

CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, January 07, 2025

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Minutes Approval

1. Approve Minutes from May 07, 2024 Meeting

Public Hearing

1. Public Hearing for Zoning Amendment Application for 604 Wausau Road, 634 Wausau Road, and 642 Wausau Road to Classify the Properties as I-2, General Industrial District Instead of B-3, General Commercial District (Parcel #201-1881 - 604 Wausau Road) and Instead of R-2, Single-Family Residence District (Parcel #'s 201-1881.002 - 634 Wausau Road and 201-1881.003 - 642 Wausau Road) to Allow for Storage Units

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

1. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Properties at 604 Wausau Road, 634 Wausau Road, and 642 Wausau Road as I-2, General Industrial District Instead of B-3, General Commercial District (Parcel #201-1881 - 604 Wausau Road) and Instead of R-2, Single-Family Residence District (Parcel #'s 201-1881.002 - 634 Wausau Road and #201-1881.003 - 642 Wausau Road) to Allow for Storage Units (Note: parcel #'s 201-1881.002 and 201-1881.003 are being combined into one parcel and the necessary paperwork has been filed at the Langlade County Land Record's office.)
2. Approve the Request for Proposals for a Portion of a City Owned Property Located at 1936 Charlotte Street
3. Development / Usage Proposal for Highway 45 Parcel - 213 Superior Street
4. Advertise City Owned Vacant Lot Located at 523/527 Edison Street for Public Sale

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 treasure'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: January 03,2025

THOMAS BAUKNECHT



NOTICE

NOTICE IS HEREBY GIVEN, that it has been proposed to amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the following described properties as I-2, General Industrial District instead of B-3, General Commercial District (Parcel #201-1881) and instead of R-2, Single-Family Residence District (Parcel #'s 201-1881.002 and 201-1881.003):

“Deleglise Outlots Pt of Lot 4 Being Lot 1 CSM V3 P35 Exc Lot 1 CSM V5 P124 & Exc Lots 1 & 2 CSM V6 P26 Parcel #201-1881 (604 Wausau Road)”

“Deleglise Outlots Pt of Lot 4 Being Lot 1 CSM V6 P26 Parcel #201-1881.002 (634 Wausau Road)”

“Deleglise Outlots Pt Lot 4 Being Lot 2 CSM V6 P26 Parcel #201-1881.003 (642 Wausau Road)”

Note: parcel numbers 201-1881.002 and 201-1881.003 are being combined into one parcel and the necessary paperwork has been filed at the Langlade County Land Record’s office.

to allow for storage units.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, January 7, 2025, at 6:00 p.m. in the Council Chambers, City Hall, 700 Edison Street, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
The City of Antigo is an Equal Opportunity Provider
Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org



Application for Zoning Amendment
 CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
 700 EDISON STREET, ANTIGO, WISCONSIN 54409
 PHONE: 715.623.3633 x134 Fax 715.627.7099
rmusolff@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

If you are requesting a zoning amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134.

Petitioner's Name: MARK STIBBE AND LINDA STIBBE

Petitioner's Address: W12905 MOCCASIN LAKE ROAD ELCHO, WI 54428

Property Owner's Name: MARK STIBBE AND LINDA STIBBE

Property Owner's Address: W12905 MOCCASIN LAKE ROAD ELCHO, WI 54428

Property Information:

Address: 604 WAUSAU RD, 634 WAUSAU RD 642 WAUSAU RD

Parcel ID Number: 2011881, 2011881.002, 2011881.003

Legal Description: SEE ATTACHED DEEDS
 (The legal description may be obtained from the City Zoning Administrator)

Existing zoning district classification(s) of the land included within the petition: 604 = B3,
634 & 642 = R2

Existing land use on land included in this application: 604 = CURRENT STORAGE YARD,
634 & 642 = VACANT PARCELS

Proposed zoning district classification(s) of the land included within the petition: I2

Proposed land use(s) following rezoning: STORAGE UNITS

Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary.): 604 IS CURRENTLY A GRAVEL SURFACED NOT USED AS A
STORAGE YARD FOR CONSTRUCTION EQUIPMENT AND MATERIALS.

