

CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
JUNE 06, 2017

City Plan Commission of the City of Antigo met in Regular Meeting on the above date at 6:00 PM in the Council Chambers, City Hall, Mayor Bill Brandt presiding.

Attendee Name	Title	Status	Arrived
Reinhardt Balcerzak	Ward 8	Present	
Bill Brandt	Mayor	Present	
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Present	
Tim Sharon	Member	Present	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Absent	

Others in attendance: Bill Siegler, Fay Hardin, Chris Wolfe, and Jacqui Miller, SC Swiderski; Bruce Eichhorn, Timber Creek; Mike Wetterau, Wetterau Wood Products; Roger Musolff, Building Inspector/Zoning Administrator; Mark Desotell, Director of Administrative Services; and Jaime Horswill, Utility/Clerical Assistant.

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

Mayor Brandt showed the proposed area on the map, noting it is the area from First Avenue to the north encompassing the light blue area and Remington Detention Pond. This is not the site SC Swiderski is looking at purchasing.

There being no one in attendance to address the Commission and after complying with statutory procedures, Balcerzak moved, Rice seconded, to close the public hearing.

RESULT:	CARRIED - VOICE VOTE
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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."

Mayor Brandt showed the proposed area to be purchased by SC Swiderski on a map. This area is the darker blue piece directly north and the grey area up to Pierce Avenue.

Bruce Eichhorn, Timber Creek Resources, noted concerns of this area being so close to his business. He noted truck traffic, noise and sawdust being bothersome and resulting in complaints. He has no objections with the project, but would like to see it further west if possible. He is concerned that the company will end up having to berm the property or fence the lot. Expansion is a future possibility, which would be south, directly beside the proposed area.

Upon inquiry by Larry Steckbauer, Mr. Eichhorn noted that they have approximately 40 trucks driving in and out of their lot daily. He is afraid of complaints. They do burn sawdust at this location as well. They have back up alarms on fork lifts and trucks and it does get loud at times. They had problems in another city with complaints and they are closing that facility. He does not want that to happen at this location.

Mayor Brandt noted that Timber Creek Resources was there first and SC Swiderski knows they are there when they come in. From his standpoint berming, fencing, or trees would be SC Swiderski's problem.

Mr. Eichhorn is also concerned with children entering the property.

Mayor Brandt advised that after Mr. Eichhorn relayed his concerns to Mark Desotell, Director of Administrative Services, the concerns were taken to SC Swiderski and it is understood that if his concerns become a problem, that it is SC Swiderski's problem.

Mr. Eichhorn questioned if fencing is needed in the future, if SC Swiderski could be held responsible to pay for that.

Mr. Desotell showed a possible 6 acres to the north of Timber Creek Resources that may be able to be utilized for expansion instead of south.

Mr. Desotell went over current zoning to the surrounding areas and found that bakeries, greenhouses, etc. are acceptable businesses to those areas. There are businesses other than heavy manufacturing that could be in those areas.

Jerry Rice, noted that with regard to installation of a fence, this is a reality of doing business. This has happened to Plaspack and Volm Companies. They put the fences up for their own security.

Mike Wetterau, Wetterau Wood Products, advised that he is in the process of selling his business to Timber Creek Resources. He noted that Timber Creek is in the process of having to move a plant and is hopeful that it comes to Antigo.

Fay Harder, SC Swiderski, noted that the proposed location is close to Remington Detention Pond which is stocked with fish. This is an attractive amenity and if there are no trespassing issues she does not see this project being an issue. She does not see requesting Timber Creek to put up fencing to be an issue for SC Swiderski.

Ms. Harder feels that they bring alternative housing options to communities for people who are not looking for property maintenance. Their developments are made as presentable to the public as they can. They look at site locations for specific attributes of a property. She showed a site layout for the proposed development with a cul-de-sac.

Ms. Harder further noted that she does not feel that this complex will attract a lot of families. This project is a composite of two and three bedroom units.

Ms. Harder also addressed the noise concern. She noted they have properties in multiple communities with railroad tracks a few hundred feet from their properties. This becomes a light noise to renters. In their Stevens Point location they have a property that butts up to the river. The City had concerns for a fence. She noted that you cannot fence the entire river. There are instances where parents need to parent their children. This is a natural attribute. They also

have a property next to a Foremost Foods manufacturing company and there is a lot of truck traffic in this area as well.

Mr. Wetterau suggested staying on the same parcel, but moving the project to the west as far as possible creating a larger buffer area.

