



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, August 05, 2025

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Minutes Approval

1. Approve Minutes from the July 1, 2025 Meeting

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

1. Approve the Purchase of 1035 Eighth Avenue for One Dollar With the Intent to Raze the House and Garage and to Advertise the Vacant Lot for Sale Following Demolition

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: July 31,2025

THOMAS BAUKNECHT

**CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
JULY 01, 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.

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

Others in attendance were: Karin Derauf, City Administrator; Shannon Smith, Administrative/Clerical Assistant; Rob Elliott, Northcentral Technical College (NTC); Vicki Jeppesen, NTC and Roy Dieck, Alderperson Ward 2.

Minutes Approval

1. Approve Minutes from the June 3, 2025 Meeting

Minutes amended to reflect that Larry Steckbauer did not attend the June 3, 2025 meeting.

Motion to Approve Amended Minutes from the June 3, 2025 Meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Charley Brinkmeier, Member
SECONDER:	Jerry Rice, Member
AYES:	Bauknecht, Brinkmeier, Rice, Sharon, Steckbauer, Neve
ABSENT:	Scott Henricks

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

Rob Elliott, Northcentral Technical College (NTC), addressed questions from the last meeting regarding the sewer needs of the proposed cabins. Mr. Elliot stated there is a sanitary sewer manhole on NTC property on the northside by Freiburger Avenue. He stated there is a possibility to do modifications to the manhole on NTC's property as well as the manhole on Freiburger Avenue to run all cabin sanitary sewer lines north through the access on Freiburger Avenue. Mr. Elliot stated they provided the committee with a new cabin layout that shows how the utility lines would run to get water and sewer to the cabins.

Mr. Elliot noted they are still receiving donations for the cabins. He noted advertising of the cabin project at the Antigo Golf Outing for the Wood Technology program at Bass Lake helped with receiving donations as well.

Mr. Elliot stated they are working with cabinet designers on finalizing cabin design.

Charley Brinkmeier, Land Surveyor/Project Manager, noted the depth of the manhole and stated the City sees no issue with NTC accessing the manhole on Freiburger Avenue.

Mayor Bauknecht questioned if NTC had a timetable for the project. Mr. Elliot stated they would like to have the first cabin built by the end of this year, noting that will set the stage for the rest of the cabins. He stated they are waiting for the final design. Mr. Elliot stated the cabinet design

struggle is with having a washer and dryer in the cabin or having access to laundry facilities in the main NTC building. He noted they do not want to have the laundry separate but to make the cabin footprint work they certainly could have laundry facilities available in the main NTC building.

Upon inquiry from Mr. Steckbauer, Mr. Elliot stated they have a maximum of 35 cabins, noting they do not know if they will need to build 35 cabins.

Mayor Bauknecht commented that the new sawmill has made nationwide news.

Motion to Approve Northcentral Technical College's Site Plan Including New Timberwolf Cabins

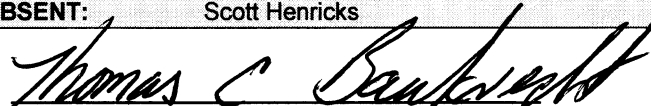
RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gordon Neve, Member
SECONDER:	Tim Sharon, Member
AYES:	Bauknecht, Brinkmeier, Rice, Sharon, Steckbauer, Neve
ABSENT:	Scott Henricks

Any Other Matters Authorized by Law to be Considered

Adjournment

1. **Motion to:** Adjourn at 6:07 PM

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Charley Brinkmeier, Member
SECONDER:	Tim Sharon, Member
AYES:	Bauknecht, Brinkmeier, Rice, Sharon, Steckbauer, Neve
ABSENT:	Scott Henricks


Thomas Bauknecht, Chairperson

7/28/2025
Date

Attachment: City Plan 7-1-25 (7638 : Minutes)



BUILDING INSPECTOR/ZONING ADMINISTRATOR
715-623-3633 ext. 134 – bmccarthy@antigo-city.org

7/10/2025

Don Fischer
1940 Rice LN
Eagle River, WI 54521

Re: 1035 8th Ave Property Sale

Dear Mr. Fischer,

Per our conversation on July 9th, 2025, you confirmed that the owner of 1035 8th Ave, your father James Fischer, has agreed to sell the aforementioned property to the City of Antigo for one dollar for the purpose of demolition. Please confirm this agreement with an owner's signature on the line provided below. Thank you.