634 & 642 ARE CURRENTLY GRASS COVER LOTS. THESE LOTS ARE NOT
SERVICED WITH SEWER AND WATER LATERALS AND ARE THEREFORE
DIFFICULT TO SELL FOR RESIDENTIAL DEVELOPMENT DUE TO THE
(CONTINUED ON BACK)

Please attach a map of the area showing the parcel(s) proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.
 (City Zoning Administrator may provide this information)

Please attach a list of Names and Addresses of all abutting and opposite property owners within 300 feet of the property to be altered

(City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 604, 634 & 642 Wausau Road (7270 : Zoning Amendment Application for Stibbe)

BRIEF NARRATIVE CONTINUED:

LATERAL INSTALLATION COSTS, SCHUMITSCH SEED HAS FACILITIES DIRECTLY ACROSS THE STREET AND IN THE AREA ALL WITH EXTERIOR STORAGE.

If petitioner is NOT the property owner, a letter with the owner's signature shall need to be provided. The letter shall state that the owner is in agreement with the proposed zoning change contingent upon the sale of the property to the applicant.


 Signature of Petitioner

12/7/24
 Date

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the fee of \$200 to the Building Inspector/Zoning Administrator Office located in Antigo City Hall, 700 Edison Street, Antigo WI. 54409.

Checks should be made payable to "City of Antigo".

The entire zoning ordinance is available on the City's website at: <http://www.antigo-city.org/>

Should you have any questions regarding this form or the City's rezoning process, please phone 715-623-3633 x134.

For City Use Only

Received by: BM Date: 12/9/2024

City Planning Commission / Public hearing:

Date: January 7, 2025 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____

QUIT CLAIM DEED

Document No.

Document Title

DOC NO. 455876

LANGLADE COUNTY, WI
RECEIVED FOR RECORD

November 10, 2020 11:31 AM

REGISTER OF DEEDS
CHET J. HAATVEDT
RECORDING FEE \$30.00

77.25(15)

TOTAL PAG

STIBBE EXCAVATING & GRADING, INC., a Corporation duly organized and existing under the laws of the State of Wisconsin, Grantor, quit claims to **MARK STIBBE and LINDA STIBBE**, husband and wife as survivorship marital property, Grantees, the following described real estate in Langlade County, State of Wisconsin:

A parcel of land specifically described as **CERTIFIED SURVEY MAP** recorded on July 11, 1983 at 12:05 P.M., in the Office of the Register of Deeds for Langlade County, Wisconsin in Volume 3 of Certified Surveys at page 35 as Document No. 263856 being located in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Thirty-one (31) North, Range Eleven (11) East.

EXCEPT CERTIFIED SURVEY MAP recorded on August 2, 1994 at 1:32 P.M., in the Office of the Register of Deeds for Langlade County, Wisconsin in Volume 6 of Certified Surveys at page 26, as Document No. 310358.

EXCEPT CERTIFIED SURVEY MAP recorded on April 29, 1993 at 4:05 P.M., in the Office of the Register of Deeds for Langlade County, Wisconsin in Volume 5 of Certified Surveys at page 124, as Document No. 303055.

Together with all appurtenant rights, title and interests.

This is not homestead property.

DATED this 9th day of November, 2020.

(SEAL)

STIBBE EXCAVATING & GRADING, INC.
A Wisconsin Corporation


Mark Stibbe, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)SS.
COUNTY OF LANGLADE)

Personally came before me this 9th day of November, 2020, the above named **Mark Stibbe**, President, of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Recording Area

Name and Return Address

Winter, Winter & Behrens
835 Fifth Avenue
Antigo, WI 54408
Phone (715) 623-2905

201-1881

Parcel Identification Number

Attachment: Zoning Amendment Application for 604, 634 & 642 Wausau Road (7270 : Zoning Amendment Application for Stibbe)

WARRANTY DEED

Document No.

Document Title

THIS DEED, made between, **WILLIAM LOSSER and BARBARA C. LOSSER – BAUKNECHT f/k/a BARBARA C. LOSSER**, Grantors; and, **MARK A. STIBBE and LINDA S. STIBBE**, husband and wife as survivorship marital property, Grantees;

WITNESSETH, that the said Grantors, for a valuable consideration, convey unto the Grantees the following described real estate in Langlade County, State of Wisconsin:

Lots One (1) and Two (2) of the CERTIFIED SURVEY MAP recorded on August 2, 1994 at 1:32 P.M. in the Office of the Register of Deeds for Langlade County, Wisconsin in Volume 6 of Certified Surveys at page 26 as Document No. 310358 being further described as being a part of Lot Four (4), of Mary Deeglise Outlots to the City of Antigo, and being part of Lot One (1), Volume 3 of Certified Survey Maps, page 35, and being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Thirty-one (31) North, Range Eleven (11) East. (City of Antigo, Langlade County, Wisconsin).

