

**CITY OF ANTIGO  
CITY PLAN COMMISSION  
MINUTES OF MEETING HELD  
FEBRUARY 16, 2016**

Members Present: Mayor Brandt, Alderperson Balcerzak, Charley Brinkmeier, Gordon Neve, Jerry Rice and Tim Sharon

Members Absent: Larry Steckbauer

Others Present: Mark Desotell, Director of Administrative Services; Max Kleisch; Susan Canales; Roy Kleisch; Linda Lis; Allen Krause; Randy Lewis, Shane, Travis and Monte Krueger; Krueger and Steinfest; Jeff Bean, Architect; David Dziamarski; Roger Musolff, Inspector/Zoning Administrator; Angie Close, Economic Development Corporation ; and Jaime Horswill, Clerical/Utility Assistant.

This meeting of the City Plan Commission was called to order on the above date at 6:00 p.m. in the Multi-Purpose Room, City Hall. Mayor Brandt served as Chairperson and Jaime Horswill, Clerical/Utility Assistant, recorded the minutes thereof.

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**1. Approval of November 3, 2015 Minutes**

Neve moved, Sharon seconded, to approve the November 3, 2015, minutes as presented. Carried 6-0, Absent 1.

**APPROVED**

**2. Public Hearing to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Following Described Property as R-4, General Residence District Instead of B-3, General Commercial District.**

***“Assessor’s Plat of SW ¼ Sec 32 T31N R11E Lot 32-21 and Pt Lot 32-22 Being Lot 1 CSM V9 P150 Parcel No. 201-2987.014 (915 S Superior St)”***

Monte Shane Krueger, Krueger and Steinfest, advised that his business is the neighbor to this parcel. He wants the neighbors to be aware of the business next door. He is concerned with young children wandering on to the property and getting hurt. There are loaders and other machinery on the property and would like them to consider a fence.

Randy Lewis will be the carpenter on the proposed project. He noted that a fence was discussed on the side adjoining Krueger and Steinfest as well as the Yamaha parcel.

Roy Kleisch, the current owner of 915 S. Superior Street, questioned the difference between the current zoning and the proposed zoning other than needing a maid service and office. Roger Musolff, Inspector/Zoning Administrator, advised that a hotel is allowable. In a B-3 you can have up to a 50% room capacity with extended stay. If you have that you must provide, desk service, laundry service, and room service.

Mayor Brandt indicated that the 50% room capacity with extended stay is not what is intended with the proposed project.

Upon inquiry by Linda Lis, Mr. Lewis advised that the apartments will be for anyone. It is proposed to have two handicap accessible apartments.

Travis Krueger, Krueger and Steinfest, indicated that he wants everyone to be aware that Krueger and Steinfest is noisy at all hours. He suggests a fence as well with something in it to deter kids from the rock and dirt piles.

Upon inquiry by Mayor Brandt, Mr. Krueger advised that they have not had any problems with any residences in the area, but they just want someone who will be that close to the business to have complete understanding of the noise associated with the business.

Susan Canales, commented that this proposed project would be a rental business in which background checks will be completed. You usually know what type of renter you will be renting to. This is better than a motel as you do not know who will be staying.

Allen Krause, Antigo Yamaha, noted that he has similar concerns as Krueger and Steinfest. Mr. Krause noted that he runs equipment as well. He is not for or against the zoning change, just wants everyone to be aware of safety and noise issues.

Upon inquiry by Mayor Brandt, Jeff Bean, Architect, advised that the investors are not far enough in the design process to address fencing at this point.

Mayor Brandt noted that the commission can make the zoning change contingent upon fencing as a condition.

Mark Desotell, Director of Administrative Services, advised that this could also be addressed when a site plan is presented.

Upon inquiry by Ms. Lis, Mr. Lewis indicated that he is anticipating the project to be completed in four to six months.

Upon inquiry by Alderperson Balcerzak, Mr. Kleisch commented that the project will exceed \$800,000.

Upon comments by Alderperson Balcerzak, Mayor Brandt indicated that at this point changing zoning is the question. The plans have not been developed yet as they are not sure that the zoning change will take place. If it does not, the project will not be completed.

Upon inquiry by Ms. Lis, Mayor Brandt advised that if the zoning is changed, the tax rate does not change.

Neve moved, Balcerzak seconded, to close the public hearing at 6:20 pm. Carried 6-0, Absent 1.

## **HEARING CLOSED**

### **3. Approve Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 915 S. Superior Street as R-4, General Residence District Instead of B-3, General Commercial District**

Jerry Rice noted that he does not see a reason to change zoning for one parcel. It is part of the rules not to do spot zoning.

Mr. Musloff indicated that it is not spot zoning. There are certain criteria to follow to even apply. You have to have one of three things to even apply to change zoning: 200 feet of street frontage, 25,000 square feet of property, or be adjacent to the zoning you want to change it to. The zoning request is permitted.

Mr. Bean commented that the whole front part of the current hotel will come off including the part that once held the swimming pool.

Aldersperson Balcerzak commented that as long as the project is done well, he does not have a problem with it.

