

POSTED DATE: April 3, 2025
Please RSVP your attendance/absence to this meeting ASAP to 920-846-4505 or
dclerk@ci.ocontofalls.wi.us

**CITY OF OCONTO FALLS
ORDINANCE COMMITTEE**
Council Chambers – Municipal Building
500 N. Chestnut Avenue -Oconto Falls, WI. 54154

**TUESDAY APRIL 8, 2025 AT 5:00 PM
AGENDA**

Marty Coopman
Mathew McDermid
Devin Wirtz
Jeff McDonald
Ashley Bahrke

Mayor Clint Braun
Administrator Peter Wills
Deputy Clerk Jenny Friedman
Utility Manager Greg Kuhn

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – Ordinance Committee- 03-11-2025

DISCUSSION AND POSSIBLE ACTION ON ANY OR ALL OF THE FOLLOWING:

NEW BUSINESS:

4. ORD 25-004 Amend Ch 455 Utility Sewer Water Compulsory Connection to Sewer and Water
Re: Utility Manager Kuhn/Administrator Wills
5. ORD 25-005 Amend Ch 465-13 Weight Limits and Heavy Traffic
Re: Street Supt Remic/ Administrator Wills
6. ORD 25-006 Amend Ch 382 Rental Property Article II Short Term Rentals
Re: Council Member Wirtz/Administrator Wills

OLD BUSINESS:

*******PUBLIC HEARING*******

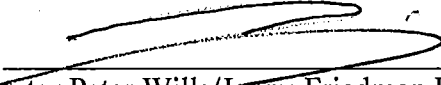
7. ****Public Hearing to consider determination of Public Hearing NO.1 at 5:30 pm
Ordinance 25-001 Amending 480-8. Zoning General Commercial District (C-1)**

8. **Public Hearing NO. 2 immediately following NO.1 estimated 5:35 pm Ordinance 25-002 Amend Ch 455-49 Cross Connection Inspections**
9. **Public Hearing NO. 3 immediately following NO. 2 estimated time 5:40 pm. Ordinance 25-003 Designation of Michael McDermid Family Park**

This hearing is open to the public. Public Hearing Notice was properly posted and published in the Oconto County Times Herald newspaper for two consecutive weeks.

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

10. Ordinance 25-001 Amending 480-8. Zoning General Commercial District (C-1)
Re: Administrator Wills
11. Ordinance 25-002 Amend Ch 455-49 Cross Connection Inspections
Re: Utility Manager Greg Kuhn
12. Ordinance 25-003 Designation of Michael McDermid Family Park
Re: Administrator Wills
13. Adjournment


City Administrator Peter ~~Wills~~/Jenny Friedman Deputy Clerk

***A quorum of the Common Council may or may not be in attendance of this meeting.**

Notice was given to the public at least 24 hours prior to this open meeting - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at: cityofocontofalls.com . Copy of agenda packet is available for inspection at the Office of the City Clerk.

Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can

**CITY OF OCONTO FALLS
ORDINANCE COMMITTEE MEETING
Council Chambers – Municipal Building
500 N. Chestnut Avenue
Oconto Falls, WI 54154
Tuesday March 11, 2025– 5:30 PM
MINUTES**

1. Alderman Wirtz called the meeting to order at 5:30 PM.

2. **Roll Call**

Present: Jeff McDonald, Devin Wirtz, Mathew McDermid and Ashley Bahrke

Also Present: Mayor Clint Braun, City Administrator Peter Wills, Deputy Clerk Jenny Friedman, Utility Manager Greg Kuhn, Fire Chief Tim Magnin, Street Superintendent Wally Remic

Absent: Marty Coopman,

3. Approval of Minutes- Ordinance Committee- 09-10-2024

MOTION: Bahrke/Wirtz

Motion to approve minutes for Ordinance Committee Meeting 09-10-2024

Voice Vote: All present voting aye - **Motion Carried**

DISCUSSION AND POSSIBLE ACTION ON ANY OR ALL OF THE FOLLOWING:

OLD BUSINESS: NONE

NEW BUSINESS:

4. Ordinance 25-001 Amending 480-8. Zoning General Commercial District (C-1)

There are some changes that need to be updated on ordinance Chapter 480-8 General Commercial Distancing (C-1) to better suit the City of Oconto Falls. The Main Street Committee has met and discussed this ordinance and approve of the changes. There is a section in the current ordinance that is duplicated and will need to be fixed by removing it along with removing the proposed following in section C;

- (15) Golf courses open to the public.
- (19) Amusement parks
- (20) Travel trailer parks in accordance with Chapter 335 of the City Code.

The listed below is the proposed amendments to be added to section B of Chapter 480-8 General Commercial Distancing (C-1) ordinance;

- (16) Apartments above the first floor of commercial use. Minimum 600 square footage.
- (17) Residential space in the rear of commercial space, non-street facing. Minimum 600 square

footage.

- (18) Existing one family detached dwellings.
- (19) Two-family buildings (includes duplexes) and multifamily buildings.
- (20) Two-unit and three-unit apartments, above first floor.
- (21) Multifamily residential building (four (4) or more units per structure)

MOTION: Wirtz/McDermid

Motion to approve the Ordinance 24-008 Amend Ch 480-83 Accessory Structure-Sheds with amendments and set public hearing for Ordinance Committee on April 8,2025 at 5:30pm.

Voice Vote: All present voting aye - **Motion Carried**

5. Ordinance 25-002 Amend Ch 455-49 Cross Connection Inspections

A decision was made by the Utility Commission to make commercial properties pay for cross connections. The time and cost will vary for the commercial properties this will go off the size of the property. The update to Ordinance 455-49 gives the utility retains, perform cross connections for commercial properties who do not have the cross connection done on their own.

MOTION: McDonald/ Bahrke

Motion to approve the Ordinance 25-002 Amend Ch 455-49 Cross Connection Inspections and send to Common Council and to set public hearing for on April 8,2025 at 5:30pm.

Voice Vote: McDermid -aye, Bahrke-aye, Wirtz-aye, McDonald -abstained, Coopman absent- **Motion Carried**

6. Ordinance 25-003 Designation of Michael McDermid Family Park

MOTION: Bahrke/McDonald

Motion to approve Ordinance 25-003 Designation of Michael McDermid Family Park and send to common council. Set public hearing for on April 8,2025 at 5:30pm.

Voice Vote: Bahrke-aye, McDonald-aye, Wirtz-aye, McDermid-abstained, Coopman absent - **Motion Carried**

7. Adjournment

Having no further discussion, Mayor Braun adjourned the meeting at 5:44 PM.

City Administrator Peter Wills

A quorum of the Common Council **was** in attendance of this meeting.

Chapter 455. Utilities Article II. Sewer Use

§ 455-17. Conditions for discharge into treatment system.

