



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM

Tuesday, August 02, 2022

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

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

1. Approval of the Minutes from the June 7, 2022 Meeting
2. Public Hearing for Conditional Use Application Under the Provision of Ordinance No. 1095B, Section 14-378, the Municipal Code at 614 Fifth Avenue for the Purpose of Allowing Education and Daycare for Boys & Girls Club of the Northwoods
3. Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-378, the Municipal Code for 614 Fifth Avenue for the Purpose of Allowing Education and Daycare for Boys & Girls Club of the Northwoods (Parcel #201-0432)
4. Certified Survey Map Parcel 201-2901
5. Certified Survey Map Parcel 201-2942.004
6. Certified Survey Map Parcel 2012863.005
7. Land Division Ordinance

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: July 28,2022

BILL BRANDT



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a Conditional Use Permit under the provisions of Ordinance No. 1095B, Section 14-378, the Municipal Code, has been filed:

“Original Plat Lot 7 & Lot 8 Exc The W3’ Thereof & That PT of Spring Brook Com @ SE Cor Lot 7 TH E31’ TH N to NW Cor Lot 6 TH W24’ TH In A Ne’rly Dir Following The Ctr Thread of Spring Brook 44.02’ TH W to NE Cor of Lot 7 TH S’rly Alg E Ln Lot 7 to POB Block 35 Parcel Number 201-0432 (614 Fifth Avenue)”

to allow education and daycare for Boys & Girls Club of the Northwoods.

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 2, 2022, at 6:00 p.m. in the Multi-Purpose Room, 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



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 7/12/2022

DATE OF APPLICATION: 7/6/2022

APPLICANT NAME (S): JTK Consolidated LLC

ADDRESS: 1424 Schofield Ave, Suite 100

CITY: Schofield STATE WI ZIP 54476

PHONE: 7153169199 EMAIL: jill@platinumpropertieswi.com

PROPERTY ADDRESS: * 614 5th Ave
 622 Fifth Avenue, Antigo, WI 54409 PARCEL NUMBER: 2010432

LEGAL DESCRIPTION: ORIGINAL PLAT LOT 7 & LOT 8 EXC THE W3' THEREOF & THAT PT OF SPRING BROOK COM @ SE COR LOT 7 TH E31' TH N TO NW COR LOT 6 TH W24' TH IN A NE'RLY DIR FOLLOWING THE CTR THREAD OF SPRING BROOK 44.02' TH W TO NE COR OF LOT 7 TH S'RLY ALG E LN LOT 7 TO POB BLOCK 35

APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: Sec 14-378

FOR THE PURPOSE OF: Education and daycare for Antigo Girls and Boys Club of the Northwoods

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: Jill Stern

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

Attachment: Conditional Use Application for 614 Fifth Avenue (5652 : Conditional Use Application for 614 5th Ave)

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: 8/2/2022

RE: To allow a school/child day care facility in a B-2 zoning district, which is not a permitted use in the current zoning, but the property would be in compliance with an allowance of a conditional use.

This is for your information:

- 614 5th Ave is currently zoned B-2
- Definition of B-2 – "The B-2 community service district is designed to accommodate the needs of a larger consumer population than is served by the B-1 neighborhood shopping district; thus, a wider range of services and goods is permitted for both daily and occasional shopping and service needs."
- Sec. 14-378. - Conditional uses. (in a B-2 zoning district)
 - (1) Amusement establishments (indoor), including bowling alleys, pool halls, dancehalls, swimming pools and skating rinks.
 - (2) Craft distillery.
 - (3) Drive-in establishments.
 - (4) Garages, for repair and servicing of motor vehicles.
 - (5) Micro-brewery.
 - (6) Motor vehicle sales, in enclosed buildings only.
 - (7) Parking garages or structures, other than accessory, for the storage of private passenger automobiles only.
 - (8) Schools: music, dance, business, commercial or trade.
 - (9) Signs in excess of 50 feet in height from the curb level.
 - (10) 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.
 - (11) Child day care facilities.
 - (12) Smoking area facilities (indoor and outdoor).



