



CITY OF ANTIGO

FINANCE, PERSONNEL, AND LEGISLATIVE COMMITTEE MEETING

COUNCIL CHAMBERS

Wednesday, April 16, 2025

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Minutes Approval

1. Approve Minutes from the February 19, 2025 Meeting

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

1. Sale by auction of 2021 Out-of-Service Squad
2. Review and Approve the Proposal Submitted by Waldner & Sons Construction Inc, for the Housing Development Located at 1936 Charlotte Street, Lots 2 and 3
3. Discuss Possibility of Contracting with Mark Desotell for Grants (Referred by Alderperson Brandt)

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: April 10, 2025

THOMAS BAUKNECHT



To: Mayor and City Council
From: Dan Duley, Chief of Police
Date: April 16, 2025
Re: Sale by auction of 2021 Out-of-Service Squad

The Antigo Police Department has a 2021 Ford Interceptor squad car that has been taken out of service and replaced with a new squad. None of the other city departments have expressed an interest in the squad and it is ready to be sold.

I am requesting approval to sell the 2021 Ford Interceptor at auction using North Central Sales Auctions LLC.

If you have any questions, feel free to contact me by email at dduley@antigo-city.org or by phone at 715-627-6472.

Respectfully submitted,

Daniel J. Duley

Chief of Police

This is for your information:

- On March 3rd, 2022, the City accepted parcels #201-2863.073, #201-2863.077, and #201-2863.076 from the previous property owner in exchange for any deferred special assessment costs on these three parcels plus parcel #201-2863.069.
- 1936 Charlotte Street, (2012863.073), Lots 2 and 3, consists of two parcels, combining for a total area of 2.03 acres, with a R-3 zoning.
- The City of Antigo will retain Lot 1 for a future well site.
- R-3 zoning allows one- and two-family dwellings only, **multi-family, such as apartment complexes are not permitted.**
- The City Plan approved moving forward with drafting and advertising a Request for Proposals (RFP), to develop the property into one or two-family dwellings and to follow current zoning regulations.
- The city originally requested a purchase price of \$28,000.
- Waldner & Sons Construction LLC's is offering to purchase the property for \$20,000.
- ATC is retaining a 100' wide utility easement along the northern property line of Lot 2
- Waldner & Sons Construction LLC has agreed to include a 5-year reversionary clause in the purchase agreement. If construction on the site does not begin within five years from the date of purchase, the City of Antigo will retain the \$20,000 payment and ownership of the property.
- Waldner & Sons Construction LLC will be prohibited from selling the property as vacant land.
- A copy of the original RFP and a copy of the proposal are attached for your review.
- Waldner & Sons Construction have an excellent track record of building quality housing, and they maintain a great reputation throughout the community.

