



CITY OF ANTIGO

FINANCE, PERSONNEL, AND LEGISLATIVE COMMITTEE MEETING

COUNCIL CHAMBERS

Wednesday, May 21, 2025

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Minutes Approval

1. Approve Minutes from the April 9 and April 16, 2025 Meetings (Contingent Upon Completion)

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

1. Elimination of Pit Bull Ordinance Section 18-41/Review Pitbull Ordinance (Referred by Alderperson Rebstock)
2. Fund a Wastewater Treatment Plant Study to Help Obtain Data to Apply for Grants or Other Funding Sources (Referred by Alderperson Edwards)
3. Discuss Possible City Incubator Building (Referred by Alderperson Kassis)
4. Distribution of Electronic Agenda Packets Due to Difficulty with Mailing Time
5. Implementation of Signage and Enforcement to Prevent Jumping From Bridges Into Antigo Lake (referred by Alderperson Kassis)
6. Music in the Park Donation Request of \$779.24 for Brochures
7. Write Off Block Grant Loan in the Amount of \$27,548 for 341 Freiburger Avenue Due to Foreclosure
8. Approve Proposed City Funded Reroofing Project of the 717-719 5th Avenue Building
9. Approve the Sale of City Owned Property and Proposed Site Plan for a New Commercial Building
10. Request for the Purchase of Two 2025 Squad Cars from Langlade Ford at a Cost of \$45,449.00 Each Using Funds from the Capital Equipment/Improvement Fund
11. Agenda/Meeting Management Software to Replace IQM2 Which is Being Discontinued

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 15, 2025

THOMAS BAUKNECHT



To: Mayor and City Council
From: Kaye Matucheski, Clerk-Treasurer/Finance Director
Date: May 21, 2025
Re: Elimination of Pit Bull Ordinance Section 18-41/Review Pitbull Ordinance (Referred by Alderperson Rebstock)

Section 18-41 of the City of Antigo ordinances restricts pit bulls and other dangerous animals from being kept within the City. A copy of the ordinance is included with the agenda as it lists the definition of pit bull. It has recently been brought up that pit bulls that are true service dogs cannot be restricted in the City.

Banning pit bulls has been questioned by residents in the past but the Committee has always chosen to keep the ordinance in force. We had another resident try to license a pit bull that was not a service animal and she was told she cannot have this animal in the City. Discussion among staff including the Police Chief, the City Attorney, and I have questioned if it is time to remove this restriction and enforce any problems under the Restriction on Keeping, Section 18-38 Ordinance (copy also included).

We are bringing this matter to the Committee for a discussion on changing this ordinance.

Sec. 18-38. Restrictions on keeping.

- (a) *Nuisance or dangerous animals.* It shall be unlawful for any person within the city to own, harbor or keep any dog, cat or other animal or fowl which:
- (1) Habitually pursues any vehicle upon any public street, alley or highway in the city.
 - (2) Assaults or attacks any person or destroys property.
 - (3) Is at large within the city limits.
 - (4) Repeatedly breaks from a leash or an enclosure and trespasses or defecates upon property other than that on which the animal is kept.
 - (5) Habitually barks, howls or makes other noise audible beyond the property upon which the animal is kept during any hour of the day or night.
 - (6) Kills, wounds or worries any domestic animal.
 - (7) Is known by such person to be infected with rabies or to have been bitten by an animal known to have been infected with rabies.
 - (8) If a dog, is unlicensed.
 - (9) Otherwise disturbs the peace and quiet of the city.
- (b) *Vicious dogs and animals.* The keeping of vicious dogs and animals shall be in accordance with the following:
- (1) No vicious dog shall be allowed off the premises of its owner unless muzzled or on a leash in charge of the owner or a member of the owner's immediate family over 16 years of age. For purposes of enforcing this subsection (b), a dog is deemed as being of a vicious disposition if, within any 12-month period, it bites two or more persons or inflicts serious injury to one person in unprovoked circumstances off the owner's premises.
 - (2) No person shall harbor or permit to remain on his/her premises any animal that is habitually inclined toward attacking persons or animals, destroying property, barking excessively or making excessive noises or running after automobiles.
- (c) *Animals running at large.* Restrictions on animals running at large are as follows:
- (1) No person having in his/her possession or ownership any animal or fowl shall allow the animal or fowl to run at large within the city. The owner of any animal, whether licensed or unlicensed, shall keep his/her animal tied or enclosed in a proper enclosure as not to allow such animal to interfere with the passing public or neighbors. Any animal running at large unlicensed and required by law or ordinance to be licensed shall be seized and impounded by a humane or law enforcement officer or animal warden.
 - (2) A dog or cat shall not be considered to be running at large if it is on a leash not to exceed ten feet in length and under control of a person physically able to control it when the animal is off the owner's premises. However, no person shall tie, stake or fasten any dog within any street, alley, sidewalk or other public place within the city or in such a manner that the animal has access to any portion of a street, alley, sidewalk or other public place.
- (d) *Wild or vicious animals kept for display or exhibition purposes.* No person shall keep or permit to be kept on his/her premises any wild or vicious animal for display or for exhibition purposes, whether gratuitously or for a fee. This subsection does not apply to a zoo, theatrical exhibit or circus.
- (e) *Barking dogs or crying cats.* It shall be unlawful for any person knowingly to keep or harbor any dog which habitually barks, howls or yelps or any cat which habitually cries or howls to the great discomfort of the

peace and quiet of the neighborhood who are of ordinary sensibilities. Such dogs and cats are declared to be a public nuisance. A dog or cat is considered to be in violation of this subsection when complaints are filed with the police department pursuant to subsection (f) of this section.

- (f) *Enforcement.* Enforcement of this section shall be as follows:
- (1) Upon any complaint to the police department, warnings may be issued to the owner of a dog or other animal engaging in the conduct in this section that such animal may be in violation of this section.
 - (2) A warning or citation may be issued to the owner of a dog or other animal engaging in such conduct, subject to forfeiture as provided in section 18-31 or when such behavior is observed by a law enforcement officer.
- (g) *Killing of certain dogs.* Any dog, while off the premises of its owner, who attacks any person may be killed by a law enforcement officer if:
- (1) It continues to attack people.
 - (2) It cannot be safely captured.
 - (3) The owner consents to have the dog killed.
 - (4) The owner cannot be contacted after reasonable effort by the police department and the animal presents a continuing threat to public safety.
 - (5) The officer reasonably believes that, unless the dog is immediately captured or killed, it will attack again.
 - (6) The officer reasonably believes the dog has rabies. When killing a dog suspected of having rabies, care shall be taken to avoid damage to the dog's head.
 - (7) All dogs having to be killed shall be killed in a humane manner.
- (h) *Owner's liability for damage caused by dogs; penalties.* The provisions of Wis. Stats. § 174.02 relating to the owner's liability for damage caused by dogs, together with the penalties therein set forth, are adopted and incorporated in this section by reference.

(Code 1999, § 7-1-6)

Sec. 18-41. Pit bulls and other dangerous animals.

- (a) As used in this section, the term "pit bulldog" is defined to mean:
- (1) The Staffordshire bull terrier breed of dog.
 - (2) The American pit bull terrier breed of dog.
 - (3) The American Staffordshire terrier breed of dog.
 - (4) Any dog which has the appearance and characteristics of being of the breeds of Staffordshire bull terrier, American pit bull terrier, American Staffordshire terrier or a combination of any of these breeds.
- (b) *Keeping of certain animals prohibited.* It shall be unlawful to keep, harbor, own or in any way possess within the corporate limits of the city:
- (1) Any warm-blooded, carnivorous or omnivorous, wild or exotic animal, including but not limited to nonhuman primates, raccoons, skunks, foxes and wild and exotic cats.
 - (2) Any animal having poisonous bites.

(3) Any pit bulldog.

(Code 1999, § 7-1-9; Ord. No. 1072B, § 1, 8-14-2002; Ord. No. 1279B, § 1, 6-8-2016; Ord. No. 1295B, § 1, 11-8-2017)



To: Mayor and City Council
From: Kaye Matucheski, Clerk-Treasurer/Finance Director
Date: May 21, 2025
Re: Distribution of Electronic Agenda Packets Due to Difficulty with Mailing Time

There are some committee members (Alderspersons and Citizen Members) that prefer to receive the agenda packets printed rather than an electronic copy. We used to be able to mail these if the packet was small enough or have the Police Department deliver the larger packets. This is not working any more due to the amount of time it takes for the mail to get to the intended recipient.

To continue mailing these packets would require a long lead time which is usually not possible as agenda items can come in at the last minute. If we had to send agendas earlier, the process of taking items to a Committee would be slower than it is now. The Police Department is busy enough without having to deliver even more packets for meetings.

After discussing this, we would like to be able to send the packets to everyone electronically. If someone would like a printed packet, we would send a notice electronically that the packet is available to be picked up at the Clerk's office. In order for this to work, the deadline for getting agenda items turned in to Shannon would have to be a hard deadline so the packets can be done in time for people to pick up the packet.

Ideally we would like to be able to send everything electronically but I realize this does not work for everyone. If someone does not like the electronic packet as he/she likes to make notes on what is reviewed, this can be done with a pdf document. We would be happy to show you how to do this.

This agenda item is to generate a discussion as to what the options are for getting packets out as timely as possible. Please be ready to share your ideas (pro and/or con) about electronic packets.

Thank you for your consideration on this issue.



To: Mayor and City Council
From: Kaye Matucheski, Clerk-Treasurer/Finance Director
Date: May 21, 2025
Re: Music in the Park Donation Request of \$779.24 for Brochures

The Music in the Park group is again requesting funding to cover the printing of 5,000 brochures to distribute for the summer concerts. The amount they are requesting this year is \$779.24 which is about \$72 less than the request from last year. The letter and copy of the invoice are attached.

If this funding is approved, the funds will come from the Hotel/Motel Economic Development funds that the City has authority to spend.

Should you have any questions, please feel free to contact me.

On June 2nd our summer season will begin for **MUSIC IN THE PARK**. Each year we have been getting a bigger and better response to all the groups that come to play for our concerts. We will be distributing 5,000 brochures throughout Lantana County and surrounding areas. We are requesting your support in funding these brochures.

As The Music in the Park grows so does the cost of all the groups that perform. Music in the Park is a self funded program that is only made possible by the generous people who have purchased a brick, businesses or individuals who have sponsored a band and individuals who give cash donations.

Music in the Park is family oriented and a great time for the young, old and all those in between. If you have never attended a concert, you are missing a relaxing evening of fun, entertainment and delicious home made pies and ice cream.

We would sincerely like to thank you for your support.

Committee for **MUSIC IN THE PARK**

invoice

May 6, 2025

Tammy Steger
1226 1st Avenue
Antigo, Wisconsin 54409
715.216.3136
tammysteger@gmail.com

Antigo Music Association
Nick Salm & Sharon Gibson

JOB - Music in the Park - 2025

Brochures

SIZE: 8.5" x 14" FOLDING: Double Parallel Fold PAPER: 100 lb. Gloss Book (C2S) with Aqueous Coating

Printing 5,000	\$588.24
Shipping	\$91.00
Design -	\$100.00

Total Due \$779.24

Thanks for Your Business!