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: 7/6/2022



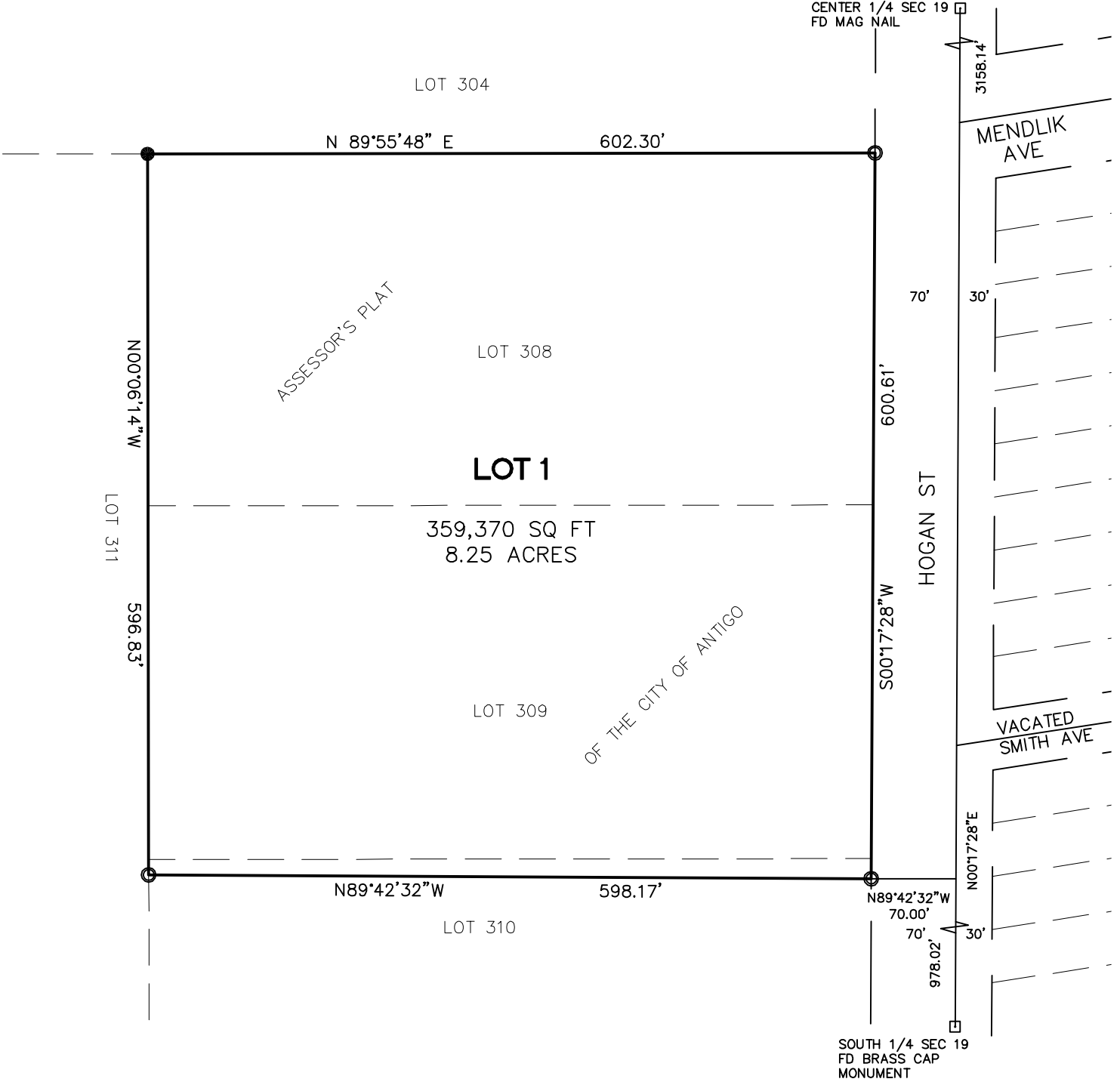
To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: August 02, 2022
Re: Certified Survey Map Parcel 201-2901

The City has agreed to sell 8.25 acres north of Remington Pond to Northpointe development.

We are recommending approval of this CSM.