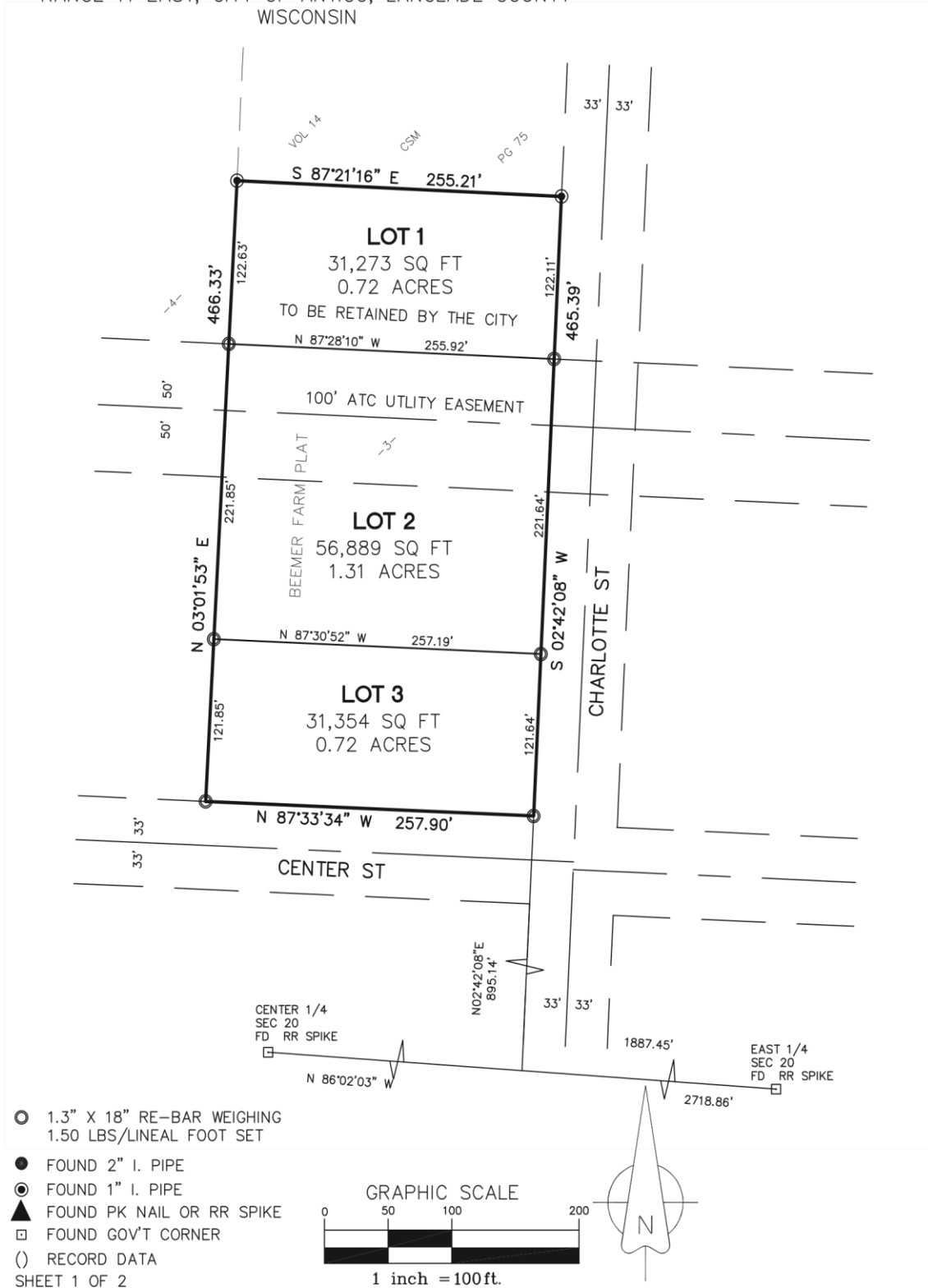
Recommendation to Finance, Personnel, and Legislative Committee is to approve the proposal submitted by Waldner & Sons Construction LLC, to purchase 1936 Charlotte Street, Lots 2 and 3, for \$20,000 with a reversionary clause of 5 years and to include a stipulation that Waldner Properties LLC cannot resell the property as vacant land.



**CITY of ANTIGO
REQUEST FOR PROPOSALS
to
IDENTIFY HOUSING DEVELOPER INTEREST
on
CITY- OWNED PROPERTY LOCATED
At
1936 Charlotte St Property
+/- 2.03 Acres of Parcel 2012863.073**

CERTIFIED SURVEY MAP

OF PART OF LOT 3 OF THE BEEMER FARM PLAT
 LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE
 NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 NORTH,
 RANGE 11 EAST, CITY OF ANTIGO, LANGLADE COUNTY
 WISCONSIN



GENERAL SUMMARY:

- RFP Response Title: Housing Development 1936 Charlotte St Property
- Deadline for Submission: Wednesday, March 12th, 2025, at 10:00 a.m.
- Submit to: City of Antigo, 700 Edison Street – Antigo, WI 54409
- Labeling: All sealed submissions to include the description on the envelope stating, “**Housing RFP**” and should include the Developer’s name/address/contact info

INTRODUCTION:

The Antigo City Council seeks proposals (please submit two (2) copies of your full proposal) from qualified housing developers for the improvement of a +/- 0.1.31 acre parcel and a +/- 0.72 acre parcel, totaling +/- 2.03 acres, located along the west side of Charlotte Street north of Center Street. The development may cover the entire +/- 2.03 acres or any part thereof. The project should complement the surrounding environment while meeting the community’s needs.

DISCLOSURE:

This Request for Proposals (RFP) is being furnished by the City of Antigo (City) for the recipient’s convenience. Any action taken by the City in response to submissions made pursuant to this RFP, or in making an award or failure or refusal to make any award pursuant to such submissions, or in any cancellation of awards, shall be without any liability or obligation on the part of the City and its employees, officers or members of Council and/or its Committees.