Total due within 15 days of date noted on this invoice. Checks payable to Tammy Steger.

Attachment: Music in the Park 2025 Funding Request (7518 : Music in the Park)



To: Mayor and City Council
From: Kaye Matucheski, Clerk-Treasurer/Finance Director
Date: May 21, 2025
Re: Write Off Block Grant Loan in the Amount of \$27,548 for 341 Freiburger Avenue Due to Foreclosure

The City of Antigo has a Block Grant loan for 341 Freiburger Avenue in the amount of \$27,548 and the owner has passed away. The house was foreclosed on which means the City will be unable to collect the loan amount so the loan amount of \$27,548 will need to be written off.

I would recommend the Committee approve this write off and a resolution forwarded to Council.

Should you have any questions, please feel free to contact me.



To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: May 21, 2025
Re: Approve Proposed City Funded Reroofing Project of the 717-719 5th Avenue Building

This is for your information:

- The current owner of the building is Araceli Rodriguez-Cervantes.
- The city has never been able to make direct contact with the owner.
- The owner's brother was in contact with the city, but communication with him stopped.
- The building located at 717-719 5th Avenue has been neglected for years. There is a hole in the roof and water is entering the building.
- The building is assessed at \$80,000 and the land is assessed at \$14,200 for a total value of \$94,200 (see attached property records report).
- Despite efforts from the City of Antigo's Building Inspection Department, Winter's Law Office, and the City of Antigo's Police Department, the owner is unwilling to repair the building's roof.
- Last year the City Council directed the Building Inspection Department to hire a structural engineer to assess the building's condition. It was confirmed that the building is in good condition and a new roof will preserve the building (see attached engineering report).
- The City Council then requested that the Building Inspection Department and Winter's Law Office pursue the abatement of the building's roof (see attached report to council from Oct. 9th, 2024).

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- Winter's Law Office completed the legal process that will allow the City to reroof the building.
 - Following the reroof of the building, Winter's Law Office will place a lien on the building and foreclose on the lien. In the process of foreclosure, the property will be sold to the highest bidder. If no one bids higher than the city's cost to replace the roof the city will end up with the building to sell. If someone bids higher, the city's lien will be paid from the proceeds.
 - The funds to reroof the building will be taken from the city's demolition fund. The proceeds from the sale of the building will be put back into the city's demolition fund.
 - If the roof is not repaired, the building will eventually need to be razed. The demolition of the building, located at 701 5th Avenue, cost approximately \$200,000.
 - The Building Inspections Department put the reroofing project out for bids.
 - Three bids were submitted and the low bid of \$52,593 was submitted by Durable Roofing LLC.
 - Durable Roofing LLC will perform the recommended additional work to properly wrap the roofing membrane over the adjacent wall for an additional \$4,390, for a total cost of \$56,983.
 - Durable Roofing has reroofed 25 buildings in the City of Antigo in the past 10 years. They have an excellent track record, and they are extremely easy to work with (see attached bid summary).
 - C&C Services left the additional work line item blank in their bid form, and they did not provide the required asbestos removal company or a certification in their bid.

Recommendation to the Finance, Personnel, and Legislative Committee is to approve the city funded reroofing of the building located at 717-719 5th Avenue and to accept the bid submitted by Durable Roofing LLC in the amount of \$56,983 to complete the project.

Roof Bid Summary

Durable Roofing

Base bid \$ 48,493

Add Asbestos removal \$4,100

Total = \$52,593

*Recommend additional work \$4,390

***Total= \$ \$56,983**

C&C Services #1

*Did not include Asbestos contactor or license.

*Did not include price for additional work.

Total = \$53,325

C&C Services #2

*Did not include Asbestos contactor or license.

*Did not include price for additional work.

Total = \$60,633

* The recommendation for additional work is to properly wrap the roofing membrane over the adjacent building wall. C&C Services left that line item blank in their bid.

* C&C Services did not provide an asbestos removal company or a certification in their bid.

Bidder Sheet

Date of Opening: 5/12/2025

Present at Opening:

Thomas Burkhardt
Bernice Mann

[illegible]







Staff Summary

To: City of Antigo Common Council

From: Beth McCarthy (Building Inspector/Zoning Administrator)

Date: October 9th, 2024

Subject: Discuss Reroofing the Building Located at 717/719 5th Avenue

Building Information:

- Current Owner: Araceli Rodriguez-Cervantes
- Current Address on the Tax Bill: 512 Superior St, Antigo

- Land Value: \$14,200
- Improvement Value: \$80,000
- Total Value: \$94,200

- City Staff estimate that the building has been vacant for two years based on water usage and when the water meter was removed due to a leak

Tax Information:

- Paid in full in 2021 and Prior
- Delinquent 2022 - \$1,929.27
- Delinquent 2023 - \$3,870.72

Fiscal Impact: - Estimates and Invoices are Attached

Ionic Structure & Design (Structural Engineer)

- Phase 1 - \$980 (PAID)
- Phase 2 - \$1,680

Mavo Systems (Remove portions of the ceiling and dispose of the materials for the engineer to complete Phase 2) - \$4,670

Durable Roofing (Quote to Reroof the Building)

- Estimate Fee: \$250 (PAID)
- Quote to Reroof the Building - \$74,000

Total Cost to Date: \$1,230

Estimated Total Cost to Complete the Project: \$81,580

Attached Documents Include:

- Property Tax Information
- Proposal - Ionic Structures & Design
- Phase 1 Summary - Ionic Structures
- Mavo Systems – Quote
- Durable Roofing – Quote

Susan L. Lasecki
Ionic Structures and Design, LLC
PO Box 466
Plover, Wisconsin 54467

October 1, 2024

Ms. Beth McCarthy
Building Inspector / Zoning Administrator
City of Antigo
700 Edison Street
Antigo, WI 54409

Project Name: 717-719 5TH Ave
Antigo, WI
Ionic Proposal Number: PR24-038

Dear Ms. McCarthy:

Thank you for the opportunity to meet with you on 9/27/2024 and discuss the condition assessment for the vacant property at the above state address. Ionic Structures and Design, LLC (IONIC) appreciates the opportunity to provide the City of Antigo (CLIENT) a proposal for this investigation. To facilitate your review of this proposal, it has been organized into the following sections:

- Description of Investigation
- Scope of Work
- Schedule
- Compensation
- Terms and Conditions – Attachment A
- Expert Witness Services – Attachment B

DESCRIPTION OF INVESTIGATION

It is my understanding that the building at 717-719 5th Ave. has been unoccupied for an extended period. Additionally, the City has taken steps to locate the Owners and has not been able to contact them. The building has windows that are boarded up and the City has determined that the roof is leaving into the building at several locations.

The purpose of this investigation is to determine the extent of damage to the property and what (if any) structural repairs are required to the structural elements of the building.

CLIENT EXPECTATIONS

CLIENT will be responsible for providing accurate information regarding all existing conditions. Any existing drawings, reports or previously performed investigations shall be made available to IONIC for

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Ms. Beth McCarthy

October 1, 2024

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review and duplication if deemed necessary. If the local municipality has existing documentation regarding the facility, CLIENT shall provide letter of authorization if necessary. IONIC shall not be liable for any false information provided by the CLIENT.

SCOPE OF SERVICES

The engineering services for this project have been organized into two chronological phases.

- Preliminary Investigation
 - Initial Site Visit
 - Preliminary Report
- Secondary Investigation
 - Secondary Site Visit
 - Analysis
 - Report

PRELIMINARY INVESTIGATION

INITIAL SITE VISIT

An initial site visit was conducted on September 27, 2024. During this time, IONIC observed and documented the condition of the property. This preliminary assessment was based on readily visible conditions. There are extensive finishes which impede the ability to evaluate the condition of the structural members.

PRELIMINARY REPORT

A brief report outlining the initial findings during the first site visit will be provided to the Client detailing the following information:

1. Introduction / Background
2. Scope of Work
3. Observations
4. Discussion
5. Conclusions & Recommendations
6. Appendix A - Photos

SECONDARY INVESTIGATION

SECONDARY SITE VISIT

A second visit to the site will be scheduled during a time mutually accepted by IONIC and CLIENT. During the investigation, the CLIENT shall be responsible for providing adequate access to all areas which require inspection. This may require the CLIENT to provide ladders or a hydraulic lift.

In the areas where water infiltration is evident, all finishes (ceiling and insulation) should be removed to provide visualization and access by the investigating engineer. IONIC cannot be held responsible for any unseen conditions. Material testing may be required; costs associated with such testing have not been included in this proposal.

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Ms. Beth McCarthy

October 1, 2024

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ANALYSIS

The information obtained during the site visit will be reviewed and analyzed based on current Building and Design Codes. The following calculations will be included in the analysis:

1. Evaluation of existing roof framing

REPORT

IONIC will provide a detailed report to the CLIENT outlining the findings of the investigation and analysis.

The report will be arranged in the following format:

7. Introduction / Background
8. Scope of Work
9. Review of documentation
10. Observations
11. Research and Analysis
12. Discussion
13. Conclusions & Recommendations
14. Appendix A - Photos
15. Appendix B – Sketches
16. Appendix C – Reference documentation

SERVICES NOT INCLUDED

Ionic will not provide the following services as part of this proposal. Some of these services may be requested for an additional fee.

1. Instruction regarding means and methods to affect any repairs. Means and methods are the sole responsibility of the Contractor.
2. Repair cost estimates.

SCHEDULE

A preliminary schedule is presented in the following table. The table presents milestone dates. In the event the start of the investigation is delayed, there will be a corresponding delay in the completion.

PRELIMINARY PROJECT SCHEDULE	
Agreement Signed	10/04/2024
Initial Investigation	09/27/2024
Preliminary Report	10/11/2024
Second Investigation	TBD
Final Report	TBD

Ms. Beth McCarthy

October 1, 2024

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COMPENSATION

This project will be billed on a Time and Expense basis not to exceed the amount indicated in the Table below, in accordance with the 2024 standard billing rate. The two proposed phases can be authorized separately if the CLIENT would like to do so. The second phase is an option to the CLIENT.

The standard billing rate for the outlined services is \$140 per hour. Anticipated total costs are indicated below:

PROJECT FEE SCHEDULE *	
Preliminary Investigation	\$ 980.00
Secondary Investigation	\$ 1,680.00

* Estimated costs do not include reimbursables which include but are not limited to reproduction fees, travel expenses, etc.

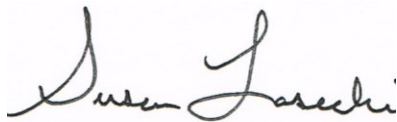
TERMS AND CONDITIONS

Details of the terms and conditions are contained within this proposal (Attachment A) in our Terms and Conditions of Agreement, which are an integral part of our contract for professional services. Please indicate your acceptance of this proposal (and the Terms and Conditions herein) by having an authorized representative sign one copy and return it to IONIC.