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and Grantors warrant that the title is good, indefeasible in fee simple and free and clear of all encumbrances and will warrant and defend same.

DATED this 5th day of January, 2010.

William Losser
William Losser

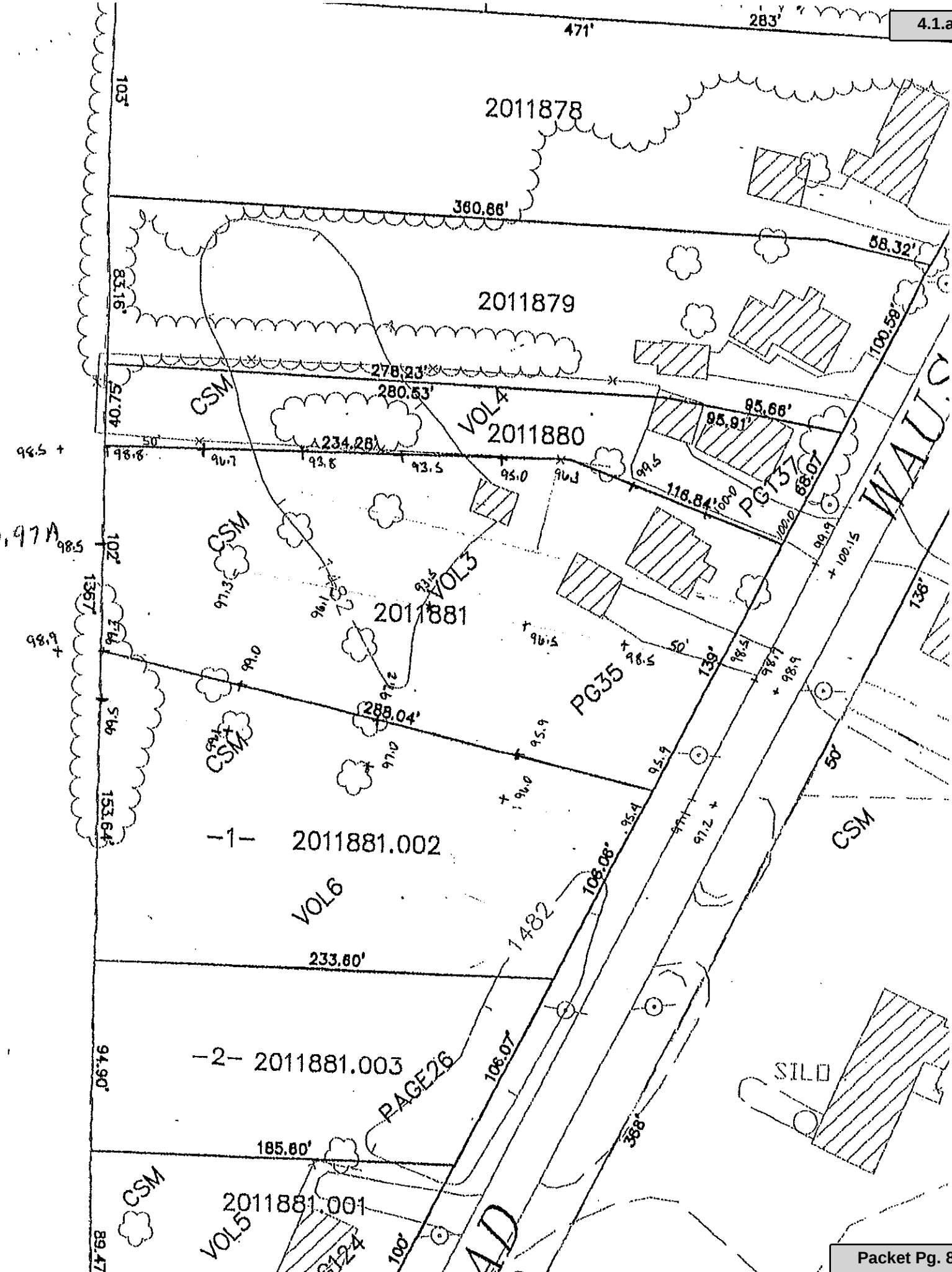
Barbara C. Losser-Bauknecht
Barbara C. Losser – Bauknecht f/k/a Barbara C.
Losser

