



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS

Tuesday, February 04, 2025

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Minutes Approval

1. Approve Minutes from January 7, 2024 Meeting

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

1. Public Hearing for Zoning Amendment Application for 1014 Fourth Avenue (Parcel #201-0252) to Classify the Property as R-3, Two-Family Residence District Instead of B-2, Community Service District for Correction of Zoning to Residential Property Rather than Community Service/Business Property for Buyer's Lender to Approve Appraisal and to Rezone the Property to a Zoning District that Permits Residential Use
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 1014 Fourth Avenue (Parcel #201-0252) as R-3, Two-Family Residence District instead of B-2, Community Service District for Correction of Zoning to Residential Property Rather than Community Service/Business Property for Buyer's Lender to Approve Appraisal and to Rezone the Property to a Zoning District that Permits Residential Use.
3. Proposed Ordinance Amendments to Allow Dwelling Units Above the Ground Floor in a Building Located in a B-3 or B-4 zoning District

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 29, 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 property as R-3, Two-Family Residence District instead of B-2, Community Service District:

“Original Plat Lot 14 Block 21 Parcel #201-0252
(1014 Fourth Avenue)”

for correction of zoning to residential property rather than community service/business property for buyer’s lender to approve appraisal and to rezone the property to a zoning district that permits residential use.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, February 4, 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
bmccarthy@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: Kyle J Root

Petitioner's Address: 710 N Fernmeadow Dr Appleton WI 54915

Property Owner's Name: Empire Estates

Property Owner's Address: 710 N Fernmeadow Dr Appleton WI 54915

Property Information:

Address: 1014 4th ave Antigo WI 54409

Parcel ID Number: 2010252

Legal Description: business

Original Plat Lot 14 Block 21
 (The legal description may be obtained from the City Zoning Administrator)

Existing zoning district classification(s) of the land included within the petition: business (B-2)

Existing land use on land included in this application: residential -

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

residential

(R-3)

Proposed land use(s) following rezoning: residential (R-3)

Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary.): Went to sell the property and when the appraisal happened the buyers lender wouldnt approve the appraisal because its zoned business - I need to sell this property and get zoned at residential

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.

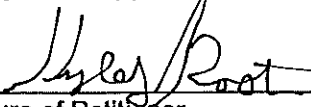
(City Zoning Administrator may provide this information)

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 1014 Fourth Avenue (7341 : Zoning Amendment Application for 1014 Fourth Avenue)

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

01/06/24

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. *paid 1/14/2024*

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: 1/14/2025

City Planning Commission / Public hearing:

Date: 2/4/2025 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 01/15/2025

RE: Rezone parcel 201-0252 (1014 4th Ave) from B-2 Community Service District to R-3 Two-Family Residence 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. The property is currently being utilized as residential.
3. The buyer's lender will not approve a loan for the property unless it is zoned residential.



City of Antigo GIS



80

0

40

38

SCALE: 1" = 480'

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.



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: 1/14/2025



Memo

To: City Plan Commission

From: Beth McCarthy Building Inspector/Zoning Administrator

Date: 02/04/2025

RE: Proposed ordinance amendments to allow dwelling units above the ground floor in a building located in a B-3 or B-4 zoning district.

For your information:

- There are many buildings located in B-3 and B-4 zoning districts that are currently utilizing their above ground floors as dwellings units. The proposed ordinance amendments would bring those buildings that are in violation into compliance.
- Downtown business owners would have the option to rent out the dwelling units creating a consistent revenue stream for them.
- See the following attachments:
 - The City of Antigo's ordinance sections pertaining to our B-1, B-2, B-3, and B-4 zoning districts. The language highlighted yellow in the B-2 section is the model for the changes in the B-3 and B-4 sections. The language struck out in red is proposed to be removed, and the language in red is proposed to be added.
 - A memo written by Angie Close, the director of our local EDC, explaining the upward trend of downtown apartment housing. These changes would support this type of housing demand rather than prevent it.
 - A map showing a portion of the downtown and the zoning districts in that area.

Subdivision VI. B-1 Neighborhood Shopping District¹

Sec. 14-346. Purpose.

The B-1 neighborhood shopping district is designed for the convenience shopping of persons residing in adjacent residential areas and to permit only such uses as are necessary to satisfy those basic shopping needs which occur daily or frequently and so require shopping facilities in relative proximity to places of residence.