Chris Wolfe, SC Swiderski noted that they would not own the buffer zone and this would be an added expense.

Mr. Desotell noted that he would recommend changing the Offer to Purchase to include this buffer space but the end result would be less per acre for the same end dollar amount.

Ms. Harder noted that they can look at this suggestion as long as they have the access they need.

Upon inquiry by Mayor Brandt, Mr. Wolfe noted a 25 foot setback and then 60 feet until the garages start. So they are approximately 85 feet back.

Upon inquiry by Mr. Wolf, Mr. Desotell indicated that if an expansion would occur with any manufacturing they could look at increasing setbacks for the manufacturer.

Mr. Eichhorn addressed the noise issue directly with Ms. Harder who noted that noise will not be a concern with this project as they have other units in other communities by train tracks, manufacturers, etc. The noise becomes white noise. The buffers are sufficient in this area.

Mayor Brandt noted that SC Swiderski is an investment group. If they build these apartments and people do not want to live there because of the noise, that is a poor business decision on their part.

Upon inquiry by Mr. Brinkmeier, Ms. Harder noted the Cul-de-sac is private.

After complying with statutory procedures, Steckbauer moved, Sharon seconded, to close the public hearing.

RESULT:	CARRIED - VOICE VOTE
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Discussion and Action May Occur on Any of the Following Agenda Items:

1. Approval of the Minutes from the May 2, 2017 Meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Charley Brinkmeier, Member
SECONDER:	Larry Steckbauer, Member
AYES:	Balcerzak, Brandt, Brinkmeier, Rice, Sharon, Steckbauer
ABSENT:	Gordon Neve

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.

Charley Brinkmeier, Surveyor/Project Manager, noted that staff has chosen R-3 for zoning because R-3 allows for duplexes and this is a perfect opportunity to transform from single family on First Avenue coming in to duplexes to multi-family and then industrial. This is a beautiful blend and there are not too many chances to do this.

Jerry Rice noted that looking into the future, you must question changing this zoning and what will that do to adjoining parcels in coming years. This area may have to be rezoned with access roads added to which Mr. Brinkmeier indicated that is a possibility.

Mr. Brinkmeier is not certain how this area ever became Industrial as a subdivision was

proposed at one time.

Mayor Brandt advised that this whole area was considered the Industrial Park. This area has basically been used to grow corn. The industry in the area has been expanding and developing on their own. There are plenty of available industrial property and this is not the only place available.

Mr. Desotell indicated that this land is in TIF 3. TIF 3 currently has 126 acres of vacant land available. These two zoning changes would remove approximately 17 acres and transfer this land to R-3.

Motion to approve the 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.

RESULT:	ORDINANCE TO COUNCIL [UNANIMOUS]
	Next: 7/12/2017 6:00 PM
MOVER:	Larry Steckbauer, Member
SECONDER:	Reinhardt Balcerzak, Ward 8
AYES:	Balcerzak, Brandt, Brinkmeier, Rice, Sharon, Steckbauer
ABSENT:	Gordon Neve

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.

Motion to approve the 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-1, General Industrial District.

RESULT:	ORDINANCE TO COUNCIL [UNANIMOUS]
	Next: 7/12/2017 6:00 PM
MOVER:	Charley Brinkmeier, Member
SECONDER:	Tim Sharon, Member
AYES:	Balcerzak, Brandt, Brinkmeier, Rice, Sharon, Steckbauer
ABSENT:	Gordon Neve

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

Ms. Harder handed out a packet giving an overview of the proposed site development. This is a 40 unit apartment with five, eight unit buildings. SC Swiderski has been in business for 25 years. They do have a presence in fifteen communities with over 1,300 units in the state. They currently have Prosser Place Apartments in Antigo and are working on final landscaping projects at that location. They do most of the projects in-house.

SC Swiderski is a long term investment company. They maintain ownership of their properties.

The packet noted key factors in site selection including, corner lot providing visibility and good access to the site, proximity to Remington Pond and future walking trail, easy access to Highway 64, close to retail, medical facility and employment, business expansion with employment growth, underserved housing market segment (renters seeking modern rental units with more than 1200 square feet and attached garage, growth in the types of renters in area, and averaging four calls per month on Antigo apartment site for attached garages).

The packet included a target market which includes Renters by Choice, households capable of owning a residence but choosing to rent preferring flexibility, lifestyle and convenience of renting (i.e. empty nester households and millennials). Working Professionals, housings comprised of working professionals of "gray collar" workers (i.e. policemen, firemen, teachers, and technical workers) and Transitioners, households in transition (i.e. divorce, relocating and 1-2 year job placements).

