



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, August 01, 2023

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

PUBLIC HEARINGS

1. Public Hearing for Zoning Amendment Application for 308 Superior Street and 304 Superior Street to Classify Properties as R-3, Two-Family Residence District Instead of B-1, Neighborhood Shopping District to Allow for Property to be Used as a Single Family Home with Rezoning Required to Obtain Conventional Mortgage
2. Public Hearing for Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 133 Superior Street to Allow Trailer - Storage
3. Public Hearing for Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-443, the Municipal Code for 814 Fifth Avenue to Allow for Warehousing and Storage of Antigo Visual Arts (AVA) Equipment and Materials On Site

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

1. Minutes from the May 2, 2023 Meeting
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Properties at 308 Superior Street and 304 Superior Street as R-3, Two-Family Residence District Instead of B-1, Neighborhood Shopping District To Allow for Property to be Used as a Single Family Home With Rezoning Required to Obtain Conventional Mortgage
3. Approve Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 133 Superior Street to Allow Trailer - Storage
4. Approve Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-443, the Municipal Code for 814 Fifth Avenue to Allow for Warehousing and Storage of Antigo Visual Arts (AVA) Equipment and Materials On Site
5. Design & Anticipated Construction Updates Regarding a Proposed 6.6 MegaWatt Solar Project by eDF Renewables on +/- 35 acres of City-Owned Land West of Hogan & South of STH 64

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 Cheryl Barta, 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:

TERRY BRAND



NOTICE

NOTICE IS HEREBY GIVEN, that it has been proposed to amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the following described properties as R-3, Two-Family Residence District instead of B-1, Neighborhood Shopping District:

“Original Plat N66’ of Lots 13 & 14 Block 64
Parcel #201-0902 (308 Superior Street)” and

“Original Plat S66’ of Lots 13 & 14 Block 64
Parcel #201-0903 (304 Superior Street)”

to allow for property to be used as a single family home with rezoning required to obtain conventional mortgage.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, August 1, 2023, at 6:00 p.m. in the Council Chambers, City Hall, 700 Edison Street, 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



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a Conditional Use Permit under the provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code, has been filed:

“Original Plat Lots 19 & 20 & That Pt of Springbrook That Lies Betw E & W Bndry Lns of Lot 18 & S ½ Vacant 9th Ave Lyg N of & Adj to Lots 19 & 20 Block 85 Parcel #201-1204 (133 Superior Street)”

to allow trailer - storage.

FURTHER, that a public hearing will be held on the above application before the City Plan Commission of the City of Antigo on Tuesday, August 1, 2023, at 6:00 p.m. in the Council Chambers, City Hall, 700 Edison Street, Antigo, Wisconsin, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a Conditional Use Permit under the provisions of Ordinance No. 1095B, Section 14-443, the Municipal Code, has been filed:

“Original Plat S116’ of Lot 13 Exc W6’ Thereof Block 33
Parcel #201-0382 (814 Fifth Avenue)”

to allow for warehousing and storage of Antigo Visual Arts (AVA) equipment and materials on site.

FURTHER, that a public hearing will be held on the above application before the City Plan Commission of the City of Antigo on Tuesday, August 1, 2023, at 6:00 p.m. in the Council Chambers, City Hall, 700 Edison Street, Antigo, Wisconsin, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
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Application for Zoning Amendment
 CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
 700 EDISON STREET, ANTIGO, WISCONSIN 54409
 PHONE: 715.623.3633 x134 Fax 715.627.7099
rmusolff@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

If you are requesting a zoning amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134.

Petitioner's Name: Donald Henderson
 Petitioner's Address: 308 Superior St. Antigo, WI 54409
 Petitioner's Phone Number: (715)-660-1849
 Property Owner's Name: Donald Henderson
 Property Owner's Address: 308 Superior St. Antigo, WI 54409
 Property Owner's Phone Number: (715) 660-1849

Property Information:

Address: 308 Superior St. Antigo, WI 54409 + 304 Superior St
 Parcel ID Number: 201-0902 - 201-0903 original Plat 566'
 Legal Description: Original Plat N66' of Lots 13 & 14 Block 64 - Lots 13 & 14
 (The legal description may be obtained from the City Zoning Administrator) Block 64

Existing zoning district classification(s) of the land included within the petition: Residential/Com B-1

Existing land use on land included in this application: Residential to office

Proposed zoning district classification(s) of the land included within the petition: R-3

Proposed land use(s) following rezoning: Residential

Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary.): Property will be used as a single family home.