(Code 1999, § 13-1-49(a))

Sec. 14-347. Permitted uses.

- (a) Uses permitted in the B-1 neighborhood shopping district are subject to the following conditions:
 - (1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
 - (2) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
 - (3) Establishments of the drive-in type of more than one station offering goods or services directly to customers waiting in parked motor vehicles are not permitted.
 - (4) The parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this subdivision, shall be limited to vehicles of not over 14,000 pounds gross vehicle weight when located within 150 feet of a residence district boundary line.
- (b) The following uses are permitted in the B-1 district:
 - (1) Single-family dwellings.
 - (2) Art and school supply stores.
 - (3) Barbershops.
 - (4) Beauty parlors.
 - (5) Candy and ice cream stores.
 - (6) Clothes pressing establishments.
 - (7) Currency exchanges.
 - (8) Drugstores.
 - (9) Dry cleaning and laundry receiving stations, with processing to be done elsewhere.
 - (10) Foodstores, grocery stores, meat markets, fish markets, bakeries and delicatessens.
 - (11) Hardware and paint and wallpaper stores.

¹Cross reference(s)—Licensing and regulations, ch. 18.

- (12) Launderettes, automatic self-service only, or hand laundries, employing not more than two persons in addition to one owner or manager.
 - (13) Liquor stores, package goods only.
 - (14) Newspaper distribution agencies for home delivery and retail trade.
 - (15) Restaurants, not including establishments featuring entertainment, dancing, and serving of alcoholic beverages.
 - (16) Shoe, clothing and hat repair stores.
 - (17) Signs, as regulated in this article.
 - (18) Telephone booths and coin telephones.
 - (19) Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
 - (20) Variety stores.
 - (21) Wearing apparel shops.
 - (22) Florist shops.
 - (23) Medical and dental clinics.
 - (24) Accessory uses incidental to and on the same zoning lot as a principal use.
 - (25) Gunsmith.
- (Code 1999, § 13-1-49(b))

Sec. 14-348. Conditional uses.

The following conditional uses may be allowed in the B-1 neighborhood shopping district, subject to subdivision II of division 5 of this article:

- (1) Automobile service stations.
- (2) Parking lots, open and other than accessory, for the storage of private passenger automobiles.
- (3) Parks.
- (4) Planned developments, business.
- (5) Public utility and service uses as follow:
 - a. Bus terminals, bus turnarounds (off-street), bus garages or bus lots.
 - b. Electric substations.
 - c. Fire stations.
 - d. Gas regulator stations.
 - e. Police stations.
 - f. Post offices.
 - g. Radio and television towers.

- h. Railroad passenger stations.
 - i. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purposes.
 - j. Telephone exchanges, telephone transmission equipment buildings and microwave relay towers.
 - k. Waterworks, reservoirs, pumping stations and filtration plants.
- (6) Signs in excess of 30 feet in height from curb level.
 - (7) Signs set back less than 15 feet from the front lot line.
 - (8) Taverns and bars.
 - (9) Child day care facilities.
 - (10) Accessory uses incidental to and on the same zoning lot as a principal use.
 - (11) Smoking area facilities (indoor and outdoor).
- (Code 1999, § 13-1-49(c); Ord. No. 1043B, § 1, 2-14-2001; Ord. No. 1220B, §1, 3-9-2011)

Sec. 14-349. Lot area requirements.

- (a) In the B-1 neighborhood shopping district, there shall be provided not less than 2,000 square feet of lot area for each business establishment.
 - (b) Single-family dwellings shall be located on lots of not less than 7,200 square feet in area.
- (Code 1999, § 13-1-49(d))

Sec. 14-350. Yard requirements.

- (a) *Residential yards.* Single-family dwellings on residential lots in the B-1 neighborhood shopping district shall provide front, side and rear lots in accordance with the yard requirements established in the R-3 district. For dwellings located above business establishments, there shall be provided side and rear yards equivalent to those established in the R-3 district. Such yards shall begin at a level no higher than the level of the finished floor of the dwelling.
- (b) *Transitional yards.* In the B-1 district the minimum transitional yard requirements shall not be less than those specified as follows:
 - (1) Where a side lot line coincides with a side or rear lot line in an adjacent residence district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this article for a residential use on the adjacent residential lot.
 - (2) Where a rear lot line coincides with a side lot line in an adjacent residence district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this subdivision for a residential use on the adjacent residential lot.