- A. Public wastewater collection facilities are required to be used for the deposit of human wastes, garbage or other liquid wastes that cannot be discharged into a receiving stream or disposed of in any other manner in accordance with federal and state statutes and state administrative regulations and approved by the Wisconsin Department of Natural Resources.
- B. No building or facility shall be connected to any sewer unless the entire property on which the building or facility is situated is located within the corporate limits of Oconto Falls, except as provided in § 455-24 of this article.
- C. No person shall place, deposit, or discharge, or cause to be placed, deposited, or discharged, upon public or privately owned property, any wastewaters within the corporate limits of Oconto Falls unless done so within adequately sized holding facilities approved by all applicable federal, state and local agencies.
- D. No person shall deposit or discharge, or cause to be deposited or discharged, to any wastewater collection facilities, any solid, liquid, or gaseous waste unless through a connection approved under the terms of this article.
- E. No person shall discharge any sewage, waste or material, industrial waste, or any polluted water into a stream or in the air or onto the land, except where the person has made and provided for treatment of such wastes which will render the content of such waste discharge in accordance with applicable City, state, and federal laws, ordinances, and regulations.
- F. Any person owning property within the corporate limits of Oconto Falls, where the property is improved with one or more residences, houses, buildings, or structures for or intended for human use, occupancy, employment, or any other similar purpose whatever, ~~and where the property abuts on any street, alley, or right of way in which there is located a sewer within 100 feet from the nearest property line,~~ shall, within 90 days after such sewer is in service, at his expense, install suitable toilet and waste disposal facilities in the residences, houses, buildings or structures and connect the facilities with the sewer in accordance with the terms and provisions of this article; provided, however, that in the event that compliance with this subsection causes economic hardship to the person, he may apply to the City for ~~exemption~~ **for a review on how to serve the property with water and sewer.** An application for ~~exemption~~ **review** shall state in detail the circumstances which are claimed to cause the economic hardship. ~~Exemptions~~ **A Review of how to serve** shall only be granted to residential users and shall not apply to commercial and industrial users. ~~Any connection to the sewer under this article shall be made only if the City determines that there is capacity, including BOD and total suspended solids (TSS) capacity, available in all downstream sewer lift stations and sewer lines and in the treatment plant.~~
- G. Persons described in Subsection F of this section shall not avoid connection to the sewer by reason of the actual distance between the building or structure and the connecting point of the sewer line.

§ 455-23. Private sewage treatment and disposal.

- ~~A. Where a public sewer is not available, as set forth in § 455-17, the building or structure shall be connected to a private sewer and a disposal or treatment system shall be constructed in compliance with the terms and provisions of all applicable City, county, state, and federal laws and regulations.~~

- B. Within 90 days after a property served by a private sewer or disposal system is notified that public water and sewer are available, shall be required to connect to the public sewer & water. As as described in this section shall become subject to the terms and provisions of § 455-17, a direct connection shall be made to the public sewer according to the terms and provisions of this article and all private sewers, disposal systems, septic tanks, cesspools, and other appurtenances of such private sewer and disposal system shall be disconnected and abandoned and all openings, tanks, or other containers of human wastes, garbage and other wastes shall be permanently removed or filled with granular material.
- C. The City shall not be responsible in any way for the operation and maintenance of a private sewer or disposal system or facility.
- D. No provisions of this article shall be construed to provide lesser requirements for private sewers and disposal systems than are presently or may hereafter be imposed and required by any other local governmental body or the state or federal government.

CITY OF OCONTO FALLS ORDINANCE NO. 25-005

AN ORDINANCE AMENDING TRAFFIC CHAPTER 465-13 WEIGHT LIMITS AND HEAVY TRAFFIC ROUTES OF THE MUNICIPAL CODE AS FOLLOWS:

THE COMMON COUNCIL OF THE CITY DOES ORDAIN AS FOLLOWS:

§ 465-13. Weight limits and heavy traffic routes.

- A. Class "B" highways designated. All streets and alleys within the City of Oconto Falls, except the following enumerated streets and alleys, are hereby designated Class "B" highways and shall be subject to the weight limitations imposed by § 348.16, Wis. Stats.:

[Amended 6-9-1998 by Ord. No. 98-003^[1]]

- (1) STH 22: Main Street, Union Avenue and Chestnut Avenue.
- (2) South Main Street to City limits.
- (3) Cherry Street.
- (4) Quincy Street.
- (5) Van Buren Street.
- (6) Central Avenue from Washington Street to River Street.
- (7) Maple Avenue.
- (8) Maple Avenue to City limits.
- (9) Green Bay Avenue to City limits.
- (10) Golden Corners Road to City limits.
- (11) South Flatley Avenue to dump area.
- (12) Monroe Street from Chestnut Avenue to Adams Street.
- (13) River Street to Caldwell Avenue.
- (14) Caldwell Avenue from River Street to Main Street.
- (15) All alleyways adjacent to Main Street and connecting streets from Main Street.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

[Amended 5-13-2025 by Ord. No. 25-005]

- B. Special and seasonal weight limitations. The Chief of Police shall have the authority to impose special or seasonal weight limits to prevent injury to the road of any highway, bridge or culvert within the jurisdiction of the City, or for the safety of users of such highways, bridge or culvert, and shall be responsible for erecting signs giving notice thereof in accordance with § 349.16, Wis. Stats.

- C. Heavy traffic routes.

- (1) Heavy traffic routes designated. The following streets and parts of streets within the City of Oconto Falls are hereby designated heavy traffic routes:

[Amended 6-9-1998 by Ord. No. 98-003^[2]]

- (a) STH 22: Main Street, Union Avenue, and Chestnut Avenue from Columbia Street to the north City limits on Chestnut Avenue.
 - (b) South Main Street to City limits.
 - (c) Cherry Street.
 - (d) Quincy Street **from N Chestnut Ave to Cherry Ave.**
 - (e) Van Buren Street **from N Chestnut Ave to Cherry Ave.**
 - (f) Central Avenue from Washington Street to Maple **Ave.**
 - (g) **N.** Maple Avenue from N Main Street to Green Bay Ave.
 - (h) **S.** Maple Avenue from Green Bay Ave to City limits.
Green Bay Avenue to City limits.
 - (i) Golden Corners Road to City limits.
 - (j) South Flatley Avenue to dump area.
 - (k) Monroe Street from Chestnut Avenue to Adams Street.
 - (l) River Street.
 - (m) Caldwell Avenue from River Street to Main Street.
- [2] All alleyways adjacent to Main Street and connecting streets from Main Street.
Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
- (2) Restrictions on use of other streets by heavy traffic. No vehicle, except a motor bus, which is not equipped with pneumatic tires or has a combined vehicle load weight exceeding 6,000 pounds shall be operated or moved on any street or alley not part of the heavy traffic route designated in Subsection **C(1)** of this section in the City of Oconto Falls, except for the purpose of obtaining orders for, moving or delivering supplies or commodities to or from a place of business or residence facing thereon, provided that, in no event shall the weight of vehicle and load on such other street exceed the limitations of § 348.15 or 348.16(3), Wis. Stats., pertaining to Class "A" highways or deliveries on Class "B" highways.
 - (3) **No heavy trucks on Market Street from N Main Street through Quincy Street, ending at Cherry Ave.**
 - (4) **No heavy trucks on Linden Avenue from N Main Street through ending at Quincy Street.**
- [Amended 5-13-2025 by Ord. No. 25-005]
- (a)

CITY OF OCONTO FALLS ORDINANCE NO. 25-006
AN ORDINANCE AMENDING RENTAL PROPERTY CHAPTER 382 OF
THE MUNICIPAL CODE AS FOLLOWS:

THE COMMON COUNCIL OF THE CITY DOES ORDAIN AS FOLLOWS:

Chapter 382. Rental Property

[HISTORY: Adopted by the Common Council of the City of Oconto Falls as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Article I. Energy Code

[Adopted 8-8-1989]

§ 382-1. Code adoption.

An energy code for residential rental properties is hereby adopted, utilizing the provisions of § 101.122, Wis. Stats., and adopting, by reference, the provisions thereof, together with those provisions pertaining thereto as contained in the Wisconsin Administrative Code.