CLIENTS frequently issue purchase orders (P.O.s) as a matter of convenience for tracking their accounts payable. However, it is expressly understood by the CLIENT and IONIC that none of the terms and conditions associated with the CLIENT's P.O. shall be deemed effective. In the case of such conflict, the terms and conditions set forth in IONIC's Terms and Conditions of Agreement shall be deemed effective and agreed to between the CLIENT and IONIC. IONIC's acceptance of a P.O. shall not be deemed to be an acceptance of the terms or conditions of such P.O.

Thank you for the opportunity to provide you with this proposal. Please call if you have any questions regarding this proposal or require additional information.

Sincerely,



Susan L. Lasecki, P.E., S.E.

Principal Engineer

Enclosure

PR24-038

RESPONSE

Signature

Name (please print)

Title

Date

The Terms and Conditions (included in Attachment A) are also incorporated and made part of this agreement.

Phase 1 – Preliminary Investigation ☐

Phase 2 – Secondary Investigation ☐

BILLING INFORMATION

Please indicate all pertinent billing information as requested below

Billing Address (if different from address listed on the first page of this proposal)	Same as on First Page
Client Project or Purchase Order Number	
Accounts Payable Contact	
Accounts Payable Contact Phone Number	
Preferred invoice delivery method (please check one)	☐ USPS ☐ E-mail
Please provide accounts payable email address (if required)	

TERMS AND CONDITIONS

ATTACHMENT A

These Terms and Conditions of Agreement form the Agreement under which services are to be performed by Ionic Structures and Design LLC. (hereinafter referred to as IONIC) upon acceptance of the attached Proposal by the CLIENT. The Scope of Work, Project Cost and Project Schedule sections of the attached Proposal are incorporated by reference into these Terms and Conditions of Agreement and are part of the Agreement.

SECTION 1.0: SCOPE OF WORK

IONIC shall perform the Scope of Work outlined in the Proposal in consideration of the stated fee and payment terms. It is understood that the Scope of Work and the Project Schedule defined in the Proposal are based, in part, on the information provided by the CLIENT. If this information is incomplete or inaccurate, or if site conditions are encountered which vary from those indicated by the CLIENT, or if the CLIENT directs IONIC to change the original scope of work established by the Proposal, a written amendment to this Agreement equitably adjusting the costs and/or performance time thereunder, shall be executed by the CLIENT and IONIC as soon as practical in accordance with Section 2.0 below. In the event that the CLIENT and IONIC cannot agree upon the terms and conditions of such amendment, either party may terminate this Agreement immediately upon written notice to the other in accordance with Section 11.0, Termination.

SECTION 2.0: ADDITIONAL SERVICES

For additional services not included above, IONIC shall be compensated on an amended fee basis as indicated in the following table. The Scope of Work for additional services shall be defined and included as an Amendment to the original Agreement.

Amendment Number	Date	Description	Fee	Initials	
				CLIENT	IONIC

SECTION 3.0: SCHEDULE

IONIC will put forth its best effort to complete the work in accordance with the schedule provided in the Proposal. If IONIC recognizes that the schedule shall not be met for any reason, IONIC shall notify the CLIENT as soon as practically possible so that a mutually agreed on revised schedule can be established.

IONIC shall not be considered in default because of any delays in the completion of the work due to causes beyond the control and without the fault or negligence of IONIC or its Subconsultants. Such delays include but are not limited to: acts of God, unusually severe weather, governmental action, or supplier delay. In the event IONIC has knowledge of any actual or potential delay, IONIC shall notify the CLIENT.

SECTION 4.0: FEES, BILLING AND PAYMENT

IONIC's fee estimate is effective for thirty (30) days from the date of the Proposal. Thereafter, IONIC shall have the right to modify its fee estimate. The CLIENT recognizes that IONIC's fee estimate does not include potentially applicable sales and use taxes.

The CLIENT agrees to pay IONIC for all services performed and all costs incurred. Prior to the provision of services, the CLIENT shall deposit a retainer of \$0 with IONIC. Invoices for IONIC's services shall be submitted, at IONIC's option, either upon completion of such services or on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 15 days, IONIC may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. The retainer shall be credits on the final invoice. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid

TERMS AND CONDITIONS

ATTACHMENT A

balance. In the event any portion of an account remains unpaid 60 days after the billing, IONIC may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.

SECTION 5.0: ACCESS TO SITE

Unless otherwise stated, IONIC will have access to the site for activities necessary for the performance of the services. IONIC will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

SECTION 6.0: INFORMATION FOR THE SOLE USE AND BENEFIT OF THE CLIENT

All opinions and conclusions of IONIC, whether written or oral, and any plans, specifications or other documents and services provided by IONIC are for the sole use and benefit of the CLIENT. The CLIENT acknowledges that IONIC's reports, drawings, specifications, calculations, estimates, and other similar documents ("Records") are instruments of professional services, not products. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of any third party against either IONIC or the CLIENT.

All documents produced by IONIC under this Agreement are instruments of the IONIC's professional services and shall remain the property of the IONIC and may not be used by the CLIENT for any other purpose without the prior written consent of the IONIC.

SECTION 7.0: CERTIFICATION, GUARANTEES AND WARRANTIES:

IONIC shall not be required to execute any documents that would result in IONIC certifying, guaranteeing or warranting the existence of any conditions.

SECTION 8.0: INDEMNIFICATION

The CLIENT shall, to the fullest extent permitted by law, indemnify and hold harmless IONIC, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of IONIC.

SECTION 9.0: LIMITATION OF LIABILITY:

In recognition of the relative risks, rewards and benefits of the project to both the CLIENT and IONIC, the risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, IONIC's total liability to the CLIENT for any and all injuries, damages, claims, losses, expenses or claim expenses arising out of this Agreement from any cause or causes, shall not exceed \$100,000 or IONIC's insurance coverage limitations (Whichever is less). Such causes included, but are not limited to, IONIC's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

SECTION 10.0: DISPUTE RESOLUTION:

Any claims or disputes between the CLIENT and IONIC arising out of the services to be provided by IONIC or out of this Agreement shall be submitted to nonbinding mediation. The CLIENT and IONIC agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

SECTION 11.0: TERMINATION OF SERVICE:

This Agreement may be terminated at any time by either party should the other party fail to perform its obligation hereunder. In the event of termination for any reason whatsoever, the CLIENT shall pay IONIC for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

2025 DOR Property Records for City of Antigo, Langlade County

May **3.8.f**

Tax key number: 201-0543

Property address: 719 5th Ave

County: Langlade

Owner name: Araceli Rodriguez-Cervantes

Owner address: 512 Superior St
Antigo, WI 54409

Legal description: ORIGINAL PLAT LOT 1 & W0.06' OF LOT 2 & E3'
OF LOT 28 EXC ALLEY & EXC S88' THEREOF
BLOCK 44

Twn-Rge-Sec-Qtr-QQ: 31N - 11E - 29 - - -

Block-Lot / Acres: - / 0.131

Neighborhood: Commercial - 5th Avenue

Nghbrhd group: Commercial

Zoning: B-4

Flood plain?

Districts: Antigo Lake Rehab-8030

Antigo-0140

TID 4 1999-2032 4

NCTC-1500

Traffic: Heavy

Water: City water

Sanitary: Sewer

Assessment History					
Year	Tax Class	Reasons for Change	Acres	Land	Improvements
2025	Commercial		0.131	\$14,200	\$80,000
		Totals	0.131	\$14,200	\$80,000
2024	Commercial	Revalue	0.131	\$14,200	\$80,000
		Totals	0.131	\$14,200	\$80,000
2023	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2022	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2021	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2020	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2019	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2018	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2017	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2016	Commercial		0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2015	Commercial	Correct acreage, Revalue	0.131	\$12,200	\$56,100
		Totals	0.131	\$12,200	\$56,100
2014	Commercial			\$13,500	\$58,100
		Totals		\$13,500	\$58,100
2013	Commercial			\$13,500	\$58,100
		Totals		\$13,500	\$58,100
2012	Commercial	Facade Improvements		\$13,500	\$58,100
		Totals		\$13,500	\$58,100
2011	Commercial			\$13,500	\$57,100
		Totals		\$13,500	\$57,100
2010	Commercial			\$13,500	\$57,100
		Totals		\$13,500	\$57,100
2009	Commercial			\$13,500	\$57,100
		Totals		\$13,500	\$57,100
2008	Commercial			\$13,500	\$57,100
		Totals		\$13,500	\$57,100
2007	Commercial			\$13,500	\$57,100
		Totals		\$13,500	\$57,100
2006	Commercial			\$19,800	\$25,000
		Totals		\$19,800	\$25,000

Attachment: 2025 DOR Property Records for 0543 (7514 : Approve Proposed City Funded Reroofing

2025 DOR Property Records for City of Antigo, Langlade County

May 3.8.f

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
12/12/2011	334-11-12B	Facade improvements	\$5,000	12/31/2011
6/14/2017	17-0337	None listed		12/14/2017
12/27/2017	2	Dumpster placed in alley		1/30/2018

Sales History		
Date	Price	Type
11/26/2024	\$50,000	Not a market sale
7/30/2020	\$50,000	Valid improved sale
6/1/2018	\$27,000	Valid improved sale
10/19/2016	\$55,000	Not a market sale
5/31/2013	\$55,000	Valid improved sale
6/10/2003	\$50,000	Valid improved sale
2/29/1996	\$68,000	Valid improved sale

Notes					
Date Entered	Note Type	Topic / Action	Reminder / Action Date	Assigned To / Completed By	Note Text
9/19/2024	Action completed	Letter sent	9/19/2024	Administrator	Notice of Real Estate Assessment letter sent to: ARACELI RODRIGUEZ-CERVANTES 512 SUPERIOR ST ANTIGO WI 54409
12/19/2018	Action completed	Data Entry Complete	12/18/2018		Antiques and Unique Gifts - Interior Ave
11/8/2018	Action completed	Letter sent	11/8/2018	Administrator	Buyer Validation letter sent to: Rebecca R. Stimac 1019 Superior St Antigo, WI 54409
10/22/2015	Action completed	Letter sent	10/22/2015	Administrator	2015 Reval Assessment Notice letter sent to: Zane Guitar Company LLC 717 5th Ave Antigo, WI 54409
10/8/2015	Action completed	Data Entry Complete	10/8/2015		
10/6/2015	Action completed	Exterior inspection	9/29/2015		
7/20/2015	Action completed	Letter sent	7/20/2015	Administrator	2015 Com Intro Letter letter sent to: Zane Guitar Company LLC 717 5th Ave Antigo, WI 54409
1/1/2007	Action completed	Full inspection	1/1/2007		Entrance converted was 'Gained'

Land					Note: total acres from the legal description is 0.131		
Land Use	Qty	Width	Sq Ft	Waterfront Type	Adj Description	Adj Amt	Tax Class
	UOM	Depth	Acres	Waterfront D/U			Special Tax Program
Commercial	1	48	5,700	None	700 Block	50%	Commercial
	SF	120	0.131	n/a			

