POSTED DATE: July 30, 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 TUESDAY AUGUST 5, 2025 – 5:00 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 07.01.2025

Old Business

None

New Business

4. Update of City of Oconto Falls Comprehensive Plan 2008
Re: Administrator Wills; Brandon Robinson-Bay Lakes Regional Plan Commission
https://www.dropbox.com/scl/fi/hipuiz3u9iwu2s54iup2c/City-of-Oconto-Falls-Comp-Plan-Vol-I-Text-and-
Maps.pdf?rlkey=5ikk43e0nv7tbjl5ah0w0tiv7&st=y575041n&dl=0

- A. Discuss Amending 2008 Comprehensive Plan Maps page 45-51, 62 to include new project area.
- B. Set public hearing to amend 2008 Comprehensive Plan Maps page 45-51, 62 to include new project area.
- 5. Renew City of Oconto Falls Comprehensive Plan, to align with State Statues Re: Brandon Robinson-Bay Lakes Regional Plan Commission/ Administrator Wills
 - A. Adopt Resolution 25-008 City of Oconto Falls Public Participation Plan Comprehensive Plan Update
- 6. 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 PUBLIC HEARING

Council Chambers – Municipal Building 500 N. Chestnut Avenue Oconto Falls, WI 54154

TUESDAY JULY 01, 2025 – 5:00 PM MINUTES

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

Roll Call

Present: Marty Coopman, William Zietlow, Chique Tousey-Tabar, Jeff McDonald, Judy

Kostreva and Brad Rice

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

Michelle Tester, Dakota Friedman, Adam Adler, Collen Behnke, Paul Shallow

*****PUBLIC HEARING****

*** Public Hearing for investigation and determination of the removal Mobil Station 710 County B- Removal of Slum & Blight Condition ****

Public Hearing Notice was properly posted and published in the Oconto County Times Herald newspaper for two consecutive weeks. Property owners within a 200 ft. radius were also given proper notification ****

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

- 3. Former Mobil Station 710 County B-Investigation Slum & Blight Determination Removal of Slum & Blight Condition
- A. Public comments for consideration-written/verbal

At 5:00pm Chairman Coopman opened the floor for public comments for Mobil Station 710 County B- Removal of Slum & Blight Condition Deputy Clerk Friedman and City Administrator Wills verified there were no written in or called in concerns prior to the Public Hearing. There was one letter returned in the mail. Deputy Clerk Friedman explained that address was double check with the county website but was the same address on file. There were no concerns from the public.

Second call for public input was asked at 5:05pm by Chairman Coopman. Chairman Coopman asked if there were any more concerns and comments on Public Hearing for investigation and determination of the removal Mobil Station 710 County B- Removal of Slum & Blight Condition. There were no other citizens concerns.

Third call for public input was asked at 5:10 pm by Chairman Coopman. Chairman Coopman asked if there were any more concerns and comments on Public Hearing for investigation and determination of the removal Mobil Station 710 County B- Removal of Slum & Blight Condition. There were no other citizens concerns.

B. Close Public Hearing

With no other concerns from the public on the Public Hearing for investigation and determination of the removal Mobil Station 710 County B- Removal of Slum & Blight Condition. Chairman Coopman closed the public hearing at 5:10pm.

C. Committee recommendation to City Council.

MOTION: ZIETLOW / KOSTREVA

Motion to approve the removal of Slum & Blight Condition on Mobil Station 710 County B. and send to Common Council on July 08,2025.

Voice Vote: All present voting aye - MOTION CARRIED

New Business

4. CSM for Collin Behnke to combine two lots tax parcel ID numbers are 266-0707715220 & 266-0707715238.

Collen Behenke explained that he would like to combine his two lots so that he can place a detached garage on the back lot. Concerns and questions that were brought up;

- There is the concern of having a lack of lots that can have house built on them now and then to have a lot with shed and no houses because that could hinder future house building on that property if it were to sell.
- The size of the lot is smaller. It is 60x112 which was with in the standards when it was first made. Now the lot size for the city is 60x120.
- Are the Behnke's needing drive way access? *No there is already a drive through driveway there. This was placed in by the previous owner.*
- Is the shed going to orient toward Linden Ave? Yes

MOTION: McDonald/Zietlow

Motion to approve the CSM for Collin Behnke to combine two lots tax parcel ID numbers are 266-0707715220 & 266-0707715238 and send to Common Council.