- (3) Where a rear lot line coincides with a rear lot line in an adjacent residence district, a yard shall be provided along such rear lot line. Such yard shall be not less than that which would be required for a residential use on the adjacent residential lot.
- (4) Where the extension of a front or side lot line coincides with a front lot line of an adjacent lot located in a residence district, a yard equal in depth to the minimum front yard required by this article on such adjacent residential lot shall be provided along such front or side lot lines.

(Code 1999, § 13-1-49(e))

Sec. 14-351. Floor area ratio.

In the B-1 neighborhood shopping district, the floor area ratio shall not exceed 1.80.

(Code 1999, § 13-1-49(f))

Secs. 14-352—14-375. Reserved.

Subdivision VII. B-2 Community Service District²

Sec. 14-376. Purpose.

The B-2 community service district is designed to accommodate the needs of a larger consumer population than is served by the B-1 neighborhood shopping district; thus, a wider range of services and goods is permitted for both daily and occasional shopping and service needs.

(Code 1999, § 13-1-50(a))

Sec. 14-377. Permitted uses.

(a) Uses permitted in the B-2 community service district are subject to the following conditions:

- (1) Dwelling units are not permitted below the second floor, and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.
- (2) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (3) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
- (4) Establishments of the drive-in type offering goods or services directly to customers waiting in parked motor vehicles are permitted only by conditional use permit.

²Cross reference(s)—Licensing and regulations, ch. 18.

-
- (5) The parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this section, shall be limited to vehicles of not over 14,000 pounds gross vehicle weight when located within 150 feet of a residence district boundary line.
 - (b) Any use permitted in the B-1 district, with the exception of dwellings on solely residential lots, shall be permitted in the B-2 district, and, in addition, the following uses shall be permitted:
 - (1) Antique shops.
 - (2) Art shops or galleries, but not including auction rooms.
 - (3) Automobile accessory stores.
 - (4) Automobile service stations.
 - (5) Banks and financial institutions.
 - (6) Bicycle sales, rental and repair stores.
 - (7) Blueprinting and photostating establishments.
 - (8) Book and stationery stores.
 - (9) Business machine sales and service.
 - (10) Camera and photographic supply stores.
 - (11) Carpet and rug stores, retail sales only.
 - (12) Catering establishments.
 - (13) China and glassware stores.
 - (14) Clubs and lodges, nonprofit and fraternal.
 - (15) Coin and philatelic stores.
 - (16) Custom dressmaking.
 - (17) Department stores.
 - (18) Dry cleaning establishments.
 - (19) Dry goods stores.
 - (20) Dwellings above the ground floor.
 - (21) Electrical and household appliance stores, including radio and television sales.
 - (22) Employment agencies.
 - (23) Frozen food stores, including locker rental in conjunction therewith.
 - (24) Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
 - (25) Furrier shops, including the incidental storage and conditioning of furs.
 - (26) Garden supply, tool and seed stores.
 - (27) Gift shops.
 - (28) Hobby shops, for retail of items to be assembled or used away from the premises.

-
- (29) Interior decorating shops, including upholstering and making of draperies, slip covers and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
 - (30) Jewelry stores, including watch repair.
 - (31) Leather goods and luggage stores.
 - (32) Locksmith shops.
 - (33) Meeting halls.
 - (34) Millinery shops.
 - (35) Motor vehicle and mobile home sales.
 - (36) Musical instrument sales and repair.
 - (37) Offices, business and professional.
 - (38) Office machine sales and servicing.
 - (39) Office supply stores.
 - (40) Optician sales, retail.
 - (41) Orthopedic and medical appliance stores.
 - (42) Pawnshops.
 - (43) Pet shops.
 - (44) Phonograph record and sheet music stores.
 - (45) Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises.
 - (46) Physical culture and health services, gymnasiums, reducing salons, massage salons and public baths.
 - (47) Picture framing, when conducted for retail trade on the premises only.
 - (48) Plumbing and heating sales shops.
 - (49) Post offices.
 - (50) Produce markets.
 - (51) Radio and television service, sales and repair shops.
 - (52) Restaurants, including the serving of alcohol beverages, if incidental to the serving of food as the principal activity, but not including live entertainment or dancing.
 - (53) Sewing machine sales and service, household appliances only.
 - (54) Shoe stores.
 - (55) Sporting goods stores.
 - (56) Tailor shops.
 - (57) Taverns, but not including live entertainment or dancing.
 - (58) Taxidermists.

