



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, August 03, 2021

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Minutes Approval

1. Approval of the Minutes from the June 1, 2021 Meeting

Discussion and Action May Occur on the Following Agenda Item:

1. Approval of the Certified Survey Map for Travis Krueger on North Avenue

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-651 (Planned Unit Development), the Municipal Code at 218 Fifth Avenue to Allow More Than One Principal Structure on One Parcel in a Residential Zoning District for Construction of Four Duplexes (Eight Total Units) for Age 55 Plus Community Housing with Attached Garages and Construction of 24x60 Utility/Storage Building and 24x24 Gazebo
2. Approve Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-651 (Planned Unit Development), the Municipal Code for 218 Fifth Avenue to Allow More Than One Principal Structure on One Parcel in a Residential Zoning District for Construction of Four Duplexes (Eight Total Units) for Age 55 Plus Community Housing with Attached Garages and Construction of 24x60 Utility/Storage Building and 24x24 Gazebo

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Zoning Amendment Application for 122 Berner Street, 128 Berner Street, and 130 Berner Street to Classify Properties as R-3, Two-Family Residence District instead of R-2, Single-Family Residence District to Allow for Construction of Two 55 and Older Senior Living Rental Duplexes (Four Units Total) (NOTE: the three parcels have been combined and split into two parcels but due to Langlade County's parcel ID numbering system, they will not be issued new parcel ID numbers for the two parcels until sometime next year.)
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 122 Berner Street, 128 Berner Street, and 130 Berner Street as R-3, Two-Family Residence District instead of R-2, Single-Family Residence District to Allow for Construction of Two 55 and Older Senior Living Rental Duplexes (Four Units Total) (NOTE: the three parcels have been combined and split into two parcels but due to Langlade County's parcel ID numbering system, they will not be issued new parcel ID numbers for the two parcels until sometime next year.)

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Zoning Amendment Application for 428 Edison Street to Correct Zoning of Parcel from B-4, Central Business District to R-4, General Residence District as Current Structure on Property is a Single Family Dwelling and All Other Parcels in the Area and Adjacent Property to the South are Zoned as R-4
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 428 Edison Street as R-4, General Residence District instead of B-4, Central Business District to Correct Zoning of the Parcel

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Zoning Amendment Application for 120 Wausau Road to Classify Property as I-2, General Industrial District instead of R-2, Single Family Residence District to Allow for Construction of Storage Units to Rent Out to the Public
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 120 Wausau Road as I-2, General Industrial District instead of R-2 Single Family Residence District to Allow for Construction of Storage Units to Rent Out to the Public

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Zoning Amendment Application for 1410 Hogan Street to Classify Property as I-2, General Industrial District instead of R-4, General Residence District to Allow for Construction of Committee and Council Approved Solar Farm
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 1410 Hogan Street as I-2, General Industrial District instead of R-4, General Residence District to Allow for Construction of Committee and Council Approved Solar Farm

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Zoning Amendment Application for 1505 N Hogan Street to Classify Property as I-2, General Industrial District instead of I-1, Limited Industrial District to Allow for Construction of Committee and Council Approved Solar Farm
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 1505 N Hogan Street as I-2, General Industrial District instead of I-1, Limited Industrial District to Allow for Construction of Committee and Council Approved Solar Farm

Public Hearing and Discussion and Action May Occur on the Following Agenda Item:

1. Public Hearing for Zoning Amendment Applications for 1310 Hogan Street and 1322 Hogan Street to Classify Properties as R-4, General Residence District instead of R-3, Two-Family Residence District to Allow for Construction of Committee and Council Approved Multi-Family Housing Development
2. Approve Zoning Amendment Applications Requests to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Properties at 1310 Hogan Street and 1322 Hogan Street as R-4, General Residence District instead of R-3, Two-Family Residence District to Allow for Construction of Committee and Council Approved Multi-Family Housing Development

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 Jaime Horswill, 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.

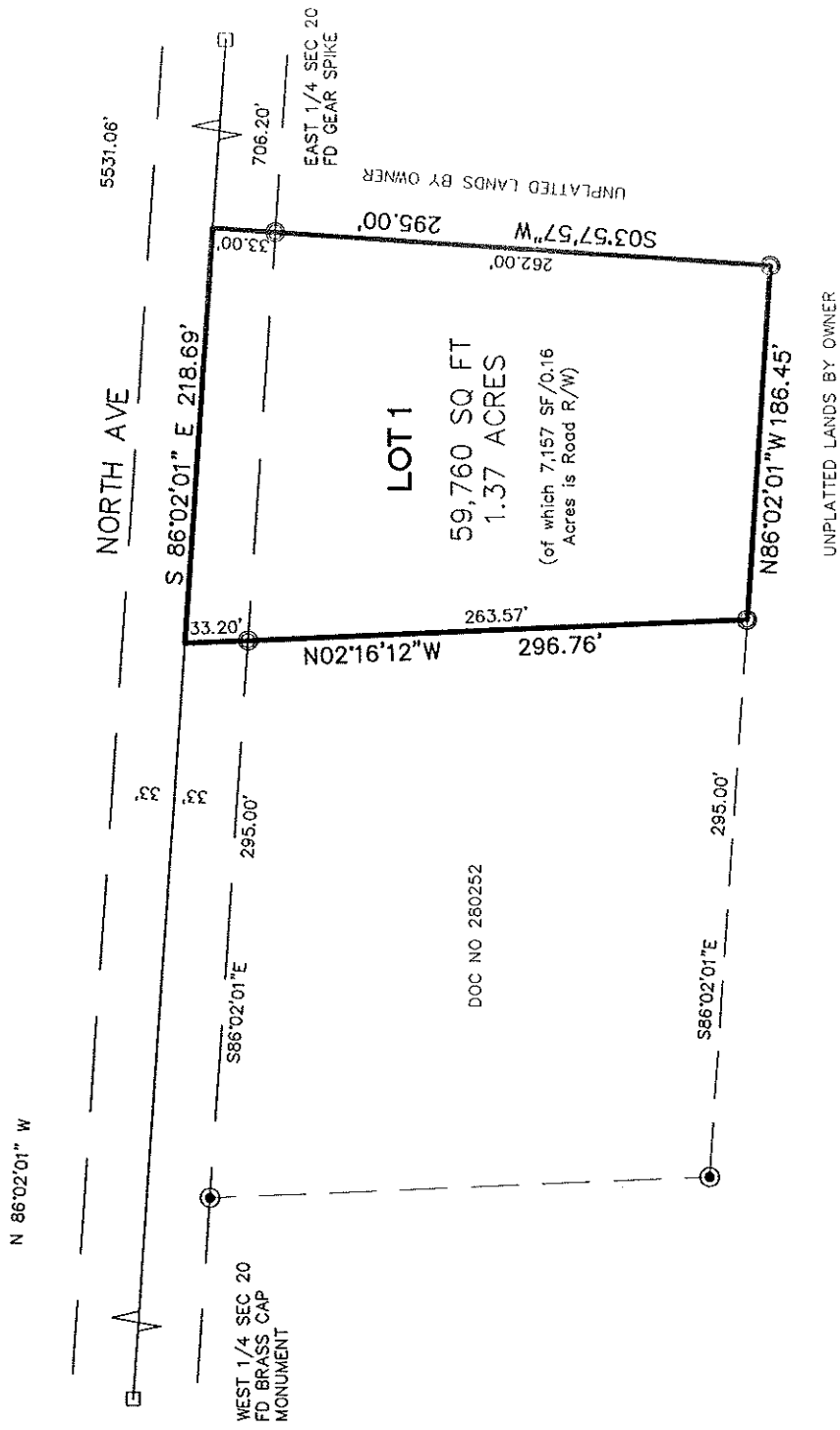


To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: August 03, 2021
Re: Approval of the Certified Survey Map for Travis Krueger on North Avenue

Travis Krueger is purchasing some property from his mother on North Ave. A certified survey map was required and does meet the minimum standards for that residential zoning. We are requesting approval of the certified survey map.