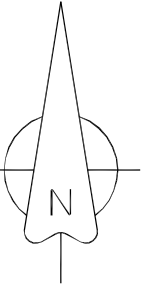
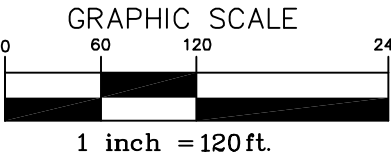
CERTIFIED SURVEY MAP

OF ALL OF LOTS 308 & 309 AND PART OF LOT 310 OF THE ASSESSOR’S PLAT OF THE CITY OF ANTIGO LOCATED IN THE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE COUNTY WISCONSIN



Attachment: Parcel 2012901 CSM (5659 : Certified Survey Map Parcel 201-2901)

- 1.3" X 18" IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT SET(OD)
 - FOUND 1.5" PIPE
 - ⊙ FOUND 1" I. PIPE
 - ▲ FOUND PK NAIL OR RR SPIKE
 - ▣ FOUND GOV'T CORNER
 - () RECORD DATA
- SHEET 1 OF 2



SURVEY PROVIDED BY: CITY OF ANTIGO 700 EDISON ST ANTIGO WI 54409	BEARING REFERENCE: TO THE LANGLADE COUNTY COORDINATE SYSTEM
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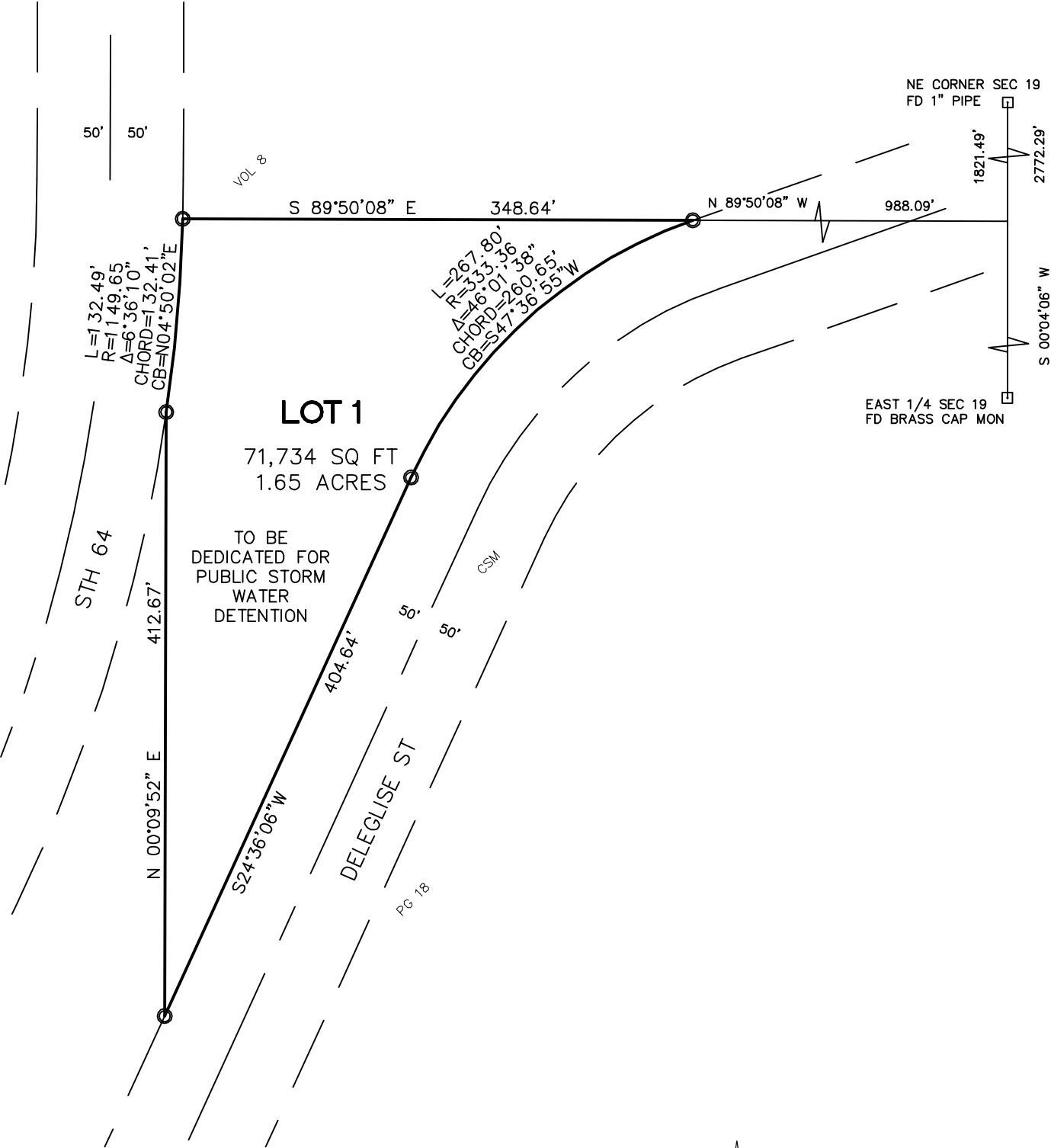


