

**CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
SEPTEMBER 06, 2016**

City Plan Commission of the City of Antigo met in Regular Meeting on the above date at 6:00 PM in the Multi-Purpose Room, City Hall, Mayor Bill Brandt presiding.

Attendee Name	Title	Status	Arrived
Reinhardt Balcerzak	Aldersperson, Ward 8	Present	
Bill Brandt	Mayor	Present	
Charley Brinkmeier	Land Surveyor/Project Manager	Absent	
Jerry Rice	Member	Present	
Tim Sharon	Member	Present	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Absent	

Others in attendance: Mark Desotell, Director of Administrative Services; Roger Musolff, Inspector/Zoning Administrator; and Jaime Horswill, Utility/Clerical Assistant.

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

1. Add Craft Distillery and Micro Brewery to B-2 zoning district, under Conditional uses

Roger Musolff, Inspector/Zoning Administrator, provided the committee with a memo and current B-2 Zoning Ordinance.

Mr. Musolff indicated within his memo that other communities have them added as a conditional use, as approval would be required by the City Plan Commission and City Council leaving the city to have control to allow or not allow and the size and location of any future Craft Distillery or Micro Brewery.

Motion to add Craft Distillery and Micro Brewery to B-2 Zoning District, under conditional uses.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 10/12/2016 6:00 PM
MOVER:	Jerry Rice, Member
SECONDER:	Larry Steckbauer, Member
AYES:	Balcerzak, Brandt, Rice, Sharon, Steckbauer
ABSENT:	Charley Brinkmeier, Gordon Neve

Any Other Matters Authorized by Law to be Considered

NONE

Adjournment

1. **Motion to:** Adjourn at 6:02 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Reinhardt Balcerzak, Aldersperson, Ward 8
SECONDER:	Tim Sharon, Member
AYES:	Balcerzak, Brandt, Rice, Sharon, Steckbauer
ABSENT:	Charley Brinkmeier, Gordon Neve

Bill Brandt, Chairperson

Date



To: Mayor and City Council
From: Roger Musolff, Building Inspection/Zoning Administrator
Date: September 06, 2016
Re: Add Craft Distillery and Micro Brewery to B-2 zoning district, under Conditional uses

None of the zoning districts in the City of Antigo allows Craft Distilleries or Micro Breweries, because this is a growing industry and we have an interested individual in constructing a Craft Distillery they should be added to our Zoning Ordinance.

After talking to other communities it would be in the cities best interest to have them add as a conditional use, because approval would be required by the Plan Commission and City Council the city would have control to allow or not allow and the size and location of any future Craft Distilleries or Micro Breweries

FOOTNOTE(S):

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Cross reference— Licensing and regulations, ch. 18.

• **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.
- (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.

- **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 rin
- (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)

- **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.**