

CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
DECEMBER 04, 2018

City Plan Commission of the City of Antigo met in Regular Meeting on the above date at 6:00 PM in the Multi-Purpose Room, City Hall, Ward 9 Scott Henricks presiding.

Attendee Name	Title	Status	Arrived
Bill Brandt	Mayor	Absent	
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Present	
Tim Sharon	Member	Present	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Present	
Scott Henricks	Ward 9	Present	

Others in attendance: Roger Musolff, Building Inspector/Zoning Administrator; Mark Desotell, Director of Administrative Services; and Julie Zack, Administrative Clerical.

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

1. Approval of the Minutes from the October 2 and 10, 2018 Meetings

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gordon Neve, Member
SECONDER:	Larry Steckbauer, Member
AYES:	Brinkmeier, Rice, Sharon, Steckbauer, Neve, Henricks
ABSENT:	Bill Brandt

2. Consider Utilization of Property Located at 511 Clermont Street as part of a Municipal Parking Lot Expansion Project and as a New Post Office Drive-Through Mail Drop-off Location

Mark Desotell, Director of Administrative Services, provided a memo indicating that the next phase in creating additional parking stalls in the area bound by Fifth Avenue on the north, Highway 45 to the east, Sixth Avenue to the south and Clermont Street to the west. The City previously purchased the buildings and property located at 511 Clermont Street. Starting on November 15th City crews began the demolition process of the on-site buildings. Charley Brinkmeier, Surveyor/Project Manager, is completing a schematic of the proposed additional parking stalls and mail drop-off lane envisioned for this parcel. Your input is being sought so that staff is able to begin the final plan, specification and estimate (PS&E) process in order to work towards securing the necessary funding to complete the project. This proposed project may not be completed in 2019 but your approval is sought to identify this effort as an appropriate and needed use for the space. With the existing retail and service business activity within this corridor along with the current expansion efforts at CoVantage Credit Union there is an imperative need for municipal parking availability.

Mr. Desotell advised that underground storage tanks have been found and are being dealt with appropriately at this time.

Mr. Brinkmeier noted that there would be an additional thirteen stalls along the building and five against the other side.

Mr. Desotell noted that there would be a drive through lane for dropping off mail in the drop off box. It is his intentions to work on this project through the winter months and look at available

funds.

Upon inquiry by Larry Steckbauer, Mr. Desotell and Mr. Brinkmeier advised that the Post Office will not have any finances invested into this project. It will all be done utilizing City funds.

Upon inquiry by Alderperson Henicks, Mr. Desotell advised that between this project and the parking lot behind the Post Office, there will be an additional 50 parking spaces created.

Alderperson Henricks commented that he has heard only positive comments with regard to the ability to drive through to the Post Office.

Motion to approve the utilization of property at 511 Clermont Street as part of a municipal parking lot expansion project and as a new Post Office drive-through mail drop off location as presented.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 1/9/2019 6:00 PM
MOVER:	Larry Steckbauer, Member
SECONDER:	Tim Sharon, Member
AYES:	Brinkmeier, Rice, Sharon, Steckbauer, Neve, Henricks
ABSENT:	Bill Brandt

3. Updates Regarding the Status of the Proposed SC Swiderski Development at Intersection of Pierce Avenue/Hogan Street - Information Only

Mr. Desotell provided a memo indicating that a number of months ago SC Swiderski sold their investment in the Prosser Place Apartments (88 units) to Diamond Property Management, LLC the company also managing Charlotte Court Apartments in Antigo. SC Swiderski originally planned for an additional 40 units (Phase II) to be located on City-owned property in the southwest quadrant of the intersection of Pierce Avenue/Hogan Street. The original Developer's Agreement relative to Phase II required that SC Swiderski begin construction on 16 of the 40 units on the site within the 2018 calendar year. That effort has not started and a new concept is being considered by SC Swiderski at this time. Information relative to the redesigned concepts was not available at the time that this memo was placed into your agenda packets. At this point in time, any newly developed concept will need to go through the regular Committee/Council processes and would require the creation of a new Developer's Agreement to memorialize the anticipated effort. In addition, the sale by the City of the +/- 8 1/4 acre parcel of City owned property would need to be renegotiated as well.

Mr. Desotell advised that he was approached this summer by SC Swiderski who is considering changing their plans from a two-story multi-family development to a single story development geared to those 55 and older. SC Swiderski has never done anything like this before. As of late this fall, they had not been able to find a marketable solution.

Upon inquiry by Mr. Steckbauer, Mr. Desotell advised that the 8 1/4 acre parcel has not been purchased by SC Swiderski.

Mr. Desotell noted that he is going to talk with Sarah Repp about planting trees at this location for a buffer if something would develop at this location in the future, the trees would have a chance to start growing.

Upon inquiry by Alderperson Henricks, Mr. Desotell advised that communication with SC Swiderski has still been good but they have not identified the constructability and marketability of going to a single story. There is no commitment at this point in time.

Jerry Rice commented that when SC Swiderski initially came and built Prosser Place, they made it very clear that they were not going to build and sell. They stated that they had a good

track record of maintaining their properties. Mr. Rice further commented that now the company has not kept with the Developer's Agreement.

Mr. Desotell explained that within the Developer's Agreement if SC Swiderski did not break ground in 2018 the City would be released from the agreement retaining the property as well. So, this agreement is null and void.

INFORMATION ONLY

RESULT:	INFORMATION ONLY
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Any Other Matters Authorized by Law to be Considered

Mr. Desotell discussed other developments within the City. He noted the Windy View Heights is starting Phase III development connecting Laurisa Lane and Thomas Street.

Mr. Desotell further advised since August there have been approximately ten separate activities in the downtown. Some include Nortec, Peaceful Valley General Store, The Bevy, Mortar and Pestle, Alex Max (I Stitch) as well as the Java Junction building, the winery, a day care, an ice cream/coffee shop, Missy's Inspiring Images, as well as the sale of the Edison Club.

Mr. Desotell further advised that Luigi's is coming into the building previously occupied by The Refuge as well as Papa Murphy's coming into the west side of the Pick N' Save strip.

INFORMATION ONLY

Upon inquiry by Mr. Desotell, Roger Musolff, Building Inspector/Zoning Administrator, advised that he has issued seven permits this year for new home construction as well as two duplexes. Typically there is a permit for one new home construction per year for the past several years.

INFORMATION ONLY

The committee further discussed street construction work as well as the Eighth Avenue Bridge.

INFORMATION ONLY

Adjournment

1. **Motion to:** Adjourn at 6:53 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Larry Steckbauer, Member
SECONDER:	Gordon Neve, Member
AYES:	Brinkmeier, Rice, Sharon, Steckbauer, Neve, Henricks
ABSENT:	Bill Brandt

Scott Henricks, Chairperson

Date