06, 2017
Re: Site Plan Review for a Multi-Family Housing Development (Phase 2) Consisting of Five 8-unit Buildings as proposed by S.C. Swiderski located in the Southwest Quadrant of the Intersection of Hogan Street/Pierce Avenue

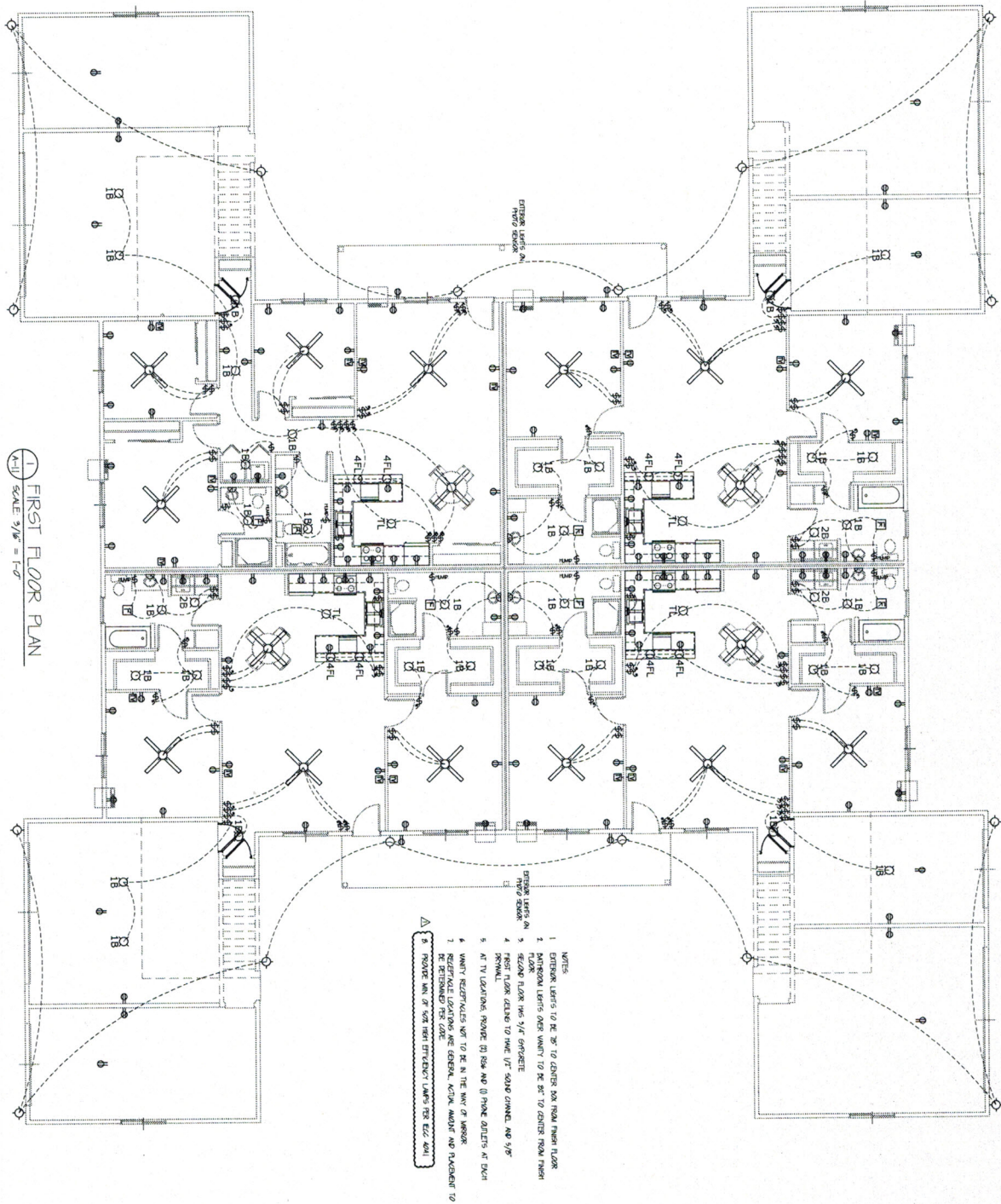
S.C. Swiderski has proposed Phase 2 of their multi-family housing development efforts within the City of Antigo. Phase 1, known as Prosser Place and located east of North Star Lanes, has been completed and is receiving final landscaping treatments at this time. The current occupancy is at 65% with an anticipated fill-rate of 5% per month projected to achieve full occupancy within the 2017 calendar year.