Voice Vote: All present voting aye - MOTION CARRIED

5. Town of Stiles Petition to Annex portion of County I from City boundary south of South Main Street north to the northside of Columbia Street Town of Stiles presented a Petition to Annex portion of County I from City boundary south of South Main Street north to the northside of Columbia Street. The annexation would be the road itself and the fifteen feet of right away. This

annexation would help with getting the speed limit down for the school zone. Concerns and questions brought up were;

- Do the addresses have to change? The City Administrator does not think so at this time due to the annexation is for the road and right away only.
- If the road will have to be redone who would pay for this? *It was not discussed but possibly share cost would happen*.
- Why would this create a new ward? This will depend on what supervisory district it will fall in. If is a supervisory district we currently do not have then we would need a new ward.
- With the road being in the city then would it need to be renamed? City Administrator does not think so.

MOTION: McDonald/ Kostreva

Motion to set the Public Hearing for the Town of Stiles Petition to Annex portion of County I from City boundary south of South Main Street north to the northside of Columbia Street.

Voice Vote: All present voting aye - MOTION CARRIED

Public Comment: Adam Adler letting the Planning Commission know that he has just started working with the school to market the Washington Middle School. He had asked if there has been any discussion of what kind of development the city would like to go into there. There are sixteen lots and are size is 60x120 with an alley way. At this time no further discussion or action can be had due to this not being on the agenda. This topic will be placed on the agenda for the next Planning Commission meeting.

Adjournment

Having no further discussion, Chairman Coopman declared the meeting adjourned at 5:31 PM.

City Administrator Peter Wills

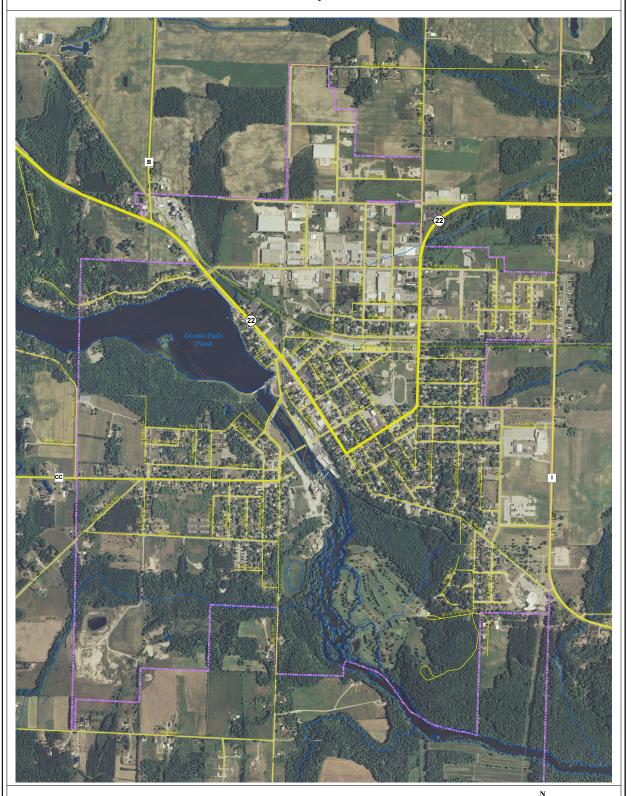
A quorum of the Common Council was **not** in attendance of this meeting

