

City of Antigo
City Plan Commission
Tuesday, October 7, 2025

City Plan Commission of the City of Antigo met in Regular Session on the above date at 6:00 PM in the Council Chambers, City Hall, Thomas C. Bauknecht presiding.

Attendee Name	Title	Status	Arrived
Thomas C. Bauknecht	Mayor	Present	
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Absent	
Tim Sharon	Member	Absent	
Larry Stechbauer	Member	Present	
Gordan Neve	Member	Present	
Scott Henricks	Ward 9	Present	

Others in attendance were: Elizabeth McCarthy, Building Inspector/Zoning Administrator, Nick Feira, CRJ Ventures LLC; and Shannon Smith, Administrative/Clerical Assistant.

Approval of Minutes

1. Approve Minutes from the August 05, 2025 Meeting

Result:	Carried (5 to 0) Approve Minutes from the August 5, 2025 Meeting
Mover:	Scott Henricks
Secunder:	Gordon Neve
Ayes:	Thomas C. Bauknecht, Charley Brinkmeier, Scott Henricks, Larry Steckbauer, Gordon Neve
Nays:	None

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

2. Approve the Site Plan for the Dollar General Project at 332 Superior Street

Elizabeth McCarthy, Building Inspector/Zoning Administrator stated that Charley Brinkmeier, Surveyor/Project Manager and Nick Feira, CRJ Ventures LLC have all been in contact for the last six months. She noted Mr. Feira acquired the parcel from the McDonald Corporation.

Mr. Feira stated the parcel had been for sale for quite some time and was able to make a deal with McDonald's Corporation.

He stated he and his son own a small company that develops a parcel, then leases the building back to Dollar General. Mr. Feira stated his company is informed by Dollar General of an area they would like to be in. His company acquires a site, puts the site plan together and gets the site plan approval. He stated they started the engineering and have a lease in place, noting the intention is to get footings in place, build through the winter and complete grading in the spring.

He anticipates Dollar General being open mid-summer.

Ms. McCarthy stated the parcel is already zoned correctly and does not believe storm water will be an issue. Mr. Brinkmeier stated the site was previously set up for storm water to flow out to State Highway 45, and noted the site plan indicates detention at the back of the parcel, helping offset some of the storm water flow to the road.

Mr. Feira stated that currently the parcel is all gravel, noting when the building is complete there will be grass behind the building to help reduce storm water flow to the road. Upon inquiry from Mr. Steckbauer, Mr. Feira stated they would either have snow removed or work out a deal with the property owner of the empty lot to the north to pile snow.

Mr. Steckbauer questioned if they would be putting up any fencing. Mr. Feira stated there is no intention of putting up any additional fencing. Ms. McCarthy thanked Mr. Feira for being good to work with and Mr. Feira noted Ms. McCarthy was very helpful and responsive.

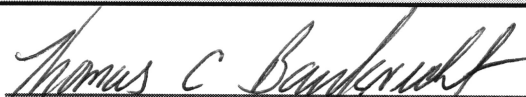
Mayor Bauknecht questioned if the previous owner had a non-compete clause with the sale of the parcel. Mr. Feira stated he does not handle the legal side but does not think there was.

Result:	Carried (5 to 0) Approve the Site Plan for the Dollar General Project at 332 Superior Street
Mover:	Larry Steckbauer
Secunder:	Scott Henricks
Ayes:	Thomas C. Bauknecht, Charley Brinkmeier, Scott Henricks, Larry Steckbauer, Gordon Neve
Nays:	None

Any Other Matters Authorized by Law to be Considered

Adjournment

Result:	Carried (5 to 0) Adjourn at 6:12PM
Mover:	Scott Henricks
Secunder:	Gordon Neve
Ayes:	Thomas C. Bauknecht, Charley Brinkmeier, Scott Henricks, Larry Steckbauer, Gordon Neve
Nays:	None



Thomas C. Bauknecht, Chairperson

10/31/2025

Date