§ 382-2. Fees.

The fees for the Building Inspector and the fees required by the Building Inspector of individual owners may be set, from time to time, by the Common Council.

Article II. Short-Term Rentals

§382-10 Short-Term Rental Requirements

[Adopted 5-12-2025]

(y) Short-term rental.

Description: Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients for more than six but fewer than 29 consecutive days. It does not include private boardinghouses or rooming houses not accommodating tourists or transients, or bed-and-breakfast establishments regulated under **ACTP 73**.

1. Permitted by right: all zoning districts where "residential dwellings" are permitted, as that term is defined in § 66.1014, Wis. Stats.
 - a. Land use requirement. A short-term rental shall only be located as an accessory land use within zoning districts that allow residential dwellings, as that term is defined in § 66.1014, Wis. Stats.
 - b. Annual city license required. Short-term rentals shall operate only during the valid period of an annual City of Oconto Falls short-term rental license (hereinafter "annual license") for

each consecutive 365-day period. If the short-term rental is transferred or there is any change of ownership of the short-term rental during the valid period of an annual license, the license may only be assumed by the transferee for the remaining period of the license. Operating a short-term rental without a current version of a valid annual license shall be considered a violation of this chapter, and subject to the penalties of Section 98-936. The following information shall be provided on an annual basis, prior to issuance of said annual license:

- i. Completed City of Oconto Falls short-term rental application, which includes the property owner's name, address, and phone number; the designated operator's name, address, and phone number; and the period of operation of up to 180 days in a 365-day period, which must be consecutive;
 - ii. A current floor plan for the short-term rental, at a minimum scale of one inch equals four feet, and site plan of the property at a minimum scale of one inch equals 10 feet showing on-site parking spaces and trash storage areas;
 - iii. General Building Code inspection by City, and submittal of official Building Code inspection report with no outstanding compliance orders remaining;
 - iv. Proof of valid property and liability insurance for the dwelling unit;
 - v. State of Wisconsin tourist rental house license;
 - vi. Payment of an administrative fee, set by City Council resolution, to cover the costs to the City of administering the above;
 - vii. The City of Oconto Falls short-term rental license shall be issued with the completion of the above requirements and compliance with the City's Short term rental ordinance.
- c. Property management requirements. Each short-term rental shall be managed consistent with the following requirements:
- i. The total number of days of operation within any 365-day period of an annual license shall not exceed 180 consecutive days. This period of short-term rental operation shall be specified by the property owner in the required City of Oconto Falls short-term rental application.
 - ii. The minimum rental period shall be a minimum of seven consecutive days by any one party.
 - iii. The maximum rental period within a 365-day period of an annual license shall be no more than 180 consecutive days.
 - iv. Similar facilities in which single-family detached homes are available for less than seven days, more than 180 days, or throughout the year, are a different land use that falls within the indoor commercial lodging land use category.
 - v. The maximum number of occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
 - vi. The short-term rental shall be operated by the property owner or by a property manager explicitly designated in the valid City of Oconto Falls short-term rental application as the "designated operator."
 - vii. Payment of an administrative fee, set by City Council resolution, to cover the costs to the City of administering the above.
 - viii. The City of Oconto Falls short-term rental license shall be issued with the completion of the above requirements and compliance with the City's Short-term rental ordinance.

- ix. The property owner's and the designated operator's names, addresses, and twenty-four-hour phone numbers shall be provided in the City of Oconto Falls short-term rental application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.
 - x. The designated operator must reside within or have their business located within 25 miles of the short-term rental parcel.
 - xi. The designated operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the City of Oconto Falls short-term rental application.
 - xii. Each short-term rental shall provide and maintain a guest register and shall require all guests to register their true names and addresses before allowing occupancy. The guest register shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.
 - xiii. Each short-term rental shall maintain the following written business record for each rental of the short-term rental: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of seven consecutive days), and the monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.
 - xiv. Short-term rental license and emergency contact information must be posted in a conspicuous area within the property at all time.
- d. Property operational requirements. Each short-term rental shall be operated per the following requirements:
- i. The "Requirements For Short-Term Rental Guests" form provided by the City of Oconto Falls to summarize City requirements for short-term rental, and the site plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each short-term rental throughout its period of operation.
 - ii. Parking requirements:
 - a. All guest parking for vehicles and trailers shall be within a parking space designated on the site plan, on an area paved with concrete or asphalt.
 - b. All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.
 - c. No parking is permitted on gravel, lawn, or planter bed areas.
 - iii. Site appearance requirements:
 - a. Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a short-term rental visible on the exterior of the subject property.
 - b. No exterior signage related to the short-term rental is permitted, other than the property address.
 - c. No outdoor storage related to the short-term rental land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.

- d. No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.
- iv. Neighborhood impact requirements:
 - a. No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.
 - b. At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of **Article 7** of this chapter.
 - c. No vehicular traffic shall be generated by the short-term rental at levels exceeding those typical for a detached single-family dwelling unit.
- v. Short-term rental advertising:
 - a. No outdoor advertising is allowed on the subject property.
 - b. The short-term rental shall not be advertised for availability in any form of media unless the required City of Oconto Falls short-term rental license has been issued.
- e. Access and inspections.
 - i. The City shall be authorized at all reasonable times upon reasonable notice to the owner, and with either the owner's consent or a special inspection warrant under § 66.0119, Wis. Stats., except in cases of emergency where no special inspection warrant is required, and as provided in § 66.0119(2), Wis. Stats., to enter and examine any building, structure, or premises, for the purpose of ensuring compliance with this chapter. If the owner declines to consent to an inspection without a warrant, the City may not conduct an inspection under this section without first obtaining a special inspection warrant under § 66.0119, Wis. Stats., except in cases of emergency where no special inspection warrant is required, and as provided in § 66.0119(2), Wis. Stats. The owner, agent or occupant of any such premises who refuses to permit or prevents or interferes with any entry into or upon the premises by any such inspector with a special inspection warrant or in cases of emergency where no inspection warrant is required and as provided in § 66.0119(2), Wis. Stats., shall be in violation of this section. It is not a violation of this section to refuse to grant voluntary consent to an inspection.
 - ii. Designated operators and owners are encouraged but not required to install the Knox-Box® Systems on their short-term rentals. The Knox-Box® key box system provides for the installation of miniature vaults that are placed upon the exterior buildings, gateposts or other applicable locations. Contained within the vault are the keys that will allow access to the short-term rental in emergency situations.
 - iii. Designated operators and owners of short-term rentals acknowledge that the City shall not be obligated for damages occurring to short-term rentals in the event emergency access to a short-term rental is required and there is no Knox-Box® System installed on the property.
- f. Penalties and license revocation.
 - i. Violations of the requirements for short-term rental, the provisions of the short-term rental license, and all other of this subsection **(8)(y)** are subject to separate daily fines per **Section 98-936**. Citations for violations of this chapter will be issued to, and will be the responsibility of, the property owner.
 - ii. The annual short-term rental license may be revoked for more than two violations of the requirements specific to the short-term rental, the license, or the remainder

of this chapter. Short-term rental operators found noncompliant with the terms of this subsection (8)(y) shall be considered in violation and shall be subject to all applicable penalties up to and including revocation of their short-term rental license.