City of Oconto Falls 20-Year Comprehensive Plan

2-19

Planning Area City of Oconto Falls

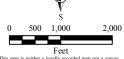
Oconto County, Wisconsin



Base Map Features

City Boundary State Highway

/ Local Roads XX Railroad County Highway / Surface Water

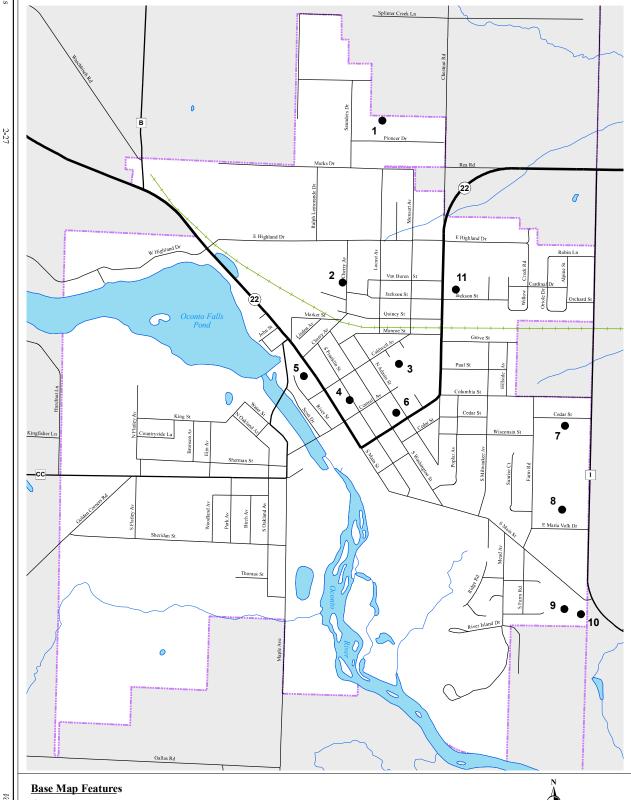


Feet
This map is neither a legally recorded map nor a survey, and is not intended to be used as either. It is a compilation of records, information and data to be used for reference purposes only. Occuto County and the Bay-Lake RPC are not responsible for any inaccuracies herein contained.

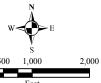
City of Oconto Falls 20-Year Comprehensive Plan

Public and Community Facilities City of Oconto Falls

Oconto County, Wisconsin



- City Boundary
- State Highway
- County Highway
- ✓ Local Roads
- Railroad Surface Water
- 1 Recycling Center 2 Fire Department
- 3 Senior Center 4 Post Office
- 5 Community Library
- 6 Washington Middle School
- 7 Oconto Falls High School 8 Oconto Falls Elementary School
- 9 Ambulance Garage
- 10 Community Memorial Hospital 11 City Hall/Police Station



Feet
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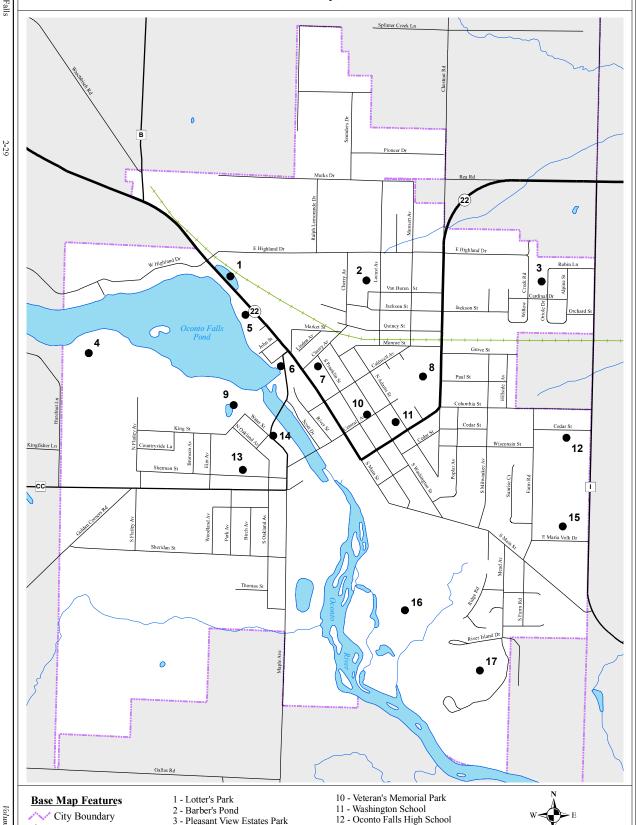
ource: City of Oconto Falls; Oconto County; Bay-Lake Regional Planning Commission, 2008