Owner's Signature: _____

Respectfully,

Elizabeth A McCarthy
City of Antigo Building Inspector

Attachment: Letter Offering to Purchase (7629 : Approve the Purchase of 1035 8th Ave for One Dollar With the Intent to Raze the House and



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 8/4/2025

RE: Approve the purchase of 1035 Eighth Avenue for one dollar with the intent to raze the house and garage and to advertise the lot for sale.

For your information:

- The property has been vacant for years and the house and garage are now past the point of repair.
- The lot is 88' x 74' and it is conforming for reconstruction.
- The property is currently zoned R-3, which allows for single and two-family dwellings.
- The property is current on taxes.
- Opting to follow the city's razing procedure to complete the demolition will lengthen the process and the city may not obtain the property.

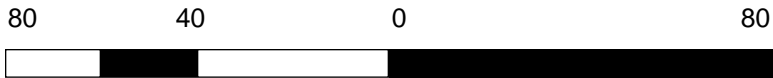
Recommendation to City Plan is to approve the purchase of 1035 Eighth Avenue for one dollar with the intent to raze the house and garage and to advertise the property for sale with the contingency that a house must be constructed on the vacant lot within 24 months of purchase or the property will revert back to the City of Antigo.



Attachment: Air Photo (7629 : Approve the Purchase of 1035 8th Ave for One Dollar With the Intent to

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



SCALE: 1" = 480'



Print Date: 7/23/2025

Langlade County, WI

Summary

Parcel Number 2011020
 Property Address 1035 8TH AVE
 Legal Description ORIGINAL PLAT LOTS 29 & 30 EXC THE S58' THEREOF BLOCK 71
 (Note: Not to be used on legal documents)
 Sec-Twp-Rng 30-31N-11E
 Acres 0.149
 Municipality CITY OF ANTIGO
 Assessor Class RESIDENTIAL;
 School District ANTIGO SCHOOL

[View Map](#)

Owners

CURRENT OWNER
[JAMES G FISCHER](#)
 1101 MCMILLAN AVE
 ANTIGO, WI 54409

Valuation

Assessed Year	2024	2023	2022	2021	
Land Value	\$6,200.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Improvement Value	\$60,400.00	\$31,200.00	\$31,200.00	\$31,200.00	\$31,200.00
Total Value	\$66,600.00	\$36,200.00	\$36,200.00	\$36,200.00	\$36,200.00
Estimated Fair Market Value	\$68,300.00	\$46,600.00	\$41,122.00	\$37,613.00	\$39,200.00

Tax History

Tax Year	2024	2023	2022	2021	
Gross Tax	\$1,330.03	\$960.73	\$864.75	\$909.70	\$909.70
School Credit	\$64.65	\$52.73	\$46.52	\$49.35	\$49.35
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$65.14	\$55.90	\$42.44	\$50.63	\$50.63
Net Tax	\$1,200.24	\$852.10	\$775.79	\$809.72	\$809.72
Special Assesment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Woodland Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Private Forest Crop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Tax Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Tax Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Tax Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Tax Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$1,200.24	\$852.10	\$775.79	\$809.72	\$809.72

Disclaimer: For the most accurate tax information or to make a tax payment, please [click here](#).

Tax Payments

Tax Year	Net Tax	Installment (1st)	Installment (2nd)	Total Paid
2024	\$1,200.24	\$600.12	600.12	\$1,200.24
2023	\$852.10	\$426.05	426.05	\$852.10
2022	\$775.79	\$387.90	387.89	\$775.79
2021	\$809.72	\$404.86	404.86	\$809.72
2020	\$875.37	\$437.69	437.68	\$875.37

Deed Information

Document Number	Volume - Page
324299	

The Langlade County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Langlade County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/22/2025, 8:24:25 PM

Contact Us



Attachment: Beacon - Langlade County, WI - Report_ 2011020 (7629) : Approve the Purchase of 1035 8th Ave for One Dollar With the Intent to



07/23/2025 13:10



07/23/2025 13:09



07/23/2025 13:08



07/23/2025 13:08



07/23/2025 13:15

Attachment: IMG_1669 (7629 : Approve the Purchase of 1035 8th Ave for One Dollar With the Intent to Raze the House and Garage)



07/23/2025 13:14

Attachment: IMG_1666 (7629 : Approve the Purchase of 1035 8th Ave for One Dollar With the Intent to Raze the House and Garage)