Commercial Type Building

Building name: Retail Store

Zip code: 54409

Building stories: 2.00

Summary of All Building Sections						
Num	Name	Stories	Above Grade Area	Yr Blt	Predominant Use	Bsmt?
1	Section 1	2.0	10,904 SF	1900	Retail store	Yes

Section 1.00 of Retail Store

Section name: Section 1

% complete: 100%

Stories: 2.00

Perimeter: 326 LF

Total area: 10,904 SF (all stories in section)

Year built: 1900

Typical life: 45

Life remaining: 36



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Retail store		1	10,904	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			10,904	100.0%	C (AV)
HVAC	Forced air unit			10,904	100.0%	C (AV)
Elevators						
Fire sprinklers						
Fire alarms						
Mezzanines						
Malls						
Balconies						

Section 1 Levels: 1.00

basement Perimeter: 326 LF

Total area: 5,452 SF (all levels in basement)

2025 DOR Property Records for City of Antigo, Langlade County

May 3.8.f

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Retail store		1	5,452	Unfinished	Masonry bearing walls	8.00	E (PR)	Average

HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	No HVAC				5,452	100.0%	C (AV)

Fire sprinklers	Component Description		Count	Stops	Area (sf)	Area (%)	Quality

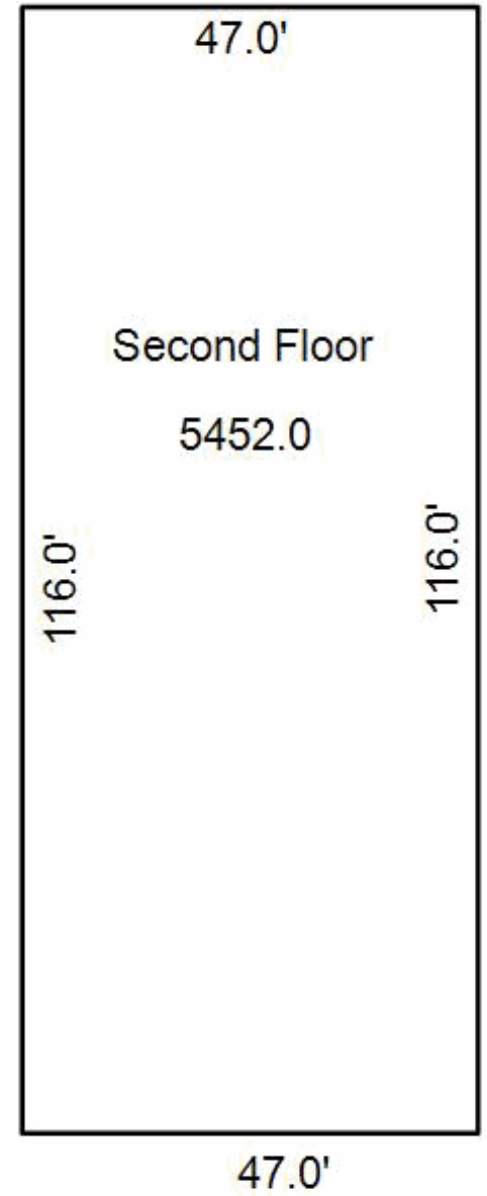
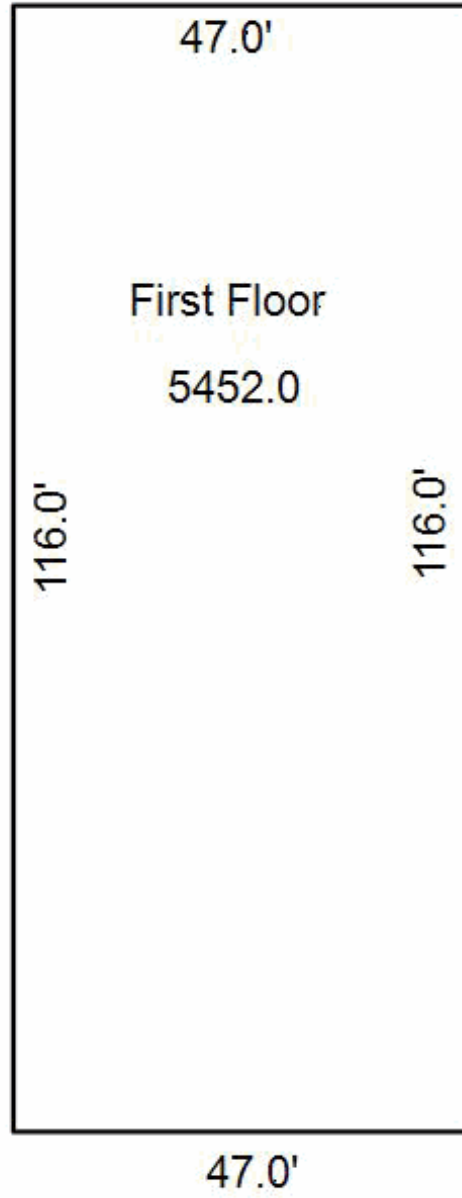
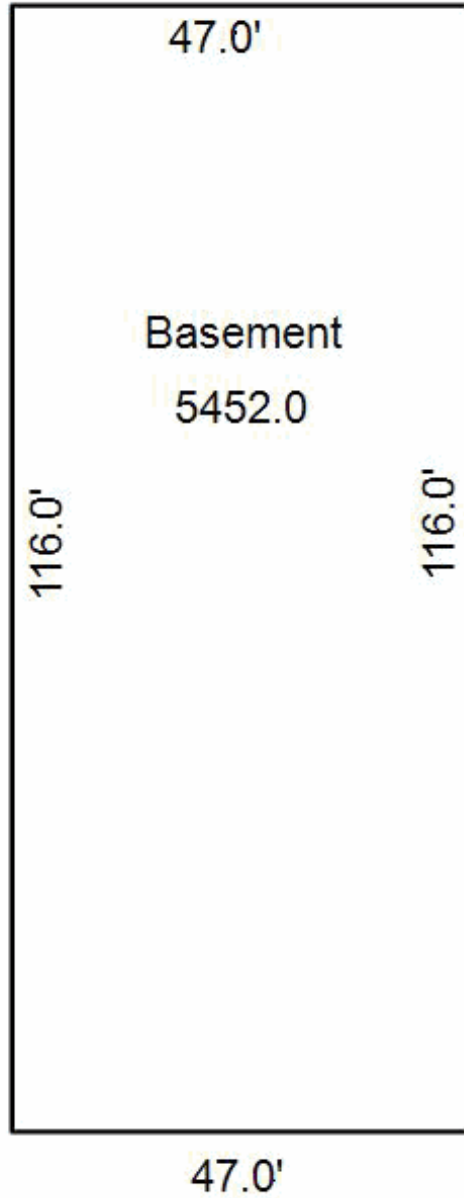
Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition

% adjustments	Description	% Adjustment

\$ adjustments	Description	\$ Amount

Attachment: 2025 DOR Property Records for 0543 (7514 : Approve Proposed City Funded Reroofing



2025 DOR Property Records for City of Antigo, Langlade County

% adjustments	Description	% Adjustment
	Depreciation/MA	-89%
	2nd Floor not useable	-5%
\$ adjustments	Description	\$ Amount

City of Antigo

2025 SPECIFICATIONS & BID FORM FOR ROOF REPLACEMENT

The City of Antigo will accept bids for a membrane roof replacement for a commercial building located at 719 5th Avenue Antigo, WI.

GENERAL SPECIFICATIONS

BIDDING & GENERAL SPECIFICATIONS

1. Scope of Work

- a. Remove and replace the roof at 719 5th Avenue.
- b. Tear off all existing roofing, flashing, fascia, and other items as required legally dispose of all removed materials.
- c. Remove and properly dispose of asbestos layer. (**see attached testing report**)
- d. Must provide an EPS or Gypsum cover board with minimum thickness of 1/4"
- e. Provide new fully mechanically attached roof membrane, metal coping and all related items and accessories throughout
- f. Repair any rafters, deck boards, or decking that may be damaged.
- g. Repair any flashing or coping as needed.

2. Pre-Bid Walkthrough & Instructions

- a. All bidders, by evidence of the submission of their bid, acknowledge that they were provided the opportunity to participate in a walk through and inspection of the project site. The Bidder shall review and thoroughly familiarize themselves with the existing conditions of the building. A pre-bid walkthrough will be held by appointment only on Wednesday May 7th from 8am-3pm please call Terry Kubiaczyk at 715-623-3633 ext. 120 for scheduling.
- b. In the event of a conflict within the specifications, unless clarified prior to bidding, the Bidder shall provide a greater quantity or better quality.
- c. The bidder shall understand that the bid shall include all material, labor and necessary equipment needed to complete this project in accordance with the documents and with accepted industry standards. All accessories and work required for a complete building, to include restorative work, shall be included within the bid. Size accessories are appropriate for the system. The successful bidder will be responsible for the completion of the project including the removal of debris and clean-up.
- d. All products shall be installed in compliance with the manufacturer's written recommendations construction details and in accordance with accepted industry standards, all applicable building codes, and best practices.

3. Bonding Requirements

- a. A Bid Bond or Certified Check in the amount of 5% of the total possible bid amount must be included with the bid.

4. Sales Tax

- a. The City of Antigo is a tax-exempt entity.

5. Bid Form

- a. Refer to the bid form at end of these documents. Bidders must acknowledge all addenda, include alternate bids and list three similar previously completed jobs.

6. Bids

- a. Bids will be accepted until 10:00 a.m. on Monday, May 12th, 2025, at the Office of the Clerk-Treasurer, City of Antigo, Antigo, WI 54409. Please mark the sealed envelope "719 5th AVENUE ROOF REPLACEMENT BID." Bids will be opened and read aloud at the Public Works office immediately following the submittal deadline. The Owner reserves the right to accept any and all bids, waive bid irregularities, and accept the bid deemed most advantageous to the City of Antigo.
- b. Questions concerning this project can be directed to: Terry Kubiacyk, Building Inspector/Zoning Administrator

Phone: (715) 623-3633 Extension 120

E-mail: tkubiacyk@antigo-city.org

City of Antigo

700 Edison Street

Antigo, WI 54409

7. Schedule

- a. This project must be completed by Friday, October 31, 2025 and invoiced no later than 30 days after completion.

8. Subcontractors

- a. The Contractor shall not utilize subcontractors for greater than 1/3 of the work. 1/3 of the work shall be defined as 1/3 of the contract amount. The Contractor shall self- perform a minimum of 2/3 of the work with their own employees. "Own Employees" shall be defined as long term continuous employees (not employees hired for this project) working directly for the Contractor.

9. Preconstruction Meeting and Contract Agreement

- a. A Pre-Construction meeting shall be held after the contract is awarded. The Contractor will be responsible for providing a construction schedule and a plan.