Map 2.7

2,000

Feet
This map is neither a legally recorded map nor a survey, and is not intended to be used as either. It is a compilation of records, information and data to be used for reference purposes only. Oconto County and the Bay-Lake RPC are not responsible for any inaccuracies herein contained.

Oconto County, Wisconsin



13 - Pine Grove Park

17 - Tubing Hill

14 - Robert B. Hammond Memorial

15 - Oconto Falls Elementary School

16 - River Island Golf Course

Volume I: City Plan

State Highway

Surface Water

✓ Local Roads

Railroad

County Highway

4 - West Side Park

5 - East Side Beach

8 - Memorial Park

Source: City of Oconto Falls; Oconto County; Bay-Lake Regional Planning Commission, 2008

6 - East Side Boat Launch

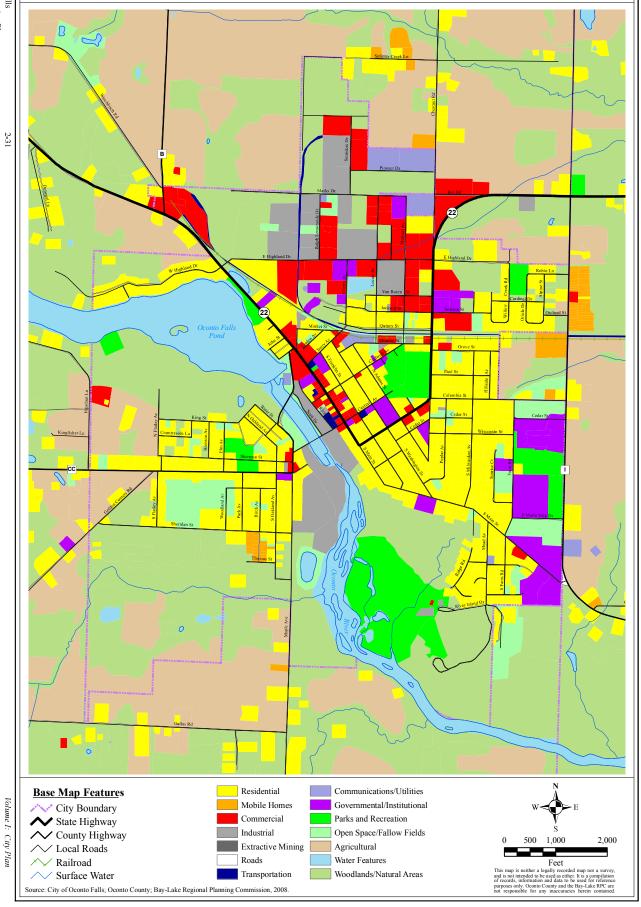
9 - Federal Energy Regulatory Comm. Lands