Must be rezoned to obtain conventional mortgage.

Please attach a map of the area showing the parcel(s) proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.
 (City Zoning Administrator may provide this information)

Please attach a list of Names and Addresses of all abutting and opposite property owners within 300 feet of the property to be altered
 (City Zoning Administrator will provide this information)

If petitioner is NOT the property owner, a letter with the owner's signature shall need to be provided. The letter shall state that the owner is in agreement with the proposed zoning change contingent upon the sale of the property to the applicant.

Donald J. Henderson
Signature of Petitioner

6-26-23
Date

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the fee of **\$200** to the Building Inspector/Zoning Administrator Office located in Antigo City Hall, 700 Edison Street, Antigo WI. 54409.

Checks should be made payable to "City of Antigo".

The entire zoning ordinance is available on the City's website at: <http://www.antigo-city.org/>

Should you have any questions regarding this form or the City's rezoning process, please phone 715-623-3633 x134.

For City Use Only

Received by: BM Date: 6/26/2023

City Planning Commission / Public hearing:

Date: August 1, 2023 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 7/27/2023

RE: Rezone parcels 201-0902 (308 Superior St) and 201-0903 (304 Superior St) from B-1 Neighborhood Shopping District to R-3 Two-Family Residence District. The property will be utilized as a single family home. The owner is requesting the rezone to satisfy his lender and obtain a conventional mortgage.

For your information:

1. To change the zoning one of the following must be met
 - a. 200 feet of frontage
 - b. contains 25,000 square feet of area
 - c. adjoins a lot or parcel of land which bears the same zoning district classification as the proposed zoning district
2. These properties meet the criteria of the above subsection "c".

Print Date: 6/27/2023



City of Antigo GLS

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Attachment: Zoning Amendment Application for 308 & 304 Superior Street 8-1-2023 City Plan (6254 : Zoning Amendment Application for 308 & 304 Superior Street 8-1-2023 City Plan



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

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 100.00 ^{paid 6/14/2023} DATE OF APPLICATION: 6-14-23
 APPLICANT NAME (S): Michael Schilcher
 ADDRESS: 133 Superior St
 CITY: Antigo STATE: Wis ZIP: 54409
 PHONE: 715 623-3294 EMAIL: _____
 PROPERTY ADDRESS: 133 Superior St PARCEL NUMBER: 201 1204
 LEGAL DESCRIPTION: original Plat lots 19 & 20 & that pt of Springbrook that lies betw E & W Boundary LNS of lot 18 & S 1/2 vacant 9th Ave 1/4 N of & Adj to lots 19 & 20 Block 85
 APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: 14-746
 FOR THE PURPOSE OF: trailer - storage

It is understood that a Public Hearing will be held before a request for the above Conditional Use is, or is not approved. Applicant will be notified of the date and place of the Public Hearing.

APPLICANT SIGNATURE: Michael Schilcher

 FOR OFFICE USE ONLY BELOW THIS LINE

ADJACENT PROPERTY OWNERS WITHIN 100 FEET

ACTION OF THE CITY PLANNING COMMISSION: _____ APPROVED _____ DENIED

CITY PLAN COMMISSION RECOMMENDATION TO CITY COUNCIL: _____

 SIGNATURE OF CHAIRPERSON OF
 CITY PLAN COMMISSION

 DATE

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

Memo

To: City Plan Commission

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 7/12/2023

RE: To allow a semi-trailer and a van body to be used as accessory structures or storage facilities in a business or industrial district.

This is for your information:

- 133 Superior St is zoned I-1 (Limited Industrial Zoning)
- Sec. 14-746 Accessory uses or structures reads as follows:
 - (e) Use restrictions in:
 - (2) Business and industrial districts. Shipping container, truck body, semi-trailer or similar devices used as an accessory structure or storage facility shall be approved as a conditional use.
- 133 Superior St is located in the flood plain and permanent storage buildings are required to be engineered.
- The owner of 133 Superior St is currently using both a semi-trailer and a van body for storage. This is not a flood plain violation.
- The aerial photo attachment, shows the semi-trailer and the van body and their current location on the property. They are outlined in red.



