



City of Antigo

City Plan Commission Meeting

**Council Chambers
City Hall, 700 Edison Street**

**Tuesday, October 7, 2025
6:00 PM**

Call to Order

Approval of Minutes

1. Approve Minutes from the August 05, 2025 Meeting

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

2. Approve the Site Plan for the Dollar General Project at 332 Superior Street

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 the 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 Posted: October 2, 2025

Thomas C. Bauknecht



Building Inspection-Zoning Administrator
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: October 7, 2025
To: City Plan Commission
From: Elizabeth McCarthy, Building Inspector/Zoning Administrator
Subject: Approve the Site Plan for the Dollar General Project at 332 Superior Street

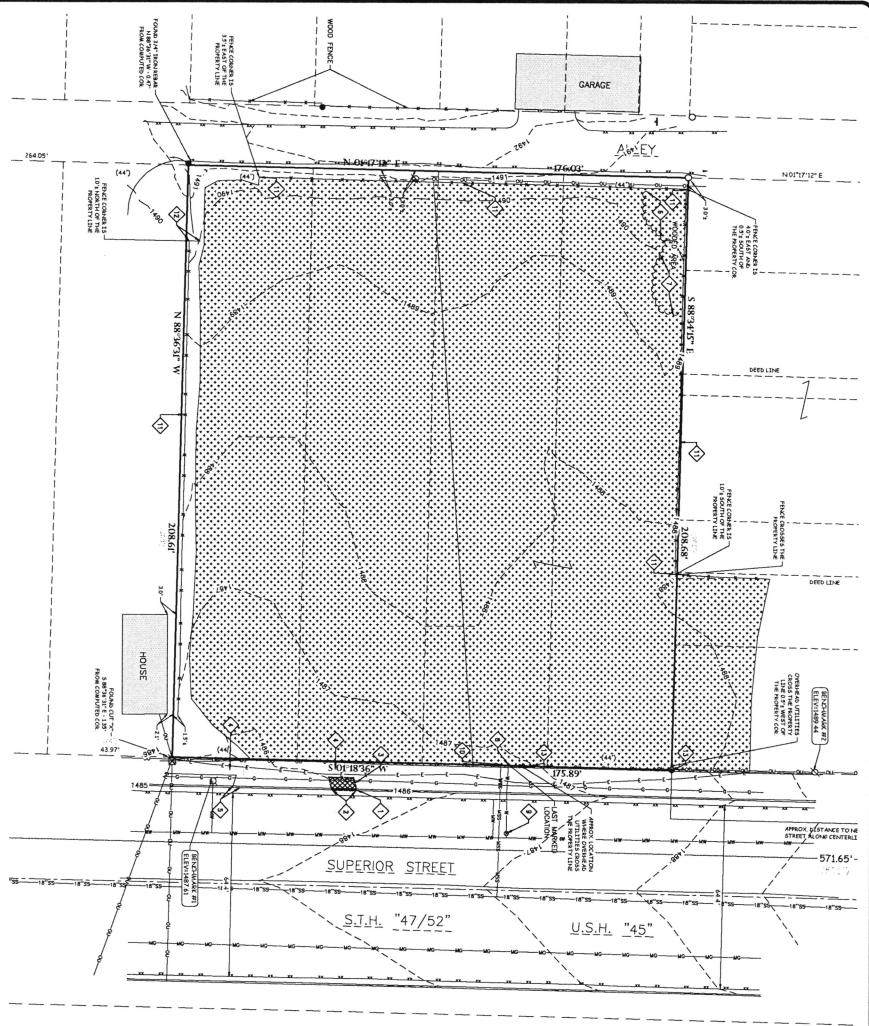
- Parcel 201-0896, 332 Superior Street, is currently zoned B-1 Neighborhood Shopping District, which allows for retail establishments such as a Dollar General Store.
- The property has been vacant since 2016.
- Prior to 2016, the property was occupied by a restaurant establishment.
- The attached site plan includes proper stormwater management to address the site's impervious surfaces.