- (59) Telegraph offices.
- (60) Theaters, indoor.
- (61) Ticket agencies, amusement.
- (62) Tobacco shops.
- (63) Toy shops.
- (64) Bottling plants.
- (65) Undertaking establishments and funeral parlors.
- (66) Motor sales and display.

(Code 1999, § 13-1-50(b))

Sec. 14-378. Conditional uses.

Any use allowed as a conditional use in the B-1 district shall be allowed in the B-2 community service district, subject to subdivision II of division 5 of this article and the following:

- (1) Amusement establishments (indoor), including bowling alleys, pool halls, dancehalls, swimming pools and skating rinks.
- (2) Craft distillery.
- (3) Drive-in establishments.
- (4) Garages, for repair and servicing of motor vehicles.
- (5) Micro-brewery.
- (6) Motor vehicle sales, in enclosed buildings only.
- (7) Parking garages or structures, other than accessory, for the storage of private passenger automobiles only.
- (8) Schools: music, dance, business, commercial or trade.
- (9) Signs in excess of 50 feet in height from the curb level.
- (10) An owner-occupied dwelling unit, which shall be located in the rear portion of the first floor level of a structure. That portion of a structure fronting the street right-of-way shall be used for business purposes, and, if not, the appearance shall be such that it depicts business usage.
- (11) Child day care facilities.
- (12) Smoking area facilities (indoor and outdoor).

(Code 1999, § 13-1-50(c); Ord. No. 1043B, § 1, 2-14-2001; Ord. No. 1221B, § 1, 3-9-2011; Ord. No. 1281B, § 1, 10-12-2016)

Sec. 14-379. Lot area requirements.

In the B-2 community service district, there shall be provided not less than 2,000 square feet of lot area for each business establishment, and for each dwelling unit on a lot there shall

be provided 1,800 square feet of lot area, except that for one-bedroom and efficiency units the minimum lot area shall be 1,200 square feet per unit.

(Code 1999, § 13-1-50(d))

Sec. 14-380. Yard requirements.

- (a) *Residential yards.* For dwelling units located above business establishments in the B-2 community service district, there shall be provided side and rear yards equivalent to those established in the R-4 district. Such yards shall begin at a level no higher than the level of the finished floor of the lowest dwelling unit.
- (b) *Transitional yards.* The regulations governing transitional yards in the B-1 district shall apply in the B-2 district.

(Code 1999, § 13-1-50(e))

Sec. 14-381. Floor area ratio.

In the B-2 community service district, the floor area ratio shall not exceed 2.40.

(Code 1999, § 13-1-50(f))

Secs. 14-382—14-410. Reserved.

Subdivision VIII. B-3 General Commercial District³

Sec. 14-411. Purpose.

The B-3 general commercial district is intended primarily to accommodate those commercial uses which are not compatible with the uses permitted in any other business district and, therefore, are not allowed therein.

(Code 1999, § 13-1-51(a))

Sec. 14-412. Permitted uses.

- (a) Uses permitted in the B-3 general commercial district are subject to the following conditions:
 - ~~(1) Dwelling units and rooming units, other than those located in a hotel or motel or watchmen's quarters located on the premises where employed, are not permitted.~~
 - (1) Dwelling units are not permitted below the second floor, and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.

³Cross reference(s)—Licensing and regulations, ch. 18.

