

POSTED DATE: May 23, 2025

Committee Members: all meeting attendance (or absence) must be confirmed with a response.
Please RSVP your attendance to this meeting ASAP to 920-846-4505 or dclerk@ci.ocontofalls.wi.us

**CITY OF OCONTO FALLS
PLANNING COMMISSION MEETING
Council Chambers - Municipal Building
500 N. Chestnut Avenue
Oconto Falls, WI 54154
THURSDAY MAY 29, 2025 – 6:00 PM
AGENDA**

Marty Coopman - Chairman
William Zietlow
Judy Kostreva
Jeff McDonald
Chique Tousey-Tabar
Brad Rice

Mayor Clint Braun
Deputy Clerk-Jenny Friedman
Administrator-Peter Wills

**DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE
FOLLOWING:**

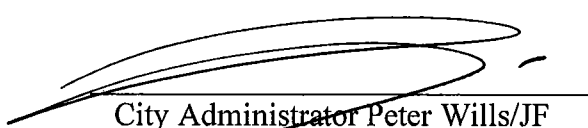
1. Call to Order
2. Roll Call
3. Approval of minutes Planning Commission Meeting 02.04.2025

Old Business

4. Former Mobil Station 710 County B-Investigation to remove Slum & Blight Determination
Re: Administrator Wills; Fire Chief Magnin
 - A. Review of Fire Chief Magnin's Property Condition Status
 - B. Set Public Hearing for Removal of Slum & Blight Condition
5. Former Hardees 782 N Main St- Slum & Blight Investigation
Re: Administrator Wills; Fire Chief Magnin
 - A. Review Fire Chief Magnin's Property Conditions Status
 - B. Set Public Hearing for Determination of Slum & Blight

New Business

6. Derek & Anna Behnke, application for Rezoning from Multiple-Family Residence District (R-2) Zoning to Agricultural District (A) Zoning.
Re: Administrator Wills; Property Owner Derek Behnke
 - A. Request property owner hire surveyor for Certified Survey Map of two parcels.
7. Adjournment



City Administrator Peter Wills/JF

*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 www.ci.ocontofalls.wi.us. A quorum of the Utility Commission may be in attendance at this meeting.

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 be made.

CITY OF OCONTO FALLS
PLANNING COMMISSION MEETING
Council Chambers – Municipal Building
500 N. Chestnut Avenue
Oconto Falls, WI 54154

TUESDAY FEBRUARY 4, 2025– 5:00 PM
MINUTES

Chairman Coopman called the meeting to order at 5:00 PM.

Roll Call

Present: Marty Coopman, Jeff McDonald, and Chique Tousey-Tabar, Judy Kostreva

Also Present: Mayor Clint Braun, City Administrator Peter Wills, Deputy Clerk Jenny Friedman, Michelle Tester, Utility Manager Greg Kuhn, Devin Wirtz, Ashley Bahrke (arrived at 5:45pm), Kayler Belahch, Shannon Smith, Keaton Schultz, Jim Lundberg

Absent: William Zietlow, Brad Rice

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

3. Approval of Minutes – Approval of minutes Planning Commission 11.06.2024 and Planning Commission Public Hearing 12.04.2024

MOTION: Tousey-Tabar/ McDonald

Motion to approve the minutes for Planning Commission 11.06.2024 and Planning Commission Public Hearing 12.04.2024

Voice Vote: All present voting aye - **MOTION CARRIED**

Old Business

4. McDermid Park & Allen Purucco, Certified Survey Map
Allen Perucco, 113 Jackson St request to purchase strip of property adjacent to McDermid Park. Allen Perucco has maintained small section of city land since he purchased his property in 1982 adjacent to this city land. He has asked if he can purchase the land from the city. The City agreed to the purchase with Allen Perucco to pay cost of survey and closing cost of sale.

MOTION: McDonald/ Tousey-Tabar

Motion to approve Certified Survey Map for McDermid Park and Allen Purucco and move to Common Council.

Voice Vote: All present voting aye - **MOTION CARRIED**

New Business

5. Derek Konop, merge two lots, 344 S Franklin St, Certified Survey Map
Derek Konop would like to combine his two lots. This lot does fit within the city

ordinances.

