

§ 17.20 B-2 General Business District.

[Amended by Ord. No. 491; 3-9-2021 by Ord. No. 607]

The B-2 District is established to provide for principally motor-vehicle-oriented or dependent commercial activities.

(1) Permitted uses:

(a) Uses permitted in B-1 District.

(b) Single-family dwelling

(b) (c) Automotive sales, servicing and repairs; automotive parts sales, including incidental service and repair; provided, however, that all vehicles be in operative condition; department stores; discount stores; drive-in banks; drive-in establishments serving food or beverage for consumption outside the structure; laundromats; places of entertainment; recreational establishments; service stations, washing and repair stations, provided all gas pumps are not less than 30 feet from any existing or proposed street line; shopping centers; and supermarkets.

(2) Conditional uses: farm machinery and equipment sales, repair and storage; feed and seed stores; food locker plants; greenhouses; lumberyards and contractor's yards; cleaning-, dyeing- and pressing-related trades; publishing, including newspaper publishing, job printing, lithographing, blueprinting; other uses similar in character with the approved uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation; uses clearly similar in character to those listed above.

(3) Lot, yard and building requirements:

(a) Lot frontage: minimum 100 feet.

(b) Lot area: minimum 20,000 square feet.

(c) Front yard: minimum 25 feet, 50 feet if parking is permitted.

(d) Side yards: minimum 20 feet.

(e) Rear yard: minimum 20 feet.

(f) Building height: maximum 50 feet.

(g) Number of stories: maximum three.

(h) Percent of lot coverage: maximum 40%.

(i) Off-street parking and loading requirements. See § 17.27 of this chapter.

ADD R-2 & R-3
as CU

Rick Schmidt

From: Johnson, Virginia E. <GINNY.JOHNSON@domtar.com>
Sent: Monday, March 3, 2025 1:07 PM
To: Rick Schmidt; Orcutt, David
Subject: RE: Domtar/Nekoosa Park Lease agreements

Hello Rick!

Thank you for getting these leases on the schedule, Rick! We did decide to have all 3 of the leases be 10 years so they expire at the same time, so hopefully they won't be forgotten in the future. Our lawyer is reviewing all of the leases and will update where necessary. The Riverside Park lease will need some updating as it states that there will be no alcohol or fermented beverages, or events/carnivals in the park except the "so-called Civic Picnic" 😊.

We'll keep you posted, and thanks for your support!

Ginny



Ginny Johnson | Executive Asst. & Bus. Relations Coord.
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From: Rick Schmidt <RSchmidt@nekoosawi.com>
Sent: Monday, March 3, 2025 12:58 PM
To: Orcutt, David <David.Orcutt@domtar.com>
Cc: Johnson, Virginia E. <GINNY.JOHNSON@domtar.com>
Subject: Domtar/Nekoosa Park Lease agreements

Dave, the following leases are scheduled for committee recommendation on March 4, 2025, at the Property Recreation & Human Affairs meeting.

The following will be requested from the committee and final city council approval on March 11.

- Riverside Park – Extend lease an additional ~~50~~ years. (10 YEARS)
- Point Basse Park – Extend lease an additional 10 years.
- City of Nekoosa Recreational Trail – Extend lease an additional 10 years.

I will indicate that Domtar is preparing the paperwork for the lease extensions identified above and I will request the committee and council approve these lease extensions subject to the years identified above.

If you have any changes to the length of the lease extensions, please let me know.
Thanks,

Kallee Dhein

From: Rick Schmidt
Sent: Tuesday, March 4, 2025 8:51 AM
To: Kallee Dhein
Subject: FW: B-2 Zoning Change

Importance: High

Kallee, please include Nick's email below with the packet for PR&HA agenda tonight.

Rick

Rick Schmidt
Director of Public Works
City of Nekoosa

From: Nicholas Abts <Nick@agv-law.com>
Sent: Monday, March 3, 2025 6:31 PM
To: Rick Schmidt <RSchmidt@nekoosawi.com>
Subject: B-2 Zoning Change
Importance: High

Rick, please forward to the Council and other relevant staff (e.g. the Police Chief) as my ability to attend the March 4 meeting is uncertain:

Common Council,

Please accept this email as a brief description of the potential risks associated with allowing residential properties as permitted uses in B-2 districts. These concerns should be tempered by the fact that a mixed-use situation already exists, and **not** making a change probably won't fix any of these things overnight – that requires more commitment to enforcing existing zoning ordinances in B-2 and is probably a different conversation. Even so, this will serve as a good guide for the existing issues as well.

1. **Conflicts between business and residential use:** Because B-2 is intended for business, the commercial aspects of business operation can conflict with homeowner expectations. Residences usually have different expectations for traffic, noise, and safety. It's also possible that businesses will view these mixed-use areas as less desirable (depending on the business).
2. **Inefficient land use and taxation:** Residences use more space per square foot of structure, generally, and produce less tax revenue. This likely lowers the tax value of the district relative to what would be expected from a business district. This may also impact the attractiveness of TID projects to the extent that the B-2 is within a tax increment financing district or within ½ mile of a district.

3. **Inefficient or inappropriate infrastructure:** Business-friendly infrastructure (power, sewer, etc.) usually is not necessary for residential needs. Parking for businesses may be used inappropriately by residents. Numerous other small conflicts may arise, and perhaps have already arisen.
4. **Comprehensive planning conflict:** It's possible that introducing/promoting residential uses in B-2 will be seen as being in conflict with the comprehensive plan. It's hard to say whether there would be any specific fallout from this, but local businesses may object to this change as not being consistent with their expectations and may want to litigate this matter. I'm not sure there's a strong basis for doing that, because business uses would continue to be permitted and promoted, but there's a slim chance that there would be litigation regarding the issue and would probably require some demonstration that the business owners' interests are materially harmed.

Aside from #4 above, the other issues may already exist because there are residences in the B-2 already as continuing nonconforming uses, and altering B-2's permitted uses really doesn't change those issues – but it does ensure that they will not go away. Essentially there are two directions the Council can go with this district: 1) focus on bringing this district into compliance with existing B-2 ordinances; or 2) commit to the mixed use, which is what this change would essentially be. The in-between circumstance, which is non-compliance with B-2 and not doing anything about it, is not ideal and creates the most risky legal circumstance because both business and residential property owners are negatively impacted.

There's no "right" answer here: the existing mixed-use situation is already in place, and deciding to go the other way and be strict on B-2 will certainly cause conflicts with existing property owners, and doing nothing has already led to the natural result of conflict. From a legal standpoint, any of the items above can theoretically lead to legal issues, although items 1 and 4 are clearly the most likely to do so.

The practical issues beyond what I've stated here may be more numerous than what is stated in this email. For additional input in that respect, I'd recommend requesting it from the Director of Public Works, Chief of Police and/or Fire Chief.

Thanks,
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