- (2) The parking of trucks as an accessory use, when used in the conduct of a permitted business, shall be limited to vehicles of not over 14,000 pounds gross vehicle weight when located within 150 feet of a residence district boundary line.
- (b) Any use permitted in the B-2 district shall be permitted in the B-3 district, and in addition the following uses shall be permitted:
- (1) Amusement establishments, including bowling alleys, pool halls, dancehalls, swimming pools, skating rinks, archery ranges, shooting galleries and similar amusement facilities.
 - (2) Animal hospitals and kennels.
 - (3) Auction rooms.
 - (4) Automobile laundries.
 - (5) Boat showrooms.
 - (6) Building material and products sales.
 - (7) Contractor or construction offices, shops and yards.
 - (8) Exterminating shops.
 - (9) Farm implement sales.
 - (10) Feed and seed stores.
 - (11) Fuel and ice sales.
 - (12) Garages for storage, repair and servicing of motor vehicles of not over 1½-ton capacity, including body repairs, painting and engine rebuilding.
 - (13) Hotels and motels.
 - (14) Laboratories, medical and dental.
 - (15) Laundries; rooms containing the laundering process (washing, drying, ironing and wrapping) shall not exceed a total of 2,400 square feet in area.
 - (16) Machinery sales.
 - (17) Model homes and garage displays.
 - (18) Motor vehicle and house trailer sales.
 - (19) Parking garages or structures.
 - (20) Restaurants and taverns, live entertainment and dancing permitted.
 - (21) Schools: music, dance, business, commercial or trade.
 - (22) Warehousing and wholesale establishments and storage other than accessory to permitted retail uses.
 - (23) Developed campground or camping resort as defined in the Wis. Admin. Code.
 - (24) Dwellings above the ground floor.

(Code 1999, § 13-1-51(b))

Sec. 14-413. Conditional uses.

Any use allowed as a conditional use in the B-2 district shall be allowed in the B-3 general commercial district, unless already permitted in section 14-412, subject to subdivision II of division 5 of this article and the following:

- (1) Amusement parks, including permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf courses and other similar outdoor amusement facilities.
- (2) Cartage and express facilities.
- (3) Printing and publishing.
- (4) Riding academies and commercial stables.
- (5) Stadiums, auditoriums and arenas, open or enclosed.
- (6) Theaters, drive-in.
- (7) Child day care facilities.
- (8) An owner-occupied dwelling unit, which shall be located in the rear portion of the first floor level of a structure. That portion of a structure fronting the street right-of-way shall be used for business purposes, and, if not, the appearance shall be such that it depicts business usage.
- (9) Smoking area facilities (indoor and outdoor).

(Code 1999, § 13-1-51(c); Ord. No. 1043B, § 1, 2-14-2001; Ord. No. 1222B, § 1, 3-9-2011)

Sec. 14-414. Transitional yard requirements.

The regulations governing transitional yards in the B-1 district shall apply in the B-3 general commercial district.

(Code 1999, § 13-1-51(d))

Sec. 14-415. Floor area ratio.

In the B-3 general commercial district, the floor area ratio shall not exceed 2.40.

(Code 1999, § 13-1-51(e))

Sec. 14-416. Lot area requirements.

In the B-3 community service district, there shall be provided not less than 2,000 square feet of lot area for each business establishment, and for each dwelling unit on a lot there shall be provided 1,800 square feet of lot area, except that for one-bedroom and efficiency units the minimum lot area shall be 1,200 square feet per unit.

Secs. 14-~~416~~ 417—14-440. Reserved.

- CODE OF ORDINANCES
 Chapter 14 - LAND USE REGULATIONS
 ARTICLE II. - ZONING
 DIVISION 3. - DISTRICTS
 Subdivision IX. B-4 Central Business District

Subdivision IX. B-4 Central Business District⁴

Sec. 14-441. Purpose.

The B-4 central retail district is designed to accommodate those retail and office uses which are characteristic of the major shopping streets of the downtown area.

(Code 1999, § 13-1-52(a))

Sec. 14-442. Permitted uses.

- (a) Uses permitted in the B-4 central business district are subject to the following conditions:
- ~~(1) Dwelling units and rooming units, other than those located in a hotel or motel or watchmen's quarters located on the premises where employed, are not permitted.~~
 - (1) Dwelling units are not permitted below the second floor, and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.
 - (2) All business, servicing or processing, except off-street parking, off-street loading or such drive-in facilities as are specifically authorized, shall be conducted within completely enclosed buildings.
 - (3) Establishments of the drive-in type offering goods or services directly to customers waiting in parked motor vehicles are not permitted unless specifically authorized.
- (b) Any use permitted in the B-2 district shall be permitted in the B-4 district, with the exception of dwellings and automobile service stations, and in addition the following uses shall be permitted:
- (1) Blueprinting and photocopying.
 - (2) Clothing and costume rental stores.
 - (3) Drive-in banks and other financial institutions.
 - (4) Hotels and motels.
 - (5) Machinery sales, with no repair or serving, provided the storage and display of machinery, except of household appliances and office machines, shall be restricted to floor samples.
 - (6) Physical culture and health services, gymnasiums, reducing salons, massage salons and public baths.
 - (7) Recording studios.

