



# CITY OF ANTIGO

## ZONING BOARD OF APPEALS MEETING

COUNCIL CHAMBERS

Wednesday, February 19, 2025

CITY HALL, 700 EDISON STREET

5:30 PM

### Call to Order

### Minutes Approval

1. Approve Minutes from November 20, 2024

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

1. Public Hearing for Four Variance Applications (818 Sixth Avenue, 832 Sixth Avenue, 824 Sixth Avenue, and 509 Edison Street) to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks.
2. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 818 Sixth Avenue (Parcel #201-0528)
3. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 832 Sixth Avenue (Parcel #201-0530.002)
4. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 824 Sixth Avenue (Parcel #201-0530)
5. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 509 Edison Street (Parcel #201-0531)

### 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 clerk treasure's office, 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: February 12, 2025

GARY SMITS

**CITY OF ANTIGO  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING HELD  
NOVEMBER 20, 2024**

Zoning Board of Appeals of the City of Antigo met in Regular Meeting on the above date at 5:30 PM in the Council Chambers, City Hall, Member Gary Smits presiding.

Attendee Name	Title	Status	Arrived
Andrew Hessedal	Member	Absent	
Toni Schneider	Member	Present	
Gary Smits	Member	Present	
Rob Hurlbert	Member	Present	
Melissa Cornelius	Member	Present	

Others in attendance were: Karin Derauf, City Administrator; Elizabeth McCarthy, Building Inspector/Zoning Administrator; Shannon Smith, Administrative/Clerical Assistant; Reinhardt Balcerzak, Ward 8; Dalton Gallus, Wisco Sign; Daniel Hones, Donald Strobel, and Laura Falk.

**Minutes**

1. Approve Meeting Minutes from the October 16, 2024 Meeting

Motion to Approve Meeting Minutes from the October 16, 2024 Meeting

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Melissa Cornelius, Member
<b>AYES:</b>	Toni Schneider, Gary Smits, Rob Hurlbert, Melissa Cornelius
<b>ABSENT:</b>	Andrew Hessedal

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

1. Public Hearing for Variance Application at 828 Sixth Avenue to Allow A New Owner the Ability to Utilize Property as Residential Despite B4 Zoning and for the Ability to Rebuild Following Disaster

Pursuant to notice, a public hearing was held at 5:32 pm with regards to the variance application for 828 Sixth Avenue to allow a new owner the ability to utilize property as residential despite B4 zoning and for the ability to rebuild following disaster.

Laura Falk, 828 6th Avenue, stated it was her deceased father's property they are attempting to sell and were unaware it was zoned B4 as it is surrounded by residential properties. Ms. Falk noted she had a buyer back out of buying the property due to length of rezoning process.

Greg Pizl, 509 Edison Street, owns the property adjacent to 828 Sixth Avenue. Mr. Pizl wanted to know if his property was zoned B4 as well, so he aware if he attempts to sell the property. Ms. McCarthy noted Mr. Pizl's concern of zoning for resale and took down his phone number and address. Mr. Pizl questioned when the area was zoned and how housing was built in B4 zoning. Ms. McCarthy stated the zoning was established when the city was originally zoned, and she stated she assumes when the housing was built the zoning was not enforced.

Mr. Pizl questioned length of time for variance and Ms. McCarthy stated the City Attorney recommended using the Zoning Variance Application process. Ms. McCarthy stated she would contact the City Attorney about the remaining houses in this particular B4 zoning.

There being no other individuals wishing to address this matter and after complying with statutory procedures, Gary Smits, Chairperson, closed the public hearing at 5:44pm.

Attachment: ZBOA 11-20-24 (7364 : Minutes)

2. Public Hearing for Variance Application at 300 Lincoln Street to Allow an Illuminated Church Bulletin to Exceed 16 Square Feet in Size

Pursuant to notice, a public hearing was held at 5:45 pm to discuss the Variance Application at 300 Lincoln Street to allow an illuminated church bulletin to exceed 16 square feet in size.

Daniel Hones, W16682 County Road Z, Birnamwood, Representing Peace Lutheran, 300 Lincoln Street. Mr. Hones stated Peace Lutheran is looking at replacing the outdoor sign. He stated they would leave the structure and replace the interior.