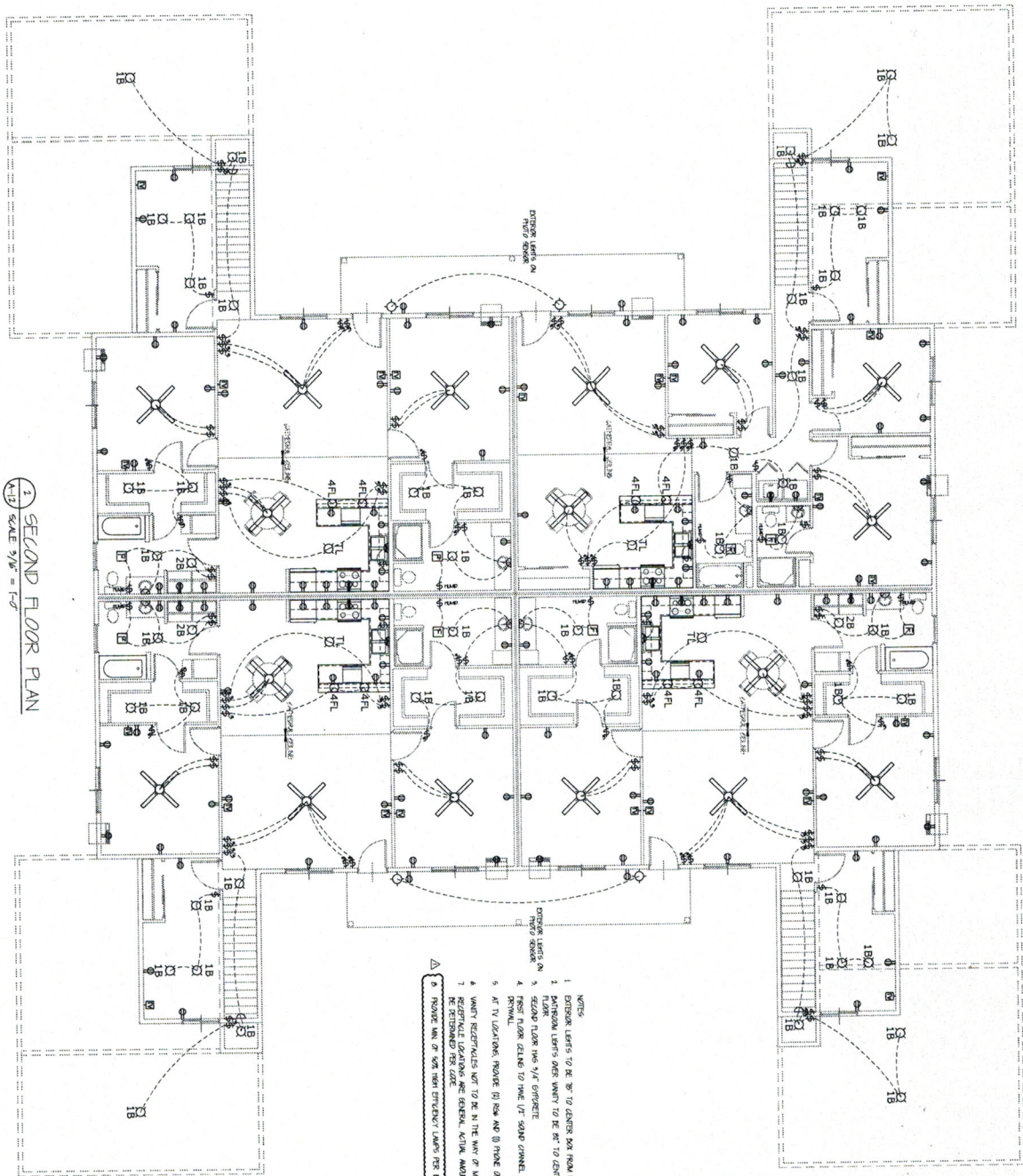
Phase 2 of their Antigo commitment calls for the construction of five 8-unit (2 & 3 bedroom) apartments with attached garages (1 & 2 stall options) located in the southwest quadrant of the intersection of Hogan Street/Pierce Avenue. It is possible that initial ground-breaking would occur in the fall of 2017 with the majority of construction being scheduled for 2018. This style unit has been constructed by S.C. Swiderski in a number of communities with successful results. In fact, Roger Musolff and I visited the corporate headquarters in Mosinee of S.C. Swiderski to discuss the Antigo project and were provided a tour of their Weston River Trail Estates apartments of which the Antigo proposal is modeled after.