10. Drawings

- a. Where not specified, all products shall be best-grade, premium products. Lack of a specific listed product is not grounds for additional cost.
- b. Submit written product information for review by the City's Building Inspector/Zoning Administrator at least 2 weeks prior to ordering products. Provide cut sheets, actual samples and written information on all components; to include but not limited to: Roof membrane, metal flashings/copings.
- c. Provide any roof membrane manufacturer's standard details customized for this project for all relevant conditions, including flashings, base tie-ins, roof edges, terminations, expansion joints, penetrations, and drains.
- d. Pre-Installation Notice: Provide a copy to show that manufacturer's required Pre Installation Notice (PIN) has been accepted and approved by the manufacturer.

11. Safety

- a. Safety is the sole responsibility of the Contractor. The contractor shall hold regular safety meetings and conduct regular checks for safe working conditions. Comply with all applicable regulations, including state, local, DNR, and OSHA requirements.

12. Material Specification Notes

- a. In the event that only one product is listed, the product listed shall be considered as a reference standard. Substitutions will be considered prior to bidding. Substitutions should be submitted at least two weeks prior to the bid due date.
- b. Acceptable manufacturers are subject to compliance with requirements.
- c. While every effort has been made to include specification information for all work, the lack of a specification section does not excuse the Contractor from performing work indicated on the drawings or from providing a complete project in accordance with industry standards and applicable codes.
- d. Include product manufacturer's warranty information in the Operations & Maintenance Manual.
- e. All components, products etc. shall be fully installed and adjusted for proper use at completion of the project. Provide all necessary accessories and components as required for a complete installation. Refer to shop drawing notes.

13. Project Close-Out

- a. Operation & Maintenance Manuals: Provide (2) copies of all operation & maintenance information, including all product cut sheets, warranty and maintenance information. Information shall be neatly organized.
- b. Warranties: All warranties shall start as of the day of substantial completion. Where manufacturer's warranties exceed specified warranty, provide the longer warranty. In addition to product warranties, Contractor shall provide a No Dollar Limit manufacturer warranty for 15 years after completion.
- c. Final Cleaning: In addition to daily clean up, contractor shall provide a thorough final cleaning of project site and surfaces.

14. Execution Notes

- a. All exposed flashing, fasteners, sealants shall be color matched to surrounding materials.
- b. Shore up existing construction as required while performing work.
- c. The contractor is responsible for all jobsite safety, construction means & methods, etc.
- d. The bidder's attention is directed to the following:
- e. The contractor is responsible for any water damage to the interior of the building. Perform daily check / seal at end of each working day to prevent any water damage to existing building.
- f. Do not create or leave any unsecure conditions.
- g. No work is to be completed by the owner.

15. Site Supervision & Site Care

- a. The Contractor shall provide full time on-site supervision at the job site. "Full Time" shall be understood to mean whenever work is performed at the site. Supervision shall be provided by one individual for the duration of the project.
- b. Provide landscape restoration / pavement restoration at all disturbed areas.

16. Insurance Requirements

- a. Statutory Workers Compensation and Employers Liability insurance b. General Liability
 - i. Bodily Injury; including death \$1,000,000 each person
\$2,000,000 each occurrence
 - ii. Property Damage \$2,000,000 each occurrence or Combined Single Limit \$1,000,000 each occurrence
- c. Independent Contractor's (if applicable) (contingent liability)
 - i. Bodily Injury; including death \$1,000,000 each person
\$2,000,000 each occurrence
 - ii. Property Damage \$2,000,000 each occurrence
- d. Automobile Liability
 - i. Bodily Injury; including death \$1,000,000 each person
\$2,000,000 each occurrence
 - ii. Property Damage \$2,000,000 each occurrence
- e. Performance and Payment Bond (if applicable) Contract Amount
- f. An umbrella policy of \$2,000,000 may be used to satisfy the above requirements.
- g. ***The City of Antigo must be named as an additional insured.***
- h. ***A copy of the endorsement must be forwarded to the City Clerk/Treasurer's Office. No insurance shall be canceled without notifying the City in writing thirty (30) days prior to cancellation.***

17. Contract Agreement

- a. A standard contract agreement as provided by the City of Antigo or an alternate contract agreement as provided by the contractor and reviewed/accepted by the City of Antigo Attorney is required.

18. Pay Requests

- a. 5% of each pay application will be withheld until the Final Payment. Final Payment to the successful bidder will be made within 30 days of completion of the project and submission of a final invoice. If the work is judged to be incomplete or corrective action is required, a portion of the final payment will be withheld until completion of the insufficient work.

BID FORM FOR ROOF REPLACEMENT

(Bidders are allowed to submit multiple bid forms for alternate membranes)

Manufacturer _____ Membrane Model/Name _____

Membrane Color _____ Membrane Thickness (mils) _____

15-Year No-cost (non-prorated) Warranty Period ____ Yes ____ No

Fully installed Membrane Roofing System per Bid Specifications:

Approximate Roof Membrane Quantities (To be confirmed by Bidder)

Roof Area = +/- 5,200 sq. ft.

2025 ROOF TOTAL COST = \$ _____

Additional Bid Considerations

Replace wet/defective rafters, deck boards, or decking \$ _____

This bid-offer shall be open to acceptance for 45 days from the bid closing date.

If a conflict in the Contract Documents occurs the following shall apply:

1. Addenda or modifications of any nature to the drawings and specifications take precedence over the original Contract Documents.
2. Where a conflict occurs in the Contract Documents, not reconciled by addenda, the installation of a greater quantity and better quality shall be provided.

Following Addenda have been received and are acknowledged to be included in the Bid

Addendum #____ Dated _____ Addendum #____ Dated _____

COMPANY NAME/ADDRESS _____

COMPANY REPRESENTATIVE SIGNATURE _____

TYPED NAME AND TITLE _____

DATE _____ PHONE # _____ E-MAIL _____

The City of Antigo reserves the right to accept or reject any or all bids and will accept the bid that is deemed most advantageous to the City. The City may choose any or all or part of this bid.

PREVIOUS EXPERIENCE/REFERENCES

All bidders shall list three similar previously completed jobs, including size, contract amount & contact information:

Client Name _____ Contact Person _____

Phone # _____ E-mail _____

Project Value \$ _____ Project Size _____

Year of Completion _____

Comments _____

Client Name _____ Contact Person _____

Phone # _____ E-mail _____

Project Value \$ _____ Project Size _____

Year of Completion _____

Comments _____

Client Name _____ Contact Person _____

Phone # _____ E-mail _____

Project Value \$ _____ Project Size _____

Year of Completion _____

Comments _____

DETAILED SPECIFICATIONS

1. Roof Membrane

- a. A mechanically attached single-ply EPDM Roof membrane is required.
- b. Acceptable Products – Reference Standard
 - i. Firestone Rubber Gard Reinforced EPDM
 - ii. Carlisle Sure-Tough
 - iii. John Mansville JM EPDM R
 - iv. Sika Plan
 - v. Fibertite 8530
 - vi. Duro-Last
 - vii. Or equal as approved prior to bidding.
- c. Membrane Thickness
 - i. Minimum 40 mil
 - ii. Membrane thickness as required to provide the specified manufacturer's warranty.
- d. Seams as per manufacturer's written recommendations

- e. Color: White/Off-white
- f. Warranty Period (**Provide details with bid submittal**)
 - i. 15 year, No Dollar Limit manufacturer warranty period and shall include labor and materials. No payment by the Owner for warranty repairs.
- g. Adherence to Roof Deck
 - i. Thoroughly sweep and clean / prepare roof deck as required for installation.
- h. Incidentals
- i. Include any & all components/accessories as required for a complete and finished installation.
- i. Qualifications
 - i. Contractor shall have a minimum of 10-years of experience and be trained/certified by the roofing manufacturer.
 - ii. Contractor or sub-contractor must provide asbestos removal certification

2. Construction Details

- a. Details shall be in accordance with the following.
 - i. NRCA Waterproofing Manual
 - ii. 2015 IBC

3. Existing Rooftop Items

- a. Protect existing mechanical system units and other items from damage.
- b. Recondition existing roof drains as required. Replace any damaged or broken components.
- c. Correct or modify any deficient curb details.
- d. Remove and replace existing boots/membrane flashings at existing roof penetrations.

5. Roof Slope

- a. Verify existing slope prior to bidding. per insulation as required.
- b. Provide roof slope in compliance with manufacturer's recommendations and written warranty.
- c. If an additional roof slope is needed to provide a well performing roof system, the bidder shall advise the owner in writing prior to submitting a bid.







Corporate Office:
1006 Western Avenue
Mosinee, WI 54455
Tel: 715.693.6112
Info@NorthStarTesting.com

Fox Cities Branch:
1907 American Drive
Suite A3
Neenah, WI 54956
Tel: 920.422.4080

Madison Branch:
1320 Mendota Street
Suite 120
Madison, WI 53714
Tel: 608.827.6761

Sheboygan Branch:
2109 Erie Avenue
Suite 103
Sheboygan, WI 53081
Tel: 920.422.4080

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

April 25, 2025

City of Antigo
c/o Beth McCarthy
700 Edison Street
Antigo, WI 54409

Project:	Asbestos Material Sampling
Site:	717-719 5th Avenue Antigo, WI 54409
Work Area:	Roof
Site Date:	April 17, 2025
NorthStar No.	250-460

NorthStar Environmental Testing LLC (NorthStar) was authorized by Beth McCarthy on behalf of the City of Antigo to perform bulk sample collection and analysis for the presence of asbestos. The testing was limited to the following areas/materials:

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
460-1	Ext	Roof, Layer 1	Rubber Membrane	Black	None Detected
460-2	Ext	Roof, Layer 2	Rubber Membrane	Black	None Detected
460-3	Ext	Roof, Layer 3	Roofing Felt Paper	Black	None Detected
460-4	Ext	Roof, Layer 4	Roofing Tar (on metal roof deck)	Black	2% Chrysotile

Samples with a confirmed analysis of greater than one percent (>1%) are to be considered an asbestos containing material (ACM) requiring special handling and disposal measures. OSHA regulations still apply to materials with less than or equal to one percent (≤1%) asbestos.

Laboratory:	Eurofins NVLAP# 101768-0		
Analysis Date:	April 25, 2025 (reported)		
Collected By:	Noah Lemanski (All – 290509)	Date:	April 17, 2025

Bulk sample analysis by polarized light microscopy with dispersion staining; USEPA method: EPA 600/M4-82/020 & EPA 600/R-93/116 (where applicable); Reported percentages are visually estimated by volume. Unless otherwise requested by client, each material or layer of a non-homogeneous sample is analyzed separately with reported percentages based on total sample. This report is not to be used to claim product endorsement by NVLAP or any other U.S. Government agency.

Submitted By,
NorthStar Environmental Testing, LLC.