CERTIFIED SURVEY MAP

OF PART OF LOT 159 OF THE ASSESSOR'S PLAT OF THE
CITY OF ANTIGO LOCATED IN THE NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31
NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE
COUNTY WISCONSIN



- ☐ 1.3" X 18" IRON PIPE WEIGHING
 1.68 LBS/LINEAL FOOT SET(OD)
☒ FOUND 2" I. PIPE
☐ FOUND 1" I. PIPE
☒ FOUND PK NAIL OR RR SPIKE
☐ FOUND GOV'T CORNER
☐ RECORD DATA

SHEET 1 OF 2



SURVEY PROVIDED BY:
CARDINAL NORTH SURVEYING
4327 COLE RD
CRANDON WI 54520
715-216-3234

SURVEYED FOR:
TRAVIS KRUEGER
206 E 8TH AVE
ANTIGO WI 54409

BEARING REFERENCE:
TO THE LANGLADE COUNTY
COORDINATE SYSTEM

LANGLADE COUNTY CERTIFIED SURVEY MAP

I, James Anderson, PLS-3127, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of Travis Krueger, a parcel of land being part of Lot 159 of the Assessor's Plat of the City of Antigo located in the Northeast ¼ of the Southeast ¼ of Section 20, Township 31 North, Range 11 East, City of Antigo, Langlade County, Wisconsin, more particularly described as follows:

Commencing at the East Corner of Section 20 thence N86° 02' 01"W, 706.20 feet along the North line of the Southeast ¼ of Section 20 to the point of beginning of the parcel herein described; thence S 3° 57' 57" W, 295.00 feet; thence N 86° 02' 01" W, 186.45 feet; thence N 2° 16' 12" W, 296.76 feet; thence S 86° 02' 01" E, 218.69 feet to the point of beginning of the parcel here in described.

Said parcel contains 59,760 Square Feet or 1.37 Acres of which 7,157 Square Feet or 0.16 Acres is Road Right of Way.

Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes;

Dated this 21st day of July , 2021.

P.L.S. No. S-3127

Antigo City Plan Commission Approval:

This Certified Survey Map of a parcel of land being located part of Lot 159 of the Assessor's Plat of the City of Antigo, Langlade County, Wisconsin, is hereby approved by the City Plan Commission.

Approved: _____
Mayor

I hereby certify that foregoing approval is in accordance with action taken by the City Plan Commission of the City of Antigo, Wisconsin.

Signed _____
City Clerk

Sheet 2 of 2 Sheets



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a Conditional Use Permit under the provisions of Ordinance No. 1095B, Section 14-651 (Planned Unit Development), the Municipal Code, has been filed:

“Original Plat All Lots 5-8 Block 39 & Pt Block 29 Lyg South of Spring Brook & Pt Vacated 4th Ave Betw Blocks 29 & 39 NKA Lot 1 CSM V11 P22 Parcel Number 201-0468 (218 Fifth Avenue)”

to allow more than one principal structure on one parcel in a residential zoning district for construction of four duplexes (eight total units) for age 55 plus community housing with attached garages and construction of 24x60 utility/storage building and 24x24 gazebo.

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 3, 2021, 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

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

Attachment: Public Hearing Notice for 218 Fifth Avenue (4058 : Public Hearing for 218 Fifth Avenue)



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*

DATE OF APPLICATION: 7/7/2021

APPLICANT NAME (S): Waldner Rentals LLC

ADDRESS: 10888 Dahlke Rd

CITY: Antigo STATE WI ZIP 54409

PHONE: 715-610-2482 EMAIL: Waldner.Sons.Cons1@hiw.com

PROPERTY ADDRESS: 218 5th PARCEL NUMBER: 2010468

LEGAL DESCRIPTION: see attach Sheet

APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: Sec. 14-651

FOR THE PURPOSE OF: Providing community housing for seniors.

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]

FOR OFFICE USE ONLY BELOW THIS LINE

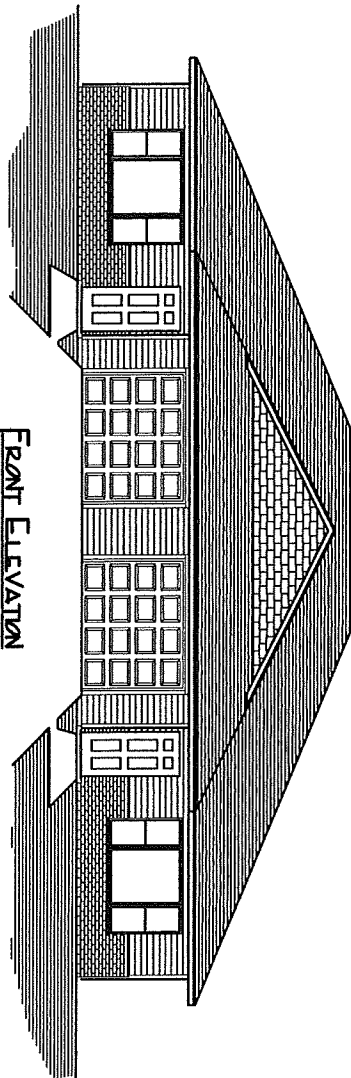
ADJACENT PROPERTY OWNERS WITHIN 100 FEET

ACTION OF THE CITY PLANNING COMMISSION: ____ APPROVED ____ DENIED

CITY PLAN COMMISSION RECOMMENDATION TO CITY COUNCIL: _____

SIGNATURE OF CHAIRPERSON OF
CITY PLAN COMMISSION

DATE

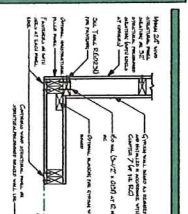
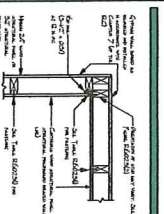