At its discretion, the City may at any time withdraw this RFP, may accept, or decline any submissions, and may waive any abnormality if the City deems appropriate by determining it is in the City’s best interest. The city has the ability to determine the responsiveness and acceptability of any submitted proposal.

It is the responsibility of the Developer to fully understand and interpret all applicable City of Antigo ordinances and building codes when preparing and submitting the proposal. Prospective Developers should be aware of the City’s review and approval process for development within the applicable zoning districts. The City is not liable for the Developer’s misinterpretation of any City policies or ordinances. The City makes no guarantees that any submission which conforms to the requirements of this RFP will be selected for consideration or approval.

The City and the selected Developer will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the City of Antigo Common Council and then only pursuant to the terms of the definitive agreements executed among the parties. The document typically utilized between the parties will be defined as a Developer’s Agreement.

SITE DESCRIPTION:

The +2.03 acres is currently zoned R-3 (Two Family Residence District) allowing for one- or two-family dwellings. Please refer to the City of Antigo's GIS mapping and zoning ordinances (including Chapter 14 – Land Use Regulations) regarding setbacks, land uses, permitting, conditional uses, parking, landscaping, storm-water management and etc. which can be accessed on the City's website www.antigo-city.org

DEVELOPMENT GOALS:

As indicated in the City's Comprehensive Plan, certain style housing shortages exist. This site offers the potential for single-family housing or two-family housing (duplexes). The development needs to be well-planned to allow for the separation of housing to allow for the required green space.

The development needs to be focused on creating a vibrant neighborhood. Houses shall include attached garages.

PURCHASE PRICE for the LAND:

The city is proposing a minimum purchase price by the Developer of \$28,000 for the south +/- 2.03 acres, Lot 2 and Lot 3, of parcel 2012863.073. Developers are required to identify their actual proposed purchase price within their proposal. The City reserves the right to further negotiate the purchase price after the submission of proposals with the prospective Developer as part of an overall Developer's Agreement.

THE CITY WILL NOT BASE ITS DECISION SOLELY ON THE PROJECT VALUE OR THE PURCHASE PRICE. OTHER FACTORS INCLUDE BUT ARE NOT LIMITED TO:

- Similar development(s) completed by the Developer including references.
- Projected marketing for the proposed development
- Housing type, design, site layout and materials utilized.
- Timeline for completion
- Tax base/assessment projections & overall economic impact of the project.
- Expertise of the project team and demonstrated success in other municipalities.
- Proposed utilization of local workforce/trades during construction
- Management plan for the facility
- Additional factors listed in the RFP.

PROPOSAL REQUIREMENTS (Please submit two (2) copies of your full proposal):

1. Summary of the Developer's Background
2. Summary of the Proposed Development
3. Projected use of local contractors and professional trades
4. Proposed Development
 - a. Conceptual site plan
 - b. Conceptual elevation and floor plan views
 - c. Land use & housing types
 - d. Total value of project

5. Project Timeline

- a. Developer to describe any phased development projections.
- b. Initial phase to identify number/type of units.
 - i. Future Phase(s) to be identified for number/type of units/schedule.
- c. Detailed project schedule for Phase 1 construction/occupancy
- d. Timeline for any projected additional phase(s)

6. Financials

- a. Explain the Developer's financial strategy (including sources and utilization of funds) and demonstrate project feasibility. Explain any grants, loans or financial assistance programs being sought. Describe the Developer's overall experience with such programs, grants, and loans.
- b. Describe any financial or infrastructure assistance needed from the City.

7. Additional Information

- a. Provide examples of similar development projects and municipal contacts
- b. Summary of the overall economic impact and tangible benefits for the city including tax base generation
- c. Discuss any workforce housing benefits.
- d. Describe how seniors might be served in the proposed development.

In addition to the evaluation of the proposals, the Common Council, its committees and/or City staff may conduct interviews with Developers. It is anticipated that a summary presentation will be made by the Developer to the City at the appropriate time.