The packet aslo included apartment amenities will include private entrances and garage entrances, dishwasher, range, refrigerator, washers and dryers in each unit, air conditioned and ceiling fans, heat, sewer and water, and trash included in rent. Second floor features a vaulted ceiling in the living room and kitchen. Balcony or patio for each unit. Keyless garage entry and attached one or two car garages.

Mr. Desotell spoke on some additions to some of their current facilities such as a gazebo and the addition of blue lights to honor police officers.

Ms. Harder noted their green initiatives such as LED lights, energy efficient appliances and hydronic heat.

Upon inquiry by Mr. Brinkmeier, Ms. Harder advised that Prosser Place currently has an approximate 60% occupancy rate. This has been meeting the expectations thus far.

Mr. Desotell noted that when speaking with staff regarding the Prosser Place apartments, he could not find one negative comment. There was nothing but praise. Any problems that arose were dealt with immediately.

Roger Musolff, Building Inspector/Zoning Administrator, noted that he has worked with many apartments both as a plumber and inspector. These are the first apartments that did not build to the bare minimum.

RESULT:	INFORMATION ONLY
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Any Other Matters Authorized by Law to be Considered

NONE

Adjournment

1. **Motion to:** Adjourn at 7:14 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Larry Steckbauer, Member
SECONDER:	Charley Brinkmeier, Member
AYES:	Balcerzak, Brandt, Brinkmeier, Rice, Sharon, Steckbauer
ABSENT:	Gordon Neve

Bill Brandt, Chairperson

Date



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

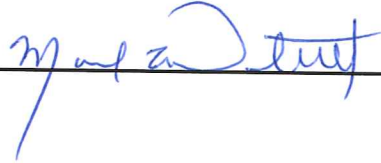
If you are requesting a zoning amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134.