Fiscal Impact:

Recommendation: The recommendation to the City Plan Commission is to approve the attached site plan for the General Dollar project.

Attachments:

1. 9-24-2025 Dollar General Antigo
2. 251001_AE201 3D Perspective
3. Dollar General Storefront



BENCHMARK:

ELEVATIONS ARE REFERENCED TO MVD 88 DATUM. BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY ON THE WEST SIDE OF SUPERIOR STREET (AS SHOWN ON U.S. 24" AND S.T.A. 1" PLANS). THE BENCHMARK IS A 1" DIA. IRON ROD WITH AN ELEVATION OF 1487.81. THE BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY ON THE WEST SIDE OF SUPERIOR STREET (AS SHOWN ON U.S. 24" AND S.T.A. 1" PLANS). THE BENCHMARK IS A 1" DIA. IRON ROD WITH AN ELEVATION OF 1487.81.

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND UTILITIES AND RECORD DRAWINGS, FIELD MEASUREMENTS, AND/OR AS-BUILT RECORDS, AND LOCATION BETWEEN MANHOLES ARE SUPERIMPOSED BY THE ENGINEER ON THE BASIS OF AVAILABLE RECORDS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS OBSERVED THE RECORDS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS OBSERVED THE RECORDS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS OBSERVED THE RECORDS AND FIELD SURVEY.

KEYNOTES:

1. SMOOTH EXISTING CONCRETE CURBING
2. REMOVE EXISTING CONCRETE CURBING
3. SMOOTH EXISTING CONCRETE WALK
4. MAINTAIN EXISTING CONCRETE WALK
5. MAINTAIN EXISTING CONCRETE CURBING
6. MAINTAIN EXISTING TREE/VEGETATION
7. CLEAR & SOBB EXISTING TREE
8. MAINTAIN EXISTING WATER SERVICE
9. MAINTAIN EXISTING WATER VALVES
10. MAINTAIN EXISTING SANITARY CLEANER PIPE
11. MAINTAIN EXISTING FENCE
12. REMOVE EXISTING FENCE
13. MAINTAIN EXISTING POWER/LIGHT POLE

DEMOLITION HATCH PATTERNS:

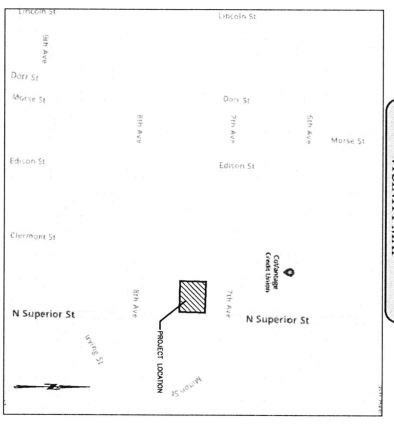


CIVIL SHEET INDEX:

- C1.0 DEMOLITION PLAN
- C2.0 LAYOUT PLAN
- C3.0 GRADING PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 DETAILS
- C6.1 DETAILS

GENERAL NOTES:

1. CONSTRUCTION SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK. EXCEPT FOR THOSE UTILITIES NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS OBSERVED THE RECORDS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS OBSERVED THE RECORDS AND FIELD SURVEY.
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7. COORDINATE UTILITY SERVICE DISCONNECTS/CUTBACKS WITH OWNER AND ANY IMPACTED NEIGHBORS. MAINTAIN ALL EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
9. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE PRIOR TO PERFORMANCE WORK WITHIN PUBLIC RIGHT OF WAY, NOTIFY AND COORDINATE WORK WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
10. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.



THIS DOCUMENT IS THE PROPERTY OF CRJ VENTURES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF CRJ VENTURES, LLC IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. CRJ VENTURES, LLC IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.