Noah Lemanski
Noah Lemanski
Project Technician

Photo No. 1

Area:
Roof

Item:
Layer 1, Rubber Membrane
Layer 2, Rubber Membrane

Non-Asbestos

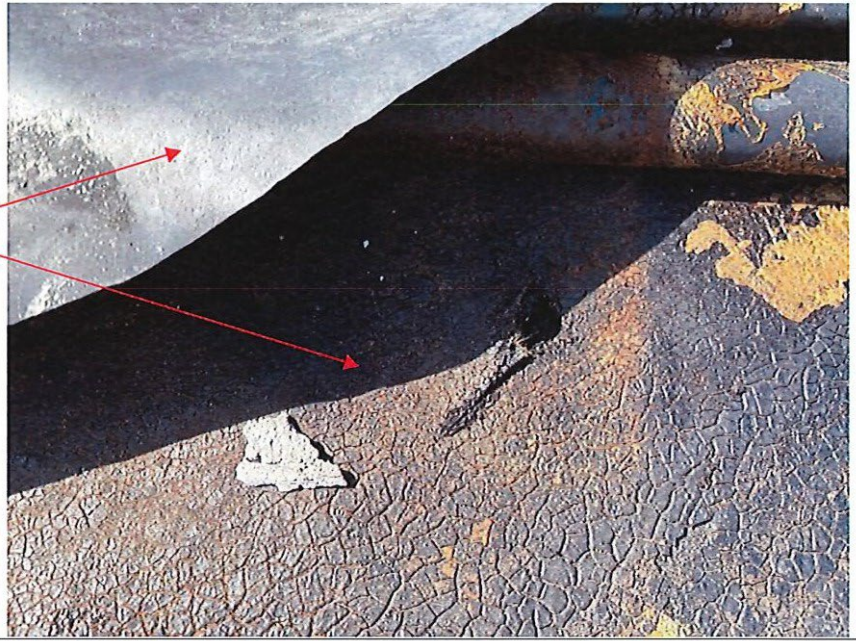


Photo No. 2

Area:
Roof

Item:
Layer 3, Felt Paper
Layer 4, Roofing Tar

Layer 3, Non-Asbestos
Layer 4, Contains Asbestos





To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: May 21, 2025
Re: Approve the Sale of City Owned Property and Proposed Site Plan for a New Commercial Building

This is for your information:

- The attached offer is to purchase a 2-acre portion of the city owned parcel 201-2942.040 for \$60,000.
- A local and respected real estate agent recommended the \$60,000 sales price.
- Included in the packet is a preliminary CSM depicting the location of the 2-acre parcel.
- The property will be used to construct a building that will incorporate a new location for Rock Hard Concrete's business, which includes an office space and shop area, along with a portion of the building being dedicated to retail space.
- Parcel 201-2942.040 is zoned I-2.
- I-2 zoning allows for contractors' offices, shops, and yards.

Recommendation to the Finance, Personnel, and Legislative Committee is to approve the sale of the two-acre city owned property, located in the Northeast corner of parcel 201-2942.040, for \$60,000 contingent on the Economic Development Corporation's approval of the Sales Agreement.

LETTER TO OFFER

I ROBERT VANIER (ROCK HARD CONCRETE)

(715)850-2727 email rockhardconcrete90@yahoo.com

LOCATION

DELEGLISE ST AND HWY 64 WEST FIELD

OFFER PRICE \$30,000 ACRE 2 ACRES FOR TOTAL OF \$60,000

CITY WILL PROVIDE CSM

PLAN OF WORK WILL BE TO DO LESS THE ONE ACRE PER YEAR PREP.

FIRST YEAR WILL BE BUILDING AREA WITH SLAB AND PLUMBING.

SECOND YEAR WILL BE THE REMAING AREA WANTED FOR FULL PARKING AREA. THE FULL LOT WILL NOT BE ALL CHANGED AS WE PLAN TO KEEP NICE GREEN GRASS AROUND NORTH SIDE OF BUILDING AND PART OF THE FRONT. THIS SCOPE OF WORK TO BE FINISHED BY END OF 2027.

AFTER MIN OF TWO YEARS OF THE NEW GROUND BEING IN PLACE THE PARKING AREA IN FRONT OF BUILDING WILL BE PAVED.

I UNDERSTAND THIS IS A LETTER OF OFFER NOT CONTRACT. THIS IS VALID UNTIL OCT. 2025.

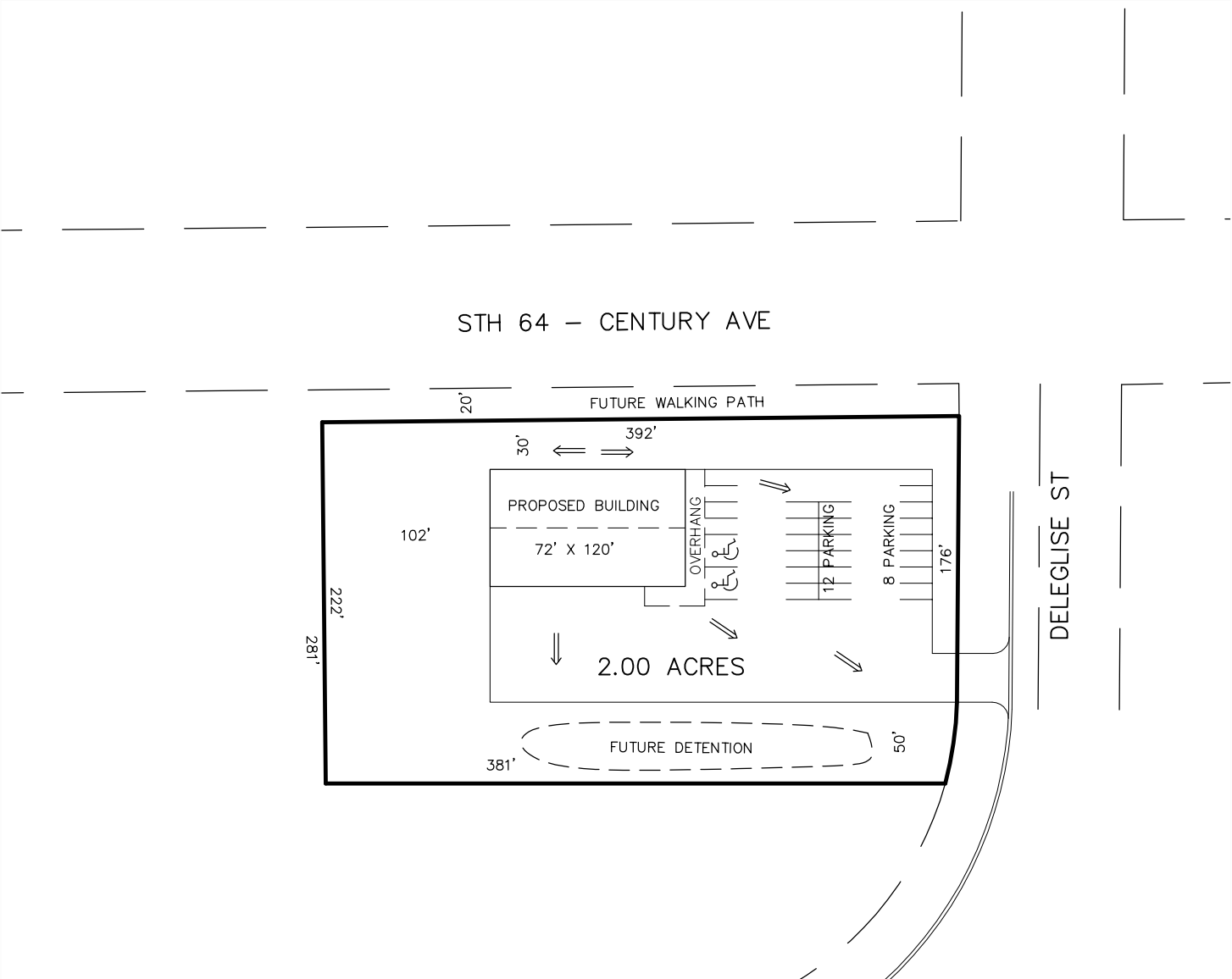
OWNER

ROBERT VANIER

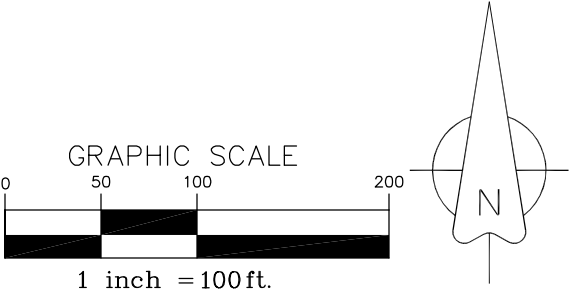
ROCK HARD CONCRETE

ROCK HARD LAYOUT

OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 11
EAST, TOWN OF ELCHO, LANGLADE COUNTY WISCONSIN



- 1.3" X 18" IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT SET(OD)
 - FOUND 2" I. PIPE
 - FOUND 1" I. PIPE
 - FOUND PK NAIL OR RR SPIKE
 - FOUND GOV'T CORNER
 - RECORD DATA
- SHEET 1 OF 2

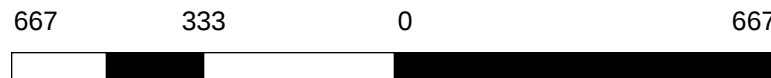


SURVEY PROVIDED BY: CITY OF ANTIGO 700 EDISON ST ANTIGO WI 54409		BEARING REFERENCE: TO THE LANGLADE COUNTY COORDINATE SYSTEM
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DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS



Print Date: 4/14/2025



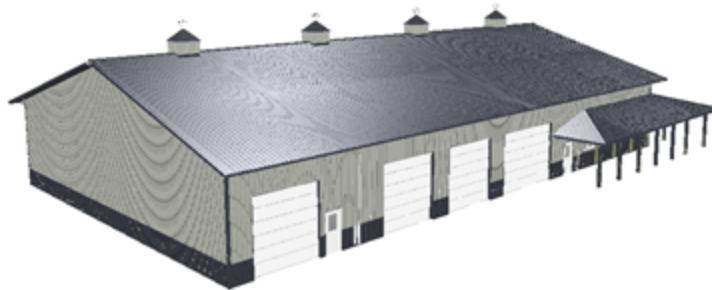
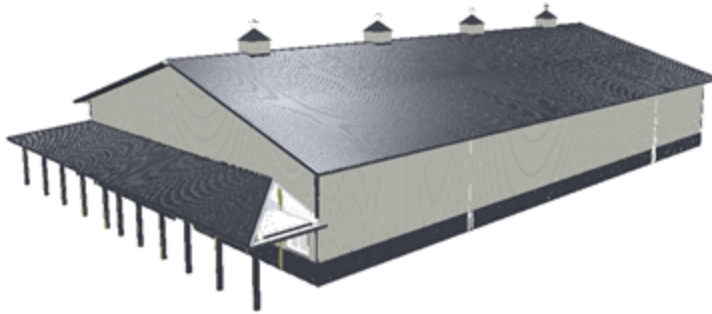
JAMES ROWE
 Cell Phone: (715) 571-9364
 Phone Number: (715) 675-7701
 Email: JRowe@clearybuilding.com

4/8/2025
 VANIER, ROBERT
 Doc ID: 7093920250408104404

Cleary Buildings Project Estimate

Client Proposal - Erected

Project Name: VANIER, ROBERT
Site Address: 3030 ANDERSON DRIVE ANTIGO, WISCONSIN 54409
Email: rockhardconcrete90@yahoo.com
Cell Phone: (715) 850-2727





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Commercial 72' 0"x120' 0"x17' 8" with 16' 0" truss clearance from 100'-0" mark. (15 Bays at 8' o.c.)