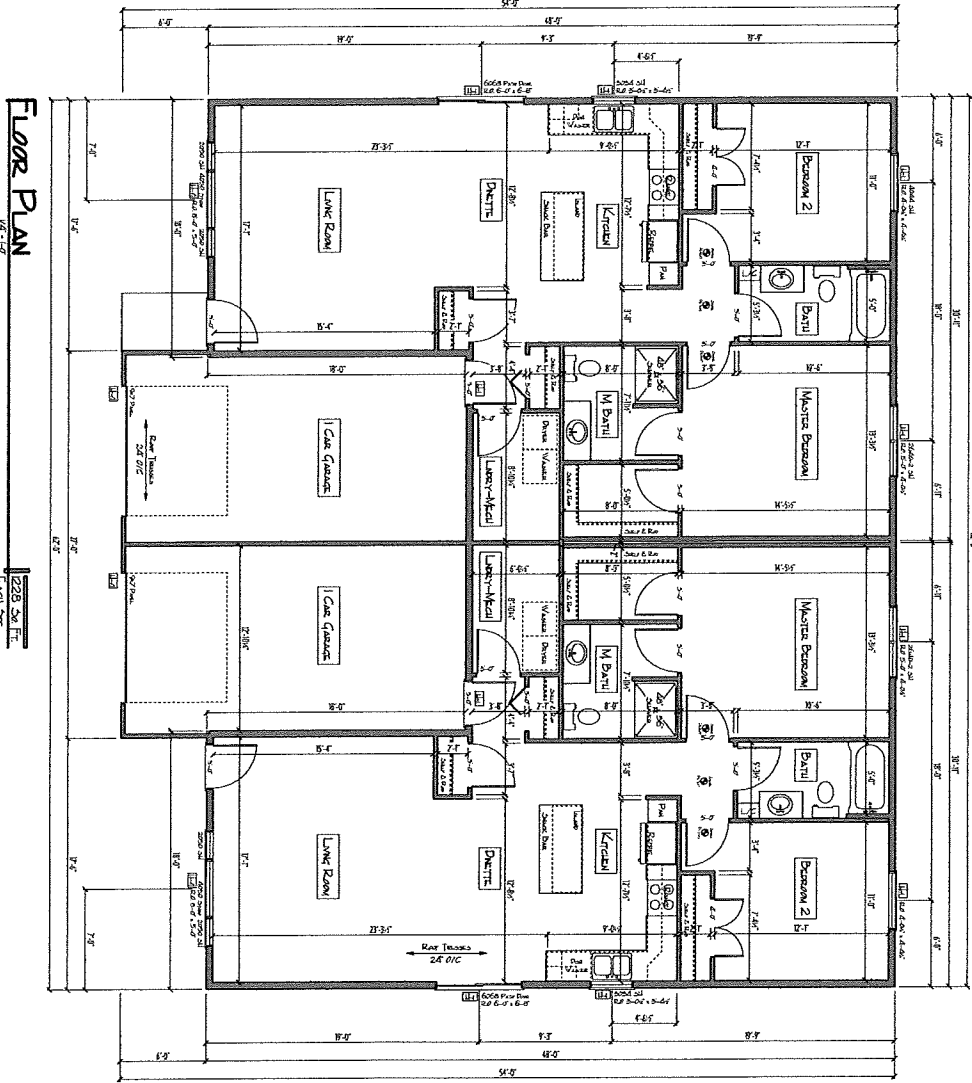
Wall Corner Brack per 2125(8) & (9)

C3-W3P	W/oss Structural Pkts
C3-W3P	Length of Pkts (AB)
C3-C	W/oss Structural Pkts
C3-C	Adjacent to Qns One
C3-PF	W/oss Structural Pkts
C3-PF	Continuous Partial Frame
QB	Grpsm Bonded $\frac{1}{2}$ Pkts (A)
QB	Length of Pkts (602 spec)

Methods use IEC for Continuous SP. Diameter



General Information	
1. As Shown, this Plan is for a 2-story building.	
2. The building is located at 218 Fifth Avenue, New York, NY 10001.	
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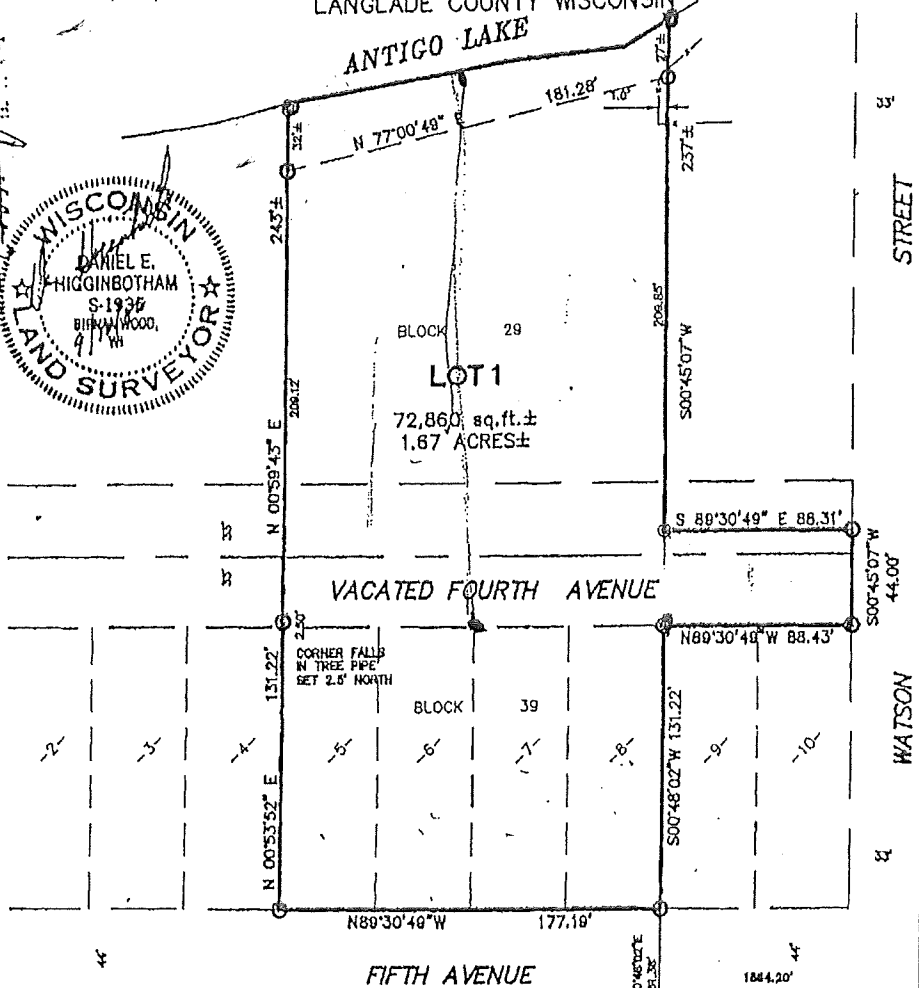
Attachment: Conditional Use Application for 218 Fifth Avenue (4059 : Conditional Use Application for 218 Fifth Avenue)



LANGLADE COUNTY, WI
 Received for record this 17 day of April
 A.D. 2002 at 2:13 o'clock P.M.
 Recorded on Map Record
Daniel E. Higginbotham
 Register of Deeds

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 5 - 8 OF BLOCK 39, PART OF BLOCK 29, AND PART OF VACATED FOURTH AVENUE OF THE ORIGINAL PLAT OF THE CITY OF ANTIGO, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 11 EAST CITY OF ANTIGO, LANGLADE COUNTY WISCONSIN



360107

Vol. 11

P. 322

-X- FENCE

W 1/4 SEC 29
 FD CHASED X
 PK NAIL OR RR SPIKE SET

○ 1-1/4" X 24" IRON ROD WEIGHING
 3.76 LBS./LINEAL FOOT SET

○ 1" X 24" IRON PIPE WEIGHING
 1.4 LBS./LINEAL FOOT SET

⊙ FOUND 1" I. PIPE

▲ FOUND PK NAIL OR RR SPIKE

□ FOUND GOV'T CORNER

() RECORD DATA

SHEET 1 OF 2

NORTH
 GRAPHIC SCALE



1 inch = 60 ft.