To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: August 02, 2022
Re: Certified Survey Map Parcel 201-2942.004

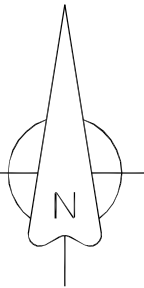
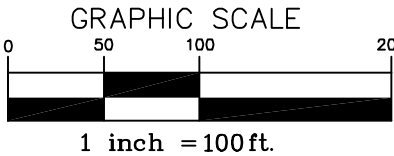
This CSM is required to be dedicated for storm water detention as part of the new road construction. We are recommending approval the this CSM.

CERTIFIED SURVEY MAP

PART OF LOT 2 VOLUME 8 CERTIFIED SURVEY MAPS
PAGE 18 LOCATED IN PART OF THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 31
NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE
COUNTY WISCONSIN



- 3/4" X 24" RE-BAR WEIGHING 1.50 LBS/LINEAL FOOT SET
 - 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: CITY OF ANTIGO ENGINEERING DEPT 700 EDISON ST ANTIGO WI 54409	BEARING REFERENCE: TO THE LANGLADE COUNTY COORDINATE SYSTEM
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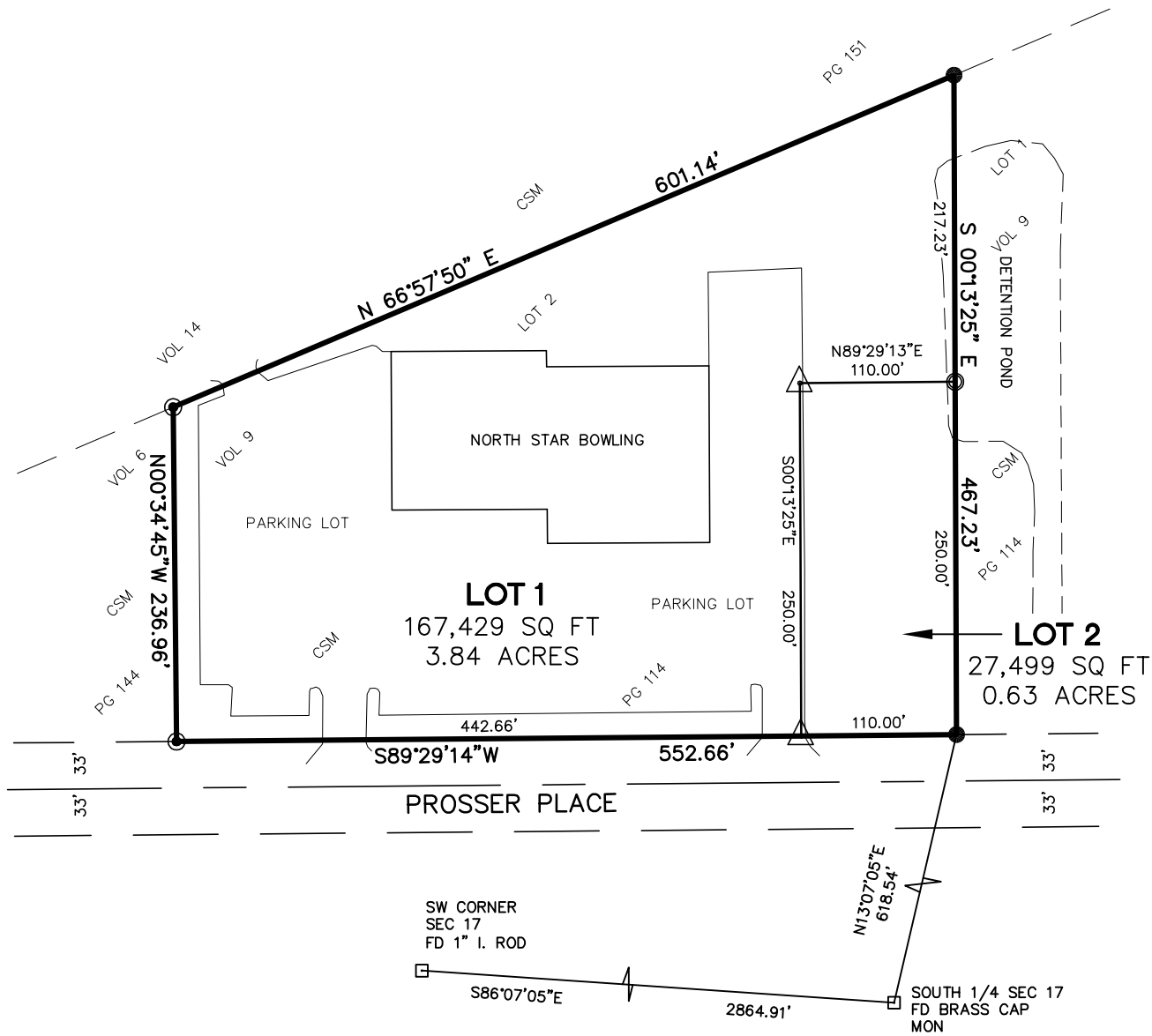