Dalton Gallus, Wisco Sign, stated they have a two by eight lit cabinet sign planned for Peace Lutheran with a projected illumination of eight feet. Mr. Gallus stated they will install a dimmer switch in case the light from the sign is a nuisance to surrounding residents. Ms. McCarthy stated Peace Lutheran and Wisco Sign have been very easy to work with. There being no other individuals wishing to address this matter and after complying with statutory procedures, Gary Smits, Chairperson, closed the public hearing at 5:48pm

3. Variance Application Request to Allow A New Owner the Ability to Utilize Property as Residential Despite B4 Zoning and for the Ability to Rebuild Following Disaster at 828 Sixth Avenue (Parcel #201-0530.001)

Motion to Allow A New Owner the Ability to Utilize Property for Residential Despite B4 Zoning and for the Ability to Rebuild Following Disaster at 828 Sixth Avenue (Parcel #201-0530.001)

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Rob Hurlbert, Member
<b>AYES:</b>	Toni Schneider, Gary Smits, Rob Hurlbert, Melissa Cornelius
<b>ABSENT:</b>	Andrew Hessedal

4. Variance Application Request to Allow an Illuminated Church Bulletin to Exceed 16 Square Feet in Size at 300 Lincoln Street (Parcel #201-2729)

Motion to Approve the Variance Application Request to Allow an Illuminated Church Bulletin to Exceed 16 Square Feet in Size at 300 Lincoln Street (Parcel # 201-2729)

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Hurlbert, Member
<b>SECONDER:</b>	Toni Schneider, Member
<b>AYES:</b>	Toni Schneider, Gary Smits, Rob Hurlbert, Melissa Cornelius
<b>ABSENT:</b>	Andrew Hessedal

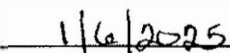
**Any Other Matters Authorized by Law to be Considered**

**Adjournment**

1. Motion to: Adjourn at 5:51 PM

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Melissa Cornelius, Member
<b>AYES:</b>	Toni Schneider, Gary Smits, Rob Hurlbert, Melissa Cornelius
<b>ABSENT:</b>	Andrew Hessedal

  
Gary Smits, Chairperson

  
Date

Attachment: ZBOA 11-20-24 (7364 : Minutes)



## NOTICE

NOTICE IS HEREBY GIVEN, that the following applications for variances from the provisions of Section 14-442, Ordinance No. 1095B, the Municipal Code of the City of Antigo have been filed:

To allow the construction of a new dwelling in the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 zoning setbacks. Variances are being requested for the following four properties:

818 Sixth Avenue (Parcel # 201-0528 – Neuman Properties LLC)  
 832 Sixth Avenue (Parcel # 201-0530.002 – Karl Dolezal)  
 824 Sixth Avenue (Parcel # 201-0530 – Linda Falkowski) and  
 509 Edison Street (Parcel # 201-0531 – PL 1994, LLC)

FURTHER, that a public hearing will be held before the Zoning Board of Appeals in the Council Chambers, City Hall, 700 Edison Street on Wednesday, February 19, 2025, at 5:30 p.m. 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](http://www.antigo-city.org)



# APPLICATION FOR VARIANCE

CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR  
700 EDISON STREET, ANTIGO, WISCONSIN 54409  
PHONE: 715.623.3633 x134 Fax 715.627.7099  
[bmccarthy@antigo-city.org](mailto:bmccarthy@antigo-city.org)

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00 - paid 12/13/2024

DATE OF APPLICATION: 12/13/2024

APPLICANT NAME (S): Greg Neuman / Neuman Properties LLC

ADDRESS: ~~2000~~ PO Box 533

CITY: Antigo STATE WI ZIP 54409

EMAIL: \_\_\_\_\_

PROPERTY ADDRESS: 818 6TH AVE, Antigo WI 54409 PARCEL NUMBER: 2010528

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Sec 14-442 - Permitted Uses.

PROPOSED VARIANCE TO ORDINANCE: To allow the construction of a new dwelling in

the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow K-4 zoning setback

REASON FOR VARIANCE: Residential property with B-4 zoning

To bring the property into compliance and to have the ability to sell

the property in the future.

As the applicant, I hereby state that the above statements and enclosed documentation are accurate and true to the best of my knowledge.

