

**City of Antigo**  
**City Plan Commission**  
**Tuesday, March 3, 2026**

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.

**Call to Order**

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

Others in attendance were: Elizabeth McCarthy, Building Inspector/Zoning Administrator; Shannon Smith, Deputy Clerk-Treasurer; Paula Nichols, Administrative/Clerical Assistant; Daniel Goodrich-Gonzalez; Carl Goodrich-Gonzalez; Randy Misfeldt; Dan Houdek; Roman Aguilar; Rosemary Heinzen; and Kurt Flood

**Approval of Minutes**

1. Approve Minutes from the December 2, 2025 Meeting

Motion to Approve Minutes from the December 2, 2025 Meeting

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Larry Steckbauer
<b>Second:</b>	Gordon Neve
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

**Public Hearing**

2. Public Hearing for Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 1112 Mendlik Avenue to Allow a Shipping Container for Storage of Tables and Chairs

Mayor Bauknecht opened the Public Hearing at 6:00 p.m. for a Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 1112 Mendlik Avenue to Allow a Shipping Container for Storage of Tables and Chairs

After complying with statutory procedures and no one was present to address the City Plan Commission on the matter, a motion was made to close the public hearing.

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Jerry Rice
<b>Secunder:</b>	Charley Brinkmeier
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

3. Public Hearing for Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-718, the Municipal Code for 208 E. Fifth Avenue to Allow the Operation of a Home-Based Small Business in a Residential District

Mayor Bauknecht opened the Public Hearing at 6:01 p.m. for a Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-718, the Municipal Code for 208 E. Fifth Avenue to Allow the Operation of a Home-Based Small Business in a Residential District

After complying with statutory procedures and no one was present to address the City Plan Commission on the matter, a motion was made to close the public hearing.

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Gordon Neve
<b>Secunder:</b>	Larry Steckbauer
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

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

4. Consider Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 1112 Mendlik Avenue to Allow a Shipping Container for Storage of Tables and Chairs

Mayor Bauknecht stated the address for discussion was for the Antigo Bow Club. Dan Houdek, president of the Antigo Bow club for over 30 years, questioned the zoning of the property. He questioned if one lot was zoned commercial and one was zoned residential. Elizabeth McCarthy stated that zoning for the City and County were different. She stated that one of the bow club's lots was industrial and that was how they could apply for a Conditional Use Permit to have a shipping container for storage. Ms. McCarthy explained they would not be allowed to put it on a residential lot. She further explained that they cannot combine parcels, unless they want to make the other lot industrial. Mr. Houdek stated they would rather leave it as it is and Ms. McCarthy agreed she would not change anything unless there was a reason to change it.

Mr. Houdek stated that everyone in the bow club was getting older, and it was getting more difficult for them to move the approximately 100 six-foot banquet tables that were stored inside

the building on shelves. He stated that they wanted to get the chairs, tables, and extra 3D targets that they used into something outside the building. Mayor Bauknecht stated that the container really would not be seen where they would put it. Ms. McCarthy stated that much of the property around the bow club was industrial, and she recommended approving it because she did not see any issues.

Larry Steckbauer inquired if the containers tended to rust. Mr. Houdek stated he spoke with several people who sold them in town and there were no issues. Ms. McCarthy stated that any condition could be put on the permit, such as, if the container becomes in disrepair, it must be removed. Mr. Houdek stated that the container would not be able to be seen from Mendlik Avenue. He noted that the only ones that might see it would be from Innovative Industries or the Antigo Street Department. Ms. McCarthy stated that the permit expires with an owner change.

Mr. Steckbauer inquired how far away the container would be from the building. Mr. Houdek stated he was told there was a minimum of five feet. Ms. McCarthy confirmed that and stated the container was enclosed so it was fire blocked. Mr. Rice stated that the Conditional Use did not specify where the container had to be, so in theory, it could be moved anywhere. Ms. McCarthy stated that, yes, it could be unless that condition was put on.

Mr. Houdek stated there was a window on the north side of the building in the lobby area, and wanted to know if they could put a door where the window is so they could walk out through the lobby to the storage container behind the building. Ms. McCarthy stated that it would be fine as long as they do not attach a breeze way and if there is a fire block separation.

Motion to Approve Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 1112 Mendlik Avenue to Allow a Shipping Container for Storage of Tables and Chairs

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Larry Steckbauer
<b>Second:</b>	Gordon Neve
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

5. Consider Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-718, the Municipal Code for 208 E. Fifth Avenue to Allow the Operation of a Home-Based Small Business in Residential District

Daniel Goodrich-Gonzalez stated that he and Carl Goodrich-Gonzalez wanted to open a floral/antique shop in their garage. Carl Goodrich-Gonzalez stated they wanted to convert the garage into a space to make floral arrangements temporarily until they could move the business to a space downtown. He stated they wanted to convert the space back into a garage when the business moved. Daniel Goodrich-Gonzalez stated that they were going to do the renovations to change the garage into a retail location and, when they reach their revenue goals within the three-year span, to move the business into a building and convert the space back into a garage.

