



# CITY OF ANTIGO

## CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, July 01, 2025

CITY HALL, 700 EDISON STREET

6:00 PM

### Call to Order

### Minutes Approval

1. Approve Minutes from the June 3, 2025 Meeting

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

1. Approval of Northcentral Technical College's Site Plan Including New Timberwolf Cabins

### 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 treasurer'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: June 25,2025

THOMAS BAUKNECHT

**CITY OF ANTIGO  
CITY PLAN COMMISSION  
MINUTES OF MEETING HELD  
JUNE 03, 2025**

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 Thomas C. Bauknecht presiding.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Thomas C. Bauknecht	Mayor	Present	
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Excused	
Tim Sharon	Member	Present	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Excused	
Scott Henricks	Member	Present	

Others in attendance were: Karin Derauf, City Administrator, and Shannon Smith Administrative/Clerical Assistant.

### **Minutes Approval**

1. Approve Minutes from the May 6, 2025 Meeting

Motion to Approve Minutes from the May 6, 2025 Meeting

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Scott Henricks, Member
<b>SECONDER:</b>	Charley Brinkmeier, Member
<b>AYES:</b>	Bauknecht, Brinkmeier, Sharon, Steckbauer, Henricks
<b>EXCUSED:</b>	Jerry Rice, Gordon Neve

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

1. Marathan Gas Station Mural Change Request

Karin Derauf, City Administrator, stated this item is back due to Antigo Visual Arts (AVA) making a request to add language to the mural and according to City ordinances, changes must be approved by the City Plan Commission and City Council.

Ms. Derauf noted a couple things to consider about the language "Protect our Natural Resources" is that it will be on the side of a gas station, noting the ordinance does state consider the location and appropriateness of the mural.

Ms. Derauf noted it was brought to her attention that "Protect our Natural Resources" could be construed or misconstrued as an environmental activist statement going on the side of a building that the public will see. Ms. Derauf stated the wording will be placed in the empty blue space near the top of the mural.

Mayor Bauknecht doesn't see an issue with adding the wording.

Charley Brinkmeier, Land Surveyor/Project Manager, stated the way the mural is constructed if there is an issue then it could easily be removed.

Mr. Sharon questioned why AVA felt it needed the addition. Ms. Derauf stated she was approached with the request to add the language, noting perhaps because someone wanted to fill in the blue space. She stated she thinks the mural looks good the way it is. Mr. Sharon agreed it looks good as it is.

Aldersperson Henricks stated he saw no offense in the language being considered.

Mr. Brinkmeier stated he has no issue with location or language.

Motion to Approve "Protect our Natural Resources" as Additional Language to the Marathon Gas Station Mural

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Scott Henricks, Member
<b>SECONDER:</b>	Tim Sharon, Member
<b>AYES:</b>	Bauknecht, Brinkmeier, Sharon, Steckbauer, Henricks
<b>EXCUSED:</b>	Jerry Rice, Gordon Neve

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

Mr. Sharon questioned what is happening on North Hogan Street. Mr. Brinkmeier stated the work has started with the Solar Project. Mayor Bauknecht stated the City is working on the detention pond on North Deleglise Street, noting it is the first step to completing the road through the industrial park. Mr. Sharon questioned if the location was across from the Dog Park. Mr. Brinkmeier noted it was a little south of the Dog Park, down by Waste Management. Ms. Derauf noted it will ultimately come out on State Highway 64.

**Adjournment**

1. **Motion to:** Adjourn at 6:09 PM

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Scott Henricks, Member
<b>SECONDER:</b>	Charley Brinkmeier, Member
<b>AYES:</b>	Bauknecht, Brinkmeier, Sharon, Steckbauer, Henricks
<b>EXCUSED:</b>	Jerry Rice, Gordon Neve

*Thomas C Bauknecht*  
Thomas Bauknecht, Chairperson

*JUNE 10, 2025*  
Date

Attachment: City Plan 6-3-25 (7587 : Minutes)



**To:** Mayor and City Council  
**From:** Beth McCarthy, Building Inspector/Zoning Administrator  
**Date:** July 01, 2025  
**Re:** Approval of Northcentral Technical College's Site Plan Including New Timberwolf Cabins