SURVEY PROVIDED BY:

POLOVER RIVER LAND CO. P4225 PINEVIEW RD BIRNALLWOOD WI 54414 (715)449-2220

C:\FILE\ANTIGO\DWG\SHCLDR.DWG 9-10-02 10:55:01 am

ALL PIPES ARE OUTSIDE DIAMETERS

BEARINGS ARE REFERENCED TO THE
 SOUTH LINE OF THE NE 1/4 OF SEC
 29 ASSUMED TO BEAR S88°43'30"E



City of Antigo GIS



SCALE: 1" = 1,200'

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.

Attachment: Conditional Use Application for 218 Fifth Avenue (4059 : Conditional Use Application for 218 Fifth Avenue)

Sec. 14-40. - Site regulations.

- (a) *Minimum lot size and frontage.* Every residential building erected on a lot or parcel of land created subsequent to December 1968 shall provide a lot or parcel of land having not less than 6,600 square feet of area and having an average minimum width of not less than 60 feet. However, in any residence district on a lot of record as of December 1968, a single-family dwelling may be established regardless of the size of the lot, provided all other requirements of this article are complied with.
- (b) *Principal structures.* All principal structures shall be located on a lot. Except for planned unit developments, not more than one principal building or use and two accessory structures, including a private garage, may be located on a lot in any residential district. The common council may permit as a planned unit development more than one principal structure per lot in any district where more than one such structure is needed for the orderly development of the parcel. Where additional structures are permitted, the common council may impose additional yard requirements, landscaping requirements or parking requirements or require a minimum separation distance between principal structures.
- (c) *Dedicated street.* All lots shall abut a public street or approved private road or way which is constructed to applicable standards. No zoning permit shall be issued for a lot which abuts a public street dedicated to only a portion of its proposed width and located on that side thereof from which the required dedication has not been secured.
- (d) *Site suitability.* No land shall be used or structure erected where the land is held unsuitable for such use or structure by the common council, upon the recommendation of the plan commission, by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility or any other feature likely to be harmful to the health, safety, prosperity, aesthetics and general welfare of this community. The plan commission, in applying this subsection, shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if he/she so desires. Thereafter, the plan commission may affirm, modify or withdraw its determination of unsuitability when making its recommendation to the common council.
- (e) *Preservation of topography.* In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result in increasing any portion of the slope to a ratio greater than 1½ horizontal to one vertical, within a distance of 20 feet from the property line, except with the written consent of the owner of the abutting property and with the approval of the common council, upon the recommendation of the plan commission, or which would alter the existing drainage or topography in any way to adversely affect the adjoining property. In no case shall any slope exceed the normal angle of slippage of the material involved, and all slopes shall be protected against erosion.
- (f) *Decks.* For purposes of this article, decks and porches shall be considered a part of a building or structure.
- (g) *Vacated streets.* Whenever any street, alley, easement or public way is vacated by official action, the zoning district abutting the centerline of the vacated area shall not be affected by such proceeding.
- (h) *Obstruction of unplatted lands.* After the effective date of the ordinance from which this article is derived, all buildings erected upon unplatted land shall be so placed that they will not obstruct proper street extensions or other features of proper subdivision and land platting.
- (i) *Dwelling units.* No cellar, basement or unfinished home, garage, tent, recreational vehicle, trailer or accessory building shall, at any time, be used as a dwelling unit. Basements shall not be used as dwelling units, except where specifically designed for such use through proper damp-proofing, fire-protecting walls and other requirements as may be imposed by the building and housing codes.
- (j) *Temporary uses.* Temporary uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the zoning administrator. The zoning administrator may impose conditions on such temporary uses.
- (k) *Unclassified or unspecified uses.* Unclassified or unspecified uses may be permitted by the board of appeals after the plan commission has made a review and recommendation, provided that

such uses are similar in character to the principal uses permitted in the district.

- (l) *Screening.* Any use required by this article to be screened in accordance with this section shall be confined within an opaque fence or wall eight feet high or a visual screen consisting of evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than six feet, located and maintained in good condition, or in any way out of view of the public.
- (m) *Vacant lots; compliance with yard requirements.* Where a lot is to be occupied for a permitted use without buildings, the side yards and front yard required for such lot shall be provided and maintained unless otherwise stipulated in this article, except that side yards shall not be required on lots used for garden purposes without buildings or structures nor on lots used for public recreation areas.
- (n) *Use of residential parcels for driveway access.* No land which is located in a residence district shall be used for driveway, walkway or access purposes to any land which is located in a business or industrial district or used for any purpose not permitted in a residence district.

(Code 1999, § 13-1-22)

DIVISION 4. - PLANNED UNIT DEVELOPMENTS

Sec. 14-651. - Scope.

Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are established to govern recommendations of the plan commission and action of the common council.

(Code 1999, § 13-1-60(a))

Sec. 14-652. - Use exceptions.

The plan commission may recommend and the common council may authorize that there be in part of the area of such planned development, and for the duration of such development, specified uses not permitted by the use regulations of the district in which the development is located, provided that the plan commission shall find:

- (1) The uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
- (2) The uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood.
- (3) Not more than 20 percent of the ground area or gross floor area of such development shall be devoted to the uses permitted by such exception.
- (4) The use exceptions allowed are reflected by the appropriate zoning district symbols and so recorded on the zoning district map.

(Code 1999, § 13-1-60(b))

Sec. 14-653. - Bulk regulations.

For any planned development, the plan commission may recommend and the common council may authorize exceptions to the applicable bulk regulations of this article within the boundaries of such development, provided that the plan commission shall find:

- (1) Such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development as well as the neighboring property than would be obtained under the bulk regulations of this article for buildings developed on separate zoning lots.
- (2) The overall floor area ratio for the planned development would not exceed, by more than 20 percent, the maximum floor area ratio which would be determined on the basis of the floor area ratio required for the individual uses in such planned developments, as stipulated in each district.
- (3) The minimum lot area per dwelling unit requirements of this article shall not be decreased by more than 20 percent in any such development containing residential uses, and permanent open space or land, to an amount equivalent to that by which each residential lot or building site has been diminished under this division, shall be provided in common recreation area within the development.
- (4) Spacing between principal buildings shall be at least equivalent to such spacing as would be required between buildings similarly developed under the terms of this article on separate zoning lots, due consideration being given to the openness normally afforded by intervening streets and alleys.
- (5) Along the periphery of such planned developments, yards shall be provided as required by the regulations of the district in which the development is located.