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: _____

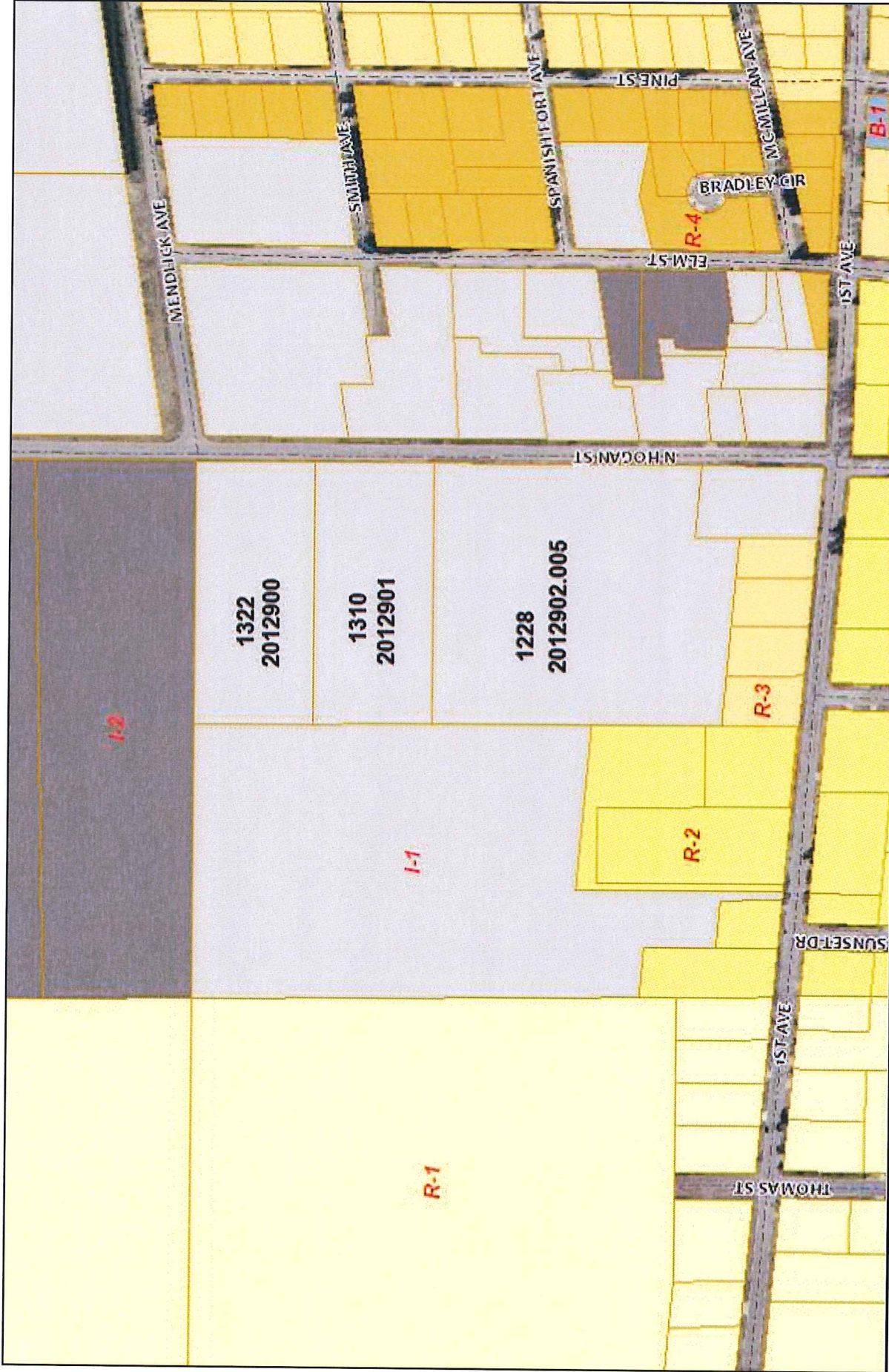


DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS



Print Date: 5/24/2017



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City of Antigo GIS



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Print Date: 5/24/2017

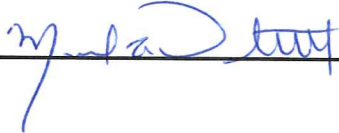


CITY OF ANTIGO APPLICATION FOR ZONING AMENDMENT

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

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For City Use Only

Received by: _____ Date: _____

City Planning Commission / Public hearing:

Date: June 6, 2017 ☐ Approved ☐ Denied

Common Council / Public hearing:

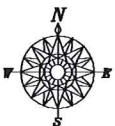
Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