City of Antigo GIS



DISCLAIMER: The City of Antigo does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 20'



Print Date: 7/12/2023



APPLICATION FOR CONDITIONAL USE HEARING

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 \$ 100.00 ^{paid}

DATE OF APPLICATION: 6-19-23

APPLICANT NAME (S): Alex Mak / Elena Sidorkina

ADDRESS: 13333 Saticoy St

CITY: North Hollywood STATE CA ZIP 91605

PHONE: 1-213-280-4691 EMAIL: alexmak01@gmail.com

PROPERTY ADDRESS: 814 5th Ave PARCEL NUMBER: 2010382

LEGAL DESCRIPTION: Original Plat 8116' of lot 13 exc W 6' thereof
Block 33

APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: 14-441 B-4

FOR THE PURPOSE OF: 14-443 (7) allowing for warehousing & storage
CAVA storing equipment & materials on site

It is understood that a Public Hearing will be held before a request for the above Conditional Use is, or is not approved. Applicant will be notified of the date and place of the Public Hearing.

APPLICANT SIGNATURE: [Signature]
Gay H. Brabazon, on behalf of Alex Mak & Elena Sidorkina

FOR OFFICE USE ONLY BELOW THIS LINE

ADJACENT PROPERTY OWNERS WITHIN 100 FEET

_____	_____
_____	_____
_____	_____

ACTION OF THE CITY PLANNING COMMISSION: _____ APPROVED _____ DENIED

CITY PLAN COMMISSION RECOMMENDATION TO CITY COUNCIL: _____

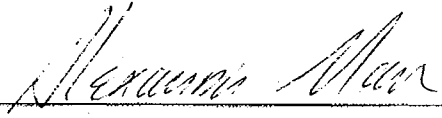
SIGNATURE OF CHAIRPERSON OF
CITY PLAN COMMISSION

DATE

ADDITIONAL SIGNATURE PAGE

Application for Conditional Use Hearing

Applicant Signature



Date

7/11/23

Applicant Signature

Date

Antigo Visual Arts, Inc.

PO Box 312

Antigo, WI 54409

19 June 2023

Beth McCarthy
Zoning Administrator
City of Antigo
700 Edison Street
Antigo, WI 54409

RE: 814 5th Avenue, Antigo, WI 54409
Alex Mak
Conditional Use Request

Dear Beth,

I am the treasurer of Antigo Visual Arts, Inc., and have been asked to handle the request for a conditional use for 815 5th Avenue by Alex Mak and by AVA. I have signed the application on behalf of Alex Mak, but am not sure this is acceptable. I have sent a copy of the application to Alex for his signature also and will have him email it directly to you.

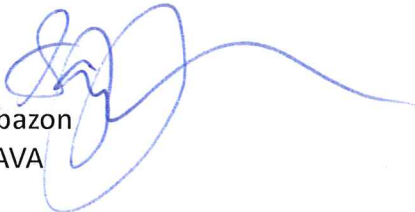
Please include me in any correspondence with Alex, as I will be attending the meetings, etc, on his behalf. My contact information is as follows:

Gary H Brabazon
PO Box 312
Antigo, WI 54409

608-481-1231
Brab2225@gmail.com

Thank you,

Gary H Brabazon
Treasurer, AVA



Jeanne Jensen

From: Beth McCarthy
Sent: Wednesday, July 12, 2023 9:42 AM
To: Jeanne Jensen
Subject: FW: [External] Re: Conditional Use Application
Attachments: application for conditional use permit.pdf

Jeanne,

Attached is an signed application from Alex. I will try to get pending City Plan paperwork over to you today. Thanks.

Beth

From: Alex Mak <alexmak01@gmail.com>
Sent: Tuesday, July 11, 2023 5:25 PM
To: brab2225 <brab2225@gmail.com>
Cc: Danna Gabriel <dmatgabriel@gmail.com>; Beth McCarthy <bmccarthy@antigo-city.org>
Subject: [External] Re: Conditional Use Application

Hi Gary, Beth

Thank you for handling this, I am happy to let the AVA use the building for their needs assuming that it's ok with the city.

Please find attached a signed application

On Mon, Jun 19, 2023 at 4:23 AM brab2225 <brab2225@gmail.com> wrote:

Alex, I have spoken with the City and am filing the attached application with them for a conditional use permit for our use of 814 5th Avenue, Antigo, WI. I signed the application and realized that probably won't fly with the city. Please sign the attached application signature page and forward to Beth McCarthy atbmccarthy@antigo-city.org.