⁴Cross reference(s)—Licensing and regulations, ch. 18.

- (8) Restaurants, including live entertainment and dancing, with the serving of liquor in conjunction therewith.
- (9) Restricted production and repair, limited to the following: Art needlework; clothing, custom manufacturing and alterations, for retail only; jewelry from precious metals; watches; dentures and optical lenses.
- (10) Schools: music, dance, business and trade, when not involving any danger of fire or explosion or offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences.

(11) Dwellings above the ground floor.

(Code 1999, § 13-1-52(b))

Sec. 14-443. Conditional uses.

Any use allowed as a conditional use in the B-1 district shall be allowed in the B-4 central business district, unless already permitted in section 14-442, subject to subdivision II of division 5 of this article and the following:

- (1) Auction rooms.
- (2) Convention and exhibition halls.
- (3) Parking lots, garages or structures, other than accessory, for the storage of private passenger automobiles only.
- (4) Radio and television stations and studios.
- (5) Signs in excess of 50 feet in height from the curb level.
- (6) An owner-occupied dwelling unit which shall be located in the rear portion of the first floor level of a structure. That portion of a structure fronting the street right-of-way shall be used for business purposes, and, if not, the appearance shall be such that it depicts business usage.
- (7) Warehousing and wholesale establishments and storage other than accessory to permitted retail uses.
- (8) Motor vehicles and mobile home sales.
- (9) Child day care facilities.
- (10) Smoking area facilities (indoor and outdoor).

(Code 1999, § 13-1-52(c); Ord. No. 1043B, § 1, 2-14-2001; Ord. No. 1223B, § 1, 3-9-2011)

Sec. 14-444. Transitional yard requirements.

The regulations governing transitional yards in the B-1 district shall apply in the B-4 central business district.

(Code 1999, § 13-1-52(d))

Sec. 14-445. Floor area ratio.

In the B-4 central business district, the floor area ratio shall not exceed 4.00.

(Code 1999, § 13-1-52(e))

Sec. 14-446. Lot area requirements.

In the B-3 community service district, there shall be provided not less than 2,000 square feet of lot area for each business establishment, and for each dwelling unit on a lot there shall be provided 1,800 square feet of lot area, except that for one-bedroom and efficiency units the minimum lot area shall be 1,200 square feet per unit.

Secs. 14-~~446~~ 447—14-470. Reserved.

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.



312 FORREST AVENUE • ANTIGO WI 54409

Angie Close • Director
aclose@co.langlade.wi.us • (715) 623-5123
www.langladecountyedc.org • www.langladecounty.org

Subdivision VI. B-1 Neighborhood Shopping District¹

Support Statement:

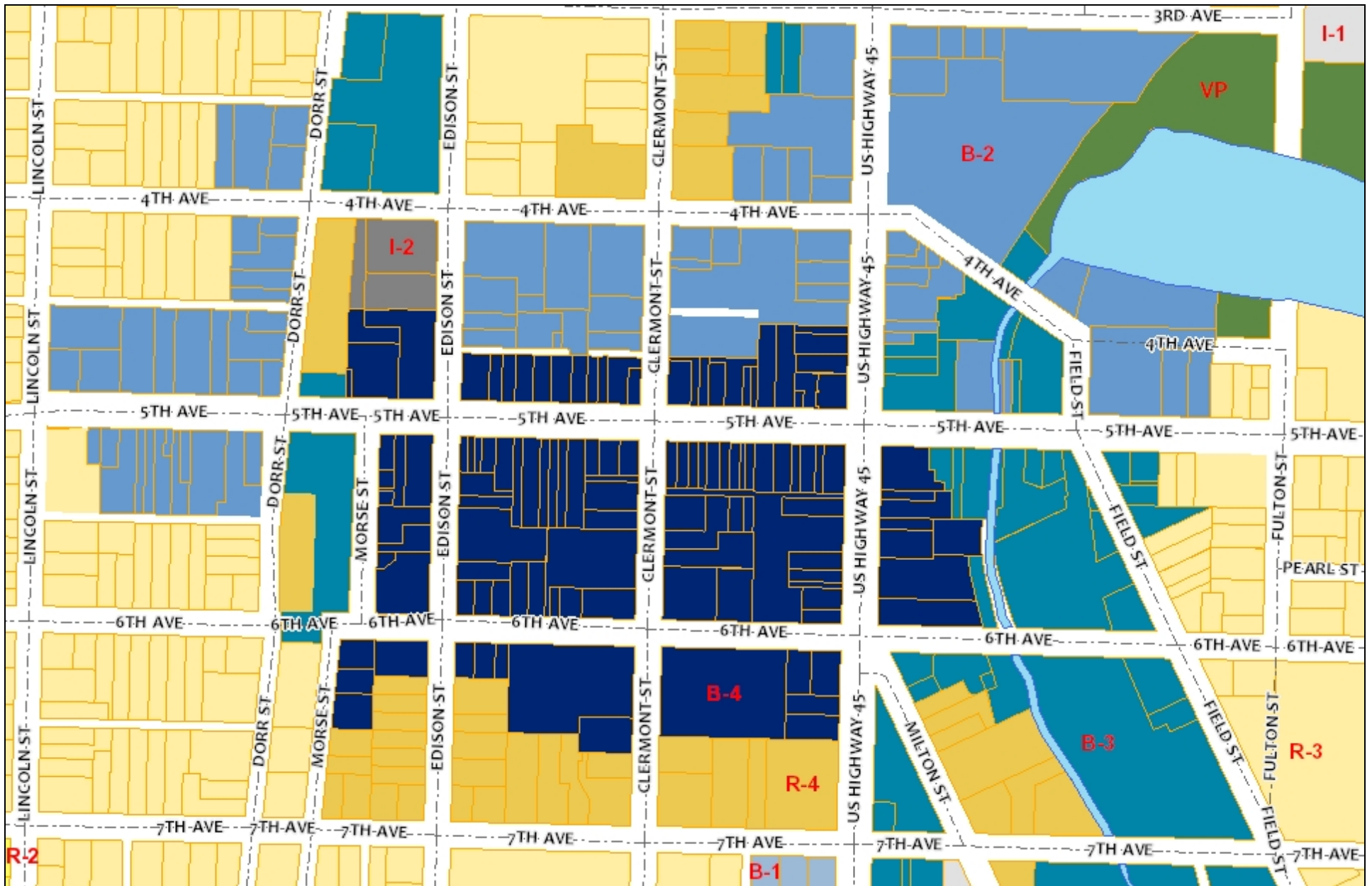
The Langlade County Economic Development Corporation (LCEDC) fully supports the development of upper-level apartments in downtown areas, as well as the updated ordinance language that ensures dwelling units are not permitted below the second floor and business uses are not allowed above the ground floor unless the building does not include dwelling units. This strategic approach fosters a balance between residential and commercial spaces, enhancing both the vibrancy and functionality of downtown areas.

Upper-level apartments in downtown locations are increasingly popular as they provide convenient, walkable living options that align with modern trends. These apartments attract a diverse group of residents, including young professionals, retirees, and small families, who bring energy and activity to the area. This increased foot traffic directly benefits local businesses, boosts demand for retail and dining, and strengthens the overall local economy.

By encouraging a clear separation of residential and commercial uses, the updated ordinance helps create dynamic spaces that maximize the potential of downtown properties. Walkable downtown living also promotes sustainability, reduces dependency on vehicles, and contributes to a more connected community.

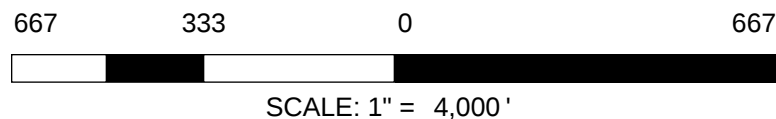
Revitalizing underutilized spaces with upper-level apartments enhances the overall aesthetic of the area, increases property values, and positions Langlade County as an attractive place to live, work, and thrive. These efforts support LCEDC's mission to drive economic growth and improve quality of life for residents and businesses alike.

¹Cross reference(s)—Licensing and regulations, ch. 18.



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: 1/22/2025