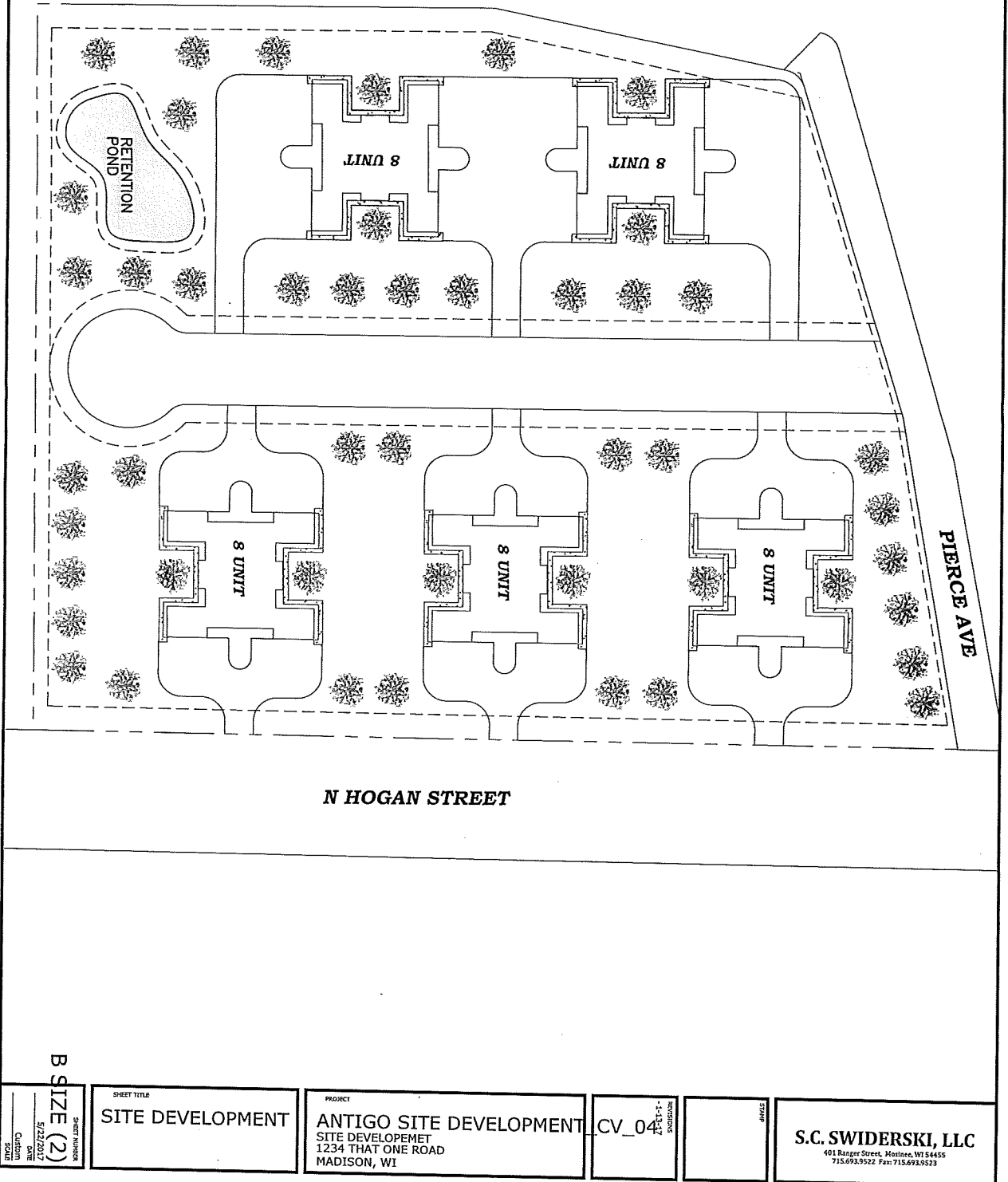


SHEET
1



PROPOSED SWIDERSKI PROPERTY

DATE: 5/1/2017





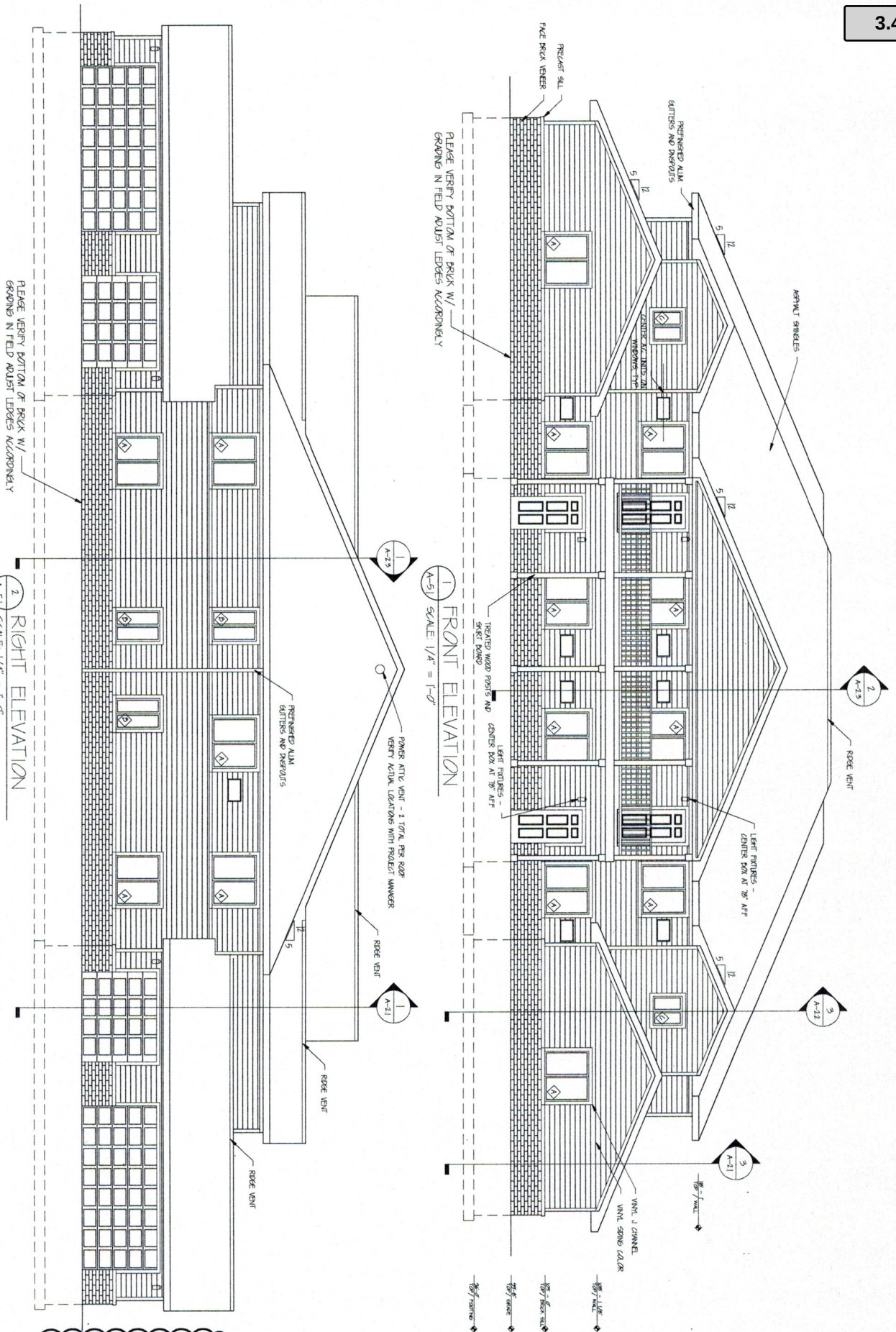
To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: June 06, 2017
Re: Site Plan Review for a Multi-Family Housing Development (Phase 2) Consisting of Five 8-unit Buildings as proposed by S.C. Swiderski located in the Southwest Quadrant of the Intersection of Hogan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



