

POSTED DATE: May 19, 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](mailto:dclerk@ci.ocontofalls.wi.us)

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

**WEDNESDAY MAY 21, 2025-8:00 AM**

**AGENDA**

**COMMITTEE:**

Chairperson Barb Salscheider – Salscheider’s Antique Bar  
Peter Bruesch – Coachlight Inn  
Jayme Sellen – TEDCOR  
Stephanie Holman – Senn Hometown Insurance  
Melanie Rice – The Flower Shoppe  
Peter Wills – City Administrator  
Ashley Bahrke – City Alderman  
Christine Grzelak -Oconto Falls Chamber

**OTHERS:**

Mayor Clint Braun  
Jane Meissner-Building Inspector  
Deputy Clerk Jenny Friedman  
Tim Magnin-Fire Chief

**DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWIN**

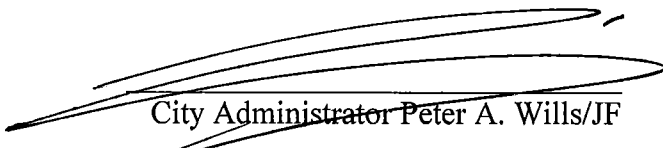
1. Call to Order
2. Approval of Main Street Committee Minutes 04.16.2025

**Old Business**

3. Downtown Design Review Application-211 N Main Street  
RE: William LaBrosse, Property Owner

**New Business**

4. Next meeting -June 18,2025 8am
5. Adjournment



City Administrator Peter A. Wills/JF

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: [cityofocntofalls.com](http://cityofocntofalls.com)

**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  
MAIN STREET COMMITTEE MEETING  
Council Chambers – Municipal Building  
500 N. Chestnut Avenue  
Oconto Falls, WI 54154**

**WEDNESDAY APRIL 16, 2025 – 8:00 AM  
MINUTES**

**City Administrator Wills called the meeting to order at 8:00 am.**

**1. Roll Call**

**Present:** Chairman Barb Salscheider – Salscheider’s Antique Bar  
Peter Wills – City Administrator  
Grzelak Chamber Representative  
Jayme Sellen –TEDCOR,  
Ashley Bahrke – City Alderman  
Stephanie Holman-Senn Hometown Insurance

**Also Present:** Mayor Clint Braun, Building Inspector Jane Meissner, Tim Magnin Fire Chief, William Labrosse, Rob Brabrant

**Absent:** Peter Bruesch – Coachlight Inn, Melanie Rice – The Flower Shoppe

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

**2. Approval of Main Street Committee Minutes 02.19.2025**

**Motion: Holman/ Salscheider**

*Motion to approve Main Street Committee Minutes-02-19-2025 with amended changes.*

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

**Old Business**

**3. Downtown Zoning Ordinances**

**A. Ordinance Enforcement-Zoning & Building Conditions**

Building Inspector Meissner gave an update on the properties that have reviewed and the findings for any violations to go with the Beautify Oconto Falls. Letters were sent out for violated properties.

**NO ACTION TAKEN**

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

Approved

**A. Second story & rear rentals are permitted**

**B. Single family homes & apartment buildings are permitted**

The Chapter 480-8 General Commercial Distancing (C-1) has been approved after

the Public Hearing on April 8, 2025. This will better suit the City of Oconto Falls.

**5. Update 172 N Main St- Caldwell Square**

There is flag pole being installed in the corner of Main St. and Caldwell. The Caldwell Square project has made and posted Donation/Pledge forms around the city for anyone interested in donating.

**New Business**

**6. Downtown Design Review Application-211 N Main Street**

William LaBrosse presented a design application for his property at 211 North Main Street to convert his space into a 900 sq ft residential rental space in the back of his property. Enough parking in the back is concern due to there is limited space back there.

**MOTION: Sellen/Bahrke**

*Motion to pause until clean parking plan is in place.*

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

**7. Proposed ORD 25-006 Amend Ch 382 Rental Property Article II Short-term Rentals**

There currently is no guide in the city ordinance for Short Term Rentals. The proposed amendments would set up guidelines for these types of establishments.

**NO ACTION TAKEN**

**8. Next meeting -June 18, 2025 8am**

The next Main Street Committee will be on May 21, 2025 at 8:00am.

**NO ACTION TAKEN**

**9. Adjournment**

Having no further discussion, City Administrator declared the meeting adjourned at 9:31am.

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City Administrator Peter A. Wills

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**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: William LaBrosse HOME TELEPHONE NO: 920-846-2099

APPLICANT'S CONTACT PERSON: \_\_\_\_\_ DAY TELEPHONE NO: \_\_\_\_\_

APPLICANT'S ADDRESS: 8855 CCC Rd, Oconto Falls, WI 54154

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

Street Address: 211 N Main St, Oconto Falls, WI 54154

Legal Description: Sec 25, T28N, R19E Caldwell P1 AT N 41.13 Ft  
lot 7 B1K3 Parcel # 2660725177440 1141-846 572945

Parcel (Tax) Number: 266072<sup>07</sup>715264

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

remodel 900 square feet of dead space to living  
quarters. I would prefer this to be an apartment,  
but if it has to be commercial, it can be an  
Bar B & B.