To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: August 02, 2022
Re: Certified Survey Map Parcel 2012863.005

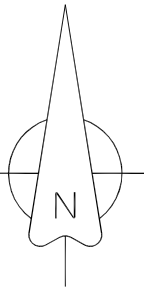
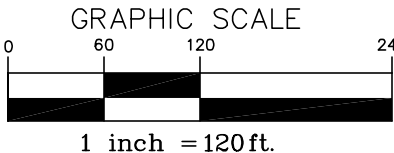
Antigo Entertainment LLC would like to divide off a lot for future sale. They do not have any one committed at this time. We are recommending approval of the division.

CERTIFIED SURVEY MAP

OF ALL OF LOT 2, VOLUME 9 CERTIFIED SURVEY
MAPS PAGE 114 LOCATED IN PART OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 17, TOWNSHIP 31 NORTH, RANGE 11 EAST,
CITY OF ANTIGO, LANGLADE COUNTY WISCONSIN



- 3/4" X 18" RE-BAR WEIGHING 1.50 LBS/LINEAL FOOT SET
- FOUND 3/4" RE-BAR
- FOUND 1" I. PIPE
- SET MAG NAIL
- FOUND GOV'T CORNER



PROJECT : 22-2517	CLIENT: ANTIGO ENTERTAINMENT LLC 400 PROSSER PL ANTIGO WI 54409	BEARING REFERENCE TO THE LANGLADE CO COORDINATE SYSTEM	4327 COLE ROAD CRANDON, WI 54520 Anderson 715.784.3485 DeMuth 715.482.5237 cardinal.north@outlook.com
DRAWN BY: JLD			
CHECKED BY: JEA			
FIELDWORK COMPLETED: 7-16-22			
SHEET: 1 OF 2 SHEETS			



To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: August 02, 2022
Re: Land Division Ordinance

Under our local ordinance 14-1242 it is required that City Plan review and approve CSM land divisions, similar to the ones on the agenda. Staff recommending a change where if the proposed division meets all the zoning requirements, that staff can approve the CSM without the City Plan process. Subdivisions and site plans would still be presented to City Plan, but CSM's would not. This would help speed up the process for the property owner that may have a sell pending.