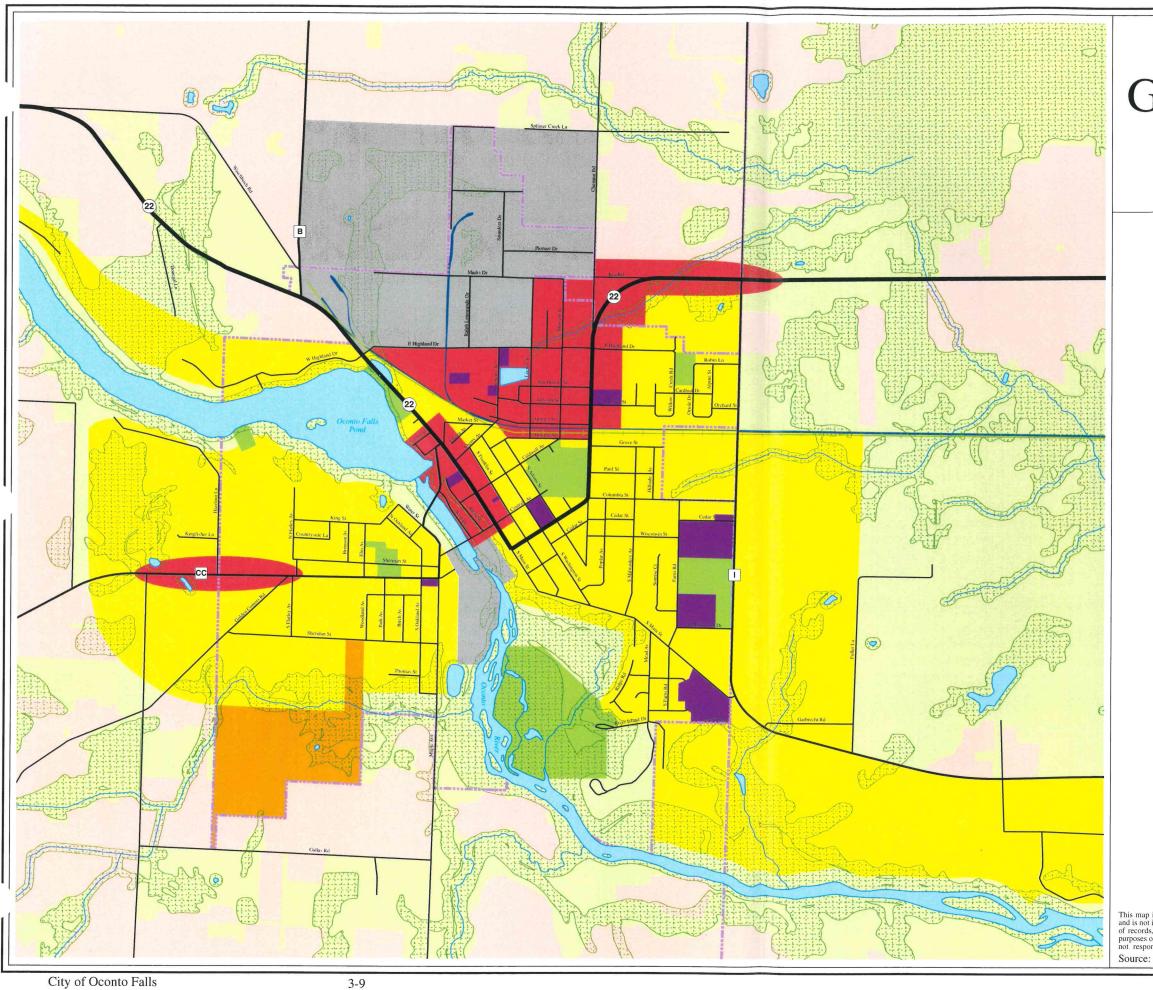
7 - St. Anthony's School

City of Oconto Falls 20-Year Comprehensive Plan

City of Oconto Falls

Oconto County, Wisconsin





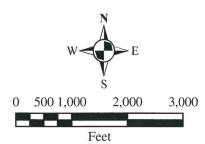
Map 3 20-Year General Plan Design

> City of Oconto Falls Oconto County, Wisconsin



Base Map Features

City Boundary **✓** State Highway County Highway ✓ Local Roads / Railroad Surface Water



Source: City of Oconto Falls; Oconto County; Bay-Lake Regional Planning Commission, 20

RESOLUTION NO. 25-008

A Resolution Adopting The Public Participation Plan for the Update of the City of Oconto Falls

Comprehensive Plan

City of Oconto Falls, Wisconsin

WHEREAS, the City of Oconto Falls on August 5, 2025 adopted The Public Participation Plan for the Update of the City of Oconto Falls Comprehensive Plan in accordance with Wisconsin Statutes Section 66.1001(4)(a) which requires local governmental units to adopt written procedures to foster public participation in the preparation of a comprehensive plan;