PROPOSAL FOR HOUSING DEVELOPMENT AT 1936 lots 2 and 3 CHARLOTTE STREET

Developer: Waldner & Sons Construction Inc.
 Jacob Waldner 715-610-2482
 N888 Dahlke Road, Antigo, WI 54409

- 1) Waldner & Sons Construction has been building multiple family dwellings for over 30 years. We have worked with developers on their projects, running some job sites to completion.
- 2) Our proposal is build 3 bedroom home 2 bathrooms 1447 sq ft and laundry w/t attach 3 stall garage
- 3) Or Senior housing 2 bedroom 2 baths 1285 sq ft w/t ease of access w/t attach 1 stall garages
 Same as Charlotta St duplexes
- 4) We use some local contractors whenever possible depending on cost and availability. In the past we have used locals on our projects including Heinzen Plumbing & Heating, Neve's Flooring To Go, Frazza Overhead Doors and Antigo Menards for supplies.
- 5) The financing will be with a local lender, Co Vantage Credit Union. We are requesting assistance from the City of Antigo with the land purchase of 10,000 per lot total of 20,000
- 7) Since 2016 we have built 10 duplexes with 20 senior living units in the City of Antigo.
 There are 2 Units 1305-1307 Edison Street
 There are 6 Units 727 to 711 Center Street
 We have 4 Units 122/124/128/130 Berner Street
 The newest are 8 Units 218 Fifth Avenue Units AB/CD/EF/GH

The project is to serve our community seniors and bring seniors into the community. It allows seniors to stay in the area. In addition to attracting people who left Antigo to move back and live in these comfortable, ease of access, private units.

PROPOSAL FOR HOUSING DEVELOPMENT AT 1936 lots 2 and 3 CHARLOTTE STREET

Developer: Waldner & Sons Construction Inc.
Jacob Waldner 715-610-2482
N888 Dahlke Road, Antigo, WI 54409