APPLICANT SIGNATURE: [Signature]

FOR OFFICE USE ONLY BELOW THIS LINE

The public hearing will be held in the Council Chambers ~~Multipurpose Room~~ at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: 2/19/2025 TIME: 5:30 pm

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

ADJACENT PROPERTY OWNERS:  
\_\_\_\_\_  
\_\_\_\_\_

ACTION OF THE ZONING BOARD OF APPEALS:  APPROVED  DENIED

SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS \_\_\_\_\_ DATE \_\_\_\_\_

Attachment: Variance Application for 818 Sixth Avenue (7382 : Variance Application for 818 Sixth Avenue)



**Antigo**  
"Antigo Area on the go"  
**BUILDING INSPECTOR/ZONING ADMINISTRATOR**  
715-623-3633 ext134  
FAX 715-627-7099

**Memo**

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

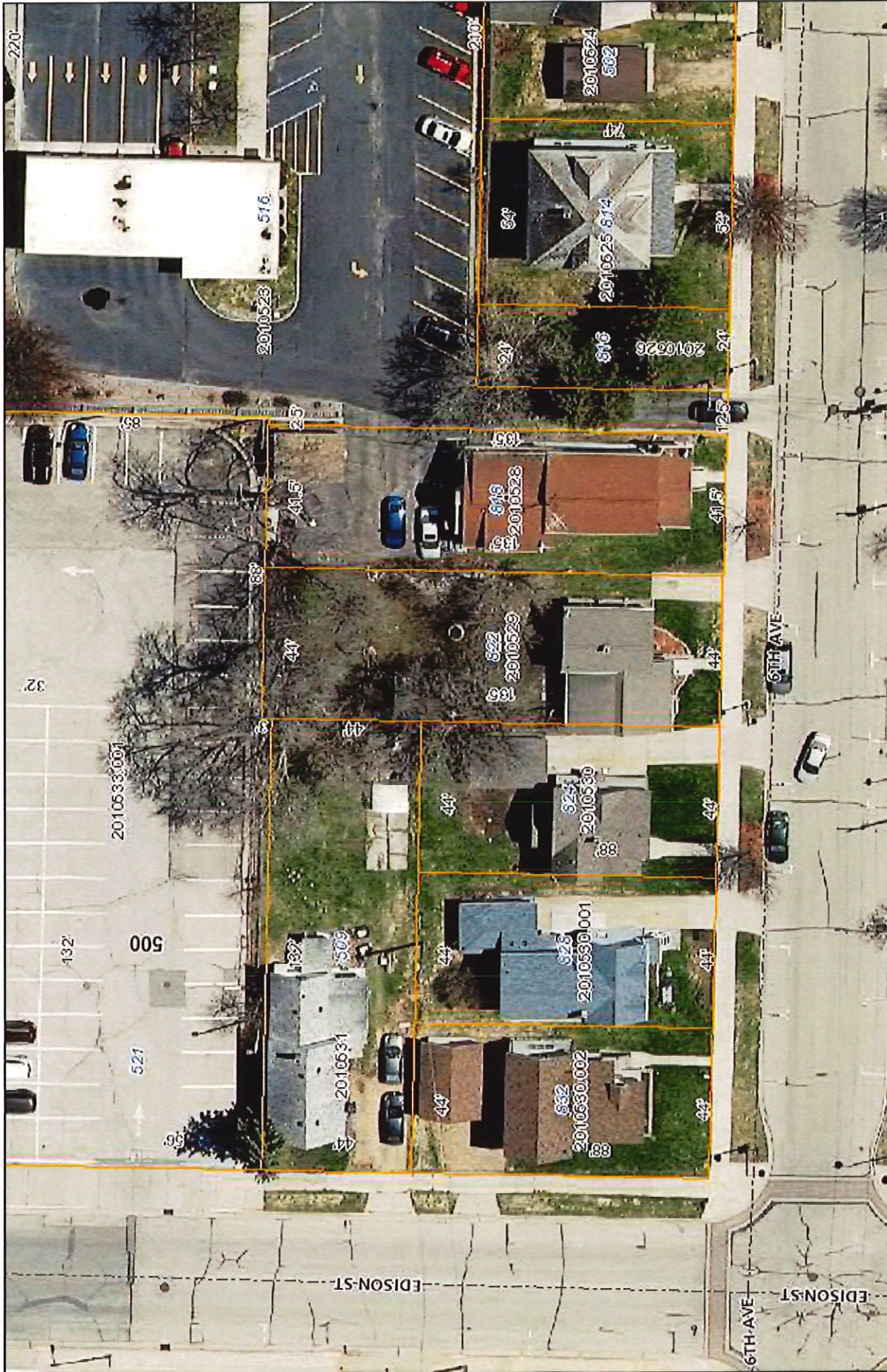
Date: 02/19/2025

**RE: Variance for 818 6<sup>th</sup> Ave, 824 6<sup>th</sup> Ave, 832 6<sup>th</sup> Ave, and 509 Edison St to allow the property to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of a new dwelling in the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 zoning setbacks.**

This is for your information:

- A single-family house is not allowed to be constructed or reconstructed in a B-4 zoning district.
- The owners will be unable to sell the house due to its B-4 zoning because lenders will not borrow money to purchase a dwelling and insurance companies will not insure a dwelling that cannot be reconstructed following a fire, tornado, etc.
- These parcels are not eligible for a rezone.
- Other than this variance, the city attorney and I do not know of a process that will satisfy mortgage and insurance companies, while following our city ordinances.

My recommendation to the Zoning Board of Appeals is to approve these variances allowing the properties to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of new dwellings in the event that the existing structures are destroyed. The structures must be constructed in the original footprint or follow R-4 zoning setbacks.