Article III. Tourist Lodging

§382-20 Tourist Lodging Requirements

- (1) **PURPOSE.** The purpose of this Section is to ensure that the quality of tourist lodging within the City of Oconto Falls is adequate for protecting public health, safety, and general welfare, including minimum standards of space for human occupancy and for an adequate level of maintenance; determining the responsibilities of owners, operators, and property managers offering these properties for tourists, to protect character and stability of all areas within the City of Oconto Falls; to provide minimum standards necessary for the health and safety of persons occupying or using buildings, structures, or premises; and provisions for the administration and enforcement.
- (2) **DEFINITIONS.** The following terms shall be defined as follows:
- a. **Bathroom.** Full bath.
 - b. **Clerk-Treasurer.** City of Oconto Falls Clerk-Treasurer or designee.
 - c. **Lodging Marketplace.** An entity that provides a platform through which an unaffiliated third party offers to rent a short-term rental to an occupant and collects the consideration for the rental from the occupant.
 - d. **Operator.** An Owner or Property Manager who is responsible for compliance with this Section, collection of rent, and payment of taxes.
 - e. **Owner.** A person who owns a tourist lodging unit.
 - f. **Person.** Shall include a corporation, firm, partnership, association, organization and any other group acting as a unit as well as individuals, including a personal representative, receiver or other representative appointed according to law. Whenever the word person is used in any section of this section prescribing a penalty or fine, as to partnerships or associations, the word shall include the partners or members hereof, and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.
 - g. **Private Boarding or Rooming House.** A private boarding or rooming establishment, ordinarily conducted as such, not accommodating tourists or transients with occupancies exceeding six (6) days.
 - h. **Property Manager.** Any person, other than Owner, operating a tourist lodging establishment or providing management services.
 - i. **Resident Agent.** Any person appointed by the Owner to act as an agent on behalf of the Owner, as permitted in this Section.
 - j. **Short-Term Rental.** A resident dwelling that if offered for rent for a fee and for fewer than 29 consecutive days.
 - k. **Tourist Lodging.** Any place offered for rent to tourists or transients for sleeping accommodations including, but not limited to, hotels, motels, tourist rooming houses, cabins, cottages, or short-term rentals.
 - l. **Tourist Lodging Unit.** A structure or part of a structure that is used for sleeping

and/ or living accommodations by one tourist or a group of tourists.

- (3) TOURIST LODGING PERMIT REQUIRED. No tourist lodging unit may be offered to the public for rent by an owner or property manager without a tourist lodging permit.
- (4) STANDARDS FOR TOURIST LODGING. Each tourist lodging unit subject to this Section shall comply with all applicable City, county, state, and federal laws, and the following minimum requirements:
- a. Not less than one (1) bathroom for every six (6) occupants.
 - b. Not less than one hundred fifty (150) square feet of floor space for the first occupant thereof and at least an additional one hundred (100) square feet of floor space for every additional occupant thereof; the floor space shall be calculated on the basis of total habitable room area. Floor space is determined using interior measurements of each room. Floor space does not include kitchens, bathrooms, closets, garages, or rooms not meeting Uniform Dwelling Code requirements for occupancy. The maximum occupancy for any premises without a separate enclosed bedroom is two (2) people.
 - c. Not less than one and one quarter (1 ¼) onsite off-street parking spaces for every four (4) occupants based upon maximum occupancy.
 - d. Each unit shall have a safe, unobstructed means of egress continuously maintained free of all obstructions or impediments to full and instant use in the case of fire or other emergency. Each area and room designated or used for sleeping shall have at least one (1) means of exit to the exterior, by door or egress window. An egress window shall meet the requirements of section SPS 321.03(6) of the Administrative Code. If a room does not meet these qualifications, a sign shall be posted notifying occupants that the room shall not be used for sleeping due to lack of safe egress. Escape routes shall be posted unless the room has a direct exit to the outside.
 - e. Functional smoke detectors and carbon monoxide detectors in accordance with the requirements of Chapter SPS 328 of the Wisconsin Administrative Code, and all other safety devices and/or systems required by law.
 - f. Shall not have a wood or solid fuel burning stove or fireplace unless the Owner provides a certificate from a licensed commercial building inspector, fire inspector, or a verified statement from a reputable stove or fireplace sales/installer entity, dated not more than thirty (30) days prior to submission, certifying that the fireplace and chimney have been inspected and are in compliance with National Fire Prevention Association Fire Code Chapter 211 Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances. Instructions for use of the stove or fireplace must be prominently displayed. A stove or fireplace not meeting the requirements of this section shall be blocked from access to the satisfaction of the City of Oconto Falls Building Inspector.
 - g. A minimum of one (1) 2A 10:BC fire extinguisher shall be available and maintained on an annual basis. If the extinguisher is not readily visible, one or more signs shall be posted indicating the location of the extinguisher.
 - h. Shall not have a hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose on any balcony, deck, or under any overhanging structure or within ten (10) feet of any structure.
 - i. Shall have insurance against claims of personal injury and property damage for tourist rooming house rentals.

- j. All agreements with Lodging Marketplaces shall indicate the City of Oconto Falls as the taxing jurisdiction.
- k. Neither the applicant nor the property that is the subject to the application has outstanding taxes, fees, penalties or forfeitures owed to the County or room tax due and owing to any local governmental entity.
- l. The following licenses and permits are required:
 - i. Oconto County Health Department permit issued under Chapter 72 of the Administrative Code for the Wisconsin Department of Agriculture, Trade, and Consumer Protection, and inspection report.
 - ii. Seller's Permit for Premier Resort Tax issued by Wisconsin Department of Revenue and State Sales Tax Seller's Permit.
 - iii. City of Oconto Falls Conditional Use Permit, if applicable.
 - iv. City of Oconto Falls, Short-term Rental License, approved.
- m. If operated by a non-resident Owner or Property Manager, have a Resident Agent licensed under this Section.
- n. Short-term Rental LICENSE. No person shall operate a tourist rooming house without first obtaining a non-prorated license from the city. Such licenses shall expire on June 30 of each year following their issuance except that licenses initially issued during the period beginning on April 1 and ending June 30 shall expire June 30 of the following year. The license shall not be transferable to a location other than the one for which it was issued, nor shall a license be transferred from one operator to another. The license must be on display at all times in a conspicuous public place.
- o. ROOM TAX. The owner and operator of tourist lodging shall comply with the room tax reporting requirements per municipal code.
- p. VIOLATIONS.
 - i. Except as otherwise provided, the penalty for violation of this chapter shall be as provided in Section 25.04 of this Municipal Code.
 - ii. The operation of tourist lodging without a license renders the property ineligible to operate as tourist lodging for a period of twelve (12) months from the date of entry of judgment.
 - iii. Failure to comply with all City Ordinances may result in suspension or revocation of a license.
 - iv. The City may seek all other remedies available at law for violations of this Section. The City shall also be entitled to all costs of enforcement of the provisions of this Section.
- q. FEES.
 - i. Tourist Rooming House License
 - 1. Initial - \$50
 - 2. Renewal - \$25
 - ii. Resident Agent License
 - 1. Initial - \$50
 - 2. Renewal - \$25
 - iii. Late Fees
 - 1. Late applications and renewals are subject to double the fee.
 - iv. Inspection Fees
 - v. Inspection fees shall be as established from time to time by the City of Oconto Falls Building Inspector.

SECTION 2: This ordinance shall take effect upon passage and publication in accordance of law.

Ordinance No. 25-006 introduced on May 13, 2025 by Alderperson _____,
seconded by Alderperson _____.