WHEREAS, the City of Oconto Falls is undertaking the update of its Comprehensive Plan, a guide for future physical, social, and economic development of the community over a 20-year period; and

WHEREAS, effective public participation is critical for ensuring the Comprehensive Plan accurately reflects the vision, goals, and values of the residents and stakeholders of City of Oconto Falls; and

WHEREAS, a Citizen Participation Plan has been prepared to outline the procedures and methods to engage the public throughout the Comprehensive Planning process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Oconto Falls that the Citizen Participation Plan for the update of the City of Oconto Falls' Comprehensive Plan, attached hereto as Exhibit A, is hereby adopted. **Resolution No. 25-008 Adopted this 5th day of August 2025.**

BE IT FURTHER RESOLVED that the "Public Participation Plan for the Update of the City of Oconto Falls Comprehensive Plan "shall serve as the guiding framework for all public engagement activities related to the City of Oconto Falls Comprehensive Plan and its future amendments, meeting the requirements of Wisconsin Statutes Section 66.1001(4)(a).

Marty Coopman, Planning Commission-Chair	r
Attest:	
Peter A. Wills, City Administrator-Clerk/Treasure	r

The Public Participation Plan City of Oconto Falls, Wisconsin Comprehensive Plan Update August 5, 2025

Purpose: A key required component of Wisconsin's comprehensive planning legislation, Wisconsin Statutes Section 66.1001(4)(a)66.1001, is actively involving community stakeholders as the local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals and values of the citizens of the community.

Wisconsin Statutes Section 66.1001(4)(a) requires the City of Oconto Falls to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation, update, or subsequent amendment of its comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets the statutory requirement. It serves as the procedures that will be used to guide, the required ten-year update to the City's Comprehensive Plan, which was adopted July 28, 2008.

Major Goals of Public Participation Strategy

- Review and build-on public participation from recent and concurrent planning efforts.
- Provide opportunities for members of the public to participate in processes to consider and adopt an updated comprehensive plan.
- Adopt an updated plan that reflects the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin's comprehensive plan legislation.
- Utilize the City's Planning Commission to guide the plan update process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan update within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan update process:

- Hold one public open house to provide an overview of the planning process and collect input on the Comprehensive Plan update. This meeting will be conducted in person, open to the public, and advertised in advance.
- Hold one public meeting to review the draft plan. This meeting will be conducted in person, open to the public, and advertised in advance.

- Assure that all Planning Commission and City Council meetings to consider and adopt an updated plan will be open to the public and noticed as required by State open meeting regulations.
- Host at least one public information gathering poll to receive input on components of the Comprehensive Plan. The poll shall be accessible by completing in person at City Hall, ability to complete online. The poll shall be promoted at least three public locations: City Hall, Library and grocery store. The poll will be open for a minimum of 30 days.
- Provide an opportunity at each public meeting held on the Comprehensive Plan update for public comment. A timed public comment period will be provided at the beginning of each public meeting. Comments should be accompanied by name, address, and representation (homeowners, renter, business operator, etc.), if any. Additional comments will be solicited at the end of the meeting, if needed. This will allow the public an appropriate chance to observe and comment, while allowing the Commission or Council to concentrate on completing in-meeting tasks without interruption.
- Maintain a timely and informative website regarding the planning process, draft plans and upcoming public meetings. The website shall be housed on the City's website and shall include opportunities for public comment.
- Engage in digital public outreach through the City's social media platforms.
- Hold at least one formal public hearing on the proposed Comprehensive Plan update and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statues, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan: The City will have copies of draft plan materials available on its website and City Hall and the Library during normal business hours. The City will also provide copies of the final plan to adjacent and overlapping governments and non-metallic mineral interests as required by statue, and to members of the public as requested. The City may charge for public copies an amount equal to the costs and time to produce such copies.

Public comments will be solicited and responded to, as appropriate and as time permits, at every stage of the plan update process. Written comments on the comprehensive plan update may also be delivered, mailed or emailed to the City Administrator.