SHEET TITLE
BUILDING ELEVATIONS

PROJECT
8 UNIT APARTMENT
WESTWOOD ESTATES
WESTWOOD DRIVE
WAUSAU, WI

PROVISIONS
A/M/B - SITE

S.C. SWIDERSKI, LLC

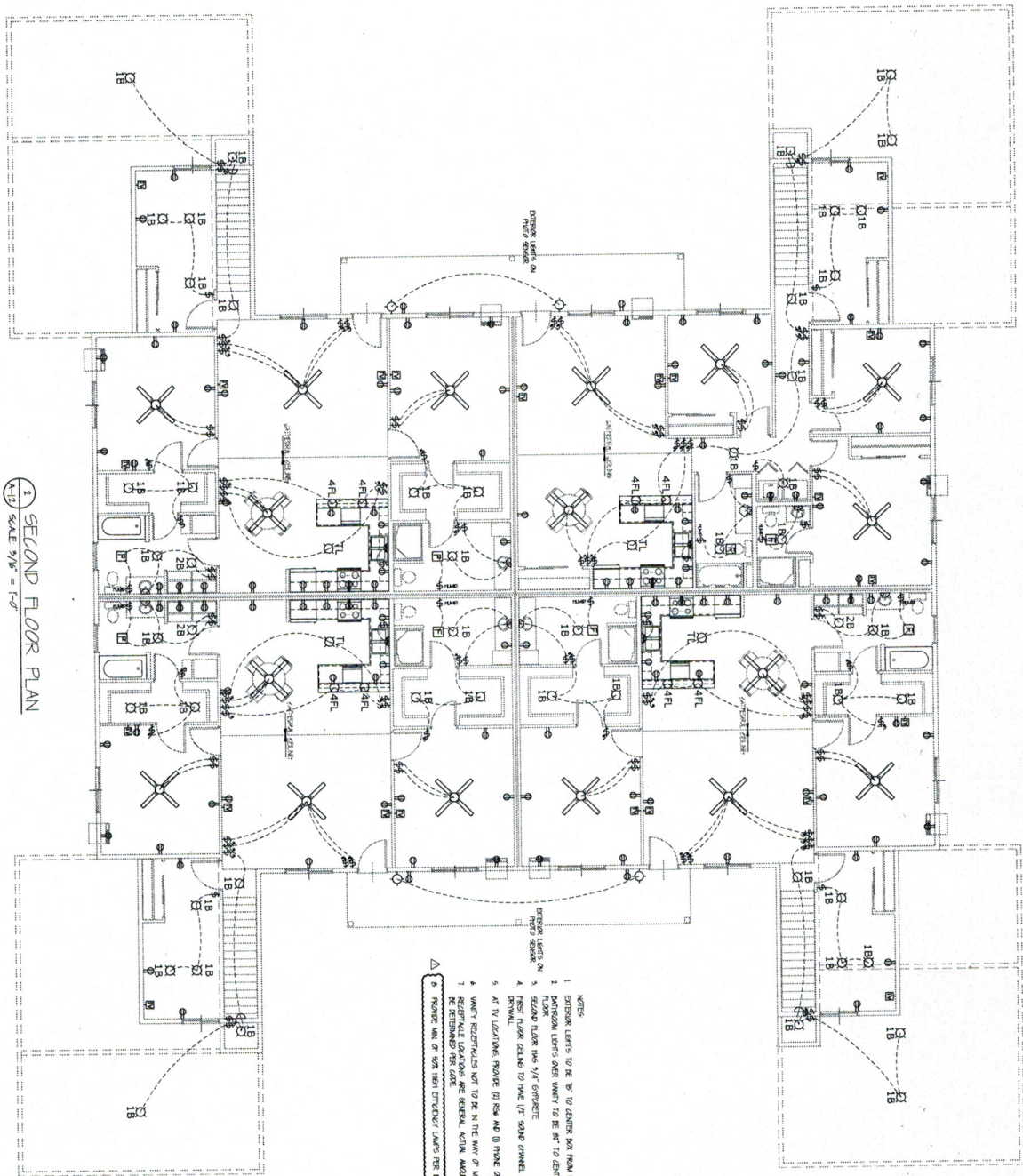
401 Ranger Street, Meun
715.693.5522 Fax: 715.64