POB
Point of Beginning
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kischling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

CRJ VENTURES, LLC
DOLLAR GENERAL ANTIGO
CITY OF ANTIGO
LANGLADE COUNTY, WI

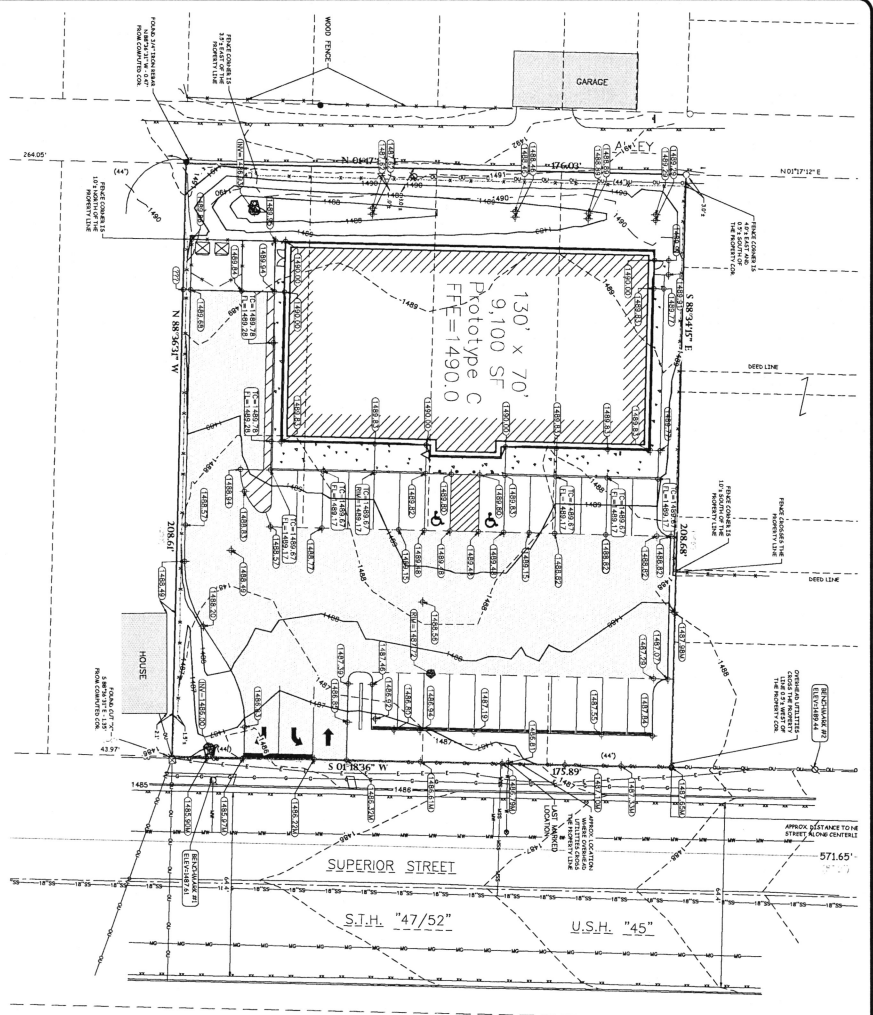
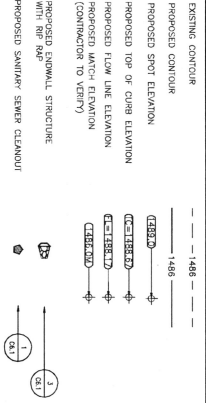
DEMOLITION PLAN

DATE	7/14/2023
BY	CRJ
CHECKED	CRJ
SCALE	AS SHOWN
SHEET	C1.0
TOTAL SHEETS	1

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 1995 EDITIONS TO THE PROPOSED BUILDING AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. FINISHING AND PAINTING SHALL BE PROVIDED IN ALL GENERAL WORK AREAS.
5. SEE SHEET C40 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
7. CONSERVATIVE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE FINANCIAL RESPONSIBILITY FOR THE INSTALLATION OF EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR.
8. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONTRACTOR SHALL USE SITE FENCE SHALL BE PLACED AROUND STOCKPILE. EXCESS TOPSOIL SHALL BE STORED ON SITE.
9. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY DEMOLITION IN THE PUBLIC RIGHT-OF-WAY.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. DEMOLITION SHALL BE COMPLETED PRIOR TO THE START OF GRADING.
12. GRADING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
13. GRADING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
14. GRADING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
15. GRADING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
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GRADING LEGEND:



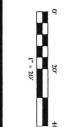
BENCHMARK:

ELEVATIONS ARE REFERENCED TO WADWAS DATUM. BENCHMARK IS LOCATED ON THE WEST SIDE OF SUPERIOR STREET, (AS SHOWN ON PLAN), 42' AND 5.14' FROM THE INTERSECTION OF SUPERIOR STREET AND THE ELEVATION = 1491.61.

UTILITY DISCLAIMER:

THE LOCATION, SIZE, AND DEPTH OF UTILITIES ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

POINT OF BEGINNING, SEE SHEET C3.0 FOR LOCATION AND ELEVATION. THE POINT OF BEGINNING IS LOCATED AT THE INTERSECTION OF SUPERIOR STREET AND THE ELEVATION = 1491.61.



POB
Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture

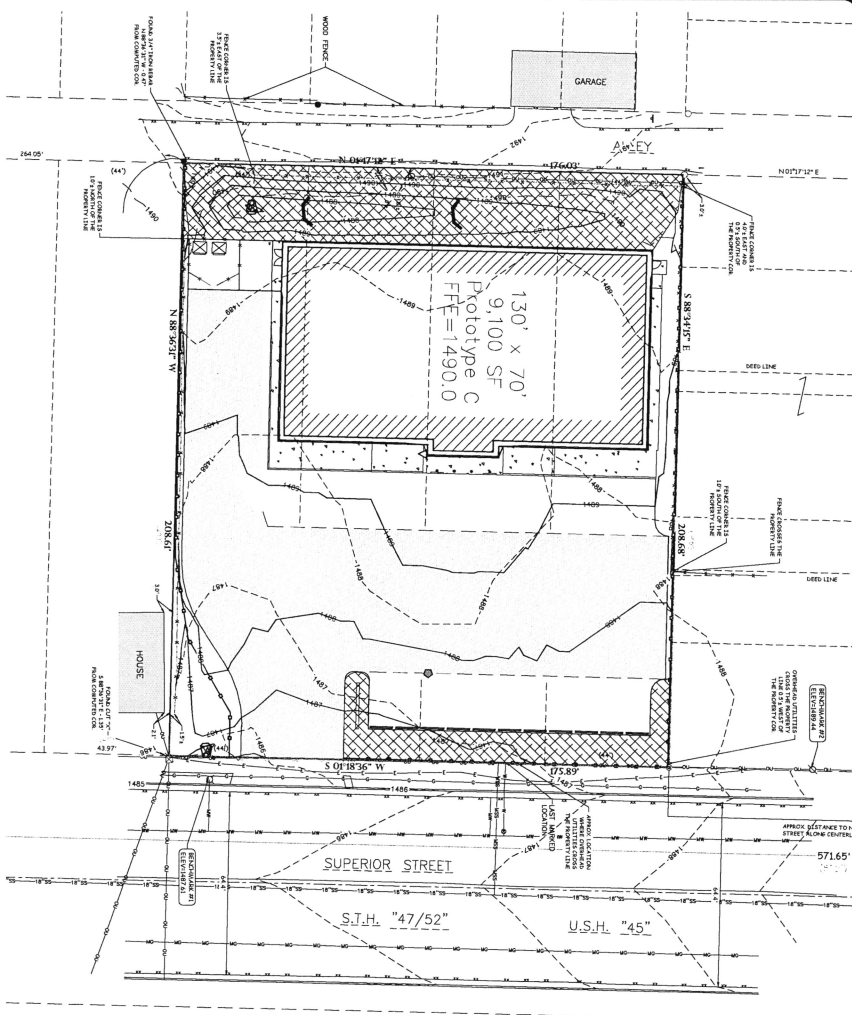
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