711 to 727 Center Street



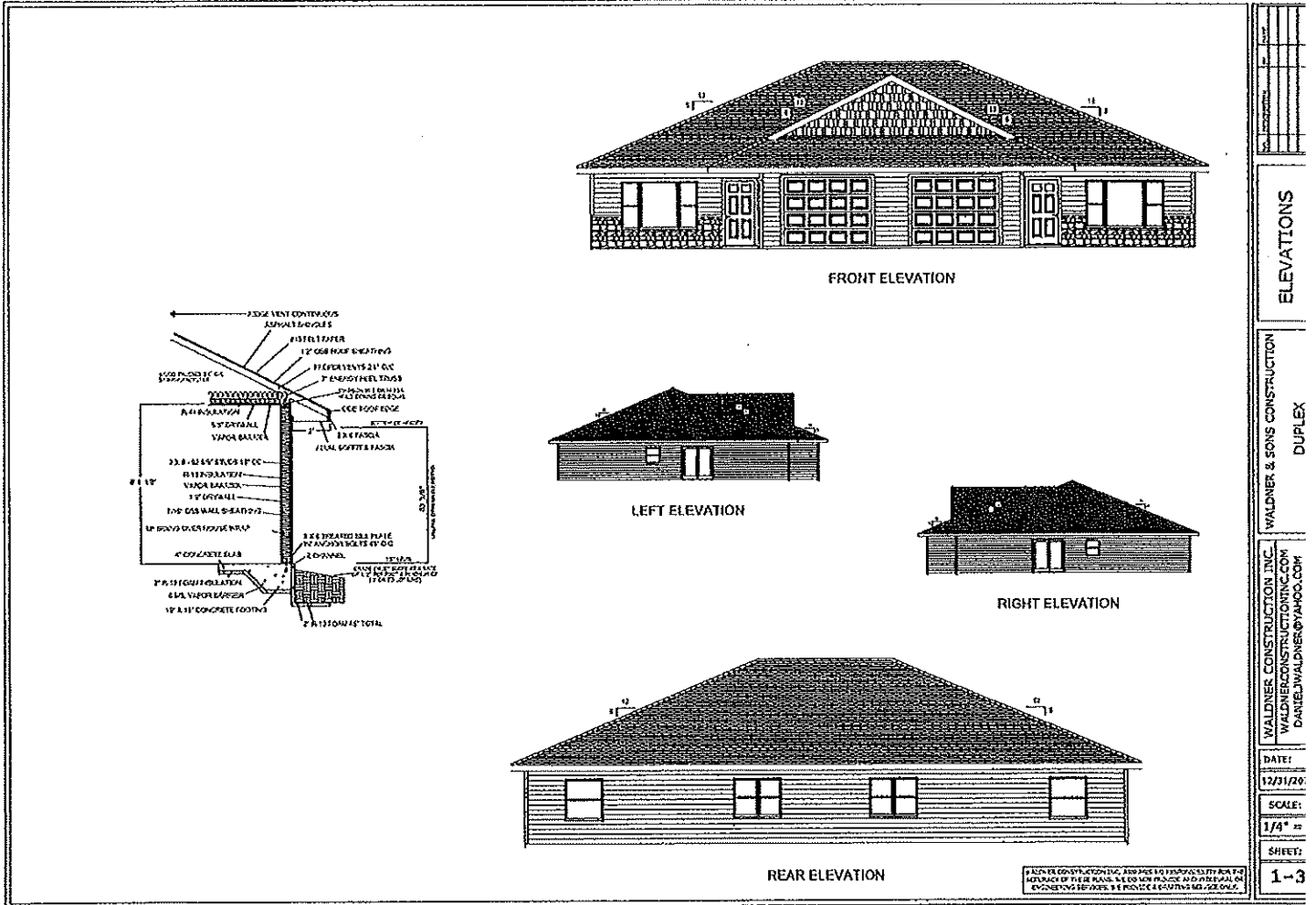
122/124 Berner Street

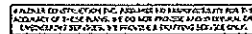


128/130 Berner Street

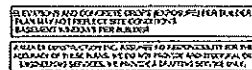
1305/1307 Edison Street







2-3



3-3

PROPOSAL FOR HOUSING DEVELOPMENT AT 1936 CHARLOTTE ST

Waldner & Sons Construction has been building single family dwellings for 40 years.

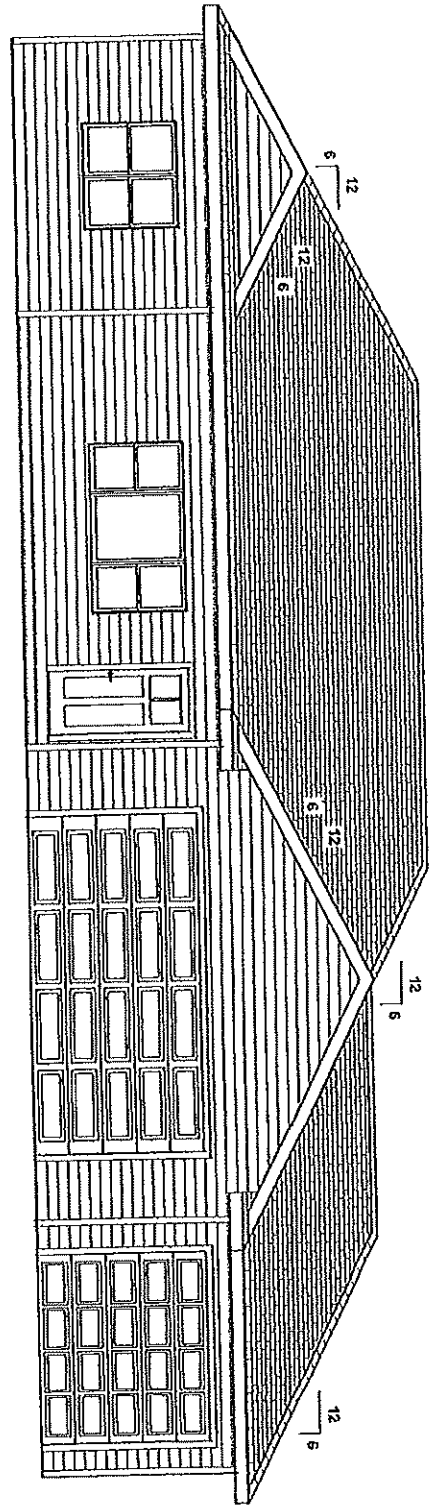
Our proposal is to build family housing. The houses will have 3 bedrooms, 2 bathrooms, a laundry room and an attached 2 stall garage.



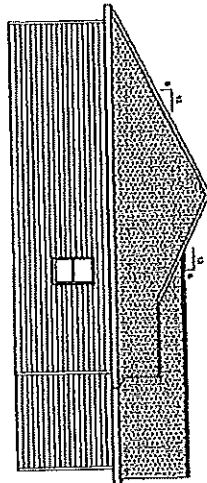
The floor plan will be the same as 123 Berner Street in Antigo.