MOTION: McDonald/ Kostreva

Motion to approve Certified Survey Map for 344 S. Franklin St. merging the two lots together and move to Common Council.

Voice Vote: All present voting aye - **MOTION CARRIED**

6. Application for Zoning Variance Rapid Housing LLC 249 Birch Ave
Rapid Housing LLC would like the zoning variance for to place two more homes on open sites. Questions and concerns that were brought up;
- Are the lots big enough? *Yes, the houses will be made to fit on the lot.*
 - In the past has the lots had houses on them? *Yes*
 - Will the houses meet the ordinances and setbacks? *Yes*

MOTION: McDonald/ Tousey-Tabar

Motion to approve the Zoning Variance for Rapid Housing LLC at 249 Birch Ave and move to Common Council.

Roll Call; McDonald- aye, Tousey-Tabar-aye, Kostreva-aye, Coopman-No-**MOTION CARRIED**

7. Bay Lake Regional Plan Commission proposal to update City's Comprehensive Plan
The city is looking to update its Comprehensive Plan. The last Comprehensive Plan was updated in 2008. The city ordinance will also need to be updated to go with the Comprehensive Plan. If the Comprehensive Plan is updated that benefit the city if it was going to work on capital projects and WEDA program.

MOTION: Tousey-Tabar/ McDonald

Motion to approve the Bay Lake Regional Plan Commission proposal to update City's Comprehensive Plan and move to Common Council and utilizing previously authorized funds.

Voice Vote: All present voting aye - **MOTION CARRIED**

8. Discussion on City owned lot by Post Office
The city has owned the parking lot by the Post Office. The Post Office has utilized this parking lot for many years. The City has never received compensation for anyone using the parking lot. City Administrator is to look into possibly receiving compensation for the use of the parking lot.
NO ACTION TAKEN

9. Adjournment

Having no further discussion, Chairman Coopman declared the meeting adjourned at 5:57PM.

City Administrator Peter Wills

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



Oconto Falls Fire Department Inspection Report

Ben's Constuction Services - 710 County B HWY, BLDG Ben's Contruction Services,
Oconto Falls WI 54154

431 Union Ave.

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number	
05/21/2025	Building Use Inspection	23725	
Lead Inspector	Shift	Station	Unit
TIM MAGNIN	6:00AM-6:00PM	Oconto Falls Fire Station	Brush 1311
Other Inspectors			
N/A			

SUMMARY OF INSPECTION

✓ 5
Passed codes

✗ 0
Failed codes

NEXT STEPS

Please direct questions about your inspection to:

TIM MAGNIN
offd@offd.com

Reinspection Date

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	

GENERAL NOTES

TIM MAGNIN - 05/23/2025 @ 13:44

Fire Chief completed a site visit with owner Ben Holtger. Property and building are in use and been cleaned up considerably. I would recommend removing the Slum & Blight for this facility. I will be completing a complete fire inspection in June 2025.

SIGNATURES

Contact signature

Inspector signature

No signature
Wireless connection issues

Ben Holtger

Date: _____

TIM MAGNIN

05/23/2025



Oconto Falls Fire Department

Inspection Report

Ben's Constuction Services - 710 County B HWY, BLDG Ben's Contruction Services,
Oconto Falls WI 54154

431 Union Ave.

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GENERAL NOTES

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SIGNATURES

Contact signature

Inspector signature

No signature
Wireless connection issues

Ben Holtger

Date: _____

TIM MAGNIN

05/23/2025



05/21/2025



05/21/2025



05/21/2025



05/21/2025

5/6/25

To: Oconto Falls City Council

RE: 782 N Main Street in Oconto Falls

Peter Wills has asked for an update on the 782 North Main St. Property. I have the following:

Effective January 1, 2025 the ownership of the property was transferred from Messenger Property Management LLC to Edna M's LLC.

Edna M's LLC has leased the property to Malcore Foods Inc located at 237 East Calumet St. Appleton Wisconsin 54915. Business phone number for Malcore Foods Inc is 920-733-1556

Malcore Foods Inc is responsible for the maintenance and upkeep of the property.

Malcore Foods Inc has been in business for over 20 years. The company operates a cheese processing facility in Appleton Wisconsin doing business under the name of Arthur Bay Cheese Company. In addition, the company produces meat products at their permitted facility in De Pere Wisconsin.