Please contact me with any questions or concerns. We will pay the filing fees, etc. so the process will be at no cost to you.

We are putting up a barrier behind the windows so citizens can't see into the building beyond what is in the windows, We will also be organizing what is in the building so it is neater in appearance.

Thank you,

Gary H Brabazon
 AVA
 608-481-1231
brab2225@gmail.com

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

Memo

To: City Plan Commission

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 7/12/2023

RE: To allow warehousing and storage other than accessory to permitted retail uses in a B-4 zoning district.

This is for your information:

- 812 5th Ave is zoned B-4.
- AVA is the current tenant of this property.
- Attached is the letter, including the related ordinances, that was sent to the owner of the property.

BUILDING INSPECTOR/ZONING ADMINISTRATOR
715-623-3633 ext. 134
FAX 715-627-7099

5/10/2023

ALEXANDER MAK ET AL
 ELENA SIDORKINA 13333 SATICOY ST
 NORTH HOLLYWOOD, CA 91605

Re: 812 5th Avenue – Parcel # 2010382
Property Located in a B-4 Zoning District
Warehousing – Not Permitted, Conditional Use Permit Required

Dear Mr. Mak:

The City of Antigo has discovered that your building, located at 812 5th Ave, is currently being utilized as a warehousing, wholesale establishment, and/or storage of accessories, which are in violation of City of Antigo Municipal Codes: Sec. 14-443, of which I have enclosed a copy for your review.

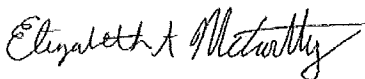
Compliance requires removal of all items from the premises that are not related to active retail use, or obtaining a conditional use permit from the City of Antigo. Your property is zoned B-4, which potentially allows your building to be used in the current manner with an approved conditional use permit. The City of Antigo is contacting all property owners in the area with these similar circumstances. We are aware that AVA is your current tenant, and with the proper permit, they should be able to continue operating within your building.

Enclosed is Ordinance Sec. 14-1110. – Conditional Use Permits, which explains the conditional use process, along with a copy of the Conditional Use Permit Application. If you choose to apply for a conditional use permit, please complete the form and return it to the City of Antigo's Building Inspection/Zoning Administration Department, located at 700 Edison Street, by July 10th 2023. Your application will be reviewed by the City of Antigo's City Plan Committee. You will be notified of the date and time of the City Plan meeting in advance. At that time, your application will be approved, denied, or approved with conditions. You are not required to attend the meeting but are very encouraged to do so.

Please contact me at, 715-623-3633 ext. 134, within 10 days to discuss your plan of action. If you feel your property has been falsely identified, the City's Building Inspection/Zoning Administration Department will be more than happy to set up a time to meet on site to assess the building's current use. Failure to bring your property into compliance will result in the enforcement of Sec. 1-14. - General Penalty.

Thank you in advance for your understanding with this matter.

Respectfully,



Elizabeth A McCarthy
 City of Antigo Building Inspector

Attachment: Conditional Use Application for 814 5th Ave 8-1-2023 City Plan (6256 : Conditional Use Application for 814 Fifth Avenue)

Subdivision IX. - B-4 Central Business District[8]

Sec. 14-441. - Purpose.

The B-4 central retail district is designed to accommodate those retail and office uses which are characteristic of the major shopping streets of the downtown area.

(Code 1999, § 13-1-52(a))

Sec. 14-442. - Permitted uses.

(a) Uses permitted in the B-4 central business district are subject to the following conditions:

(1) Dwelling units and rooming units, other than those located in a hotel or motel or watchmen's quarters located on the premises where employed, are not permitted.

(2) All business, servicing or processing, except off-street parking, off-street loading or such drive-in facilities as are specifically authorized, shall be conducted within completely enclosed buildings.

(3) Establishments of the drive-in type offering goods or services directly to customers waiting in parked motor vehicles are not permitted unless specifically authorized.

(b) Any use permitted in the B-2 district shall be permitted in the B-4 district, with the exception of dwellings and automobile service stations, and in addition the following uses shall be permitted:

(1) Blueprinting and photocopying.

(2) Clothing and costume rental stores.

(3) Drive-in banks and other financial institutions.

(4) Hotels and motels.