(Code 1999, § 13-1-60(c))

Sec. 14-654. - Procedures.

Procedures for approval of planned unit developments are as follows:

- (1) *Step 1, procedure for reviewing a planned unit development.* The procedure for reviewing a planned unit development is as follows:
 - a. The procedure for reviewing a planned unit development shall be the same as for any other conditional use prescribed in subdivision II of division 5 of this article, except that in addition a general development plan shall be submitted to the plan commission. The general development plan of the proposed project shall be presented at a scale of one inch equals 100 feet and shall show at least the following information:
 1. The pattern of public and private roads, driveways and parking facilities.
 2. A description of land uses and building types, sizes and arrangements.
 3. A utility feasibility analysis.
 4. The location of recreational and open space areas reserved or dedicated to the public.
 5. General landscape treatment.
 6. The plan for phasing the development.
 7. Any other data required by the plan commission or common council.
 - b. Upon final approval and adoption of the conditional use proposal, all plans submitted as well as other

commitments, restrictions and other factors pertinent to ensuring that the project will be carried out as presented shall be filed with the zoning administrator and shall be referred to in regard to enforcement or modification of the development plans.

- (2) *Step 2, specific implementation plan approval.* Procedures for specific implementation plan approval are as follows:
- a. Detailed plans are not required to be contemplated at the time the conditional use is approved; however, the review process may be made faster by doing so. Before any building permit is issued, the plan commission shall review and approve a specific implementation plan. The applicant shall file the following with the plan commission:
 1. A final plat of the entire development area, showing detailed lot layout, intended uses of each parcel, public dedication, public and private streets, driveways, walkways and parking facilities.
 2. The location and treatment of open space areas.
 3. The arrangement of building groups other than single-family residences and all final landscape plans.
 4. Architectural drawings and sketches illustrating the design of proposed structures.
 5. A utility plan locating all utility installations.
 6. A stormwater drainage and erosion control plan.
 7. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the planned unit development.
 - b. At a regular meeting, the plan commission shall approve or require changes consistent with the approved general development plan. Upon final approval of the specific implementation plans, they shall be filed with the zoning administrator and shall be referred to in regard to enforcement or modification of the development plans. All covenants, restrictions or contractual agreements with the city shall be recorded with the register of deeds before final issuance of building permits.

(Code 1999, § 13-1-60(d))

Sec. 14-655. - Modifications.

Any subsequent change of use of any parcel of land or addition or modification of any approved planned unit development plans shall be submitted to the plan commission for approval. Minor changes can be granted administratively by the plan commission. Major changes shall require a public hearing preceded by a class 1 notice.

(Code 1999, § 13-1-60(e))

Secs. 14-656—14-680. - Reserved.

Secs. 14-597—14-650. - Reserved.



Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 7/9/2021

RE: To allow more than one principal structure on one parcel in a residential zoning district by approval of a Conditional use / Planned Unit Development.

This is for your information.

- Construction of 4 duplexes 8 total units for 55 plus community housing with attached garages.
- Construction of 24x60 utility / storage building and 24x24 gazebo
- One Principal structure per parcel (see attached Sec. 14.40(b))
- Planned Unit Development (see attached Sec.14-651 – Sec.14-655)



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 R-2, Single-Family Residence District:

“Berner & Gruber Addition Lots 6 & 7 Block 2 Also E ½ Vacated Alley Parcel #201-1430 (122 Berner Street)”

“Berner & Gruber Addition Lot 8 Block 2 Also E ½ Vacated Alley Parcel #201-1430.001 (128 Berner Street)”

“Berner & Gruber Addition Lot 9 & N10’ of Lot 10 Block 2 Also E ½ Vacated Alley Parcel #201-1430.002 (130 Berner Street)”

Note: the three parcels have been combined and split into two parcels but due to Langlade County’s parcel ID numbering system, they will not be issued new parcel ID numbers for the two parcels until sometime next year.

to allow for construction of two 55 and older senior living rental duplexes (four units total).

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 3, 2021, 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

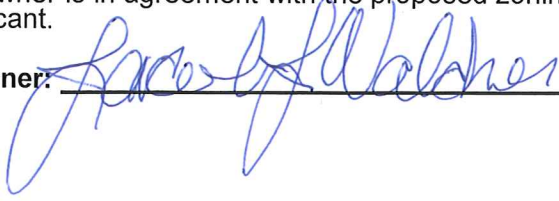
CITY OF ANTIGO APPLICATION FOR ZONING AMENDMENT

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.

1. Petitioner's Name (PRINT): Jacob J Waldner
 Petitioner's Address (PRINT): 12888 Dahlke Rd Antigo WI
 Petitioner's Telephone Number (with Area Code): 715-610-2482
2. Property Owner Name (PRINT): Waldner + Sons Cons Inc
 Property Owner's Address (PRINT): 12888 Dahlke Rd Antigo WI
 Property Owner's Telephone Number (with Area Code): 715-610-2482
3. **Property Information:**
 - A. Address: See attached Survey map.
 - B. Parcel ID Number: _____
 - C. Legal Description: lots 6, 7, 8, 9 Part of lot 10 See attach S.
 (The legal description may be obtained from the City Zoning Administrator.)
4. A. **Existing** zoning district classification(s) of the land included within the petition: R 2
 B. **Existing** land use on land included in this application: Vacant
 C. **Proposed** zoning district classification(s) of the land included within the petition: R 3
 D. **Proposed** land use(s) following rezoning: Duplex 55' and Older Senior Living Rentals.
5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): We plan to provide senior living housing. There will be 4 units.
6. 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)
7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
 (City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 122, 128 & 130 Berner Street (4056 : Zoning Amendment for 122, 128, and 130 Berner Street)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: 

Date: 6-23-2021

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. paid 6/23/21

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 / JJ Date: 6/23/2021

City Planning Commission / Public hearing:

Date: August 3, 2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

CERTIFIED SURVEY MAP

5.2.a

Lots 6, 7, 8, 9, part of Lot 10 and part of the Vacated Alley of Block 2 of Berner and Gruber Addition To the City of Antigo, Located in the NE1/4 NE1/4, Section 32, T31N-R11E, City of Antigo, Langlade County, Wisconsin

I, Timothy J. Rusch, Professional Land Surveyor, hereby certify:

That I have surveyed and mapped by the order of Jake Waldner, Lots 6, 7, 8, 9, part of Lot 10 and part of the Vacated Alley of Block 2 of Berner and Gruber Addition to the City of Antigo, located in the NE1/4 NE1/4, Section 32, T31N-R11E, City of Antigo, Langlade County, Wisconsin. Said parcel is more particularly described as follows:

Commencing at the Northeast Corner of Section 32; Thence S89°05'33"W, along the North line of the NE1/4 of said Section, 223.07 feet; Thence S02°30'11"W, 231.87 feet to the Point of Beginning; Thence continuing S02°30'11"W, along the West right-of-way of Berner Street, 170.00 feet; Thence N87°26'51"W, 167.10 feet; Thence N02°33'01"E, 169.52 feet; Thence S87°36'24"E, 166.96 feet to the Point of Beginning. Said parcel contains 0.66 acres (28,356 sq ft).