Malcore Foods Inc looks forward to the opportunity that the Oconto Falls location presents. As the business plans progress the appropriate contact will be made with the city to obtain any necessary permits.

Pat Evans
Malcore Foods Inc









Brewing Co.



PLACE
ORDER
HERE

PLACE
ORDER
HERE

FOR FASTER SERVICE
WE'LL BE RIGHT AT YOUR
SERVICE. AVAILABLE
UPON REQUEST.



























Oconto Falls Fire Department
Inspection Report

Malcore Foods - 782 N Main ST, BLDG Unnamed, Oconto Falls WI 54154-1079

431 Union Ave.

INSPECTION DETAILS

Inspection Date		Inspection Type		Inspection Number	
05/21/2025		Building Use Inspection		23724	
Lead Inspector		Shift		Station	
TIM MAGNIN		6:00AM-6:00PM		Oconto Falls Fire Station	
Other Inspector's				Unit	
N/A				Brush 1311	

SUMMARY OF INSPECTION

5 0
Passed codes Failed codes

NEXT STEPS

Please direct questions about your inspection to:

TIM MAGNIN
offd@offd.com

Reinspection Date

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	

GENERAL NOTES

TIM MAGNIN - 05/23/2025 @ 12:46

Fire Chief completed a use inspection for slum and blight. The property and building are not in use at this time. Things that have changed since the last slum and blight inspection.1- New Business 2- Lawn has been cut. 3- Electric was turned on. Items that have not changed 1- No building permit issued. 2- open vent holes in roof are not covered. 3- Landscape needs cleaning, small brush piles, shrubs need cutting, 4- Light pole laying down alongside parking lot. 5- Business signs falling apart. 6- Gas line sticking out of the ground. All signs of slum and blight. This is not a fire inspection. A fire inspection will be completed prior to occupying or repairs or re-modeling of the building.

SIGNATURES

Contact signature

No signature
NA

Inspector signature

Pat Evens

Date:

TIM MAGNIN

05/22/2025



05/21/2025



05/21/2025



05/21/2025 1



05/21/2025



05/21/2025

5-6-75
Paid 250.⁰⁰ cash

CITY OF OCONTO FALLS
ZONING COMPLIANCE PERMIT APPLICATION

- ☐ SITE PLAN REVIEW REQUEST
☐ PLANNING COMMISSION REQUEST
☐ APPLICATION FOR ZONING VARIANCE
☒ APPLICATION FOR ZONING DISTRICT CHANGE
☐ APPLICATION FOR CONDITIONAL USE PERMIT

LEGIBLE PRINTING REQUIRED

APPLICATION NO:

____ (Year) ____ (Number)

☐ APPROVED

☐ DENIED

Date: _____, 20____

APPLICANT: Derek Behnke HOME TELEPHONE NO: 920-671-9444

APPLICANT'S CONTACT PERSON: _____ DAY TELEPHONE NO: 920-671-9444

APPLICANT'S ADDRESS: 627 Sheridan St. Oconto Falls, WI

Name of Property Owner (If different than Applicant): _____

Street Address: _____

Legal Description: _____

Parcel (Tax) Number: _____

REASON FOR APPLICATION: (Attach copy of plot plan or provide sketch on reverse side of application)

Rezone to Agricultural District to better align with the scale
and use of the property:

[Signature]
Applicant's Signature

5-5-25
Date

Property Owner's Signature (If different than applicant)