The approximate value of \$350,000 to \$400,000

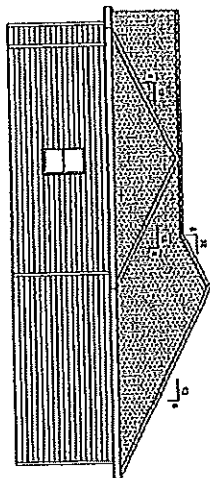
**Developer: Waldner & Sons Construction Inc.
Jacob Waldner 715-610-2482
N888 Dahlke Road, Antigo, WI 54409**



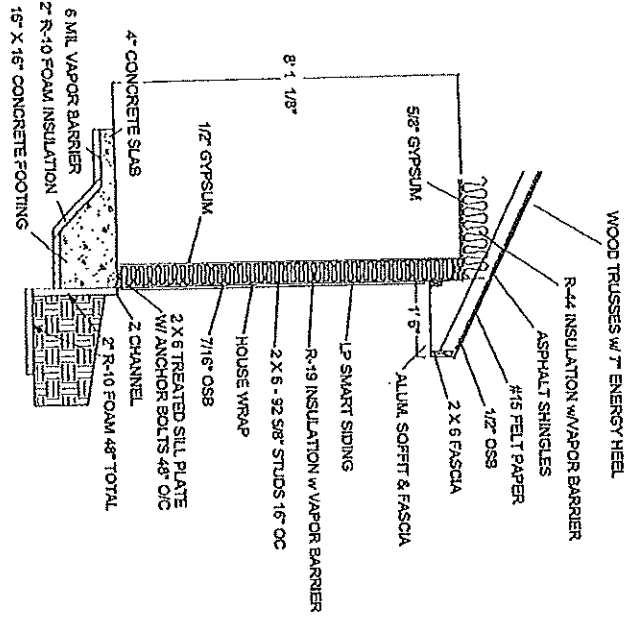
FRONT ELEVATION



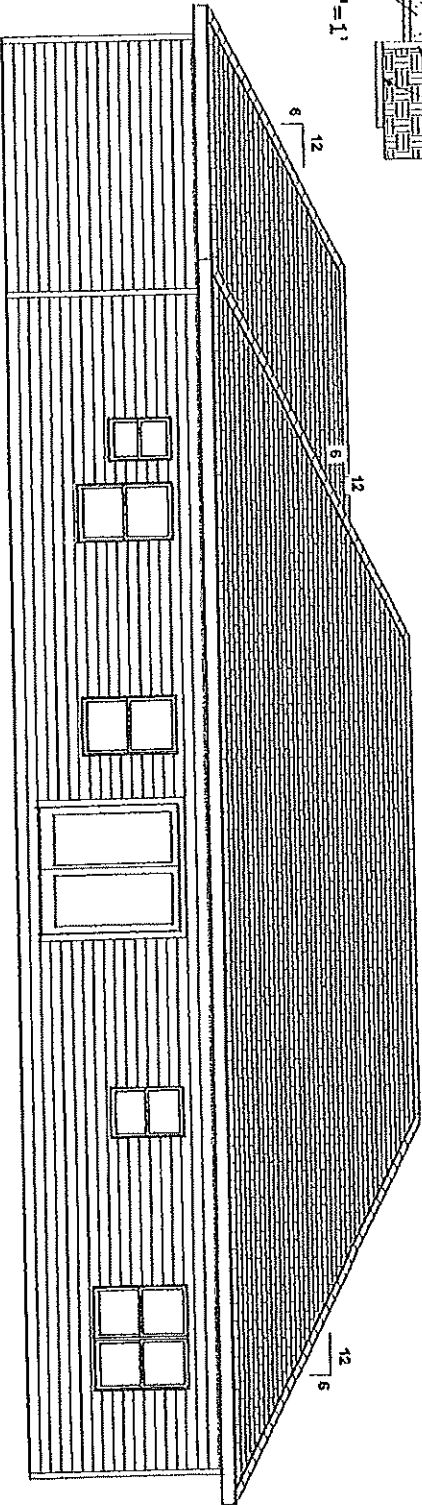
LEFT ELEVATION



RIGHT ELEVATION



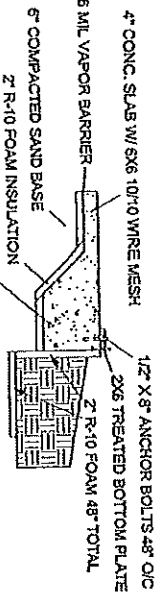
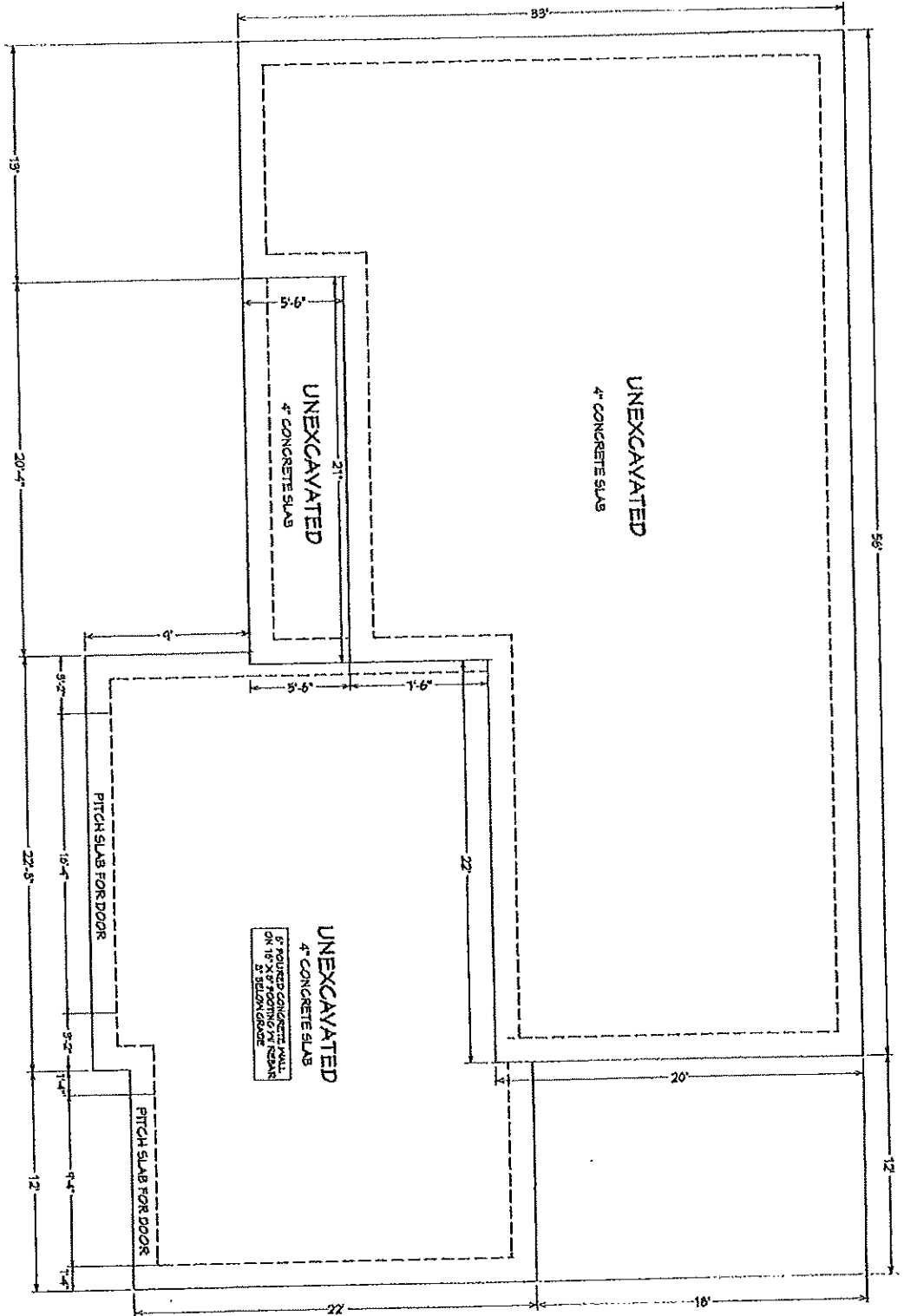
SCALE : 1/2"=1'