Upon a call of votes thereof, the result was as follows:

_____ Votes Cast
_____ Votes Aye
_____ Votes Nay

The Mayor declared Ordinance No. 25-006 introduced and approved this 13th day of May, 2025.

Clint Braun, Mayor

COUNTERSIGNED:

Peter A. Wills, City Administrator

Corporate Seal

Deputy Clerk, Jenny Friedman

CITY OF OCONTO FALLS

PO BOX 70 500 NORTH CHESTNUT

OCONTO FALLS, WI 54154-0070

PHONE: 920-846-4505

FAX: 920-846-4516



**CERTIFICATE OF CITY CLERK
CITY OF OCONTO FALLS**

With regards to:

ORDINANCE NO. 25-006: AN ORDINANCE AMENDING RENTAL PROPERTY CHAPTER 382 OF THE MUNICIPAL CODE

STATE OF WISCONSIN)

COUNTY OF OCONTO) §

CITY OF OCONTO FALLS)

I, Peter Wills, being duly sworn, depose and say that I am the duly chosen and qualified Clerk/Administrator for the City of Oconto Falls.

I, further certify that is a true and correct copy of Ordinance No. 25-006 and original is on file with the City Clerk's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Oconto Falls, this 15th Day of May 2025

Peter Wills
Clerk/Administrator - City of Oconto Falls

Subscribed and sworn to before me on this 15th day of May 2025.



City of Oconto Falls

500 N Chestnut Ave • PO Box 70• Oconto Falls, WI 54154
Phone: 920-846-4505 Cityofocntofalls.com

SHORT TERM RENTAL APPLICATION

Request:

Vacation Rental Home [§18-56(s)] - \$250.00 *Non-Refundable*
Annual Operation; no minimum rental requirement

Tourist Rooming House [§18-64(x)] - \$250.00 *Non-Refundable*
Required minimum rental of 7 consecutive days
Period of Operation: _____
(Maximum 180 consecutive days in a single calendar year)

Date application was received:

Date Application Fee Paid:
Staff Approval Date:
Fire Dept Approval Date:
City Council Approval Date:

Date: _____

Physical Address of Site: _____

Tax Parcel Number: _____

Zoning District: _____

Property Owner/Applicant Information

Business Name: _____

Owner's Name: _____

Mailing Address: _____

Email: _____

24 Hour Contact Phone: _____

Designated Operator Information - Must Reside or Have Their Business Within 25 miles of Rental Property

Same as Property Owner/Applicant

Business Name: _____

Operator's Name: _____

Mailing Address: _____

Email: _____

Phone: _____

Maximum Occupancy for Premise: _____

Type of Structure:

Single Family Dwelling Unit

Other



Lease Agreement Components Short-Term Rentals

City of Oconto Falls **Municipal Code, Chapter 44, Article XVI, Section 44-1580(j): Short-Term Rentals.**

Below are areas of the City of Oconto Falls Municipal Code most applicable to occupancy of a dwelling unit as a Short-Term Rental.

This list is only an example of regulations most pertinent to short-term rentals. It is not exhaustive, and all short-term rentals shall be bound by all regulations of the City of Oconto Falls.

Occupancy

- Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc.
- Every room occupied by one person for sleeping purposes shall contain at least 70 square feet of floor space and 490 cubic feet of air space, and every room occupied by more than one person for sleeping purposes shall contain at least 60 square feet of floor space and 400 cubic feet of air space for each occupant thereof.
- No dwelling or dwelling unit or part thereof containing two or more sleeping rooms shall be so arranged that access to a bathroom or toilet room intended for use by the occupants of more than one sleeping room can be had only by going through another sleeping room; nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or toilet room.
- No basement space shall be used as a sleeping room or dwelling unit or part thereof unless such sleeping room or dwelling unit or part thereof is in conformity with existing City or State Building Codes.

Vehicles/Parking

- Vehicles parked/stored on a property must be licensed and operable.
- Right-of-way, including but not limited to streets, sidewalks, terraces, and alleys shall not be obstructed.
- No vehicle shall be parked on the grass or other area of a lot not paved and designed for vehicular parking, with the exception of Packer game day parking.
- Parking is prohibited on the public street between the hours of 2 a.m. and 5 a.m.

Fires/Firewood

- No firewood shall be permitted in a front yard or within 4 feet of an adjoining property line.
- Firewood stacks shall not be in excess of 4 feet in height unless such stack is adjacent to and supported. Where the firewood is supported, the stack shall not be in excess of six feet.

Garbage & Recycling

- Garbage, recycling, yard waste, and other refuse accumulated between collection days shall:
- Be stored in an enclosed structure or building, or in containers with covers.
- Are screened from view of the street.
- **Not** be stored in the front of a building; side of a building; on, under, or alongside of a front porch, stoop, steps, landing, accessible ramp, or deck facing the street or within 15 feet of the right of way except during collection time periods.

Litter

- No person shall throw or deposit litter on any property within the City, whether owned by such a person or not.
- No person shall throw, deposit, or cause any litter to be scattered upon any driveway, apron, front, rear, or side yard of any occupied private property.

Animals

- No animal shall be left unattended within five feet of a public right-of-way (includes but not limited to sidewalks, streets, alleys, and public parking lots).
- No person who possesses an animal shall permit such animal to defecate upon any property other than that of its owner or custodian unless the custodian immediately thereafter cleans up and removes such animal feces from such property.
- No person possessing an animal shall permit more than 72 hours accumulation of such animal feces to remain on property.

Noise & Odor

- No person shall produce unreasonably loud noise (not to exceed 80 dB(A)) between the hours of 10:00 p.m. and 7:00 a.m.
- No use or structure shall create odor in an amount or to such degree as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities or otherwise as to create a public nuisance.

ACKNOWLEDGEMENT

A short-term rental is an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period less than 28 consecutive days. The City of Oconto Falls ordinance requires that those wishing to rent their property on a short-term basis obtain a City of Oconto Falls Short-Term Rental Permit (STRP) as detailed below. Short-term rentals apply to all existing dwelling units regardless of legal conforming or legal nonconforming status and regardless of zoning districts.

Prior to occupancy or advertising a property for or as a short-term rental, the property owner (or local representative) shall obtain a City of Oconto Falls STRP. Review and approval of a STRP application may take up to 30 business days, assuming all needed information is supplied.

All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing. Once the STRP application has been processed, a STRP placard will be issued to the property owner and must be installed as to be visible from the street right-of-way on which the principal structure is addressed on.

The following REQUIRED items must be submitted for approval.

This application shall not be reviewed or approved until all required items listed below have been submitted to

the City of Oconto Falls.

Missing or incomplete information may deem this application “incomplete” delaying or prohibiting a review or approval.

A separate application must be submitted for each short-term rental property/unit.

- 1. Completed City of Oconto Falls Short Term Rental Application Form
 - 2. Current floor plan for the Short Term Rental at a minimum scale of one-inch equals 4 feet, depicting all sleeping areas.
 - 3. Current site plan of the property at a minimum scale of one-inch equals ten feet depicting on-site parking spaces (on required hardscape) and trash storage areas.
 - 4. Valid property and liability insurance for the dwelling unit showing the property is used as a Wisconsin Tourist Rental House – Short Term Rental.
 - 5. Copy of State of Wisconsin Tourist Rooming House (Short Term Rental) License.
 - 6. Copy of Seller’s Permit issued by the Wisconsin Department of Revenue.
 - 7. City of Oconto Falls Occupancy (General Building Code) Permit with no outstanding compliance orders remaining and payment of applicable fee.
 - 8. City of Oconto Falls Fire Code Inspection Report with no outstanding compliance orders remaining and payment of applicable fee.
 - 9. Payment of the City of Oconto Falls Administrative fee.
- Agree to assure that use of the premises by short-term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
 - Authorize the City of Green Bay to verify information contained in the application;
 - Acknowledge that the residence may not have been designed, constructed or inspected as a commercial lodging establishment;
 - Agree that the local representative shall be reasonably available to handle any problems arising from use of the short-term rental unit; and
 - Will provide written notification if the local representative changes temporarily or permanently to the Community and Economic Development Department.