Details:

Truss (Standard Lower Chord) with 3.5/12 roof pitch.
 Default Ceiling Design: Designed to Support a Liner Steel Panel Ceiling
 Purlin Blocking: Both Endwalls are purlin blocked, and @ 32' 0"; @ 72' 0"; @ 96' 0";
 Type Foundation: On Concrete Slab (DrySet Brackets)
 Concrete Floor: Yes - Supplied by Purchaser
 Upgrade to 2x6 Corner Bracing
 50 psf Ground Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

Accessories:

124' 0" of Raised Ridge Cap - With snow baffle & screening *

- (1) - Overhead frame out. Size: 16' 0" Width x 12' 0" Height (Door not included unless shown in Additional Building Components or Clopay Building Products)
 - (3) - Overhead frame out. Size: 12' 0" Width x 12' 0" Height (Door not included unless shown in Additional Building Components or Clopay Building Products)
 - (1) Walk Door - Premium, Warm Edge, Thermally Broken 3'-0"x6'-8" with 2x6 frame 20"x24" Insulated - Thermo Pane
 - (1) Walk Door - Premium, Warm Edge, Thermally Broken 3'-0"x6'-8" with 2x6 frame 20"x24" Insulated - Thermo Pane
 - (1) Walk Door - Premium, Warm Edge, Thermally Broken 6'-0"x6'-8" with 2x6 frame 22"x60" Insulated - Thermo Pane
 - (10) Window - High Performance - Double Pane, Insulated, Low E, Warm Edge Horizontal (Double Slider) 5'-0"x3'-0" with 2x6 Nail Fin Only Screen
- Features: Insulated Double Pane, Low-E / Warm Edge, Tempered

Interior Finish / Insulation

Wall Insulation: 6" fiberglass batt, sidewalls with vapor barrier (cannot be left exposed, must be covered by some type of liner) R-21



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Exterior Finishes:

Roof/Siding: Premium Steel Panel
 - Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Premium Steel Panel

Side Wall Overhang: 36" Aluminum soffit (Sidewall) with vented soffit on S1 & S2
 End Wall Overhang: 24" Aluminum soffit (Endwall) with non-vented soffit on E1 & E2
 (4) - Plyco 48" Curb base Cupola w/ Curved roof and Louvered sides (Non-Functional) with University Weathervane - University of Wisconsin (EZ Vane) (Copper)

Porch - 10' 0"x 132' 0"x 10' 0" Clearance Height: 8' 8"
 Porch Starting Finish: Hipped Feature
 Porch Ending Finish: Hipped Feature
 Non-vented Soffit Ceiling on the porch, 24" Soffit Overhang (SW)
 Add Y-brace to each column
 Steel Trim Column Wrap for 10' Clearance on concrete
 J-trim at base of skirt steel



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Interior Nailers: 2" x 4" Nailers 24" oc
 Interior Liner: Liner Steel Panel Steel (Snow color only)

Additional Building Components

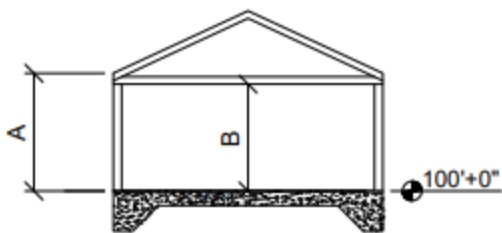
Overhead Doors

- 4 CHI Commercial Sandwich doors (Coach House Industries) Model 3216
- 4 Heavy Duty 1/2 Horse Lift Master openers J 51 L555
- 3 @ 12' x 12'
- 1 @ 16' x 12'

Insulation

- R-50 Blown Fiberglass
- 72 x 120
- 8640 sq. ft.

Truss Type:



Standard Lower Chord Truss (SLC)

Interior Clearances:

"B" = Clearance from finished floor to bottom of truss: **16' 0"**
 (Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height: **17' 8"**
 Roof Peak Height: **28' 2"**
 Roof Pitch: **3.5/12**



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CeilingType: Liner Steel Panel
 Ceiling Perimeter Nailer
 Ceiling Hatch: Plyco Series 2040 Attic Door (Ceiling Hatch w/Arm) (Owner Locate with Foreman on Job Site)

Interior Wall on Building 1 @ 32' 0"

Exterior Finishes

Siding: Liner Panel Steel (Snow color only)

Interior Finish / Insulation

Wall Insulation: 6" fiberglass batt, sidewalls with vapor barrier (cannot be left exposed, must be covered by some type of liner) R-21

Interior Nailers: 2" x 4" Nailers 24" oc

Interior Liner: Liner Steel Panel Steel (Snow color only)

Interior Wall on Building 1 @ 96' 0"

Exterior Finishes

Siding: Liner Panel Steel (Snow color only)

Interior Finish / Insulation

Wall Insulation: 6" fiberglass batt, sidewalls with vapor barrier (cannot be left exposed, must be covered by some type of liner) R-21

Interior Nailers: 2" x 4" Nailers 24" oc

Interior Liner: Liner Steel Panel Steel (Snow color only)



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Responsibilities

Temporary Services:

- Purchaser will provide electric power during construction.
- Portable toilet rental not included with this proposal.
- Seller to pile scrap for Purchaser use or disposal.

Permit

Purchaser shall timely obtain at Purchaser's cost all necessary and required permits and licenses for the construction contemplated by this Agreement.

Site

If Seller is unable to proceed with normal digging procedures (concrete, rocks, etc.), then the extra expense resulting from such condition(s) will be the obligation of the Purchaser and shall be paid to Seller upon request.

Access must be provided for unloading materials to the building material placement area which must be within 75 feet of the building pad – If greater than 75 feet, additional charges will be applied

Total Building Proposal Investment: \$384,351

- Includes material, labor, tax, delivery, warranties and builder's risk insurance.
- Please note this price is subject to change without notice.

Dumpster Option - NOT included in the project investment price above

Seller to place scrap in the dumpster and remove from site (Price subject to change based upon delivery and travel charges for the dumpster) \$2,800

Note: If Dumpster Option is not selected, Seller will pile scraps and packaging near building for Purchaser use or disposal.

1. Cleary Trained Crews
2. Workers Compensation and Builders Risk Insurance
3. Only National Builder debt free since 1985.
4. SteelWood University® - through our best-in-class in-house curriculum, we invest in our employees' education to have the premier team to provide you the best solution and the best service.
5. 99.0% Client Satisfaction
6. Fully staffed for concept, engineering and construction with just one point of contact for you.
7. Dedicated to your design with personal service specialized by our unique Shamrock Service Guarantee.
8. Best warranties in the industry with the financial strength to stand behind them.

Payment Terms



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Payment Terms

Amount	Type	Percent	Description
\$76,870	Down Payment	20%	Upon the signing of the contract with CLEARY BUILDING CORP.
\$153,740	Delivery Payment	40%	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$143,241	Truss Payment	37%	When all trusses are installed on the building. In the event that there is more than one building on a contract, the truss in place payment is due upon installing the trusses in one of the buildings.
\$10,500	Final Payment	3%	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.
\$384,351	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$50,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$50,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

Purchaser agrees not to send Seller payments marked "paid in full", "without recourse", or similar language. If Purchaser sends such a payment, Seller may accept it without losing any of Seller's rights under this Contract, and Purchaser will remain obligated to pay any further amount owed to Seller.

License numbers by state: VA #2705 123094A, MI #2102150963, MN #20076522, IL #104.002640, AZ # ROC212050 Limit \$250,000, NM #86107 Limit \$1,000,000, NV #0042464 Limit \$2,000,000, OR # CCB 115247, WA # CLEARBC044NE, PA120833, WV # WV034562

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

This proposal and similar work hereunder are predicated on non-union (non-prevailing wage) labor. If union (prevailing wage) is required, the additional costs will be covered by the purchaser.

Building Proposal Investment is based upon paying with cash or check. If credit card payment is requested (MasterCard, Visa, Discover, or American Express), the purchaser waives the 3% cash or check discount that would be applied to the contract amount.

IMPORTANT: LIEN NOTICE



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ATCP 110.025 Lien waivers. (1) A seller shall provide notice to buyer that buyer may request written lien waivers from all contractors, subcontractors, and material suppliers at, or prior to, the time any payment is made on the home improvement contract. Notice shall be provided before the buyer and seller enter into a home improvement contract. The notice shall meet the following requirements:



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(a) The notice shall be in writing and consist of the following, verbatim statement:

Notice of Consumer's Right to Receive Lien Waivers

If a consumer requests lien waivers, a seller of home improvement services must provide lien waivers from all contractors, subcontractors, and material suppliers. This Wisconsin law protects consumers from having liens filed against their property. Lien waivers prevent the filing of a lien on your home in the event that a contractor does not pay suppliers or subcontractors. For more information about home improvement law, contact the Wisconsin Consumer Protection Bureau at 1-800-422-7128 or www.datcp.wi.gov.

(b) The notice shall be provided as a separate document, written in a clear and conspicuous font, in a format that the buyer can retain.