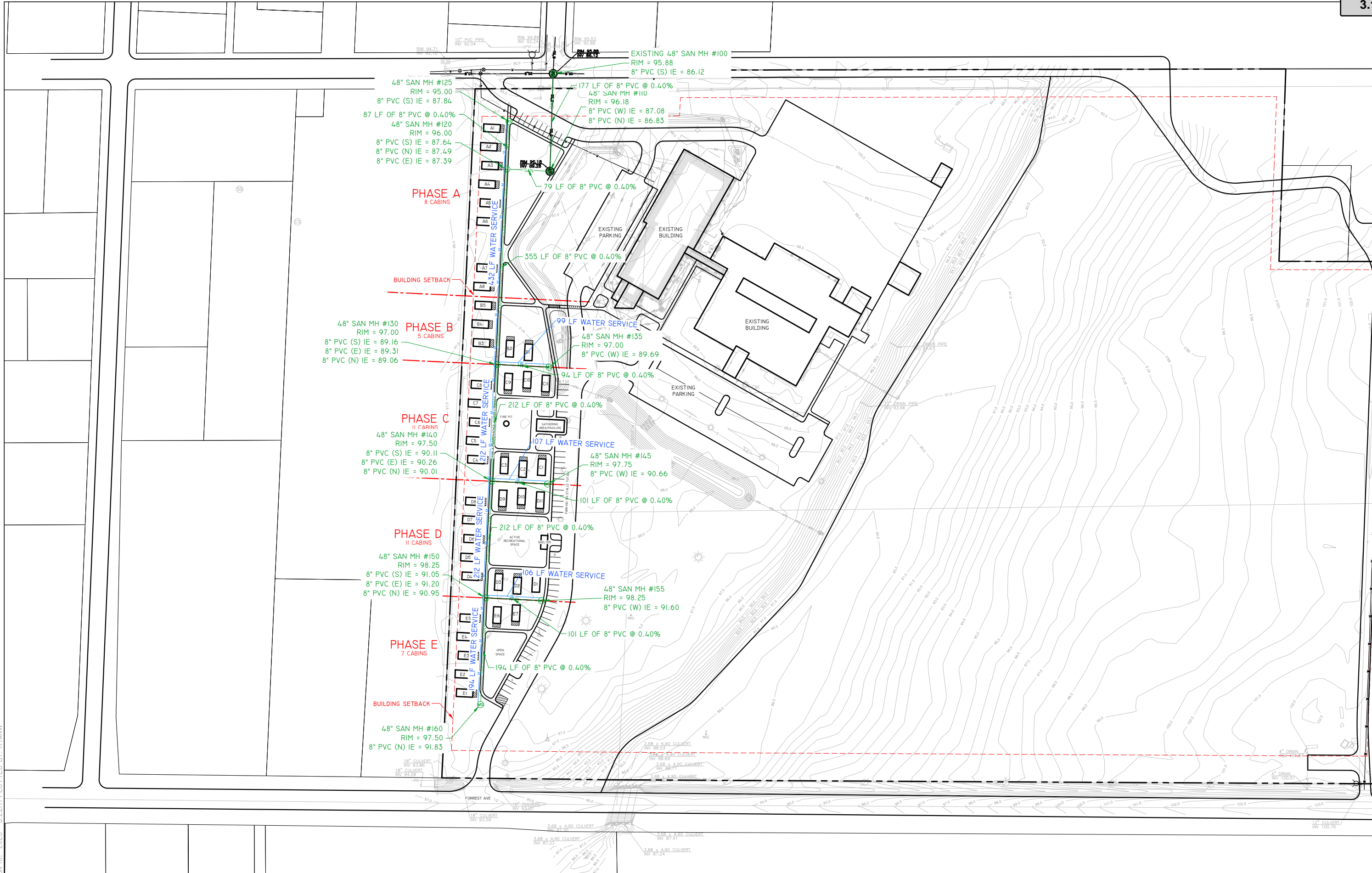
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This is for your information:

- The site plan for the proposed development meets all City of Antigo's ordinances and zoning requirements.
- See attached site plan and PowerPoint for more details.

Recommendation to the City Plan Commission is to approve the site plan for Northcentral Technical College's Timberwolf Cabin development.

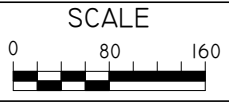
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PLOTTED: JUN 16, 2025 - 3:22PM PLOTTED BY: RYAN



**REI Engineering, INC.**  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784, FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL  
 ENGINEERING, SURVEYING**



DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE:
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: KJS

**CONCEPTUAL UTILITY LAYOUT**  
 NTC-ANTIGO CAMPUS  
 312 FORREST AVE  
 ANTIGO, WI 54409

**REI**  
 REI No. 5380

Attachment: Timberwolf Cabins-Design Sanitary & Water (7585 : Approval of Northcentral Technical College's Site Plan)