That said parcel is subject to any right-of-way, easement, reservation or restriction in use or of record.

That this map is a true and correct representation of all boundaries of the land surveyed, to the best of my knowledge and belief, and that I have complied with the provisions of Wisconsin Statute 236.34 and Land Division Ordinances of City of Antigo in surveying and mapping same.

Dated this 29th day of January, 2021

COPY

Timothy J Rusch
Professional Land Surveyor S-2671

Rusch Engineering & Surveying LLC
400 Rusch Road
Antigo, WI 54409
715-623-5044
Project # 20-6156

Owner:
Waldner & Sons Construction Inc.
N888 Dahlke Road
Antigo, WI 54409

ANTIGO CITY PLAN COMMISSION APPROVAL

This Certified Survey Map located in the NE1/4 NE1/4 Section 32, T31N-R11E, City of Antigo, being, Lots 6, 7, 8, 9, part of Lot 10, and part of the Vacated Alley Block 2 of Berner & Gruber Addition, presented by Waldner and, Sons Construction, is hereby approved by the City Plan Commission.

Approved: _____

COPY
Mayor

_____ Date

I hereby certify that the foregoing approval is in accordance with action taken by the City Plan Commission of the City of Antigo

Signed: _____

COPY
City Clerk

_____ Date

Attachment: Zoning Amendment Application for 122, 128 & 130 Berner Street (4056 : Zoning Amendment for 122, 128, and 130 Berner Street)

Print Date: 6/23/2021



80

City of Antigo GIS

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SCALE: 1" = 480'

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.

Attachment: Zoning Amendment Application for 122, 128 & 130 Berner Street (4056 : Zoning Amendment for 122, 128, and 130 Berner Street)



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

Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 6/30/2021

RE: Rezone parcels #201 1430 (122 Berner Street) f#201 1430.001 (128 Berner Street) #201 1430.002 (130 Berner Street) from R-2 to R-3 to allow for construction of two 55 plus duplexes 4 units total.

This is for your information.

- The 3 parcels have been combined and split into two parcels (see attached CFM)
- Do to Langlade County's parcel ID numbering system they will not issue new parcel ID numbers for the two parcels until sometime next year
- The two parcels equal 28,356 sq.ft.
- Unit addresses will be 122,124,128 and 130 Berner Street
- 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



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 property as R-4, General Residence District instead of B-4, Central Business District:

“Original Plat Lot 3 Block 52 Parcel #201-0721 (428 Edison Street)”

to correct zoning of parcel as current structure on property is a single family dwelling and all other parcels in the area and adjacent property to the south are zoned as R-4.

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 3, 2021, 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 APPLICATION FOR ZONING AMENDMENT

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.

1. Petitioner's Name (PRINT): William Wurtinger / Ann Wurtinger
 Petitioner's Address (PRINT): W13343 Old 29 Rd, Bowler, WI 54416
 Petitioner's Telephone Number (with Area Code): (715) 610-5045 / (715) 432-1930
2. Property Owner Name (PRINT): William Wurtinger / Ann Wurtinger
 Property Owner's Address (PRINT): W13343 Old 29 Rd, Bowler, WI 54416
 Property Owner's Telephone Number (with Area Code): (715) 610-5045 / (715) 432-1930
3. Property Information:
 - A. Address: 428 Edison St., Antigo, WI 54409
 - B. Parcel ID Number: 201-0721
 - C. Legal Description: Original Plat, Lot 3, Block 52
 (The legal description may be obtained from the City Zoning Administrator.)
4. A. Existing zoning district classification(s) of the land included within the petition: B-4
 B. Existing land use on land included in this application: single family home
 C. Proposed zoning district classification(s) of the land included within the petition: R-4
 D. Proposed land use(s) following rezoning: single family home
5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): property zoned incorrectly
6. 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)
7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
 (City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 428 Edison Street (4046 : Zoning Amendment Application for 428 Edison Street)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: William Fortugno / BM/JS

Date: 6/23/2021

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. paid 6/24/2021

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/JS Date: 6/24/2021

City Planning Commission / Public hearing:

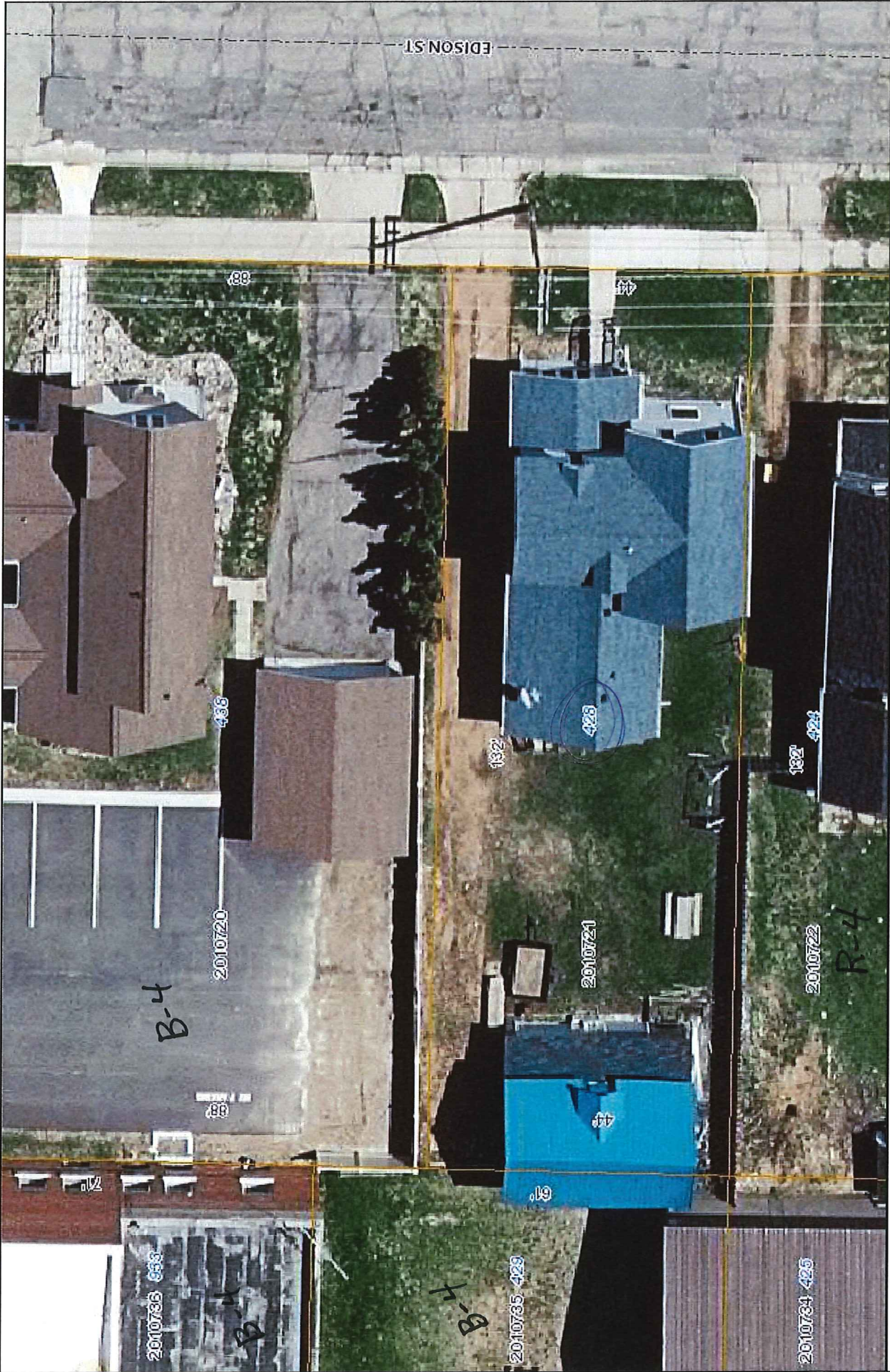
Date: August 3, 2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