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



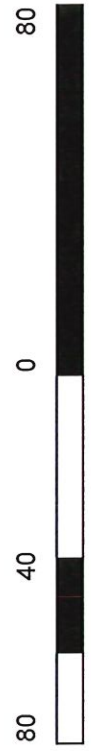
Print Date: 1/27/2025





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Print Date: 1/27/2025





APPLICATION FOR VARIANCE  
CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR  
700 EDISON STREET, ANTIGO, WISCONSIN 54409  
PHONE: 715.623.3633 x134 Fax 715.627.7099  
[bmccarthy@antigo-city.org](mailto:bmccarthy@antigo-city.org)

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00 -- paid 12/19/2024

DATE OF APPLICATION: 12-19-2024

APPLICANT NAME (S): Karl Dolezal

ADDRESS: 832 6th Ave

CITY: Antigo STATE WI ZIP 54409

PROPERTY ADDRESS: 832 6th Ave PARCEL NUMBER: 201-0530.002

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Sec. 14-442 - Permitted use:

PROPOSED VARIANCE TO ORDINANCE: To allow the construction of a new dwelling in the event that the existing structure is destroyed.

REASON FOR VARIANCE: The structure must be constructed on the original footprint or follow R-1 zoning seth. Potential inability to house in the future

As the applicant, I hereby state that the above statements and enclosed documentation are accurate and true to the best of my knowledge.

APPLICANT SIGNATURE: Karl Dolezal

FOR OFFICE USE ONLY BELOW THIS LINE

The public hearing will be held in the <sup>Council Chambers</sup> ~~Multipurpose Room~~ at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: 2/19/2025 TIME: 5:30 pm

LEGAL DESCRIPTION OF PROPERTY:

ADJACENT PROPERTY OWNERS:

ACTION OF THE ZONING BOARD OF APPEALS: APPROVED DENIED

SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS DATE

Attachment: Variance Application for 832 Sixth Avenue (7383 : Variance Application for 832 Sixth Avenue)



**Antigo**  
*"Antigo Area on the go"*  
**BUILDING INSPECTOR/ZONING ADMINISTRATOR**  
**715-623-3633 ext134**  
**FAX 715-627-7099**

## Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 02/19/2025

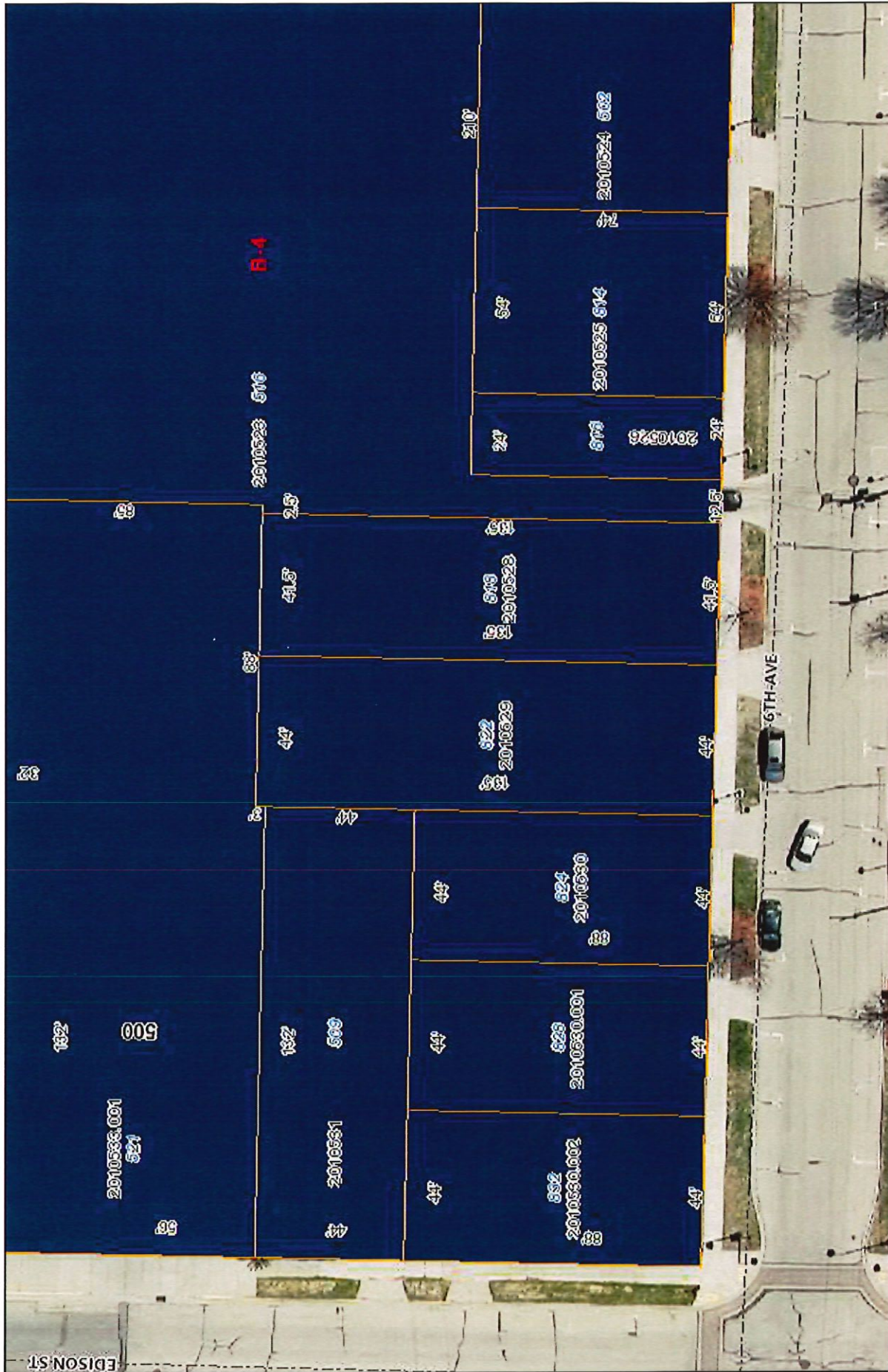
**RE: Variance for 818 6<sup>th</sup> Ave, 824 6<sup>th</sup> Ave, 832 6<sup>th</sup> Ave, and 509 Edison St to allow the property to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of a new dwelling in the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 zoning setbacks.**

This is for your information:

- A single-family house is not allowed to be constructed or reconstructed in a B-4 zoning district.
- The owners will be unable to sell the house due to its B-4 zoning because lenders will not borrow money to purchase a dwelling and insurance companies will not insure a dwelling that cannot be reconstructed following a fire, tornado, etc.
- These parcels are not eligible for a rezone.
- Other than this variance, the city attorney and I do not know of a process that will satisfy mortgage and insurance companies, while following our city ordinances.

My recommendation to the Zoning Board of Appeals is to approve these variances allowing the properties to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of new dwellings in the event that the existing structures are destroyed. The structures must be constructed in the original footprint or follow R-4 zoning setbacks.