Complete Floor Plan

Current floor plan for the Short Term Rental at a minimum scale of one-inch equals 4 feet, depicting all sleeping areas.

First Floor



Second Floor



Complete Site Plan

Current site plan of the property at a minimum scale of one-inch equals ten feet depicting on-site parking spaces (on required hardscape) and trash storage areas



I certify that I have read the foregoing answers and the same are true to the best of my knowledge. I understand that any Short Term Rental license – whether as a Vacation Rental Home or as a Tourist Rooming House, is required to comply with all provisions of the City of Oconto Falls Municipal Code and I hereby certify that the property meets those ordinance and code requirements. I hereby additionally designate the listed Designated Operator as an agent for the purposes of accepting service of process in any civil action arising out of or in conjunction with the use of this license, in the event I cannot, after a reasonable effort, be served personally.

Owner/Applicant Signature _____ Date _____

Owner/Applicant Signature _____ Date _____

For Office Use Only

City Council Approval: _____

City Occupancy Permit Number: _____

City Fire Inspection Approval Date: _____

Administrative Fee Date Paid: _____ Check No. _____ Amount: _____

City License Number Issued: _____

CITY OF OCONTO FALLS
NOTICE OF PUBLIC HEARING

Notice is hereby given, that The City of Oconto Falls Ordinance Committee will hold a Public Hearing on April 8, 2025 at 5:30 PM in the Municipal Building, Council Chambers, 500 North Chestnut Avenue, Oconto Falls, Wisconsin. The purpose of this hearing is for the consideration of:

Public Hearing NO.1 at 5:30pm Ordinance 25-001 Amending 480-8. Zoning General Commercial District (C-1)

Public Hearing NO. 2 immediately following NO.1 estimated 5:40 pm Ordinance 25-002 Amend Ch 455-49 Cross Connection Inspections

Public Hearing NO.3 immediately following NO.2 estimated 5:50pm Ordinance 25-003 Designation of Michael McDermid Family Park

All residents of the City of Oconto Falls are encouraged to attend. The meeting room is handicapped accessible. A copy of proposed ordinances can be picked up at the Municipal Building. Persons needing additional accommodations should contact City Hall at (920) 846-4505.

CITY OF OCONTO FALLS ORDINANCE NO. 25-001

AN ORDINANCE AMENDING ZONING CHAPTER 480 OF THE MUNICIPAL CODE AS FOLLOWS:

THE COMMON COUNCIL OF THE CITY DOES ORDAIN AS FOLLOWS:

Chapter 480. Zoning

Article II. Zoning Districts and Zoning Map

§ 480-8. General Commercial District (C-1).

[Amended 8-12-2008 by Ord. No. 08-004; 11-8-2011 by Ord. No. 11-004; 7-11-2023 by Ord. No. 23-008]

- A. The C-1 District is intended to provide an area for the business and commercial needs of the community.
- B. The following uses of land are permitted in this district:
 - (1) All typical retail and/or wholesale stores or shops.
 - (2) All types of taverns, bars, restaurants.
 - (3) Hotels, motels and rooming houses. A homeless shelter, transitional living, halfway house, sober house, recovery house or similar facility is not permitted.
 - (4) Professional offices.
 - (5) Public meeting places.
 - (6) Banks and other financial institutions.
 - (7) Gasoline service stations.
 - (8) Establishments for the sale and service of motor vehicles.
 - (9) Trucking companies.
 - (10) Establishments for the sale and service of appliances.
 - (11) Laundry and dry-cleaning establishments, both self-service and owner-operated.
 - (12) Recreational businesses.
 - (13) Parking lots.
 - (14) Warehouses.
 - (15) Churches.
 - (16) Apartments above the first floor of commercial use. Minimum 600 square footage.
 - (17) Residential space in the rear of commercial space, non-street facing. Minimum 600 square footage.
 - (18) Existing one family detached dwellings.
 - (19) Two-family buildings (includes duplexes) and multifamily buildings.

(20) Two-unit and three-unit apartments, above first floor.

(21) Multifamily residential building (four (4) or more units per structure).

C. The following are permitted as conditional uses within this district. Such use shall be subject to the consideration of the Planning Commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic or health hazards and other factors:

(1) Establishments for the sale or storage of lumber or other building materials.

(2) Construction firms and construction equipment storage.

(3) Farm equipment dealers and dealers in garden equipment, including power mowers.

(4) Hay, grain and feed stores.

(5) Greenhouses and nurseries.

(6) Small shops for the sale and manufacture of machine elements.

(7) Farm and garden supply stores.

(8) Dealers in coal, wood fuel, and ice.

(9) Fuel oil dealers.

(10) Dealers in liquified petroleum gas (bottled gas).

(11) Equipment rental and leasing services, that is, establishments which rent or lease construction equipment, floor sanding and waxing machines, ladders, scaffolds, tools, chairs or other furniture, or other types of machines, equipment or similar items.

(12) Bowling alleys.

(13) Skating rinks.

(14) Commercial sports clubs, athletic fields, arenas, and similar facilities.

(15) Golf or baseball driving ranges, archery ranges, miniature golf courses, and similar facilities.

(16) Golf clubs and country clubs open to members but not to the general public.

(17) Drive-in motion-picture theaters.

(18) Summer resorts, winter resorts, tourist cottages or cabins, commercial camping and tenting areas, ski lodges and resorts, children's camps, and similar establishments.

(19) Establishments primarily engaged in renting locker space for the storage of food products, including refrigerated storage of food products, and including those establishments which provide services or facilities for processing, preparing, or packaging food for such storage.

(20) Adult entertainment establishments in accordance with Chapter 160 of this Code.

D. Within the C-1 District the following standards shall apply:

(1) Maximum building height: 50 feet.

(2) Maximum or minimum building area: none.

