



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM

Tuesday, October 03, 2023

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

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

1. Minutes from the September 5, 2023 Meeting
2. Finalized Building Plan for the New Aspirus Maintenance Building - Approved Site: 225 E 5th Ave
3. Zoning Amendment Application Request Tabled and Referred from September 5, 2023, City Plan Commission Meeting to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify Only the Following Portion of Parcel #201-2801.073 (property address null) as Parcel is Being Split and Rezoning Amendment is Only Applicable to this Portion Which Will Have a New Parcel Number Assigned: Being the North 375 of the East 375 of the South 20 Acres of Gov't Lot 6 of Section 4 T30N R11E City of Antigo Langlade County Wisconsin Being Approximately 3.2 Acres as I-2, General Industrial District Instead of R-1, Single-Family Residence District to Allow for Solar Field to Help Power the Waste Water Treatment Plant
4. Discussion on existing houses on non-conforming lots

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: September 27, 2023

TERENCE BRAND



To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: October 03, 2023
Re: Finalized Building Plan for the New Aspirus Maintenance Building - Approved Site:
225 E 5th Ave

Attached is a finalized building plan for the new Aspirus maintenance building for your review.

The storm water concerns were addressed with a site visit, that included representatives from the Hospital, the City, and the contractor that will be grading the site. Tentatively the plan is to install two privately owned catch basins to the site to collect any storm water. All parties involved agree that this is the best solution to prevent flooding on the south side of the lot.



Building Specs

Width: 40'
 Length: 88'
 Height: 12'
 Roof Type: Gabled
 Roof Pitch: 4":12"
 Max Truss Spacing: 8ft

Colors

Roof Color: Charcoal
 Wall Color: Ash Gray
 Trim Color: Regal White
 Wainscot Color: Brandywine

Interior

Perimeter Walls: None
 Ceiling: None
 Insulation: No

Windows & Doors

Picture Window Qty: 2
 Walk Door Solid Qty: 3
 Overhead Window Door Qty:
 3

Item Sizes:
 Overhead Window Door: w12'
 x h10'
 Walk Door Solid: w3.5' x h6.7'
 Overhead Window Door: w12'
 x h10'
 Overhead Window Door: w12'
 x h10'
 Walk Door Solid: w3.5' x h6.7'
 Walk Door Solid: w3.5' x h6.7'
 Picture Window: w5' x h2'
 Picture Window: w5' x h2'

PinnoBuildings.com

(888) 567-7166

Attachment: Aspirus1 (6422 : Finalized Building Plan for the New Aspirus Maintenance Building - Approved Site: 225 E 5th Ave)



Building Specs

Width: 40'
 Length: 88'
 Height: 12'
 Roof Type: Gabled
 Roof Pitch: 4":12"
 Max Truss Spacing: 8ft

Colors

Roof Color: Charcoal
 Wall Color: Ash Gray
 Trim Color: Regal White
 Wainscot Color: Brandywine

Interior

Perimeter Walls: None
 Ceiling: None
 Insulation: No

Windows & Doors

Picture Window Qty: 2
 Walk Door Solid Qty: 3
 Overhead Window Door Qty:
 3

Item Sizes:

Overhead Window Door: w12'
 x h10'
 Walk Door Solid: w3.5' x h6.7'
 Overhead Window Door: w12'
 x h10'
 Overhead Window Door: w12'
 x h10'
 Walk Door Solid: w3.5' x h6.7'
 Walk Door Solid: w3.5' x h6.7'
 Picture Window: w5' x h2'
 Picture Window: w5' x h2'

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(888) 567-7166



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
bmccarthy@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: CITY OF ANTIGO

Petitioner's Address: 700 EDISON STREET ANTIGO WI. 54409

Petitioner's Phone Number: (715) 623-3633

Property Owner's Name: : CITY OF ANTIGO

Property Owner's Address: 700 EDISON STREET ANTIGO WI 54409

Property Owner's Phone Number: (715) 623-3633

Property Information:

Address: N/A

Parcel ID Number: 2012801.073

Legal Description: PT GOVT LOT 6 SEC 4 T30N R11E BEING THE S20 ACRES THEREOF EXC S20' OF W20' THEREOF (#300626) (OLD SEWER PLANT LAND) ALSO PT GOVT LOT 7 SEC 4 T30N R11E COM @ NE COR TH S165' W265' S TO CTR OF SPRI NGBROOK TH NW'RLY ALG SPRING BROOK TO N LN SD GOVT LOT TH E ON N LN SD GOVT LOT TO POB

- New legal to be considered at October 2023 City Plan meeting parcel is b spl (see attach)

Existing zoning district classification(s) of the land included within the petition: R-1

Existing land use on land included in this application: FARM LAND

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

Proposed land use(s) following rezoning: SOLAR FIELD TO HELP POWER WASTE WATER TREATMENT PLANT.

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

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)

Attachment: Zoning Amendment Application for Solar Field by Waste Water Treatment Plant for City Plan Mtg 10-3-2023 (6423 : Zoning

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.


Signature of Petitioner

7-20-2023
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: _____ Date: _____

City Planning Commission / Public hearing:

Date: September 5, 2023 ☐ Approved

☐ Denied (tabled until 10/3/2023 meeting)

Date: October 3, 2023

Common Council / Public hearing:

Date: _____ ☐ Approved

☐ Denied

Ordinance number: _____

Notes: _____

Jeanne Jensen

From: Charley Brinkmeier
Sent: Thursday, September 14, 2023 4:30 PM
To: Jeanne Jensen; Terry Kubiaczyk
Subject: Solar property description

for rezone requ
— New description as parcel is being split

Being the North 375 of the East 375 of the South 20 Acres of Gov't Lot 6 of Section 4 T30N R11E City of Antigo Langlade Co WI.

Being approximately 3.2 Acres.

Have a nice day!

Charley

Attachment: Zoning Amendment Application for Solar Field by Waste Water Treatment Plant for City Plan Mtg 10-3-2023 (6423 : Zoning



Memo

To: City Plan Commission

From: Terry Kubiaczyk, Assistant Building Inspector/Zoning Administrator

Date: 9/18/2023

RE: Proposed Zoning change for parcel number 2012801.073 across the street from WWTP N2420 Koszarek RD (City Owned Property) To allow Zoning change from R-1 to I-2 to allow for a solar array across from sewer plant to power its building.

This is for your information:

- The current city owned property is not zoned properly to allow for the solar field.
- The solar array will consist of 3-4 acres of current field that is not being utilized.
- Charlie surveyed the property and divided out 4 acres of the 22 acre parcel.
- The new 4 acre parcel will be zoned I-2 the remaining 18 acres will stay in R-1





To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: October 03, 2023
Re: Discussion on existing houses on non-conforming lots

We have been asked to review our zoning ordinance to allow for reconstruction of existing homes on non-conforming lots.

Currently if a house would burn or be razed on a non-conforming lot, the owner would not be allowed to reconstruct. Example, R-1 single family residential requires a 70 foot minimum lot width. If there currently is a house a R-1 zoning with a lot width of less then 70 foot and the house is removed, they would not be allowed to rebuild until the property is conforming.

We would like to hear the committees thoughts on whether they would like to explore options of either a one year grandfather clause with the identical foot print, look at each one by variance or continue the way the current zoning is written.