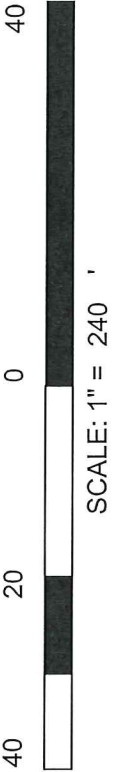
Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____



City of Antigo GIS



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.

Print Date: 6/30/2021

Attachment: Zoning Amendment Application for 428 Edison Street (4046 : Zoning Amendment Application for 428 Edison Street)



Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 6/30/2021

RE: Rezone parcels #201 0721 (428 Edison Street) from B-4 to R-4 because the parcel is improperly zoned as B-4 all others residential zoning in the area and adjacent property to the south is zoned R-4.

This is for your information.

- Current structure on property is single family dwelling
- B-3 district does not allow dwelling units
- 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

I recommend that this be rezoned to R-4 because currently it is improperly zone for the use.



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 property as I-2, General Industrial District instead of R-2 Single Family Residence District:

“Assessor’s Plat S224’ of Lot 432 Exc N10’ of S224’ of E50’ of W190’
Thereof Parcel #201-2975.003 (120 Wausau Road)”

to allow for construction of storage units to rent out to the public.

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 3, 2021, 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

Attachment: Public Hearing Notice for 120 Wausau Road (4053 : Public Hearing for 120 Wausau Road)

CITY OF ANTIGO APPLICATION FOR ZONING AMENDMENT

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.

1. Petitioner's Name (PRINT): MCCS Rentals LLC
 Petitioner's Address (PRINT): W 9579 Forrest RD. Antigo WI 54409
 Petitioner's Telephone Number (with Area Code): 715-216-7827 715-216-8504

2. Property Owner Name (PRINT): MCCS Rentals LLC
 Property Owner's Address (PRINT): W 9579 Forrest RD. Antigo WI 54409
 Property Owner's Telephone Number (with Area Code): 715-216-7827 715-216-8504

3. Property Information:

A. Address: 120 Wausau RD. Antigo WI 54409
 B. Parcel ID Number: 201 2975.003
 C. Legal Description: ASSESSOR'S PLAT S 224' OF LOT 432 EXC N 10' OF S 224' OF E 50' OF W 190' TH
 (The legal description may be obtained from the City Zoning Administrator.)

4. A. **Existing** zoning district classification(s) of the land included within the petition: R-2 Single Family RESIDENCE
 B. **Existing** land use on land included in this application: VACANT LOT
 C. **Proposed** zoning district classification(s) of the land included within the petition: I-2 GENERAL INDUSTRIAL
 D. **Proposed** land use(s) following rezoning: STORAGE UNITS

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary):

TO construct storage units to rent out to the public

6. 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)

7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
 (City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 120 Wausau Road (4054 : Zoning Amendment Application for 120 Wausau Road)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: MCCS Rentals LLC [Signature] Date: 7/14/21

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. paid 7/14/21

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: RM Date: 7/14/2021

City Planning Commission / Public hearing:

Date: 8/3/2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

200

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SCALE: 1" = 1,200'

Attachment: Zoning Amendment Application for 120 Wausau Road (4054 : Zoning Amendment Application for 120 Wausau Road)

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

Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 7/14/2021

RE: Rezone parcel #201 2975.003 (120 Wausau Road) from R-2 Single Family Residence District to I-2 General Industrial District to allow for construction of storage units.

This is for your information.

- There are existing storage units two blocks east on Dorr St. which is zoned I-2
- Sec.14-502(34) Warehousing and storage is a permitted use
- 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



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 property as I-2, General Industrial District instead of R-4, General Residence District:

“Assessor’s Plat Pt Lot 303 & 304 NKA Lot 1 CSM V18 P90
Parcel #201-2896.001 (1410 Hogan Street)”

to allow for construction of Committee and Council approved Solar Farm.

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 3, 2021, 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
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Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org

Attachment: Public Hearing Notice for 1410 Hogan Street (4049 : Public Hearing for 1410 Hogan Street)

CITY OF ANTIGO

APPLICATION FOR ZONING AMENDMENT

Please provide the following information. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134

1. Petitioner's Name (Print): City of Antigo

Petitioner's Address (Print): 700 Edison Street

Petitioner's Telephone Number (with Area Code): 715-623-3633

2. Property Owner's Name (Print): City of Antigo

Property Owner's Address (Print): 700 Edison Street

Property Owner's Telephone Number (with Area Code): 715-623-3633

3. **Property Information:**

A. Address: 1410 Hogan Street

B. Parcel ID Number: 201 2896.001

C. Legal Description: ASSESSOR'S PLAT PT LOT 303 & 304 NKA LOT 1 CSM V18 P90

(Legal description may be obtained from City Zoning Administrator)

4. A. **Existing** zoning district classification(s) of the land included within the petition: R-4

B. **Existing** land use on land included in this application: Agriculture

C. **Proposed** zoning district classification(s) of the land included within the petition: I-2

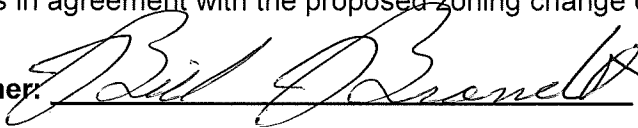
D. **Proposed** land use(s) following rezoning: Solar Farm

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): Solar farm has been approved by City Council, Rezone to allow the construction of solar farm

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

7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered
(City Zoning Administrator may provide this information)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: 

Date: 7-12-21

Attachment: Zoning Amendment Application for 1410 Hogan Street (4050 : Zoning Amendment Application for 1410 Hogan Street)

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: JJ Date: 7/12/2021

City Planning Commission / Public hearing:

Date: August 3, 2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

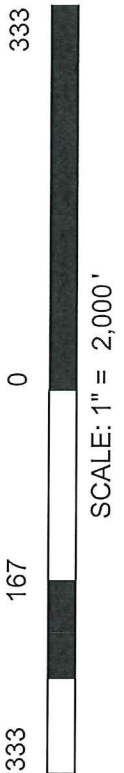
Ordinance number: _____

Notes: _____



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



Print Date: 7/8/2021



Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 7/9/2021

RE: Rezone parcels #201 2896.001 (1410 Hogan Street) from R-4 General Residential District to I-2 General Industrial District to allow for construction of Committee and Council approved Solar Farm

This is for your information.