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Print Date: 1/27/2025





APPLICATION FOR VARIANCE
CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
700 EDISON STREET, ANTIGO, WISCONSIN 54409
PHONE: 715.623.3633 x134 Fax 715.627.7099
bmccarthy@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00 - paid 12/30/2024

DATE OF APPLICATION: 12/15/2024

APPLICANT NAME (S): Linda L Falkowski

ADDRESS: W 6163 Pickerel Lake Rd

CITY: Pickerel STATE WI ZIP 54465

EMAIL:

PROPERTY ADDRESS: 824 6th Ave, Antigo PARCEL NUMBER: 201-0530

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: B-4 Central Business District sec. 14-442 Permitted uses.

PROPOSED VARIANCE TO ORDINANCE: To allow the construction of a new dwelling

on the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 z.

REASON FOR VARIANCE: setbacks

due to the inability to sell the property in the future

As the applicant, I hereby state that the above statements and enclosed documentation are accurate and true to the best of my knowledge.

APPLICANT SIGNATURE: Linda L. Falkowski

RECEIVED DEC 18 2024

FOR OFFICE USE ONLY BELOW THIS LINE

The public hearing will be held in the Council Chambers Multipurpose Room at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: 2/19/2025 TIME: 5:30 pm

LEGAL DESCRIPTION OF PROPERTY:

ADJACENT PROPERTY OWNERS:

ACTION OF THE ZONING BOARD OF APPEALS: APPROVED DENIED

SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS DATE

Attachment: Variance Application for 824 Sixth Avenue (7384 : Variance Application for 824 Sixth Avenue)



## Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 02/19/2025

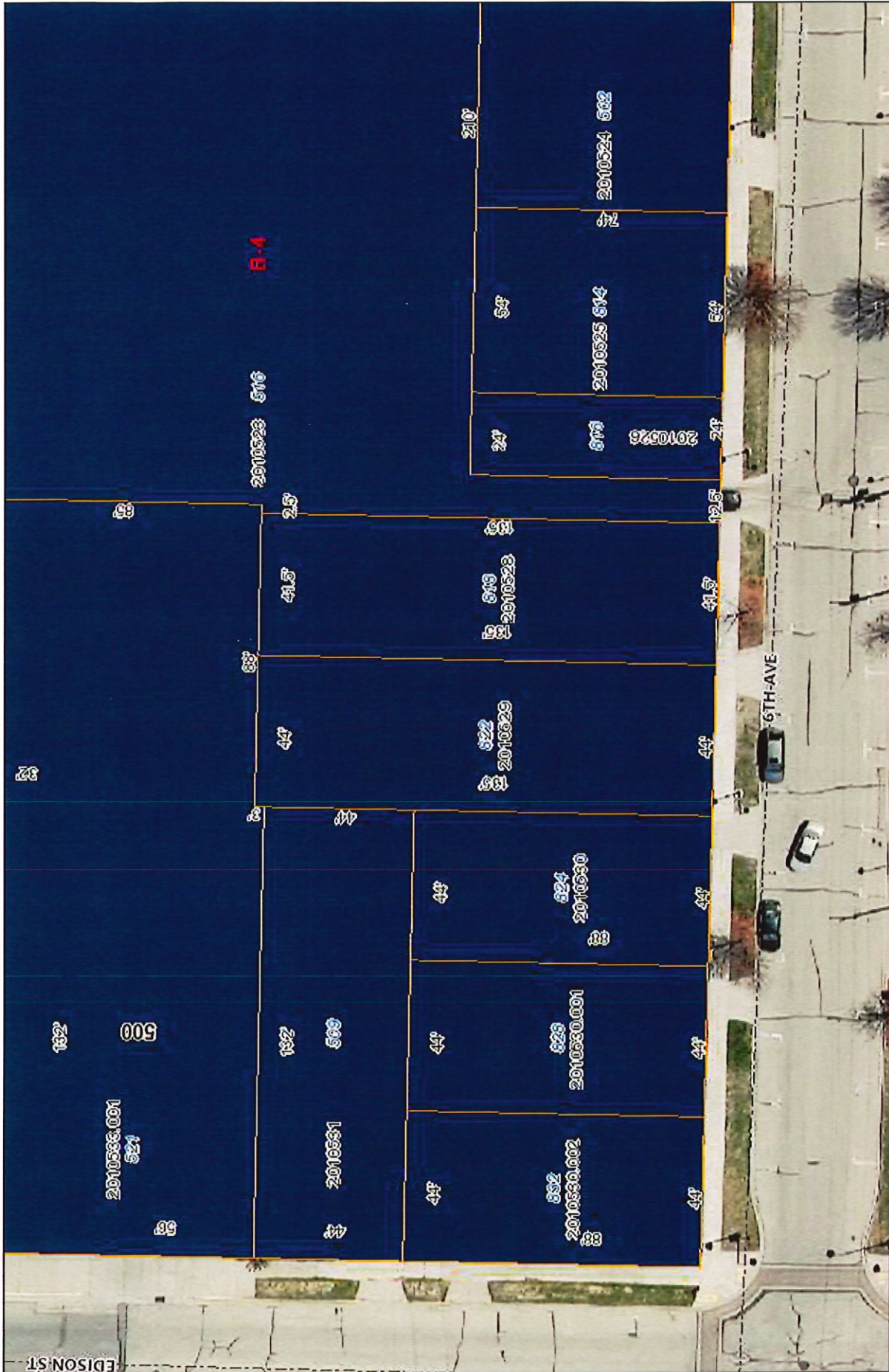
**RE: Variance for 818 6<sup>th</sup> Ave, 824 6<sup>th</sup> Ave, 832 6<sup>th</sup> Ave, and 509 Edison St to allow the property to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of a new dwelling in the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 zoning setbacks.**