Larry Steckbauer inquired about signage and Carl Goodrich-Gonzalez stated they would put a portable board sign outside the door if it was allowed. Elizabeth McCarthy recommended putting a limitation on the size of the sign. Mr. Steckbauer inquired where they would put the sign if they were allowed to have one. Carl Goodrich-Gonzalez stated the sign would be right outside the door. Daniel Goodrich-Gonzalez stated they would like to increase the parking space, and the sign would be visible outside, so people can see it. Upon inquiry by Mr. Steckbauer regarding parking, Carl Goodrich-Gonzalez stated they would expand parking, but they would lose part of the sidewalk. He stated they were not anticipating numerous people at one time because the intent was to make deliveries or have people pick up for weddings, funerals, special events, and church functions. He stated the big goal was to buy the natural heat source building and make it into a greenhouse. Daniel Goodrich-Gonzalez stated the plan was to expand the driveway into a parking lot within their property space.

Daniel Goodrich-Gonzalez stated that they had already been doing events and had been booked for weddings, funerals, and church events. Ms. McCarthy stated they were allowed to have a business in their home. She stated the reason they had to apply for Conditional Use was because they wanted customers to be able to come to their house, and they wanted to have signage. Carl Goodrich-Gonzalez explained that the sign they would use would be removable and not landscaped into the yard.

Ms. McCarthy stated that it was already a busy area, and she did not think traffic would be an issue. She also stated that businesses starting out of homes would likely become more common considering how much it would cost to build or buy a building.

Motion to Approve Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-718, the Municipal Code for 208 E. Fifth Avenue to Allow the Operation of a Floral/Antique Small Business in a Residential District

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Charley Brinkmeier
<b>Secunder:</b>	Jerry Rice
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

6. Allow Truck's Place Restaurant to Obtain a "Class B" Beer/Fermented Malt Beverage and Intoxicating Liquor License, at 2506 US Hwy 45 (Location not Previously Licensed, so Requires City Plan Commission to Approve Location)

Mayor Bauknecht stated that this location had not previously been licensed, so it required City Plan Commission approval. He stated he did not see an issue with allowing it. Roman Aguilar stated that he has had customer requests for mimosas and beer at his restaurant. He stated that his Wausau location also served intoxicating liquor and that the workers had been trained to make sure they knew what they were serving.

Motion to Allow Truck's Place Restaurant to Obtain a "Class B" Beer/Fermented Malt Beverage and Intoxication Liquor License, at 2506 US Hwy 45

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Jerry Rice
<b>Second:</b>	Gordon Neve
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

7. Approve the Purchase of 1013 6th Avenue for One Dollar From Langlade County With the Intent of Razing the House and Garage

Larry Steckbauer noted that the City would buy the house for a dollar and then be responsible for the cost of razing it. Beth McCarthy stated the County had to put the property out for bid at assessed value first, then they could take a lower bid on the second round of bids. She stated that there had been a couple of instances where the houses should have been torn down but were sold in the second round of bids. She stated that the people who bought them had no construction experience or funds to fix the houses properly. Ms. McCarthy stated that the City and County had been working together on walkthroughs now and both knew they would not get the assessed value. She stated that in the second round of bids the County could take the most advantageous bid for them, so they would not have to take a higher bid than the City's. She stated that it was agreed upon that the County would take the City's dollar to prevent someone from trying to fix up a house that was not fixable. Ms. McCarthy stated that the dollar bid had been submitted, and they were just waiting for approval from committees. Ms. McCarthy stated she included an Inspections Report for interior and exterior. She noted that the basement was waterlogged and moldy and the foundation and roof were failing.

Upon inquiry by Gordon Neve, Ms. McCarthy stated that the County was flexible with the timeline for razing the house. Larry Steckbauer questioned if the lot was able to be built on again due to its small size. Ms. McCarthy stated that she would not push to put this lot up for sale as the City might lose money on it due to the block that it is on and the size of the lot. She stated that it may go to the neighbor. Mayor Bauknecht stated that the County would lose money because they were not able to collect taxes and the City would lose money for the cost of razing the house, but it needed to go.

Upon inquiry by Mr. Steckbauer whether the current owner was taking any responsibility, Ms. McCarthy stated that the owner may have passed away and that the family likely washed their hands of it. She stated that they could try to see if someone would buy the lot, but it is nonconforming. She stated, however, that there was an ordinance that the committee approved where if they were to bring a site plan on a nonconforming lot, and it still meets the setbacks, they can rebuild on it. Mayor Bauknecht noted that maybe one of the neighbors on either side might want it. Ms. McCarthy stated that it was a narrow lot, but it was a deep lot with alley access. She also stated that, due to the location, it was probably not sought after.

Motion to Approve the Purchase of 1013 6th Avenue for One Dollar from Langlade County with the Intent of Razing the House and Garage

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Larry Steckbauer
<b>Second:</b>	Gordon Neve
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

**Any Other Matters Authorized by Law to be Considered**

**Adjournment**

Motion to Adjourn at 6:27 p.m.

<b>Result:</b>	<b>Carried (5 to 0)</b>
<b>Mover:</b>	Jerry Rice
<b>Second:</b>	Charley Brinkmeier
<b>Ayes:</b>	Thomas C. Bauknecht, Charley Brinkmeier, Jerry Rice, Larry Steckbauer, Gordon Neve
<b>Nays:</b>	None

Approved:



Thomas C. Bauknecht, Chair