Wm. LaBrosse 3-12-25  
Applicant's Signature Date

same  
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



DOWNTOWN DESIGN REVIEW APPLICATION  
Certificate of Appropriateness

General Information (Please type or print clearly)

	Applicant/Agent	Owner
Name(s)	William A LaBrosse	same
Address	8855 CCC Rd, Oconto Falls, WI 54154	
Phone	920-846-2099	
Email	wlabrosse@yahoo.com	

Property Information

Address of Property 211 N Main St Oconto Falls, WI

Name of Property/Business: LaBrosse Rental

Proposed Building Treatment: ☐ Exterior Renovation/Restoration ☐ New Construction ☐ Sign Modification

Description of Project (Attach additional pages if necessary.)

Describe proposed work, materials to be used, and impact on existing features.

Construct wall in utility room to provide bathroom space, install shower, toilet, a vanity, install cabinetry

Attachments The following information is enclosed.

<input type="checkbox"/> Exterior photographs	<input type="checkbox"/> Designs images of building
<input checked="" type="checkbox"/> Floor plans	<input type="checkbox"/> Exterior facade materials & colors
<input type="checkbox"/> Specifications	<input type="checkbox"/> Other _____

Signatures: The undersigned person(s) hereby petition the Main Street Committee of the City of Oconto Falls, Wisconsin, to issue a Certificate of Appropriateness as described above.

APPLICANT: Wm A LaBrosse DATE: 3-12-25

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

OFFICE USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Scheduled For Main Street Date \_\_\_\_\_

Main Street Committee Action: ☐ Approved ☐ Denied

Conditions: \_\_\_\_\_

Council Approved By: \_\_\_\_\_



ING, EQUIP.  
DIRECT VENT  
COMBUSTION

EXIST'G. CONC. STAIR  
TO APT. TO REMAIN

CUT OFF EXIST'G.  
CONC. STAIR. NEW  
LANDING. RAILING.  
REMOVE STEPS ON.  
CUT IN NEW DOOR  
PATCH TO MATCH.

EXISTING  
UNISEX  
TOILET RM.

SEPERATION NOTES!  
EXISTING 2ND. FLOOR  
5/8" TYPE "X" GYP. BD.  
EQUIVALENT FIRE PROTECTION.  
5/8" TYPE "X"

EXISTING CITY OWNED PARKING

PROP. LINE

As Electric  
will do 220 line  
for range. Other  
electric is OK

Ace Hardware  
& True Value will  
do plumbing

EXISTING STORAGE  
GARAGE

EXISTING  
SLIDING DOOR

EXISTING 1 HQ. FIRE  
BARRIED WALL

TV Room

EXISTING  
WORK RM.

Bedroom

closet

EXISTING  
OFFICE

countertop  
island

sink

fridge

utility  
furnace  
room

showers

bathtub

vest.

EXIST'G.  
WORK RM.  
REMOVE DOOR  
CUT IN NEW  
TO MATCH

30" BOTTLE  
D.W.

EXISTING WAITING/  
RECEP. / GEN. OFFICE

PROP. LINE  
EXISTING ALLEY

PATCH OF  
DOOR - P.



Don't Miss

Omega-6 vs omega-3 fats

Sign up for The Yodel

Heartburn myths

Picking people up at airports

We climbed an act



Why the 'Kitchen Triangle' Is Outdated Tria Giovan

The 'kitchen triangle' is an important concept for kitchen design, aiming to make it easier for homeowners to use their space efficiently.

This theory refers to a [kitchen layout](#) that's comprised of three elements within close proximity to each other: the fridge, a cooking station (usually a hob and oven unit) and the sink.

This concept, also known as the 'working triangle' or 'golden triangle,' dates back to the 1940s and has long been a go-to design formula for structuring a [kitchen](#) effectively.

Similar design a look

4 EQUIP.  
DIRECT VENT  
EXHAUSTION

CUT OFF EXIST'G.  
CONC. STAIR-NEW  
LANDING RAILING.  
REMOVE STEPS DN.  
CUT IN NEW DOOR  
PATCH TO MATCH.

OPERATION NOTES!  
EXISTING 2ND. FLOOR  
5/8" TYPE "X" GYP. BD.  
VALANT FIRE PROTECTION.  
HAVE 5/8" TYPE "X"  
BOTH SIDES OF WOOD

Main Street

EXISTING CITY OWNED PARKING

PROP. LINE