This is for your information:

- A single-family house is not allowed to be constructed or reconstructed in a B-4 zoning district.
- The owners will be unable to sell the house due to its B-4 zoning because lenders will not borrow money to purchase a dwelling and insurance companies will not insure a dwelling that cannot be reconstructed following a fire, tornado, etc.
- These parcels are not eligible for a rezone.
- Other than this variance, the city attorney and I do not know of a process that will satisfy mortgage and insurance companies, while following our city ordinances.

My recommendation to the Zoning Board of Appeals is to approve these variances allowing the properties to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of new dwellings in the event that the existing structures are destroyed. The structures must be constructed in the original footprint or follow R-4 zoning setbacks.





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Print Date: 1/27/2025



**APPLICATION FOR VARIANCE**  
CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR  
700 EDISON STREET, ANTIGO, WISCONSIN 54409  
PHONE: 715.623.3633 x134 Fax 715.627.7099  
[bmccarthy@antigo-city.org](mailto:bmccarthy@antigo-city.org)

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00 - paid 1/21/2025

DATE OF APPLICATION: \_\_\_\_\_

APPLICANT NAME (S): PL 1994, LLC - Ann & Eric Roller

ADDRESS: P.O. 13

CITY: Antigo STATE WI ZIP 54409

PROPERTY ADDRESS: 509 Edison St. PARCEL NUMBER: 2010531

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Sec. 14-442 - Permitted use

PROPOSED VARIANCE TO ORDINANCE: To allow the construction of a new dwelling in the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 zoning setbacks

REASON FOR VARIANCE: New Building with living quarters to be constructed following demo. And the inability to sell the property in the future.

As the applicant, I hereby state that the above statements and enclosed documentation are accurate and true to the best of my knowledge.

APPLICANT SIGNATURE: *Andy Zell*

FOR OFFICE USE ONLY BELOW THIS LINE

The public hearing will be held in the Council Chambers ~~Multipurpose Room~~ at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: 2/19/2025 TIME: 5:30 pm

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

ADJACENT PROPERTY OWNERS:  
\_\_\_\_\_  
\_\_\_\_\_

ACTION OF THE ZONING BOARD OF APPEALS:  APPROVED  DENIED

SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS \_\_\_\_\_ DATE \_\_\_\_\_

Attachment: Variance Application for 509 Edison Street (7385 : Variance Application for 509 Edison Street)



**Antigo**  
"Antigo Area on the go"  
**BUILDING INSPECTOR/ZONING ADMINISTRATOR**  
**715-623-3633 ext134**  
**FAX 715-627-7099**

## Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 02/19/2025

**RE: Variance for 818 6<sup>th</sup> Ave, 824 6<sup>th</sup> Ave, 832 6<sup>th</sup> Ave, and 509 Edison St to allow the property to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of a new dwelling in the event that the existing structure is destroyed. The structure must be constructed in the original footprint or follow R-4 zoning setbacks.**

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My recommendation to the Zoning Board of Appeals is to approve these variances allowing the properties to be utilized as residential despite being located in a B-4 zoning district. This will allow the construction of new dwellings in the event that the existing structures are destroyed. The structures must be constructed in the original footprint or follow R-4 zoning setbacks.