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF LANGLADE)

Personally came before me this 5TH day of JANUARY, 2010, the above named William Losser and Barbara C. Losser – Bauknecht f/k/a Barbara C. Losser to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Patricia H. Kevin



Attachment: Zoning Amendment Application for 604, 634 & 642 Wausau Road (7270 : Zoning Amendment Application for Stibbe)



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 12/10/2024

RE: Rezone parcel 201-1881 (604 Wausau Rd) from B-3 General Commercial District to I-2 General Industrial District. Combine parcels 201-1881.002 (634 Wausau Rd) and 201-1881.003 (642 Wausau Rd) and rezone the new parcel from R-2 Single-Family Residence District to I-2 General Industrial District.

For your information:

1. To change the zoning one of the following must be met
 - a. 200 feet of frontage
 - b. contains 25,000 square feet of area
 - c. adjoins a lot or parcel of land which bears the same zoning district classification as the proposed zoning district
2. Parcel 201-1881 is pending sale and is projected to be used for storage units.
3. Parcels 201-1881.002 and 201-1881.003 will potentially be used for storage units in the future.
 - a. These parcels do not have direct access to utilities.
 - b. The owner has already filed the parcel combination paperwork at the Langlade County Land Records office.

Scale: 1" = 100'



Parcel # 2012863.076
B-3
41,263 Sq Ft

Parcel # 2011881.002
R-2
32,381 Sq Ft

Parcel # 2011881.003
R-2
19,669 Sq Ft

Wausau Rd

Parcels 201-1881, 201-1881.002, 201-1881.003

Scale: 1" = 300'



4.1.a

Parcel # 2011881.002
R-2
32,381 Sq Ft

Parcel # 2011881.003
R-2
19,669 Sq Ft

Parcel # 2011881.003
R-2
19,669 Sq Ft

Attachment: Zoning Amendment Application for 604, 634 & 642 Wausau Road (7270 : Zoning Amendment Application for Stibbe)

Shannon Smith
 550 Wausau Road
 Antigo, WI 54409
sasmith2511@gmail.com
 (715) 219-3535

December 31, 2024

City Plan Commission
 700 Edison Street
 Antigo, WI 54409

Dear City Plan Commission,

Re: Proposed Zoning Change from Residential/Commercial to Industrial for Storage Unit Facility at Parcel # 201-1881(604 Wausau Road), Parcel # 201-1881.001 (634 Wausau Road) & Parcel # 201-1881.002 (642 Wausau Road).

I am writing to formally express my concerns about the proposed zoning change from Residential/Commercial to Industrial for the property located at 604 Wausau Road, 634 Wausau Road & 642 Wausau Road. This proposal, which aims to allow the construction of a storage unit facility next to my property, poses several significant issues that I believe warrant serious consideration before any decision is made.

1. Impact on Property Value:

The introduction of an industrial zoning designation and the development of a storage unit facility will likely cause a substantial decrease in property values in the surrounding residential and commercial areas. The shift from a residential/commercial zoning designation to industrial use is inconsistent with the character and quality of life that current residents and businesses enjoy in this neighborhood.

2. Quality of Life Concerns:

The change in zoning to industrial use could lead to an increase in traffic, noise, and light pollution in an area that is currently peaceful and conducive to residential living. A storage facility, especially one that operates 24/7, will likely introduce vehicle traffic, delivery trucks, and potentially late-night activity, all of which could disrupt the tranquility of the area and negatively affect the quality of life for residents nearby. Currently the properties that are zoned commercial are very respectful of residential neighbors, while people renting out the proposed storage units may not have the same respect for the people living next to the proposed storage units.

3. Environmental Impact:

Industrial facilities often come with increased concerns about environmental impact, including waste management and stormwater runoff. I am concerned that the proposed development will increase flooding on my property which has been owned by my family since 1987. When 604 Wausau Rd was purchased by its current owner the elevation of the property was altered and is now significantly higher than my property causing flooding that was not previously an issue. My concern is adding more hard surface to the property will add to the increase of flooding on my property.

4. Incompatibility with Neighborhood Character:

The surrounding area is primarily composed of residential properties and small businesses. Allowing an industrial use in this location will alter the character of the neighborhood and may set a precedent for future industrial encroachment into other areas that are currently zoned for residential or commercial use. This change would negatively affect the community's cohesiveness and desirability.