CRJ VENTURES, LLC
DOLLAR GENERAL ANTIGO
CITY OF ANTIGO
LANGLADE COUNTY, WI

GRADING PLAN

DATE: 9/21/2023
PROJECT: 2023.11

SHEET C3.0



BENCHMARK:

THE BENCHMARK IS REFERENCED TO THE STATE PLAT MAP RECORD # 1001271, PLAT # 1001271, APPROXIMATELY 130 FEET SOUTH OF THE INTERSECTION OF SUPERIOR STREET AND THE EASMENT = 1491.81

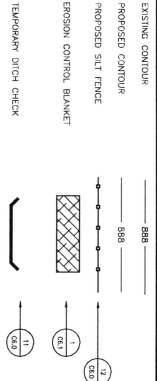
UTILITY DISCLAIMER:

THE LOCATION, SIZE, AND TYPE OF INTERFERING PUBLIC UTILITIES HAS BEEN DETERMINED FROM AVAILABLE RECORDS AND VISUAL INSPECTION. THE LOCATION, SIZE, AND TYPE OF INTERFERING PUBLIC UTILITIES HAS NOT BEEN VERIFIED BY FIELD OBSERVATION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND TYPE OF INTERFERING PUBLIC UTILITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND TYPE OF INTERFERING PUBLIC UTILITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND TYPE OF INTERFERING PUBLIC UTILITIES.

GENERAL NOTES:

1. CONTACT PROPERTY OWNER & WORKING DATE PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. MAINTAIN VEGETATION AS LONG AS POSSIBLE.
4. CHAINED LOG TRAP: THE SLOPE OF THE CHAINED LOG TRAP SHOULD BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.
5. SLOPE PROTECTION: SLOPE PROTECTION SHOULD BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.
6. EXCESSIVE AMOUNTS OF SOIL OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING WORK DONE BY CONTRACTORS, SHALL BE REMOVED FROM THE SITE PRIOR TO THE END OF THE WORK DAY. EXCESSIVE AMOUNTS OF SOIL OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING WORK DONE BY CONTRACTORS, SHALL BE REMOVED FROM THE SITE PRIOR TO THE END OF THE WORK DAY.
7. SLOPE PROTECTION: SLOPE PROTECTION SHOULD BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.
8. METHODS: TRIPAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DEPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EACH WORKING DAY DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORKING DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE REPAIRS AS NECESSARY TO MAINTAIN THE EROSION CONTROL MEASURES IN THE MIDDLE OF THEIR SERVICE LIFE.
11. PROJECT CIVIL ENGINEER.
12. IF SEDIMENT CARRYING CAPACITY OF THE SITE FILTER BAGS OR SODDING SHALL BE USED IN PROTECTION OF THE SITE FROM SEDIMENTATION, THE BAGS SHALL BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.
13. CABLE TELEPHONE AND ELECTRIC (INCLUDING WARM SERVICE) STRINGS SHALL BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.
14. PROVIDE 800 RAP AT ALL CULVERT OR OTHER ENDMAN STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANONIC POLYACRYLAMIDE SHALL BE USED TO PREVENT WASHOUT AND EROSION.
16. SLOPE PROTECTION: SLOPE PROTECTION SHOULD BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.
17. SLOPE PROTECTION: SLOPE PROTECTION SHOULD BE MAINTAINED AT ALL CONSTRUCTION LENGTH BY THE WIDTH OF THE DRAINAGE.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION, DRIVING AND UTILITY INSTALLATION.
3. BEGIN CONSTRUCTION OF FOUNDATION AND STRUCTURE.
4. DURING DRIVING ACTIVITIES, EXISTING GRASS AND VEGETATION TO BE REMOVED. SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE.
5. TOSSABLE SOIL STABILIZATION PRODUCT COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. REAGED ON ANY PORTION OF THE SITE DURING WHEN LAND DISTURBING ACTIVITIES CEASE AND SHALL REMAIN IN PLACE UNTIL THE NEXT RAINFALL EVENT.
7. REAGED ON ANY PORTION OF THE SITE DURING WHEN LAND DISTURBING ACTIVITIES CEASE AND SHALL REMAIN IN PLACE UNTIL THE NEXT RAINFALL EVENT.