(5) Machinery sales, with no repair or serving, provided the storage and display of machinery, except of household appliances and office machines, shall be restricted to floor samples.

(6) Physical culture and health services, gymnasiums, reducing salons, massage salons and public baths.

(7) Recording studios.

(8) Restaurants, including live entertainment and dancing, with the serving of liquor in conjunction therewith.

(9) Restricted production and repair, limited to the following: Art needlework; clothing, custom manufacturing and alterations, for retail only; jewelry from precious metals; watches; dentures and optical lenses.

(10) Schools: music, dance, business and trade, when not involving any danger of fire or explosion or offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences.

(Code 1999, § 13-1-52(b))

Sec. 14-443. - Conditional uses.

Any use allowed as a conditional use in the B-1 district shall be allowed in the B-4 central business district, unless already permitted in [section 14-442](#), subject to subdivision II of division 5 of this article and the following:

- (1) Auction rooms.
- (2) Convention and exhibition halls.
- (3) Parking lots, garages or structures, other than accessory, for the storage of private passenger automobiles only.
- (4) Radio and television stations and studios.
- (5) Signs in excess of 50 feet in height from the curb level.
- (6) An owner-occupied dwelling unit which shall be located in the rear portion of the first floor level of a structure. That portion of a structure fronting the street right-of-way shall be used for business purposes, and, if not, the appearance shall be such that it depicts business usage.
- (7) Warehousing and wholesale establishments and storage other than accessory to permitted retail uses.
- (8) Motor vehicles and mobile home sales.
- (9) Child day care facilities.
- (10) Smoking area facilities (indoor and outdoor).

(Code 1999, § 13-1-52(c); Ord. No. 1043B, § 1, 2-14-2001; Ord. No. 1223B, § 1, 3-9-2011)

Sec. 14-1110. - Conditional use permits.

(a) Application. Any use listed as a conditional use in this article shall be permitted only after an application has been submitted to the zoning administrator and a conditional use permit has been granted by the city plan commission following the procedures in subsections [14-1114](#)(c), (d) and (e).

(b) Conditions. Upon consideration of the permit application and the standards applicable to the conditional uses designated in subsection [14-1143](#)(3), the city plan commission shall attach such conditions to a conditional use permit in addition to those required elsewhere in this article as are necessary to further the purposes of this article as listed in [section 14-1072](#). Such conditions may include specifications for, without limitation because of specific enumeration, type of shore cover; erosion controls; increased setbacks; specific sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operational control; sureties; deed restrictions; location of piers, docks, parking areas and signs; and type of construction. To secure information upon which to base its determination, the city plan commission may require the applicant to furnish, in addition to the information required for a zoning permit, other pertinent information which is necessary to determine if the proposed use is consistent with the purpose of this article.

200

SCALE: 1" = 1,200'

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Attachment: Conditional Use Application for 814 5th Ave 8-1-2023 City Plan (6256 : Conditional Use Application for 814 Fifth Avenue)