5. Traffic and Safety Issues:

Increased traffic congestion is another concern. The storage unit facility will likely attract additional traffic, both from customers and delivery vehicles. The intersection and surrounding roadways may not be equipped to handle this increased volume, posing potential safety hazards, especially for pedestrians, children, and cyclists who currently use the area. Potential increase of late night traffic/noise due to the 24/7 nature of the storage unit business.

While I understand not all of the above listed concerns would happen, I would like this commission to take these concerns into consideration. For these reasons, I respectfully urge the City Plan Commission to reconsider this proposal. I have no issue with current owners selling the property and wish them well with future sales. My concern remains the rezoning of the property to build storage units in a mainly residential area. I believe that the zoning should remain residential/commercial, in line with the community's needs and character. I appreciate your attention to these concerns and trust that you will take them into account when making your decision.

Thank you for your time and consideration.

Sincerely,

Shannon Smith

To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: January 07, 2025
Re: Approve the Request for Proposals for a Portion of a City Owned Property Located at 1936 Charlotte Street

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.
- The attached Request for Proposals is for a portion of parcel 2012863.073.
- Parcel 2012863.073, 1936 Charlotte Street, has an area of 2.75 acres and a R-3 zoning.
- Also attached is a preliminary CSM that splits the parcel into 3 lots.
- The Request for Proposals will be for Lots 2 and 3, which total 2.03 acres.
- Lot 1 of the attached map will be retained by the city for a potential future well site.
- R-3 zoning allows one- and two-family dwellings only, multi-family, such as apartment complexes are not permitted.
- In 2021, as a farm field and privately owned, the property was valued at \$500.00 and generated \$11.29 in net taxes.
- Parcels 201-2863.077 and 201-2863.076 were sold last year using the same request for proposals format and senior duplexes are currently being constructed on the properties.

Recommendation to the City Plan Commission is to approve the attached Certified Survey Map and the Request for Proposals for lots 2 and 3 located on parcel 2012863.073.



Attachment: 1936 Charlotte St Map (7271 : Approve the Request for Proposals for City Owned Property Located at 1936 Charlotte Street)

City of Antigo GIS



DISCLAIMER: The City of Antigo does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 167'