POINT OF BEGINNING LAND SURVEYING, LLC
 4941 KIRCHLING COURT
 STEVENS POINT, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)

POINT OF BEGINNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE

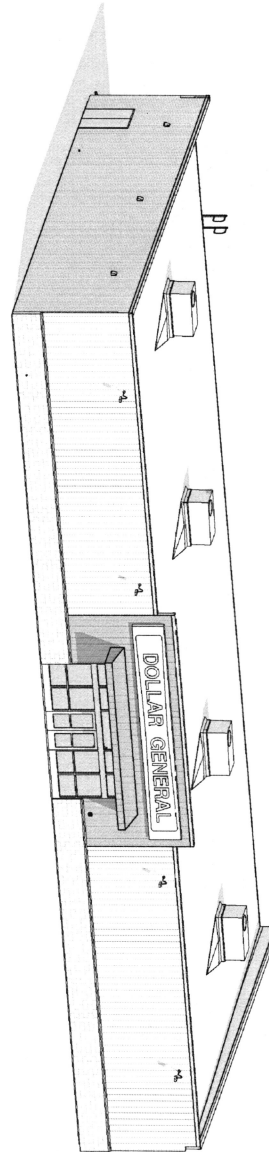
CRJ VENTURES, LLC
DOLLAR GENERAL ANTIGO
CITY OF ANTIGO
LANGLADE COUNTY, WI

EROSION CONTROL PLAN

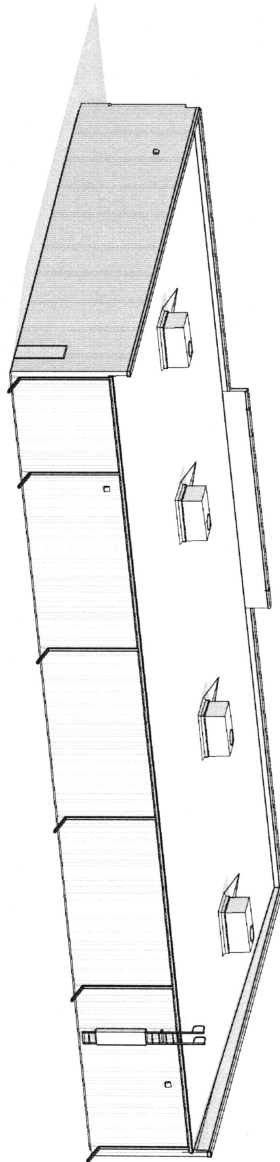
DATE: 11/14/23
 PROJECT NO: 23-011

SHEET
 C4.0

1
SOUTHEAST 3D VIEW
AE201



2
NORTHWEST 3D VIEW
AE201



GENERAL NOTES
 A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO ALL SHEETS.
 B. DIMENSIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS SHALL INDICATE ALL DETAILS, CHANGES IN MATERIAL, AND FINISHES.

NOT FOR CONSTRUCTION - PRELIMINARY DOCUMENTS

SHEET NO. AE201	PROJECT NO. ANTIGO DEVELOPMENT GROUP DOLLAR GENERAL ANTIGO, WI	ARCHITECT/ENGINEER Cedar CORPORATION 800-472-7372 www.cedarcorp.com engineers • architects • planners • environmental specialists land surveyors • landscape architects • interior designers	GENERAL CONTRACTOR:	NO.
			DATE	DESCRIPTION