REAR ELEVATION

ELEVATIONS

NO.	DESCRIPTION	BY	DATE

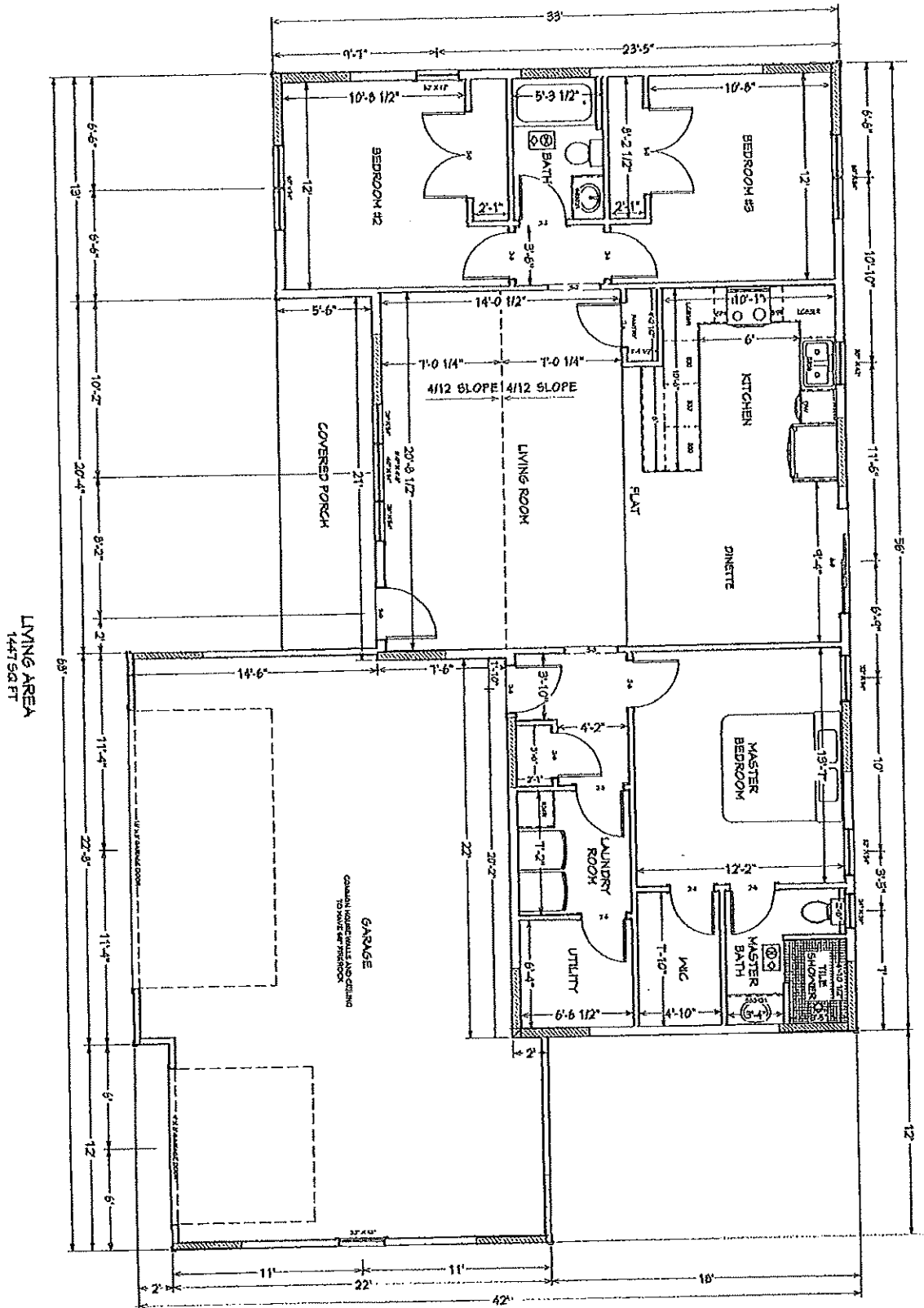


SCALE : 1/2" = 1'

WALDNER CONSTRUCTION, INC. DESIGNING AND CONSTRUCTION OF FOUNDATIONS AND RETAINING WALLS. ALL FOUNDATIONS AND RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE ACI 318 CODE OF PRACTICE FOR CONCRETE.

FOUNDATION

NO.	DESCRIPTION	BY	DATE



LIVING AREA
1447 SQ. FT.

GARAGE
GASOLINE STORAGE AND CEILING
TO HAVE CAR PARKING

FLOOR PLAN

NO.	DESCRIPTION	BY	DATE

Packet Pg. 17

WALDNER CONSTRUCTION INC.
WALDNERCONSTRUCTIONINC.COM
DANIELJWALDNER@YAHOO.COM

DATE: 10/11/20

SCALE 1/4" =

2-2

55

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

LOT 2

56,889 SQ FT

1.31 ACRES

N 87°30'52" W 257.19'

LOT 3

31,354 SQ F

0.72 ACRES

N 87°33'34" W 257.90'

S 02.42.08