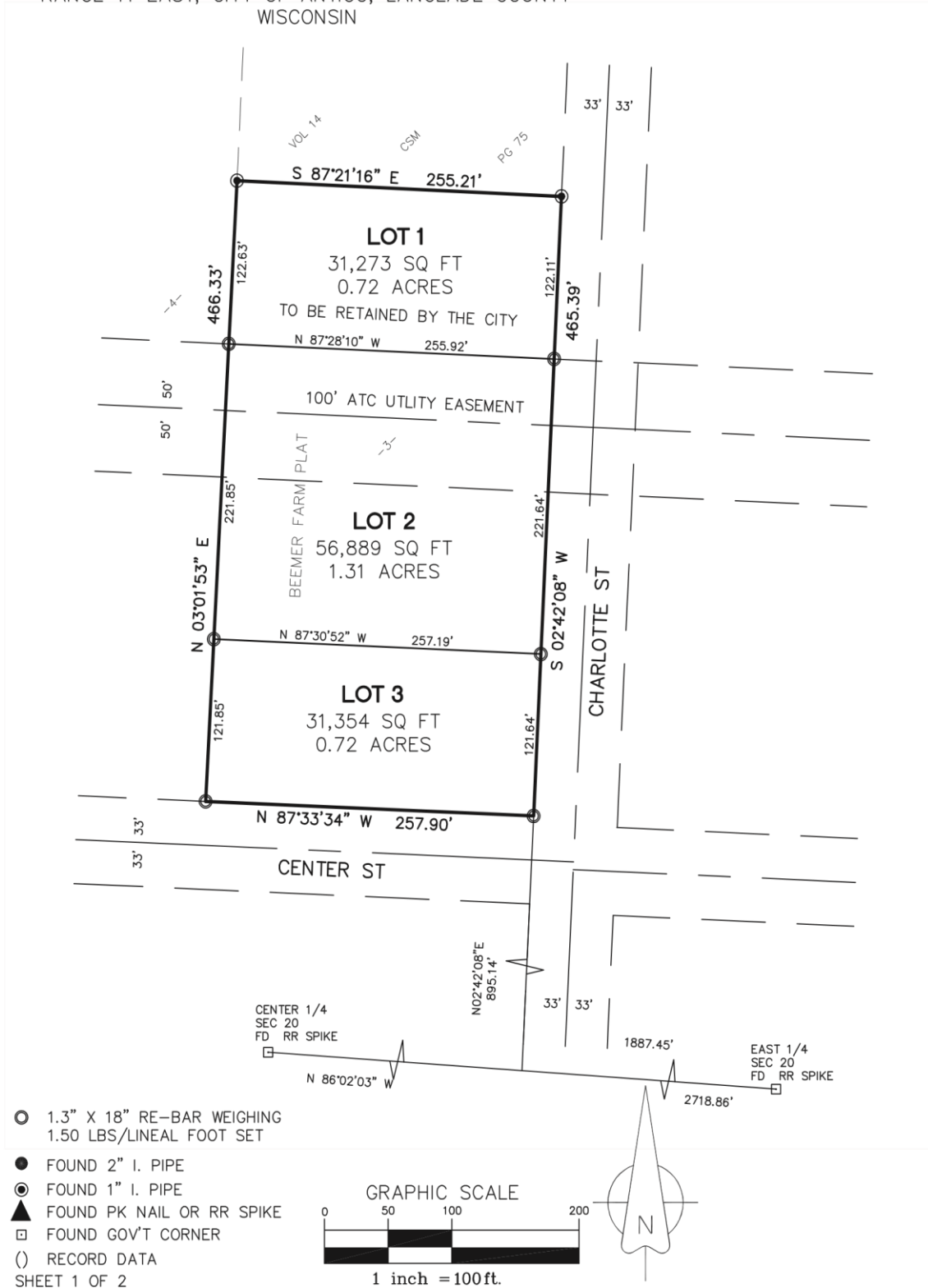
Print Date: 1/31/2024



**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.

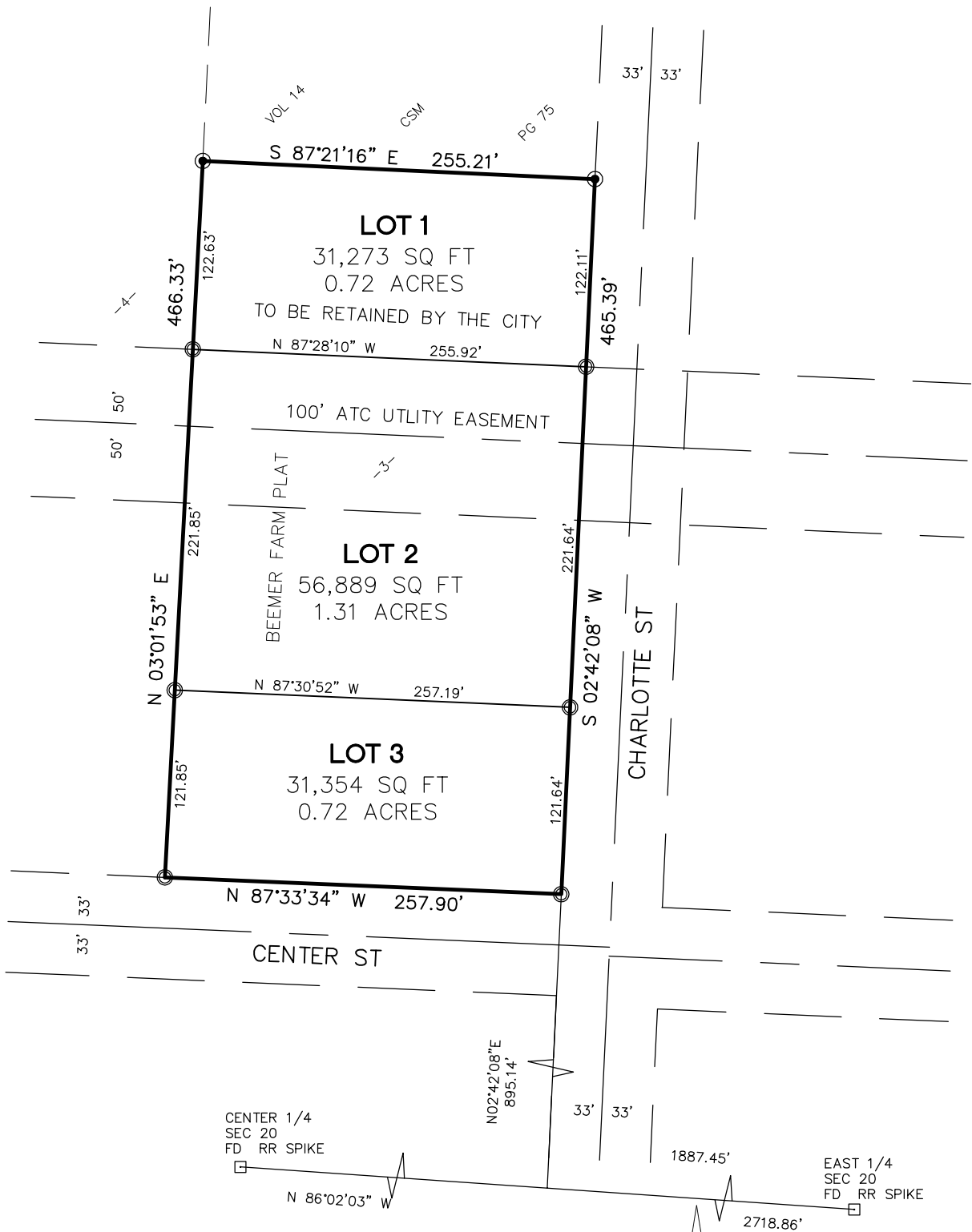
7. Additional Information

- 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.

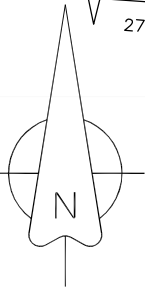
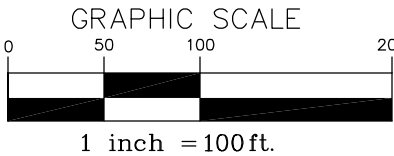
In addition to the evaluation of the proposals, the Common Council, its committees and/or City staff may conduct interviews with Developers. It is anticipated that a summary presentation will be made by the Developer to the City at the appropriate time.

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



- 1.3" X 18" RE-BAR WEIGHING 1.50 LBS/LINEAL FOOT SET
 - 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 715-623-3633		BEARING REFERENCE: TO THE LANGLADE COUNTY COORDINATE SYSTEM
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Attachment: Charolette CSM (7271 : Approve the Request for Proposals for City Owned Property Located at 1936 Charlotte Street)

To: Mayor and City Council
From: Sarah Repp, Parks, Recreation, and Cemetery Supervisor
Date: January 07, 2025
Re: Development / Usage Proposal for Highway 45 Parcel - 213 Superior Street

The City of Antigo owns the gravel parcel at 213 Superior Street (parcel #: 2011099.001). The parcel is currently leased to Antigo Block.

In a continued effort to create aesthetically pleasing spaces along the HWY 45 corridor, and throughout our community we are proposing a concept that creates green space, trees, driving access, parking, and vendor space.

This concept has been successful in other communities, and locations including Broadway's Christkindlmarket in Green Bay, or McHenry Riverwalk Shoppes in Illinois. These spaces allow for incubator opportunities for businesses that don't have a brick and mortar. Many of the businesses become established, and potentially move into available open building space within the community. Additionally, this space will accommodate existing vendors that currently use the space.

In discussions with Angie Close (EDC), and Beth McCarthy (Building & Zoning) we feel this is an opportunity for a vacant city owned space, that is primarily floodplain, to be developed and enrich our community while providing opportunity for businesses looking to become established.

There are also opportunities for community partnerships, local grants, and state grants.

HWY 45 Parcel 213 Superior Street

Park Classification: Currently open lot that is rented by Antigo Block from the City of Antigo

Restroom Facilities: No

Total Acreage: 0.67

Parcel(s) Number: 2011099.001



General Park Description

Open gravel lot currently rented to a local business by the City of Antigo.