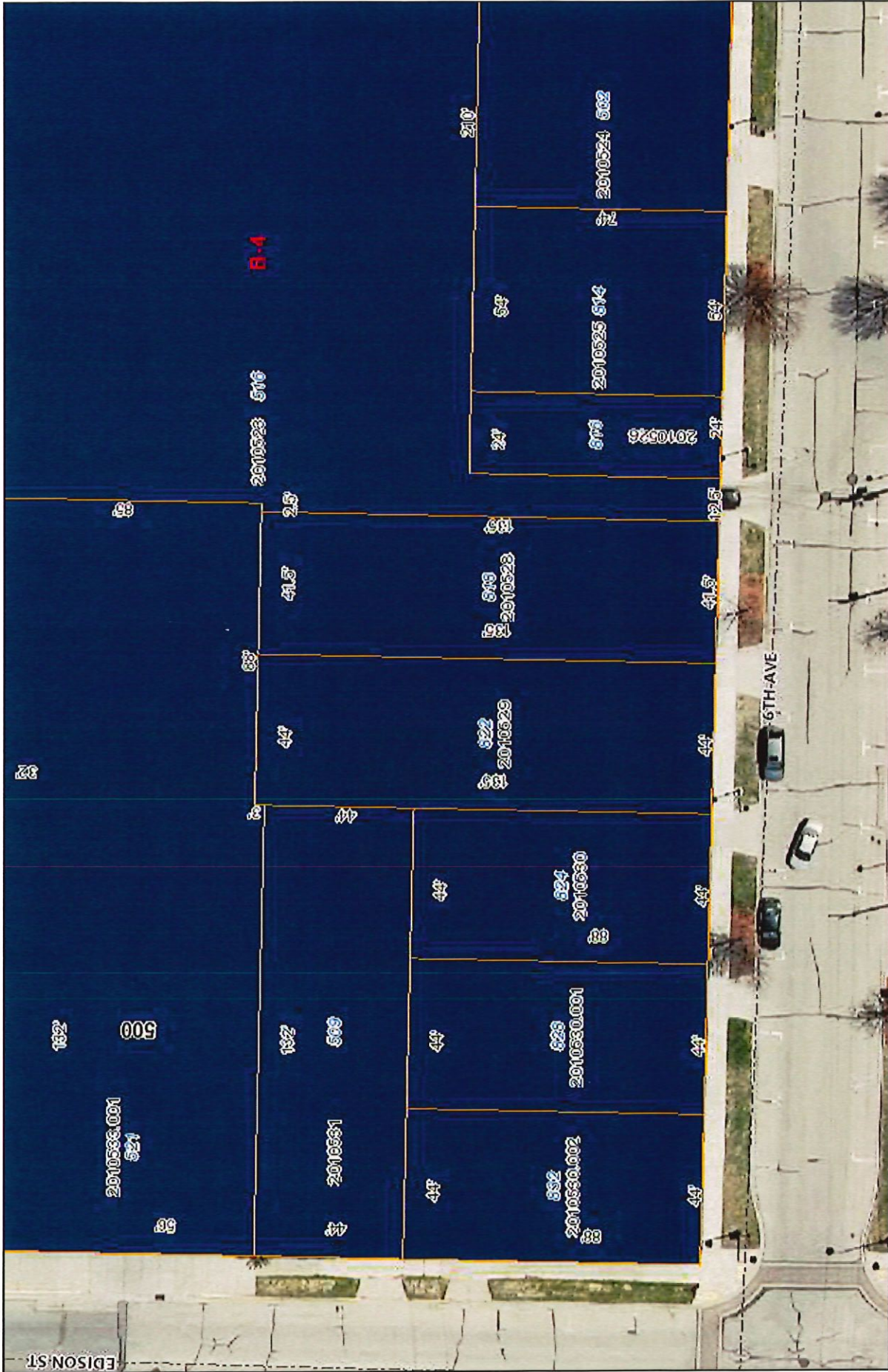


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