Charley Brinkmeier noted his agreement with Mr. Rice. He does not know if a multi-family complex in the middle of a business district is a good spot let alone being at the entrance of the City. He questioned if this is the image the City wants to portray to people traveling through the community.

Mr. Rice commented that objectively he does not think this is a good spot for this multi-family complex. B-3 is on the north side and could be developed into something at some point. Then we end up with situations down the road where the rationale is questioned. He does not want to come back in a few years and hear that it should not have been done. This has nothing to do with the project itself, but the zoning change being consistent with the area around it.

Gordon Neve commented that everything around this location is B-3 or town.

Mr. Desotell indicated that there is a single residential home located to the north of this property which is in a B-3 district. There are residential homes located across the street in the township as well.

Upon inquiry by Mayor Brandt, Mr. Musolff indicated that the home located to the north of the property was there before the zoning. It is an old homestead

Mr. Rice questioned what the other committee members are thinking as the parcels to the north can be developed.

Mayor Brandt commented that “the plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant. The plan commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that request of the applicant.” Therefore, you need to look at what is in the best interest of the public, not just the business.

Mr. Kleisch noted that Northcentral Technical College (NTC) students are looking for student housing.

David Dziamarski noted that several conversations have occurred with NTC.

Upon inquiry by Mr. Dziamarski, Mayor Brandt noted that Mr. Rice’s concern is placing housing in a business district and the problems that can arise from that. Krueger and Steinfest are neighbors as well as Yamaha and there are concerns with safety from that aspect. There are also noise concerns.

Mr. Dziamarski noted that the safety issues and noise issues can and will be addressed.

Gordon Neve advised that his issue along with Mr. Rice is that the property to the north could be developed later on.

Mr. Musolff commented that if the house that is currently located in the area were to burn, it could not be rebuilt at that location.

Mr. Rice noted that the fence may have to be extended as it would not be hard for children to get around the fence.

Mayor Brandt commented that if children want to get into the area, it would not matter how long the fence is.

Mayor Brandt further commented that it would be a nice project for the current blighted area.

Upon inquiry by Mr. Neve, Mayor Brandt indicated that the area to the north would remain B-3. Mr. Brinkmeier further noted that the area to the north could be changed to R-4 and multi-family could continue to Forrest Avenue.

Mr. Rice indicated that the area is B-3 for a reason. Now we have to contemplate changing it from its original intent.

Mayor Brandt indicated no further interest has been made for the area. B-3 fit when Cousineau had vehicles on the corner, when Yamaha went to this area, and for the Cutlass. That is why the whole area was made B-3.

Mr. Neve noted that it was his intent coming today that it would be nice to see something come in on the south side of the city rather than everything on the north side. It would also be nice to see the area cleaned up instead of sitting there empty and aging. He now questions the change as well.

Tim Sharon noted that after the Wagner Station it becomes residential.

Mayor Brandt reiterated that there are residential houses across from this property and there has been no business interest in the property to the north. He does not see this as an issue.

Upon inquiry by Mr. Neve, Mr. Musolff indicated that the area would have to be re-zoned R-4 to be able to have multi-family in this area.

Angie Close, Langlade County Economic Development Corporation, advised that she has been working with the developers as well. She has spoken to them and the NTC regarding housing options for the students. The developers are willing to accommodate the students. The business industry is also looking for affordable housing for interns as well.

Mayor Brandt has spoken to local industry as well regarding their housing needs. He noted living at area hotels for a few months is not the best situation. The Volm Corporation recently had to purchase a home for this reason.

Mayor Brandt indicated that the NTC has programs that are several months long and there is no housing available for this type of situation.

Mr. Desotell noted that the NTC is starting to attract national and international students with their programing.

Upon inquiry by Alderperson Balcerzak, Mr. Dziamarski indicated that some of the units will be low to moderate income for student purposes.

Upon inquiry by Mr. Musolff, Mr. Dziamarski indicated that they may do a portion of the units as furnished units for student housing. All appliances will be included with all units.

Upon inquiry by Mr. Rice, Mr. Brinkmeier indicated that there is room for snow removal. There is a large field where snow was stored before. Mr. Krueger indicated that snow removal has never been an issue before. Mayor Brandt indicated that this would need to be included on a plan when it is brought back to this committee.

Upon inquiry by Alderperson Balcerzak, Mr. Bean advised that the plans he has brought for review are not solid and everything is still up in the air.

Alderperson Balcerzak is in favor of this project. There will be a significant investment. He wants the area to remain decent to which Mr. Dziamarski advised he will be completing background checks on tenants.

Neve moved, Sharon seconded, to approve amending Ordinance No. 1095B, the Municipal Code of the City of Antigo to classify the property at 915 S. Superior Street as R-4, General Residence District instead of B-3, General Commercial District. Carried 4-2, Absent 1. Ayes: Brandt, Sharon, Neve and Balcerzak. Noes: Rice and Brinkmeier.

#### **ORDINANCE TO COUNCIL**

#### **4. Any Other Matters**

**NONE**

#### **5. Adjournment**

Brinkmeier moved, Neve seconded, to adjourn at 7:02 p.m. Carried 6-0, Absent 1.

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Bill Brandt, Chairperson

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Date