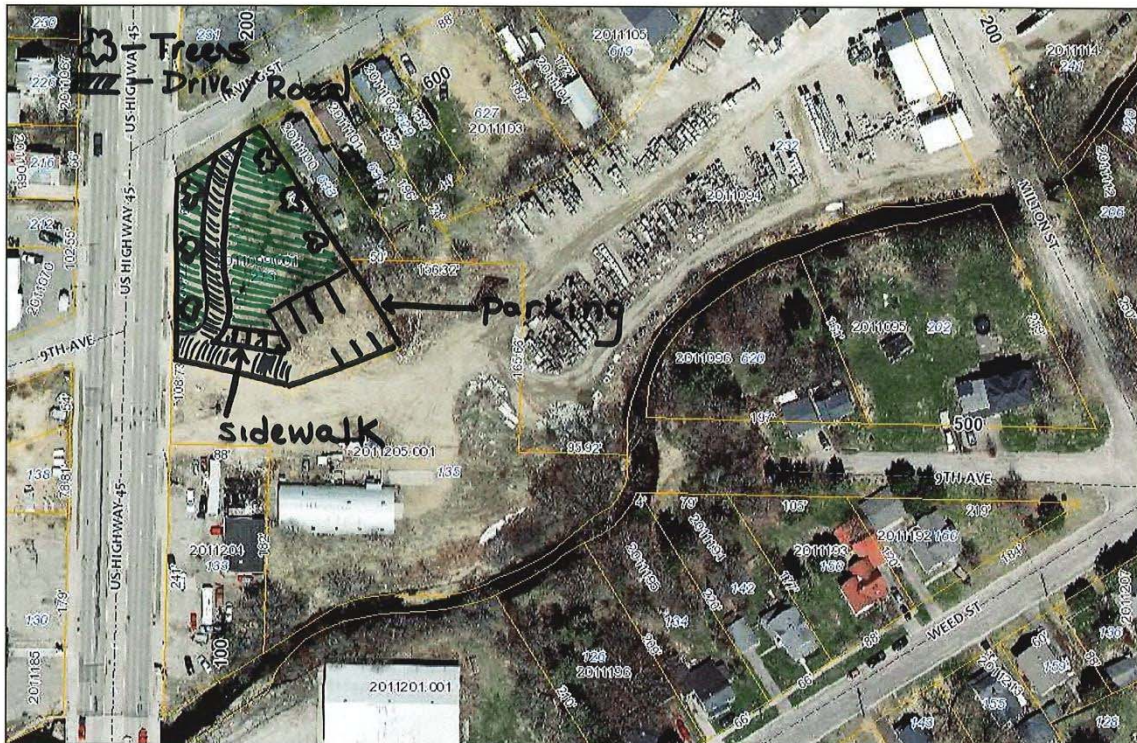
History

The City of Antigo owns the gravel parcel and worked with an adjacent property owner / business to rent the parcel, so their material could be displayed off Hwy 45/Superior Street.

Seasonal vendors utilize the current space to sell produce.

Future Projects/Upgrades

- Develop the area to include green space, trees, driving access, and parking, which be aesthetically pleasing and still allow for vendors, and parking for shoppers.



Attachment: 2024-2029_CORP PDF (7273 : HWY 45 Parcel - 213 Superior St)

To: Mayor and City Council
From: Beth McCarthy, Building Inspector/Zoning Administrator
Date: January 07, 2025
Re: Advertise City Owned Vacant Lot Located at 523/527 Edison Street for Public Sale

The Building Inspection and Zoning Department is asking for permission to advertise the newly configured property, which contains the majority of the former 523 and 527 Edison St properties. (See attached map). The property is a conforming 88' x 88' foot lot that allows for a B-4, Central Business District type building to be constructed on it. We recommend that any eligible proposal states that a building must be constructed on the site within a certain timeframe, or the property will revert back to the City. We will use Facebook, our website, the newspaper, Zillow, and any other appropriate platforms we can think of to advertise the property. Mike Winter stated that there is no issue in proceeding in this fashion, just as we did with the successful sale of the property located at 711 Watson St. But unlike the property located at 711 Watson St, this is commercial property and not a residential property. We were able to sell 711 Watson St for \$7,000 because of the recent spike in the housing market. We recommend that the property is listed as "price is open to negotiation" to allow flexibility in the selling price to attract the most desirable development possible for the community. Mike's recommendation is to also add in the advertisement that the City can reject any and all bids and accept the bid deemed most advantageous to the City, which is language that we will definitely incorporate.

Angie Close from the EDC has had multiple parties interested in parcel, but nothing that has come to fruition yet. We discussed advertising the property with Angie, and she agrees that the lot has potential and that this would be the next logical step.

Our department's recommendation is to allow the advertisement of the city owned vacant lot, located on a portion of 527 Edison St and a portion of 523 Edison St, with a contingency stating that a building must be constructed on the property within 18 months of the sale and the price of the land is open to negotiation based on the economic impact that the new business will have on the City of Antigo.

527 & 523 Edison St

 - City Owned Property - Develop
- Approx. 7,744 Sq Ft

 - City Owned Property - Retain

