

**CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
AUGUST 05, 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	Excused	
Jerry Rice	Member	Present	
Tim Sharon	Member	Present	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Excused	
Scott Henricks	Member	Present	

Others in attendance were: Elizabeth McCarthy, Building Inspector/Zoning Administrator; Shannon Smith, Administrative/Clerical Assistant; Roy Dieck, Alderperson Ward 2.

Minutes Approval

1. Approve Minutes from the July 1, 2025 Meeting

Motion to Approve Minutes from the July 1, 2025 Meeting

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

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.

Mr. Steckbauer asked Elizabeth McCarthy, Building Inspector/Zoning Administrator, to explain to the commission the cost and benefit of purchasing the property for one dollar and tearing down the house.

Ms. McCarthy stated the cost to raze it could be between \$8,000 and \$20,000, noting if the house does not contain asbestos the cost would be at the lower end of her estimation.

Mr. Steckbauer stated it would then be taken off the tax roll and questioned the likelihood of that lot selling without a house on it. Ms. McCarthy stated this process had worked well with 711 Watson Street.

Mr. Steckbauer stated he understands the City is trying to clean up buildings but is questioning the cost.

Ms. McCarthy stated the City has the right to condemn and raze the house and if the owner chooses not to pay the cost of razing, then it would go on the taxes, noting the lot could sit empty for up to four years. She noted upon speaking with the owner they stated if it was condemned, they would let the property go to tax revert.

Upon inquiry from Alderperson Henricks, Ms. McCarthy stated the value of the lot could be \$7,000-\$9,000. Alderperson Henricks questioned if the City could purchase the property and sell it without razing the house. Ms. McCarthy noted that a builder would not purchase the

property, having to raze the house due to cost.

Mayor Bauknecht questioned when the City razes a building if the foundation is removed. Ms. McCarthy stated per the ordinance currently, the foundation can be pushed in and buried, however the City will be removing everything to increase value to builders.

Ms. McCarthy stated City Attorney Michael Winter supports this approach as the process moves forward quicker and a new house is added back to the tax roll quicker.

Upon inquiry from Mayor Bauknecht, Ms. McCarthy stated the utility lines are capped and stated if the City knows someone is building at that location, they will leave the utility lines in the lot instead of taking them back to the right of way.

Mr. Sharon questioned taxes and value of the property. Ms. McCarthy stated the assessed value of the house was \$60,400 and the yearly taxes were \$1,200.

Mr. Rice stated he feels Ms. McCarthy is good at determining what properties are not repairable. He stated this is not a repairable property and noted the city needs to think long term about getting the property back to being beneficial to the community.

Ms. McCarthy does not foresee a problem with selling the land. She noted the City has the demolition fund due to property owners not paying the demolition costs and the property going tax revert. She stated the county has the right to keep the property and she noted based on meetings with the county they would not put work into developing that lot.

Upon inquiry from Mr. Sharon, Ms. McCarthy stated the City employees do most of the razing work and hire Shane Krueger to run the Backhoe.

Motion to Approve the Purchase of 1035 Eighth Avenue for One Dollar With the Intent to Raze the House and Garage

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

Any Other Matters Authorized by Law to be Considered

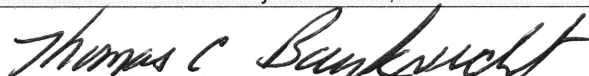
Roy Dieck, Alderperson Ward 2, stated the idea for an incubator building was brought forward and that he was told a vacant lot map would be brought to this committee. He also stated he would like a more in-depth presentation from the School District for the new elementary school site regarding the water lines, sewer lines and road use. Alderperson Henricks referred the presentation from the School District to the Public Works Committee.

There was discussion about various properties Ms. McCarthy is working with.

Adjournment

1. **Motion to:** Adjourn at 6:19 PM

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


Thomas Bauknecht, Chairperson

8/11/2025
Date