Packet Pg. 17

3/22/2016
A-5.1



Packet Pg. 18



- NOTES:
1. ENTRANCE LIGHTS TO BE 30" TO CENTER FROM ROOM FROM FLOOR
 2. BATHROOM LIGHTS ARE 30" TO CENTER FROM FRONT
 3. SECOND FLOOR HAS 3/4" CONCRETE
 4. FIRST FLOOR CEILING TO HAVE 1/2" SOUP CONCRETE AND 3/4"
 5. AT TV LOCATIONS PROVIDE (3) 50W AND (3) PHONE JACKS AT EACH
 6. UNIT RECEIPT LIGHTS NOT TO BE IN THE WAY OF HOOKS
 7. RECEPTACLE LOCATIONS ARE GENERAL, ACTUAL AMOUNT AND PLACEMENT TO BE DETERMINED FOR EACH UNIT
 8. PROVIDE MIN. OF 10W THERM EFFICIENT LIGHTS PER ELEC. CODE

1 SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"

A-4.2
3/22/2016
DATE
PROJECT NUMBER

SHEET TITLE
SECOND FLOOR
ELECTRICAL PLAN

PROJECT
8 UNIT APARTMENT
WESTWOOD ESTATES
WESTWOOD DRIVE
WAUSAU, WI

APPROVED
A.S.M. - STATE

S.C. SWIDERSKI, LLC
401 Ranger Street, Mo.
715.693.9522 Fax 715.