It is worth noting that we learned about the S.C. Swiderski culture to deliver quality developments with longevity and stability in mind. They do not envision the sale of their properties after 15-years of generating a revenue stream but look for long-term growth and investment. While we toured the River Trail Estates site we noticed ongoing construction of a gazebo including extensive landscaping efforts. The apartments were finished in 2014 and this new effort intrigued us. We were told that a number of the retired residents requested the gazebo concept; S.C. Swiderski recognized the needs of their tenants and scheduled the project accordingly. In Antigo, the successful dedication of one building in the Prosser Place complex to accommodate pets has led to a second building being designated for the same purpose.

A site plan and building layout along with portions of a presentation representing the Antigo Phase 2 project is included in your agenda packet. Please feel free to contact me with any of your questions.







ANTIGO SITE
8.25 ACRES
TOTAL UNITS=40



N HOGAN STREET

PIERCE AVE

SHEET NUMBER
5/22/2017
DATE
Custom
SCALE
B SIZE (2)

SHEET TITLE
SITE DEVELOPMENT

PROJECT
ANTIGO SITE DEVELOPMENT
SITE DEVELOPMENT
1234 THAT ONE ROAD
MADISON, WI

REVISIONS
-1-1-17
CV_04

STAMP

S.C. SWIDERSKI, LLC
401 Rungt Street, Mosinee, WI 54455
715.693.9522 Fax: 715.693.9523

ANTIGO

40 Unit Apartment Project

N Hogan Street | Antigo, WI



S.C. SWIDERSKI LLC

401 Ranger Street, Mosinee, WI 54455 | www.scswwiderski.com | 715-693-9522 | Fax: 715-693-9523



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EAGLE RIVER
EDGAR
KRONENWETTER
MARATHON CITY
MEDFORD
MERRILL
MOSINEE

MULTI-FAMILY LOCATIONS

PLOVER
RICE LAKE
STEVENS POINT
WAUPACA
WAUSAU
WESTON
WISCONSIN RAPIDS

COMMERCIAL LOCATIONS

MEDFORD
MOSINEE
MERRILL
STEVENS POINT

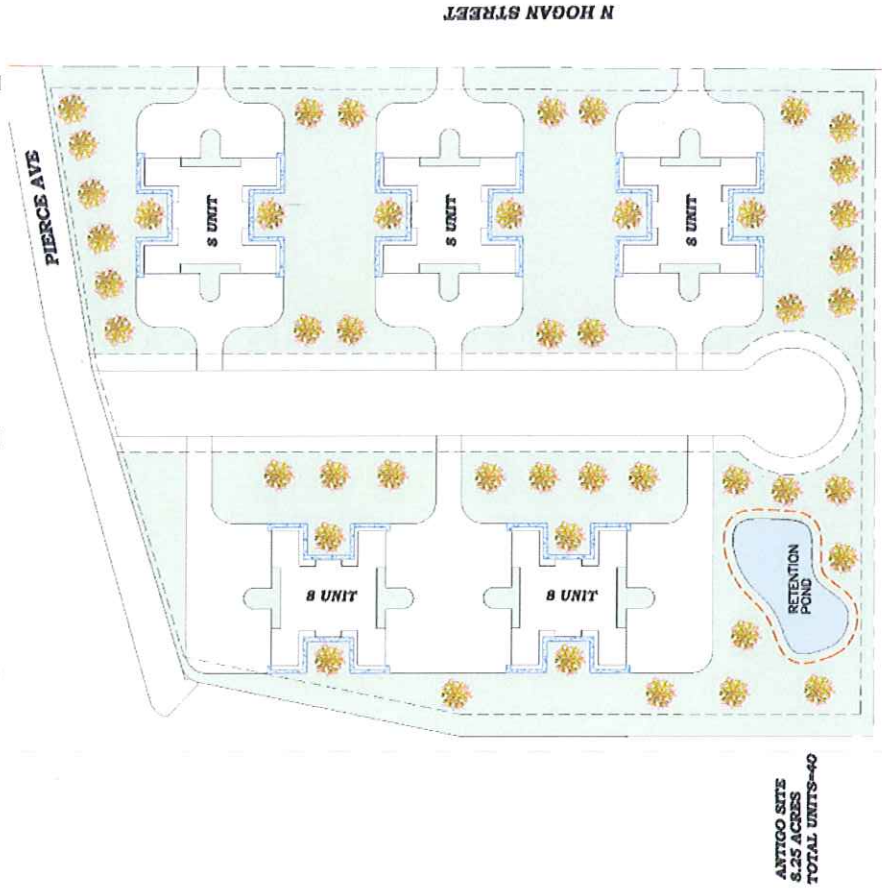
**COMMERCIAL &
MULTI-FAMILY LAND**
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PLOVER
WAUPACA