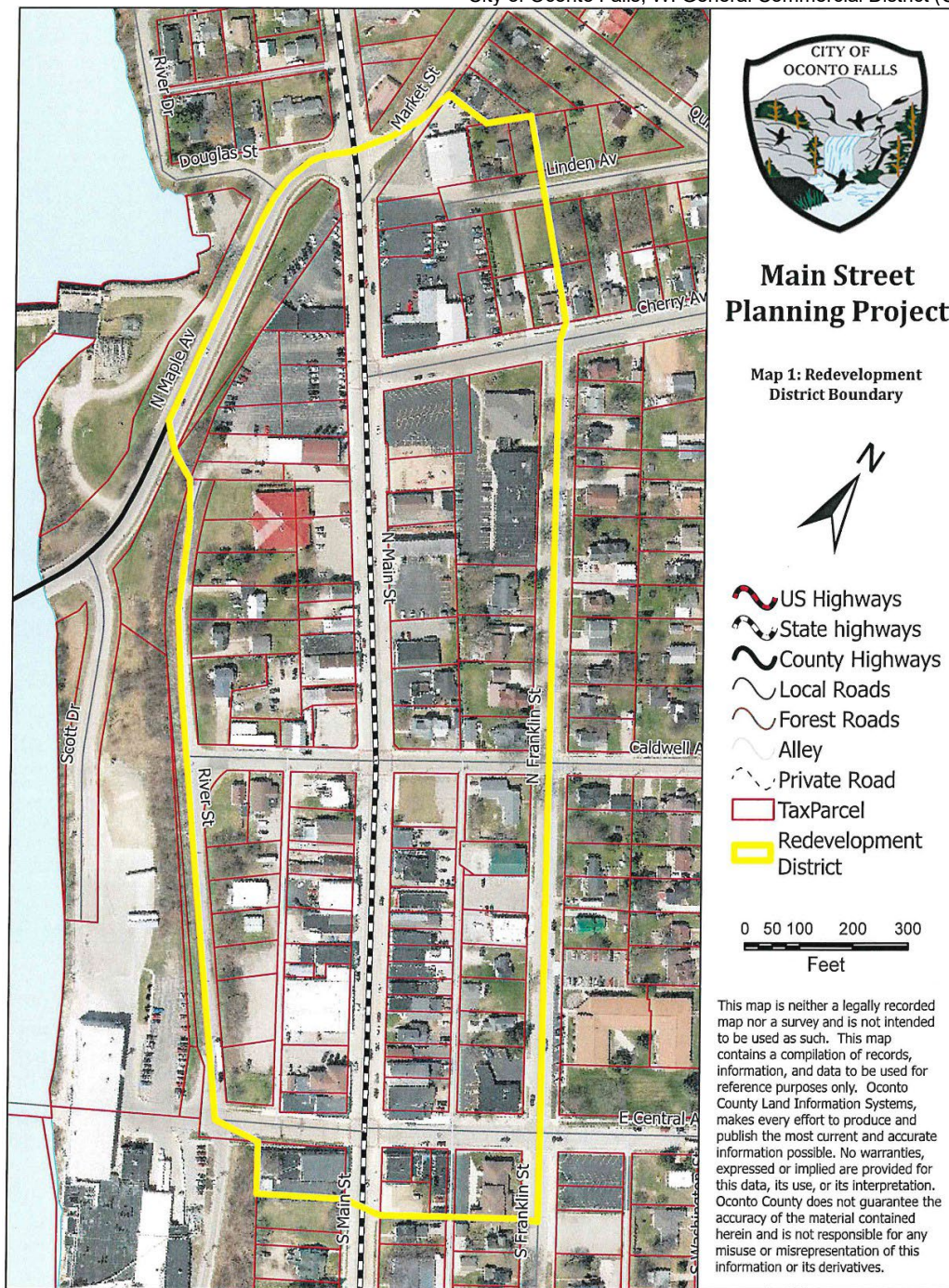
(3) Minimum front yard setback: 30 feet or to match adjacent buildings in Downtown District.

(4) Minimum rear yard setback: 25 feet or to match adjacent buildings in Downtown District.

(5) Minimum side yard:

(a) Fireproof construction: none.

- (b) Nonfireproof construction: 7.5 feet.
 - (6) Minimum lot width:
 - (a) Fireproof construction: 25 feet.
 - (b) Nonfireproof construction: 45 feet.
 - (7) Truck unloading area: sufficient space so that no streets or alleys need be blocked
- E. Downtown design review overlay district.
- (1) Applicability. No person may erect, construct, reconstruct, move, or enlarge a commercial structure or commercial building or alter a commercial buildings or commercial structure's exterior architectural features or signs until a certificate of appropriateness has been approved by the Main Street Committee of the City of Oconto Falls. A certificate of appropriateness shall be in addition to any required building permit. A certificate of appropriateness shall not be required for interior alterations or design features not subject to any public view or for ordinary repairs and maintenance to the exterior of any structure or building where the purpose of such work is to correct any decay or damage and to restore, as nearly as practicable, its prior condition. The Main Street Committee has the authority to issue a certificate of appropriateness for a sign or repainting of existing features within the District.
 - (2) Boundaries. The Downtown Design Review Overlay District shall include all commercial properties located within the area shown:



measures or conditions of the Plan Commission, Board of Appeals, or other governmental body or official exercising authority under this chapter, shall be subject to a forfeiture not to exceed \$2,000. Each day such violation continues shall be deemed a separate offense.

This amendment shall become effective upon the date of passage.

Adopted by the Common Council on the 8th day of April 2025.

Offered by Council Person:
 Seconded by Council Person:

AYES: NAYS: ABSENT:

Adopted: _____

Attest: _____

Mayor Clint Braun

City Administrator Peter Wills

CITY OF OCONTO FALLS

PO BOX 70 500 NORTH CHESTNUT
OCONTO FALLS, WI 54154-0070
PHONE: 920-846-4505
FAX: 920-846-4516



**CERTIFICATE OF CITY CLERK
CITY OF OCONTO FALLS**

With regards to:

ORDINANCE NO. 25-001: AN ORDINANCE AMENDING ZONING CHAPTER 480 OF THE MUNICIPAL CODE

STATE OF WISCONSIN)
COUNTY OF OCONTO) §
CITY OF OCONTO FALLS)

I, Peter Wills, being duly sworn, depose and say that I am the duly chosen and qualified Clerk/Administrator for the City of Oconto Falls.

I, further certify that is a true and correct copy of Ordinance No. 25-001 and original is on file with the City Clerk's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Oconto Falls, this 8th Day of April 2025

Peter Wills
Clerk/Administrator - City of Oconto Falls

Subscribed and sworn to before me on this 8^h day of April 2025.

CITY OF OCONTO FALLS ORDINANCE NO. 25-002

AN ORDINANCE AMENDING UTILITY CHAPTER 455 OF THE MUNICIPAL CODE AS FOLLOWS:

THE COMMON COUNCIL OF THE CITY DOES ORDAIN AS FOLLOWS:

Chapter 455. Utility

Article VI. Cross-Connection Control and Backflow Prevention

§ 455-49. Inspections

- A. The municipal water utility shall cause inspections to be made of all properties served by the public water system where cross-connections with the public water system is deemed possible. Residential properties serviced by the utility shall be inspected on a 10-year interval; such inspections shall be conducted by the utility. All non-residential properties serviced by the utility shall be inspected on a two-year interval, or as deemed appropriate by the utility and Wisconsin Department of Natural Resources.

- B. The utility shall conduct/perform all first-time cross-connection survey/inspections of non-residential properties as a utility expense. Subsequent inspections of non-residential properties are the responsibility of the property owner or business, at their sole expense. The utility will retain a recognized and experienced firm(s) in the area of cross-connection control and backflow prevention to make inspection services available to property owners or businesses in the city.

- C. The frequency of required inspections and re-inspections, based on potential health hazards involved, may be shortened or lengthened by the utility. The utility shall, at its sole discretion, charge property owners for direct and necessary utility costs for on-premises follow-up visits involving re-inspections and/or matters addressing customer non-compliance.

This amendment shall become effective upon the date of passage.

Adopted by the Common Council on the 8th day of April 2025.