- 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



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 property as I-2, General Industrial District instead of I-1, Limited Industrial District:

“Assessor’s Plat Lot 323 Exc Doc #278669 & Doc #287204
Parcel #201-2915 (1505 N Hogan Street)”

to allow for construction of Committee and Council approved Solar Farm.

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 3, 2021, 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
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www.antigo-city.org

CITY OF ANTIGO

APPLICATION FOR ZONING AMENDMENT

Please provide the following information. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134

1. Petitioner's Name (Print): City of Antigo

Petitioner's Address (Print): 700 Edison Street

Petitioner's Telephone Number (with Area Code): 715-623-3633

2. Property Owner's Name (Print): City of Antigo

Property Owner's Address (Print): 700 Edison Street

Property Owner's Telephone Number (with Area Code): 715-623-3633

3. **Property Information:**

A. Address: 1505 N. Hogan Street

B. Parcel ID Number: 201 2915

C. Legal Description: ASSESSOR'S PLAT LOT 323 EXC DOC#278669 & DOC# 287204

(Legal description may be obtained from City Zoning Administrator)

4. A. **Existing** zoning district classification(s) of the land included within the petition: I-1

B. **Existing** land use on land included in this application: Agriculture

C. **Proposed** zoning district classification(s) of the land included within the petition: I-2

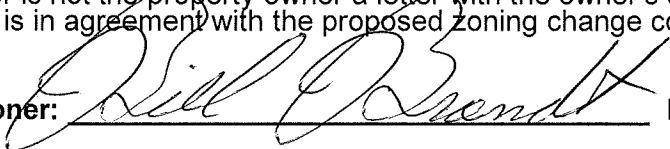
D. **Proposed** land use(s) following rezoning: Solar Farm

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): Solar farm has been approved by City Council, Rezone to allow the construction of solar farm

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

7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered
(City Zoning Administrator may provide this information)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: 

Date: 7-12-21

Attachment: Zoning Amendment Application for 1505 N Hogan Street (4052 : Zoning Amendment Application for 1505 N Hogan Street)

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: JJ Date: 7/12/2021

City Planning Commission / Public hearing:

Date: August 3, 2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

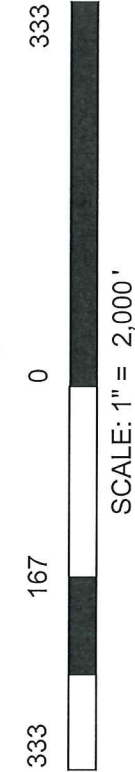
Ordinance number: _____

Notes: _____



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



Print Date: 7/8/2021



Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 7/9/2021

RE: Rezone parcels #201 2915 (1505 N. Hogan Street) from I-1 Limited Industrial District to I-2 General Industrial District to allow for construction of Committee and Council approved Solar Farm

This is for your information.

- 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



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-4, General Residence District instead of R-3, Two-Family Residence District:

“Assessor’s Plat Lot 309 Parcel #201-2901 (1310 Hogan Street)”

and

“Assessor’s Plat Lot 308 Parcel #201-2900 (1322 Hogan Street)”

to allow for construction of Committee and Council approved Multi-Family Housing Development.

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 3, 2021, 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

CITY OF ANTIGO

APPLICATION FOR ZONING AMENDMENT

Please provide the following information. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134

1. Petitioner's Name (Print): City of Antigo

Petitioner's Address (Print): 700 Edison Street

Petitioner's Telephone Number (with Area Code): 715-623-3633

2. Property Owner's Name (Print): City of Antigo

Property Owner's Address (Print): 700 Edison Street

Property Owner's Telephone Number (with Area Code): 715-623-3633

3. **Property Information:**

A. Address: 1310 Hogan Street

B. Parcel ID Number: 201 2901

C. Legal Description: ASSESSOR'S PLAT LOT 309

(Legal description may be obtained from City Zoning Administrator)

4. A. **Existing** zoning district classification(s) of the land included within the petition: R-3

B. **Existing** land use on land included in this application: Agriculture

C. **Proposed** zoning district classification(s) of the land included within the petition: R-4

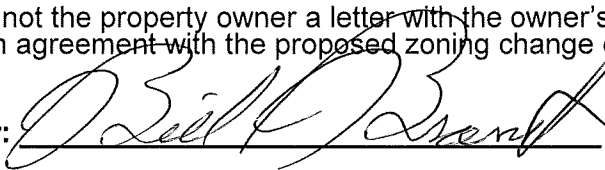
D. **Proposed** land use(s) following rezoning: Multi-Family Housing

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): Multi- Family development has been approved by City Council, Rezone to allow the construction Multi- Family

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

7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered
(City Zoning Administrator may provide this information)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: 

Date: 7-12-21

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: JJ Date: 7/12/2021

City Planning Commission / Public hearing:

Date: August 3, 2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

333

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167

333

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CITY OF ANTIGO

APPLICATION FOR ZONING AMENDMENT

Please provide the following information. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134

1. Petitioner's Name (Print): City of Antigo

Petitioner's Address (Print): 700 Edison Street

Petitioner's Telephone Number (with Area Code): 715-623-3633

2. Property Owner's Name (Print): City of Antigo

Property Owner's Address (Print): 700 Edison Street

Property Owner's Telephone Number (with Area Code): 715-623-3633

3. **Property Information:**

A. Address: 1322 Hogan Street

B. Parcel ID Number: 201 2900

C. Legal Description: ASSESSOR'S PLAT LOT 308

(Legal description may be obtained from City Zoning Administrator)

4. A. **Existing** zoning district classification(s) of the land included within the petition: R-3

B. **Existing** land use on land included in this application: Agriculture

C. **Proposed** zoning district classification(s) of the land included within the petition: R-4

D. **Proposed** land use(s) following rezoning: Multi-Family Housing

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): Multi-Family development has been approved by City Council, Rezone to allow the construction Multi-Family

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

7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
(City Zoning Administrator may provide this information)

8. If petitioner is not the property owner a letter with the owner's signature shall 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.

Signature of Petitioner: _____

Date: 7-12-21

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.

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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: JJ Date: 7/12/2021

City Planning Commission / Public hearing:

Date: August 3, 2021 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

Category	Count	Percentage
Yes	167	33.3%
No	333	66.7%

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Packet Pg. 53



Memo

To: City Plan Commission

From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 7/9/2021

RE: Rezone parcels #201 2901 (1310 Hogan Street), parcel #201 2900 (1322 Hogan Street) from R-3 to R-4 to allow for construction of Committee and Council approved Multi- family Housing

This is for your information.

- Current Zoning only allows one and two family dwellings
- 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