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

4/8/2025
VANIER, ROBERT
Doc ID: 7093920250408104450

Elevations & Floor Plan

Customer Information

Building Specification For:

VANIER, ROBERT
3030 ANDERSON DRIVE
ANTIGO, WISCONSIN 54409
Cell Phone: (715) 850-2727
Email: rockhardconcrete90@yahoo.com

Building Site Location:

Location: N/A
Tenant: N/A
3030 ANDERSON DRIVE
ANTIGO, WISCONSIN 54409
County: LANGLADE

Elevations for Building 1



East End Wall 1 on Building 1

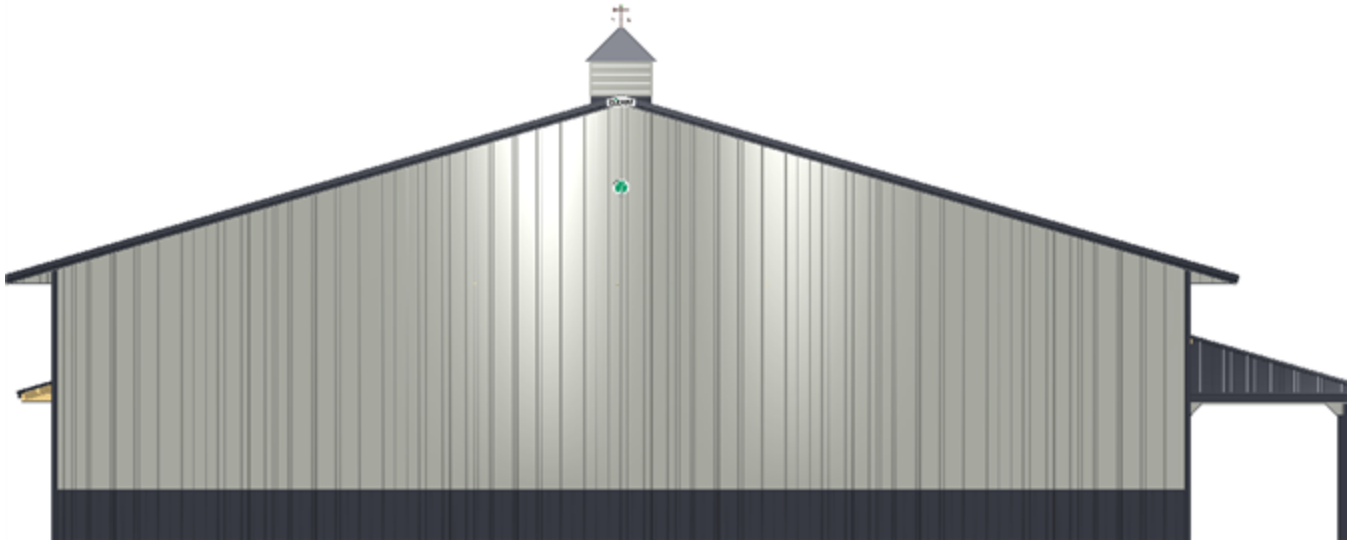
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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Elevations & Floor Plan



West End Wall 2 on Building 1

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South Side Wall 1 on Building 1

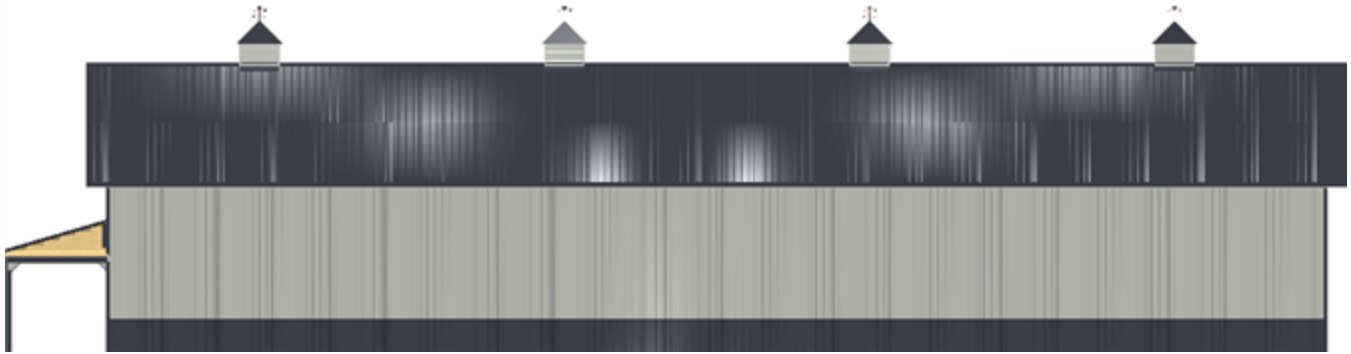
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Elevations & Floor Plan



North Side Wall 2 on Building 1

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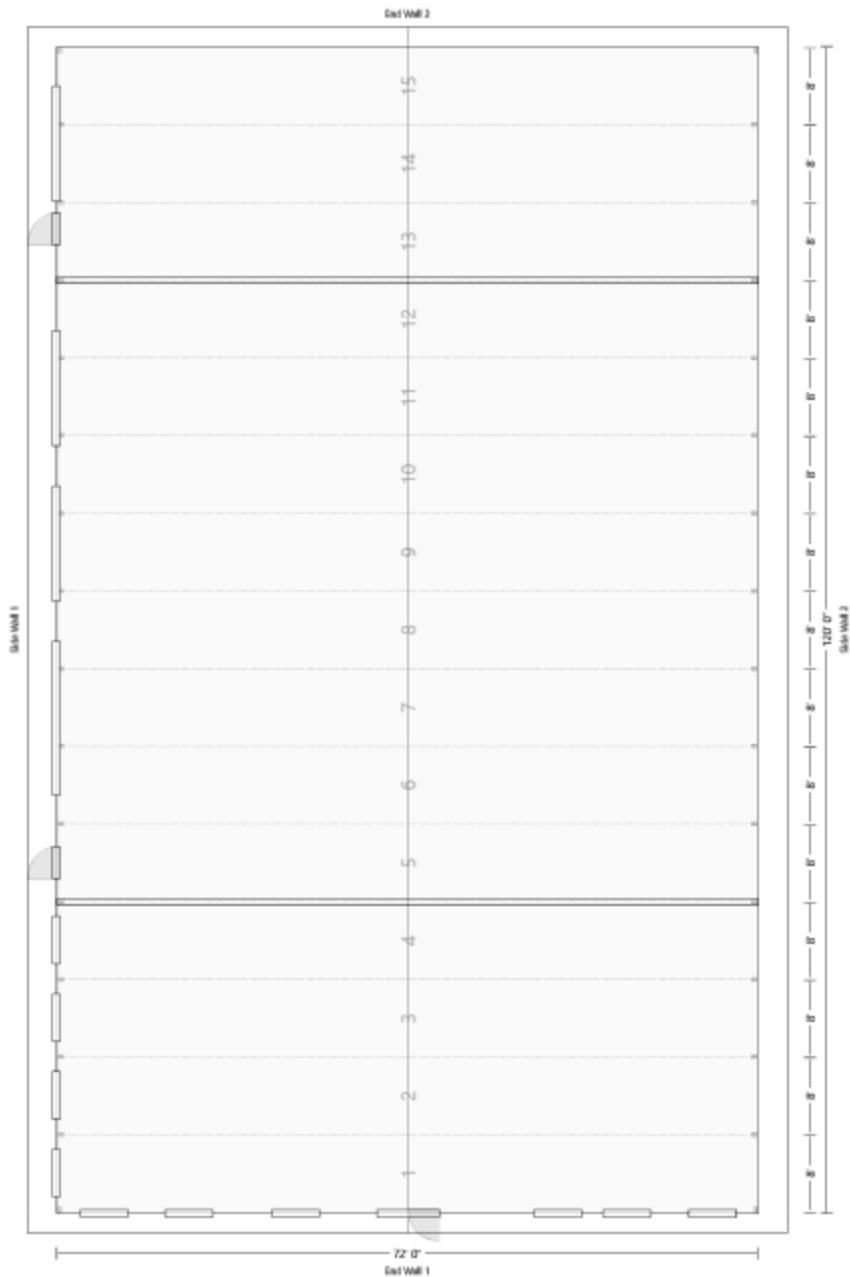


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Elevations & Floor Plan

Floor Plan



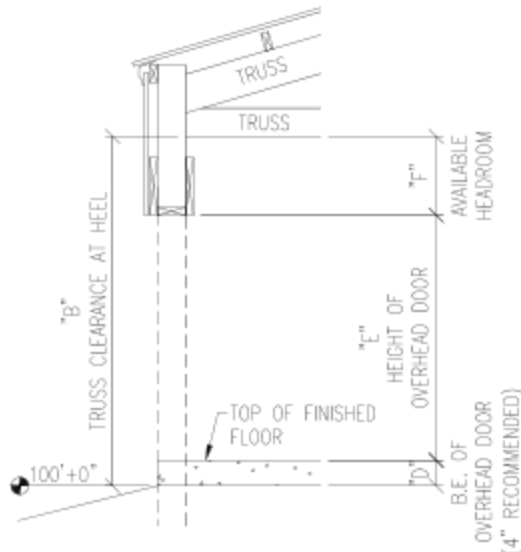


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Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **12' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **3' 11"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

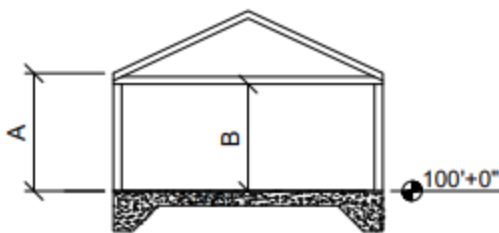
$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

Interior Clearances and Exterior Heights



Standard Lower Chord Truss (SLC)

Interior Clearances:

"B"=Clearance from finished floor to bottom of truss: **16' 0"**

(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height: **17' 8"**

Roof Peak Height: **28' 2"**

Roof Pitch: **3.5/12**



To: Mayor and City Council
From: Dan Duley, Chief of Police
Date: May 21, 2025
Re: Request for the Purchase of Two 2025 Squad Cars from Langlade Ford at a Cost of \$45,449.00 Each Using Funds from the Capital Equipment/Improvement Fund

I am looking to purchase two 2025 squad cars to replace two vehicles in our current fleet.

Langlade Ford has quoted a price of \$45,449.00 each.

The price from Langlade Ford would match the state bid pricing.

I am looking for approval to purchase two 2025 Ford Explorers from Langlade Ford with the cost including the price of the vehicles, tax, title, license, any dealer fees and for the squad to be equipped with the necessary police equipment. The cost of the purchase will come from Capital Improvement Funds.

I further request to sell the two vehicles taken out-of-service using North Central Sales Auctions LLC, if no other city department is interested in the vehicles.

Should you have any questions, please feel free to contact me at 715-627-6472 or dduley@antigo-city.org.

Respectfully submitted,

Daniel J. Duley

Chief of Police



To: Mayor and City Council
From: Kaye Matucheski, Clerk-Treasurer/Finance Director
Date: May 21, 2025
Re: Agenda/Meeting Management Software to Replace IQM2 Which is Being Discontinued

The City currently uses IQM2 through Granicus for our agenda packets and meeting minutes. We were informed that Granicus is discontinuing this software so the City needs to change to something else by September.

When this notice was received, we began the search for a new solution for agendas and minutes. Along with myself, Karin, Shannon, and Alex sat through demonstrations from Granicus, Diligent, and CivicPlus to see what is currently available. I had also looked at a few other software solutions but I did not bring those forward as I did not feel they would fit our needs for the City. The software process for agendas and minutes is similar for all the vendors.

After our review, staff has agreed the best fit for the City would be CivicPlus. We already use this vendor for the recreation registration management and code of ordinances. This software will also be able to be integrated with Laserfiche at some point in the future.

The cost for the CivicPlus software is \$12,600 for the initial investment and \$7,200 (plus annual increase of 5%) per year for maintenance. With IQM2 the City paid \$6,868.60 for the 2024 yearly maintenance fee. There are funds budgeted in the operating budget for the annual maintenance and there are funds budgeted in the Capital Equipment/ Improvement Fund (CIP) for the initial investment.

As this is a budgeted item, approval only needs to be from the Finance, Personnel & Legislative Committee in order for us to proceed. There is a 14-16 week implementation period which does include training.

Should you have any questions, please feel free to contact me.