



## City of Antigo

### City Plan Commission Meeting

**Council Chambers  
City Hall, 700 Edison Street**

**Tuesday, June 2, 2026  
6:00 PM**

#### **Call to Order**

#### **Approval of Minutes**

1. Approve Minutes from the May 5, 2026 Meeting

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

2. Proposed Sale of Parcel 201-2905.006, Owned by the City of Antigo to be Purchased by TSI Power and Innovative Industries Incorporated.

#### **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 Clerk-Treasurer's office, 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: May 28, 2026**

**Thomas C. Bauknecht**



Building Inspection-Zoning Administrator  
City of Antigo  
700 Edison St.  
Antigo, WI 54409

**Date:** June 2, 2026  
**To:** City Plan Commission  
**From:** Elizabeth McCarthy, Building Inspector/Zoning Administrator  
**Subject:** Proposed Sale of Parcel 201-2905.006, Owned by the City of Antigo to be Purchased by TSI Power and Innovative Industries Incorporated.

**Current Situation:**

- Parcel 201-2905.006 has been vacant for over 30 years. The city assumed upkeep (lawn mowing) while the parcel does not contribute to the tax base.
- TSI Power and Innovative Industries are encroaching on portions of this parcel for semi-truck backup access to the TSI Power loading dock and overflow parking for Innovative Industries.
- TSI Power and Innovative Industries are experiencing increased sales that require additional land to support expansion.
- TSI Power relocated to Antigo due to the skilled and dedicated workforce — presence of Johnson Electric Coil Inc. (TSI Power's largest vendor for transformers), and the City of Antigo's lease-to-own incentive. The city benefited from over a quarter-century on the tax base and stable employment for twenty people.
- Thanks to the City of Antigo and its economic growth vision, in 1999 TSI Power was offered a lease-to-own option for the current building on parcel 201-2905.010 and has since sponsored community events, teams, and fundraisers.

**Proposed Change:**

- Request the City of Antigo to:
  - A) Resurvey Parcel 201-2905.006 into two identically sized lots, then sell the western parcel to Innovative Industries and the eastern parcel to TSI Power.
  - B) Request the City Assessor (as Nick confirmed on 5/5/26) to provide a price for the parcel referenced at 1103 W. Pierce Avenue. It is classified as Manufacturing Property and is therefore valued by the Wisconsin Department of Revenue (Manufacturing), rather than being locally assessed. If 1109 W. Pierce Avenue (Parcel #201-2905.006) were locally assessed and not exempt, the estimated assessed value for land would be approximately \$46,500, or about \$0.50 per square foot. This is generally consistent with recent comparable land sales, which average around \$0.54 per square foot. It comes to \$23,250 per lot. Please note this is an informal estimate for general reference, not an official valuation.
  - C) Approve the request to resurvey the parcel and work with TSI Power and Innovative

Industries to complete this by NLT 8/1/2026.

TSI Power is interested in pursuing a future building expansion and, to do so, first need to:

1) Acquire the eastern half of this parcel.

Address the loading dock access and dock improvements that this parcel will allow. Without this parcel, future TSI expansions on its current lot are not physically possible.

2) After acquiring the parcel, TSI will extend its freight driveway access/approach and invest in additional loading dock improvements.

3) This additional land will then permit TSI to update its strategic plan to create a manufacturing expansion model.

**Expected benefit:**

- Ensure business expansion for future business growth.
- Retain jobs in Antigo and increase capacity to hire more employees for professional, service and manufacturing jobs.
- Provide additional pervious surface area to support additional impervious growth (roofs and parking lots) for both businesses.
- Green space for employees.
- Increase the tax base for the City of Antigo and Langlade County.
- Increased expansion will promote more jobs and economic growth for Antigo and Langlade County.
- Retention of two businesses that have been TIF3 residents for decades.

**Fiscal Impact:** \$46,500 and Increased Tax Revenue

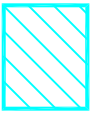
**Recommendation:** To approve the sale of parcel 201-2905.006, the west half is to be purchased by Innovation Industries Incorporated for \$23,250 and the east half to be purchased by TSI Power for \$23,250 for a total sale of \$46,500 to facilitate future industrial expansions.

**Attachments:**

1. TSI and Innovation Ind Layout1 (2)



- Proposed sale to Innovative Insustries  
- Approx. 1.07 Acres



- Proposed sale to TSI Power  
- Approx. 1.07 Acres

2012905.013

W Pierce Ave

Deleglise St

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2012905.003

2012905.006

2012905.007

2012905.010

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