Date

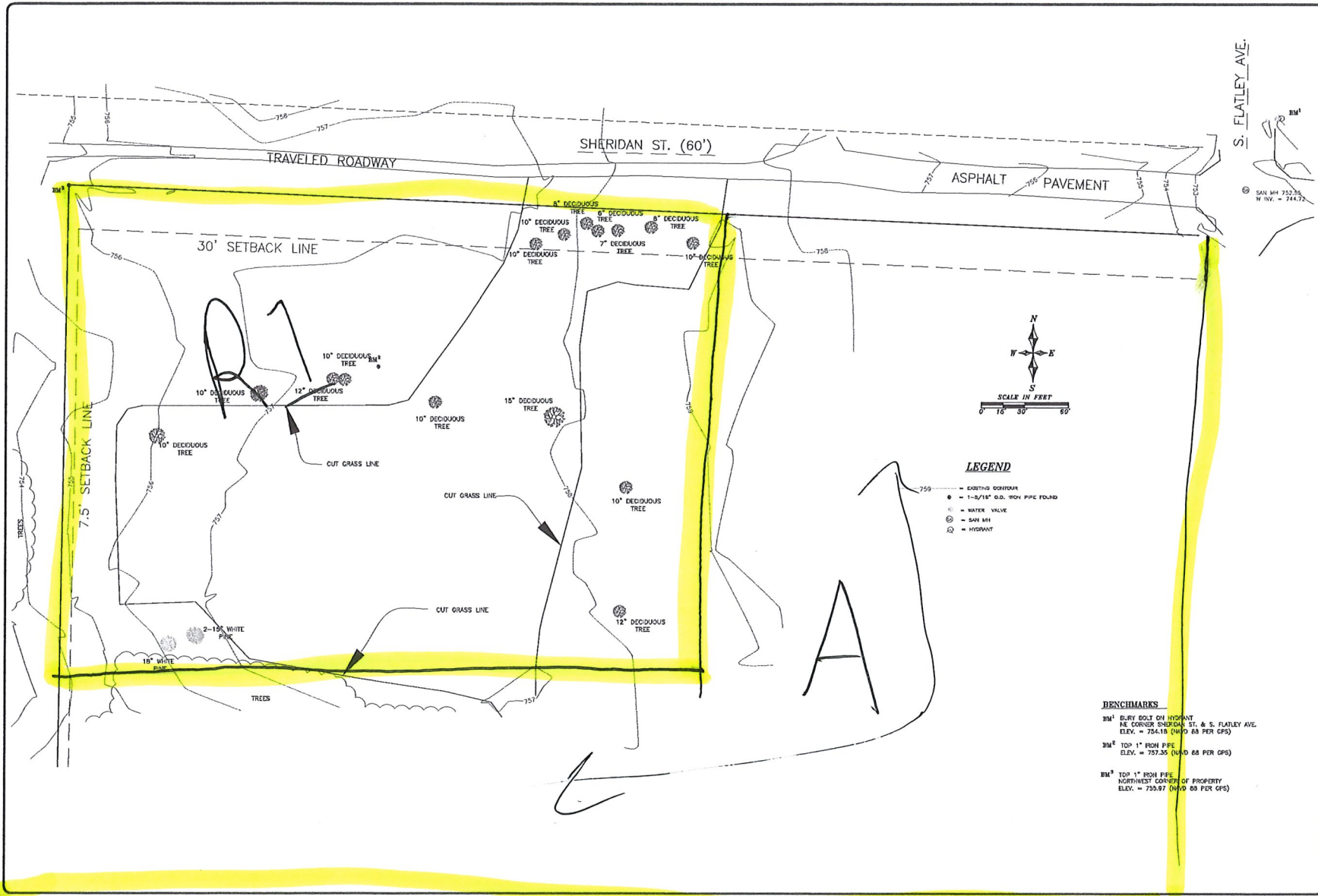
Application considered at the _____ meeting of the City Council.

☐ APPLICATION APPROVED Action recorded in Volume _____ Page _____ of minutes.

☐ APPLICATION DENIED

City Clerk

Date



REVISIONS

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

2711 N. MARION STREET, SUITE 7 APPLETON, WI 54914-2128 (920) 754-9187

TOPOGRAPHIC EXISTING CONDITIONS SURVEY

SHERIDAN STREET
CITY OF COCONO FALLS
FOR: DAREK BEHNKE

DRAWN
MJE
DATE
10/10/19
SCALE
1"=30'
JOB NO.
4610
SHEET
1
OF 1 SHEET

CITY OF OCONTO FALLS
500 N CHESTNUT AVENUE
PO BOX 70
OCONTO FALLS WI 54154

920-846-4505

Receipt No: 1.000230

May 6, 2025

DAREK BEHNKE

BUILDING PERMITS - REZONING PERMIT-627 SHERIDAN ST	250.00
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Total:	250.00
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CASH	260.00
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Payor: DAREK BEHNKE	
Total Applied:	250.00

Change Tendered:	10.00
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05/06/2025 10:37 AM