S.C. SWIDERSKI LLC

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Antigo Conceptual Site Map*



* Printed site maps included



S.C. SWIDERSKI LLC

401 Ranger Street, Mosinee, WI 54455 | www.scswidierski.com | 715-693-9522 | Fax: 715-693-9523

40 Unit Multi-Family Luxury Apartment Complex

5 – 8 Unit Buildings

20 – 2 bedroom, 2 bath units.

20 – 3 bedroom, 2 bath units.

Garages & Parking

4 – 2 car attached garages per building. Total of 20 – 2 car garages.

4 – 1 car attached garages per building. Total of 20 – 1 car garages.

Plus an additional 60 outside parking spaces.

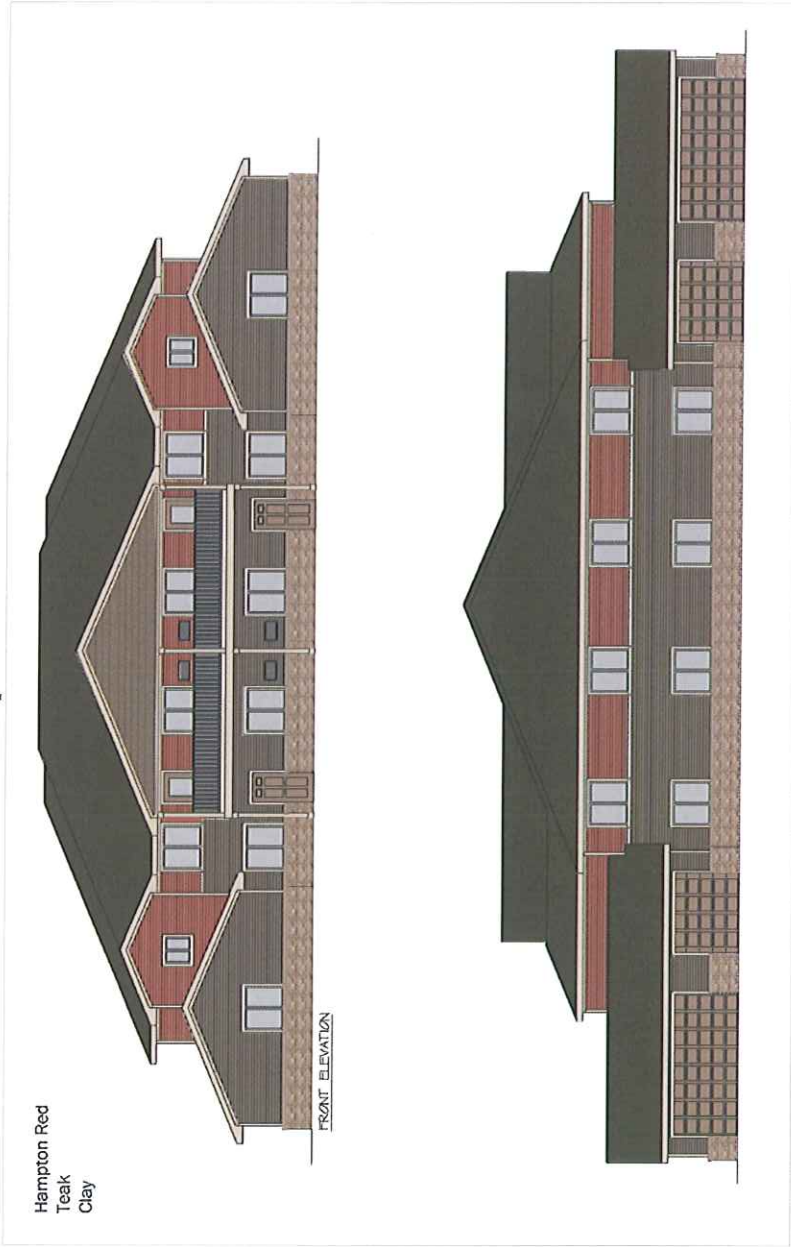


S.C. SWIDERSKI LLC

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8 Unit Building Elevations

Conceptual Color Scheme*



Interior & Exterior Images