48" SAN MH #130  
RIM = 97.00  
8" PVC (S) IE = 89.16  
8" PVC (E) IE = 89.31  
8" PVC (N) IE = 89.06

48" SAN MH #135  
RIM = 97.00  
8" PVC (W) IE = 89.69

48" SAN MH #140  
RIM = 97.50  
8" PVC (S) IE = 90.11  
8" PVC (E) IE = 90.26  
8" PVC (N) IE = 90.01

48" SAN MH #145  
RIM = 97.75  
8" PVC (W) IE = 90.66

48" SAN MH #150  
RIM = 98.25  
8" PVC (S) IE = 91.05  
8" PVC (E) IE = 91.20  
8" PVC (N) IE = 90.95

48" SAN MH #155  
RIM = 98.25  
8" PVC (W) IE = 91.60

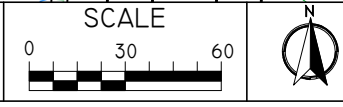
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PLOTTED: JUN 16, 2025 - 3:22PM PLOTTED BY: RYANW

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**REI**

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				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE:
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: KJS

**CONCEPTUAL UTILITY LAYOUT - B, C, D**  
NTC-ANTIGO CAMPUS  
312 FORREST AVE  
ANTIGO, WI 54409

**REI**  
REI No. 5380

# PHASE D 11 CABINS

# PHASE E 7 CABINS

48" SAN MH #150  
RIM = 98.25  
8" PVC (S) IE = 91.05  
8" PVC (E) IE = 91.20  
8" PVC (N) IE = 90.95

48" SAN MH #155  
RIM = 98.25  
8" PVC (W) IE = 91.60

48" SAN MH #160  
RIM = 97.50  
8" PVC (N) IE = 91.83

18" CULVERT  
INV 93.86  
18" CULVERT  
INV 94.08

3.68 x 4.90 CULVERT  
INV 88.53  
3.68 x 4.90 CULVERT  
INV 88.69  
3.68 x 4.90 CULVERT  
INV 88.77  
3.68 x 4.90 CULVERT  
INV 88.74

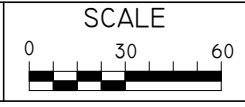
18" CULVERT  
INV 93.20

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				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE:
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: KJS

**CONCEPTUAL UTILITY LAYOUT - E**  
NTC-ANTIGO CAMPUS  
312 FORREST AVE  
ANTIGO, WI 54409

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REI No. 5380

Attachment: Timberwolf Cabins-Design Sanitary & Water (7585 : Approval of Northcentral Technical College's Site Plan)

# NTC Antigo Campus + Woods/Forestry Training

Timberwolf Cabins



Northcentral Technical College  
**PROPERTY FOUNDATION**



## Wisconsin Woods + Forestry Workforce

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- **Forestry in the State:** WI ranks 12<sup>th</sup> in # of full-/part-time jobs, 10<sup>th</sup> in value-added production, and 2<sup>nd</sup> in industry output; 36% of WI wood manufacturers reported understaffing challenges
- **Forestry is a top driver industry in Langlade County:** 127,000 acres of forested land provide raw materials for the wood products industry; 125+ wood products businesses in Langlade County and surrounding area; wood products industry = 686 jobs, \$24M in total wages, and \$115M total output

# NTC's Wood Technology Center of Excellence

- In 2009, collaboration with Langlade County + NTC + EDA
  - 27,000 sq. ft. facility and equipment
  - Postsecondary programs
- Continuing education programs
  - Saw filing, grading, etc.
- Sawmill with NTC, UWSP + WEDC
  - ONLY full-spectrum educational wood manufacturing facility in the world!



Northcentral Technical College  
**PROPERTY FOUNDATION**



- Established in 2019
- Supporting organization to the NTC Foundation to receive gifts of real estate, purchase and develop real estate, and/or hold real estate for investment or future development
- Profits support student scholarships and College initiatives impacting learners
- 8 member Board

# Timberwolf Cabins

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## Campground-style Cabin

- 1-2 person occupancy
- Bedroom, bathroom, + open kitchen, dining and social space
- Fully furnished
- Access to laundry, business equipment, + networking area

## Support + Commitment

- NTC Woods Advisory Committee
- Elwyn Remington Foundation
- Robbins
- Kolbe Windows & Doors
- Pukall Lumber
- Witmer Furniture
- Central Wisconsin Woodworking
- Kretz Lumber
- Zelazoski Wood Products

# Concept



## Projected Economic Impact

- Incumbent worker training to Antigo  
\$225,000 annually
- Plus opportunity to support educational partners additional \$
  - Aspirus and traveling nurses
  - Out of area employees attending professional development

# Recent Work

- Identified initial location—northwest corner of NTC campus property
- Received REI utilities rendering to maximize current infrastructure for sewer, water, utilities
- Collaborating with Star Cabins on design that aligns with City ordinances and requirements for certification
- Launched fundraising campaign for 6 total initial cabins—Spring 2026



Questions?

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