To: Mayor and City Council

From: Mark Desotell, Director of Administrative Services

Date: August 01, 2023

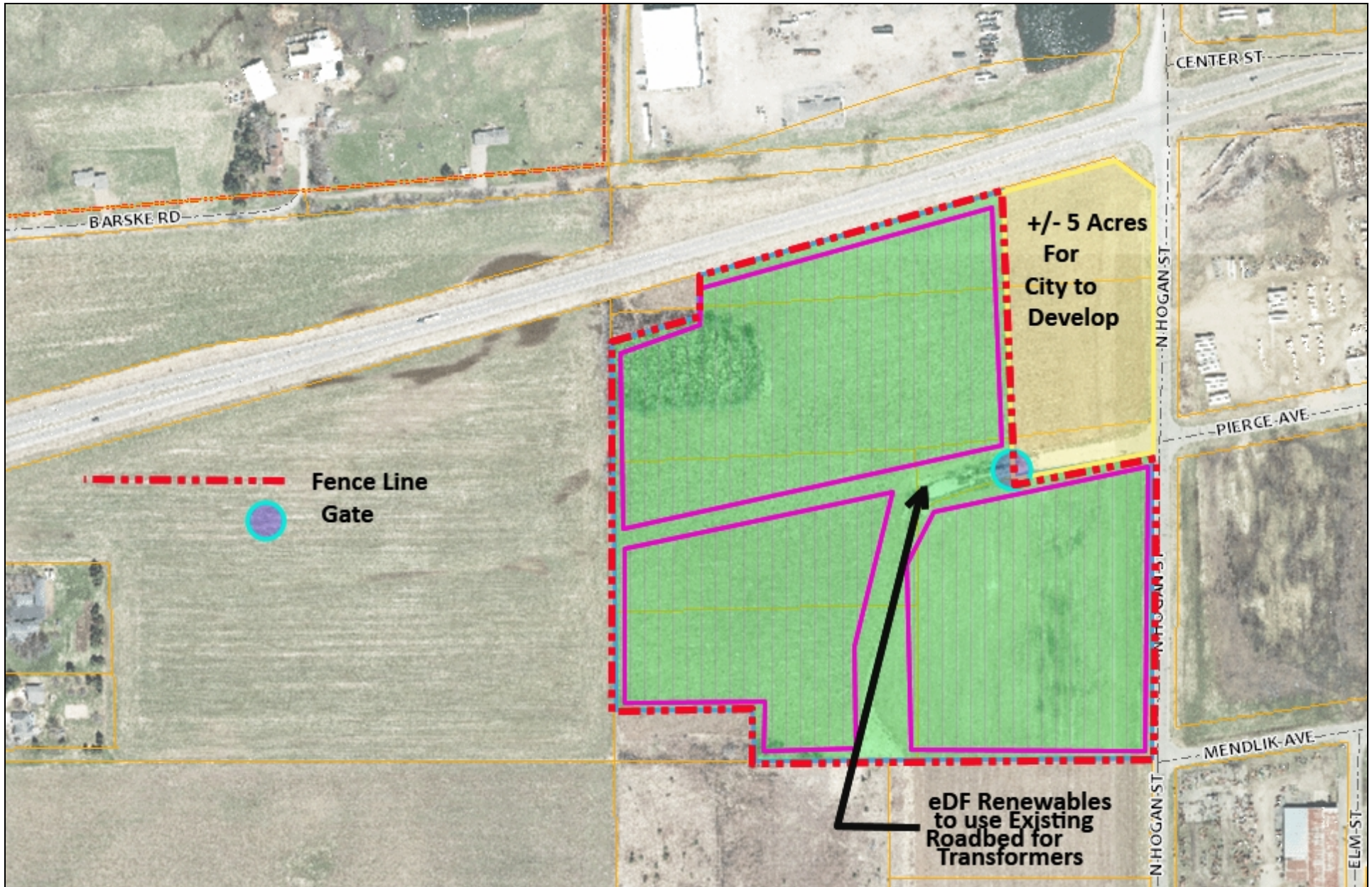
Re: Design & Anticipated Construction Updates Regarding a Proposed 6.6 MegaWatt Solar Project by eDF Renewables on +/- 35 acres of City-Owned Land West of Hogan & South of STH 64

An original Request for Proposals (for an 8-10 MegaWatt private solar development on City-owned property originally anticipated at +/- 54 acres) received approval through the Committee/Council process. eDF Renewables was the selected developer and began negotiations with WEC Energy Group (Wisconsin Public Service) for the sale of the solar power into the WPS transfer station located immediately north of STH 64.

Those negotiations have resulted in a smaller proposed solar array anticipated at 6.6 MegaWatts over an anticipated +/- 35 acre area of City-owned property. The area under consideration is immediately west of Hogan Street and immediately south of STH 64 (see the attached map). The smaller array will allow for some 15 to 20 acres of industrial zoned City property to remain available for use along existing roadway corridors already serviced with municipal utilities.

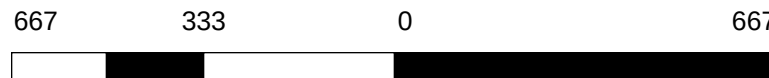
A final lease agreement is being reviewed by both the City and eDF Renewables and will provide for a 30-year lease of the site with the potential of two 10-year extensions should the power grid investment remain viable.

You may recall that the developer will be responsible for removal of the solar array should the development reach its useful life or the sale of generated power no longer be viable. The City retains the property for future utilization. The terms of the original proposal defined a lease rate by eDF Renewables of \$800 per acre with a 2% annual escalator for payments to be made to the City.



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City of Antigo GIS



SCALE: 1" = 4,000'



Print Date: 7/20/2023