Packet Pg. 19

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



CELEBRATING OUR 25 YEARS OF SERVICE

EXPERTISE | EXPERIENCE | INTEGRITY

MULTI-FAMILY LOCATIONS

ANTIGO
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

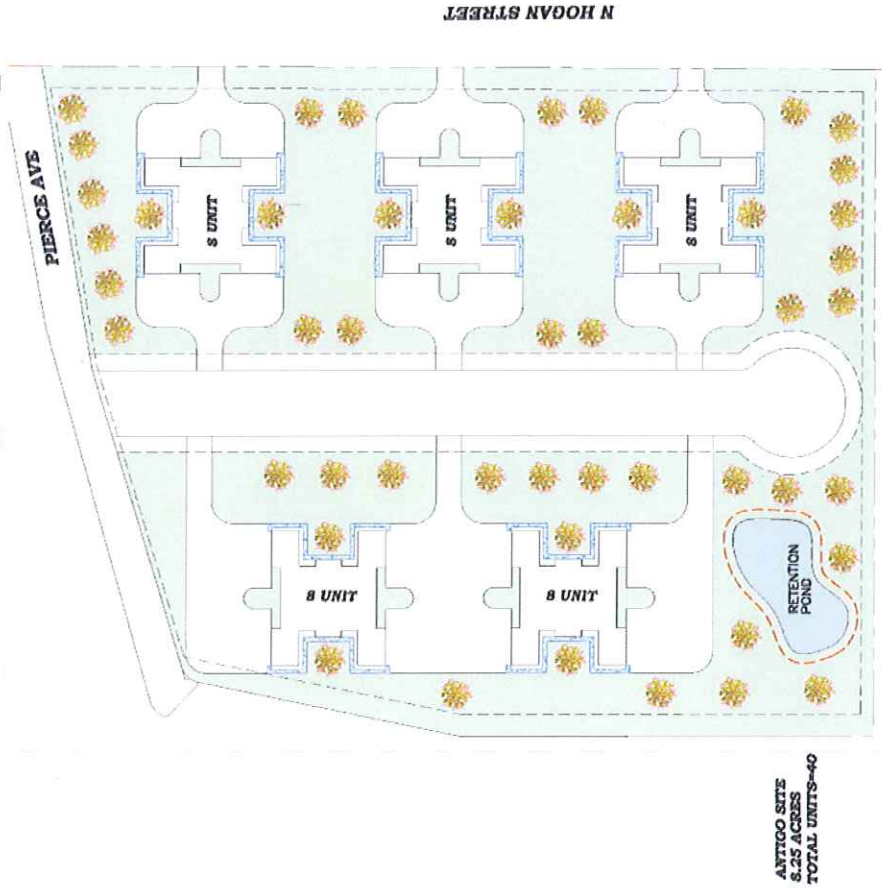
**COMMERCIAL &
MULTI-FAMILY LAND**
EAU CLAIRE
MADISON
PLOVER
WAUPACA



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Antigo Conceptual Site Map*



ANTIGO SITE
8.25 ACRES
TOTAL UNITS=40

* Printed site maps included



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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.

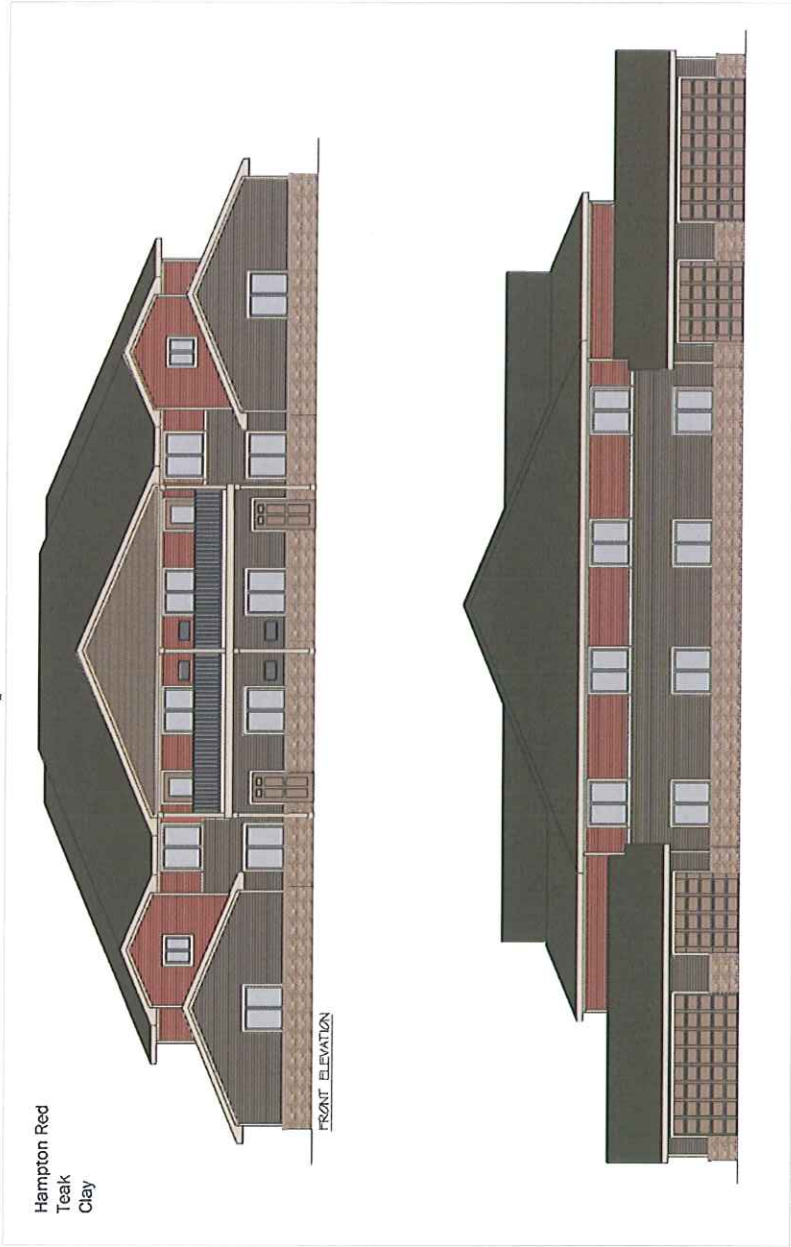


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8 Unit Building Elevations

Conceptual Color Scheme*



* Printed elevations included

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Interior & Exterior Images