Offered by Council Person:
Seconded by Council Person:
AYES: NAYS: ABSENT:

Adopted: _____

Mayor Clint Braun

Attest: _____

City Administrator Peter Wills

CITY OF OCONTO FALLS

PO BOX 70 500 NORTH CHESTNUT

OCONTO FALLS, WI 541 54-0070

PHONE: 920-846-4505

FAX: 920-846-4516



**CERTIFICATE OF CITY CLERK
CITY OF OCONTO FALLS**

With regards to:

ORDINANCE NO. 25-002: AN ORDINANCE AMENDING UTILITY CHAPTER 455 OF THE MUNICIPAL CODE

STATE OF WISCONSIN)
COUNTY OF OCONTO) §
CITY OF OCONTO FALLS)

I, Peter Wills, being duly sworn, depose and say that I am the duly chosen and qualified Clerk/Administrator for the City of Oconto Falls.

I, further certify that is a true and correct copy of Ordinance No. 25-002 and original is on file with the City Clerk's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Oconto Falls, this 8th Day of April 2025

Peter Wills
Clerk/Administrator - City of Oconto Falls

Subscribed and sworn to before me on this 8th day of April 2025.

CITY OF OCONTO FALLS ORDINANCE NO. 25-003

AN ORDINANCE DESIGNATING MICHAEL MCDERMID FAMILY PARK AS FOLLOWS:

THE COMMON COUNCIL OF THE CITY DOES ORDAIN AS FOLLOWS:

SECTION I. Park Designation: The City of Oconto Falls Planning Commission, and the Oconto Falls City Council declare the described property to be designated Michael McDermid Family Park, to be added to the Oconto Falls City Park System. The Oconto Falls of the real property described on the legal description and map attached and hereto, and incorporated herein; which property is in the Part of the Southwest quarter of the Southwest quarter and part of the Southeast quarter of the Southwest quarter of Section 24, Township 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin known as Lot 1 of Certified Survey Map number 6068, recorded in the Oconto County Registry on February 17th, 2025 as Document Number 774097.

Section II. Effect of Designation: From and after the adoption of this Ordinance, the territory described in Section I shall be made part of the City of Oconto Falls Park System shall be designated, used, and maintained as City green space and shall henceforth be known as Michael McDermid Family Park any and all purposes provided by law and all within such territories shall be subject to all ordinances, rules and regulations governing the City of Oconto Falls.

Section III. Required Filings: The City Clerk shall record the Ordinance, and Plat of Survey (Exhibit A) and the (Exhibit B) legal description with the Register of Deeds.

Section IV. Severability: If Any provision of this Ordinance is invalid or unconstitutional, or if application of this Ordinance to any person or circumstance is invalid or unconstitutional, such unconstitutionality shall not affect other provisions or obligations of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section VI. Effective Date: This Ordinance shall be effective upon passage April 8, 2025 as required by law and the Zoning Administrator is hereby directed to make necessary changes to the Zoning Maps, the described territory shall be Zoned Conservancy District (CON) forthwith.

Adopted by the Common Council on the 8th day of April 2025.

Offered by Council Person:
Seconded by Council Person:

AYES: NAYS: ABSENT:

Adopted: _____

Mayor Clint Braun

Attest: _____

City Administrator Peter Wills

Attachment A Certified Survey map

Attachment B Legal Description

CITY OF OCONTO FALLS

PO BOX 70 500 NORTH CHESTNUT
OCONTO FALLS, WI 54154-0070
PHONE: 920-846-4505
FAX: 920-846-4516



**CERTIFICATE OF CITY CLERK
CITY OF OCONTO FALLS**

With regards to:

ORDINANCE NO. 25-003: AN ORDINANCE AN ORDINANCE DESIGNATING MICHAEL MCDERMID FAMILY PARK

STATE OF WISCONSIN)
COUNTY OF OCONTO) §
CITY OF OCONTO FALLS)

I, Peter Wills, being duly sworn, depose and say that I am the duly chosen and qualified Clerk/Administrator for the City of Oconto Falls.

I, further certify that is a true and correct copy of Ordinance No. 25-003 and original is on file with the City Clerk's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Oconto Falls, this 8th Day of April 2025

Peter Wills
Clerk/Administrator - City of Oconto Falls

Subscribed and sworn to before me on this 8th day of April 2025.

SURVEYOR’S CERTIFICATE

I, Paul R. Shallow, Professional Land Surveyor, hereby certify that by the order of the City Council of the City of Oconto Falls, owner of lands described in Volume 438, Page 226, and Volume 1588, Page 210 of the Oconto County Registry, and Allen J. Perucco, owner of lands described in Volume 503, Page 171 of the Oconto County Registry, I have surveyed, divided, and mapped said lands being part of Outlot 1 of the Assessor’s Plat of the Southeast quarter of the Southwest quarter, part of Outlot 4 and all of Outlot 2 of the Assessor’s Plat of the Southwest quarter of the Southwest quarter, and all of Lots 9, 10, and 11 of Block 3 of Jacob Oswald’s Addition, all located in Section 24, Township 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin, described as follows:

Commencing at the South quarter corner of said Section 24; Thence North 89 degrees 06 minutes 39 seconds West, a distance of 1318.89 ft.; Thence North 01 degrees 26 minutes 15 seconds East, a distance of 433.85 ft.; Thence North 82 degrees 38 minutes 42 seconds West, a distance of 119.75 ft. to the **POINT OF BEGINNING**;

Thence continuing North 82 degrees 38 minutes 42 seconds West, a distance of 212.32 ft.;

Thence North 01 degrees 55 minutes 21 seconds East, a distance of 120.22 ft.;

Thence North 00 degrees 50 minutes 20 seconds East, a distance of 60.00 ft.;

Thence South 89 degrees 09 minutes 40 seconds East, a distance of 60.00 ft.;

Thence North 71 degrees 01 minutes 59 seconds East, a distance of 481.23 ft.;

Thence South 88 degrees 57 minutes 23 seconds East, a distance of 25.00 ft.;

Thence South 01 degrees 02 minutes 37 seconds West, a distance of 120.00 ft.;

Thence North 88 degrees 54 minutes 20 seconds West, a distance of 206.84 ft.;

Thence South 01 degrees 27 minutes 41 seconds West, a distance of 81.79 ft.;

Thence North 82 degrees 35 minutes 40 seconds West, a distance of 119.95 ft.;

Thence South 01 degrees 24 minutes 02 seconds West, a distance of 180.13 ft. to the **POINT OF BEGINNING**.

Together with and subject to any easements, covenants, and restrictions of record.

The within map is a true and correct representation of the exterior boundaries of the lands surveyed and I have fully complied with the provisions of chapter 236.34 of the Wisconsin Statutes and with the City of Oconto Falls in the surveying and mapping of same.

Dated this 10th day of January, 2025.

Paul R Shallow, PLS No. 2502
Shallow Surveying LLC

CITY OF OCONTO FALLS APPROVAL CERTIFICATE

This Certified Survey Map located in the City of Oconto Falls is hereby approved by the Council of the City of Oconto Falls.

Approved _____
Clint Braun, Mayor Date

I, Peter Wills, being the Administrator of the City of Oconto Falls of Oconto County, Wisconsin, do hereby certify that the Council of the City of Oconto Falls has granted approval on the ____ day of _____, 2025.

Signed _____
Peter Wills, City Administrator Date

LOCUST AVE

GRAVEL PARK LOT
W/ 5' WIDE WALKING
PATH AROUND POND

REPURPOSE
PLAYGROUND
SET

UAW BUREN ST

- REMOVE REMAINING ASH TREES
- ADD GRAVEL PARKING LOT
- ADD WALKING PATH
- INSTALL BENCHES
- CONSTRUCT PLAYGROUND SET (MEMORIAL FIELD)
- ADD WATER FOUNTAIN TO POND