

## NOTICE OF PUBLIC HEARING

### PROPOSED PRELIMINARY PLAT OF [Subdivision Name]

PLEASE TAKE NOTICE that the City of Oconto Falls Planning Commission will hold a public hearing on Tuesday 10<sup>th</sup> February, at 5:00PM, at the Oconto Falls Municipal Building, 500 N Chestnut Ave., Oconto Falls, WI] regarding the preliminary plat of the "Former Washington Middle School submitted by Kevin Birr, Birr Investments, LLC.

### SUBJECT MATTER:

The proposal involves the division of approximately 2.8065 acres of land into 14 single-family residential lots. The proposed plat is located at 102 S Washington Street, Legal Description: All of Block 1 Volk's 2<sup>nd</sup> Addition to Volk's Plat and proposed discontinued ally, being part of the Southwest ¼ of the Southeast ¼ and part of the Northeast ¼ of the Southeast ¼, all in Section 23, Township 28 North, Range 19 East Village of Oconto Falls, Oconto County, Wisconsin.

The proposed preliminary plat is on file for public inspection at the City of Oconto Falls Clerk's office and online at <https://cityofocontofalls.com/government/city-council/current-meeting-agendas/>

PROPERTY LOCATION/PARCEL NO(S): Tax Parcel Numbers 2660708316419

### PUBLIC PARTICIPATION:

All interested persons, or their agents, are invited to attend the public hearing and be heard regarding this proposed preliminary plat. Written comments may be submitted to the Clerk prior to the meeting and will be incorporated into the record.

Dated this 19<sup>th</sup> of January 2026

Peter Wills

Administrator/ Clerk-Treasurer

City of Oconto Falls



January 13, 2026

City of Oconto Falls  
Attention: Peter Wills  
500 N. Chestnut Avenue  
Oconto Falls, WI 54154

2165 S. Broadway • Green Bay, WI 54304

Ph. 920.406.1477

Fax 920.569.2605

tnt-pls@tntsurveyors.com

Peter:

Please find attached the application and review fee, of \$250, for the Preliminary Plat review of the Middle School Property.

The Plat was electronically submitted on January 7, 2026. Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Sehloff".

James R Sehloff, PLS



APPLICATION FOR  
**SUBDIVISION PLAT**  
CITY OF OCONTO FALLS, WISCONSIN

Plat Application Fee: \$250.  
Due at Application  
Make Check or Credit  
Card. Fee applies for  
Credit Card.

**General Information** (please type or print clearly)

	<b>Applicant/Agent</b>	<b>Developer</b>
<b>Name</b>	James R Sehloff PLS 2692	Kevin Birr
<b>Address</b>	2165 S. Broadway Green Bay WI 54304	W5896 Autum Hills Parkway Appleton WI 54304
<b>Phone</b>	920-406-1866	920-642-0049
<b>Email</b>	jsehloff@tntsurveyors.com	birrk70@hotmail.com

**Property Information** (Attach additional sheets if necessary) This application is for approval of a:

Preliminary Plat ☒ Final Plat ☐

This property is located in the: City of Oconto Falls ☐  
Yes

Address: (If applicable) ☐  
102 S. Washington Street

**Present Legal Description:**

All of Block 1 Volk's 2nd Addition to Volk's Plat and Proposed discontinued ally, being part of the the SW 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4, Section 23, T28N, R19E, V. Oconto Falls, Oconto County, Wisconsin

Change Requested, or New Description: No Change Requested

Zoning of Property: R-2

Comprehensive Plan Designation: Governmental/Institutional/Utilities

Current Use of Property: Vacant Lands- former Middle School

Proposed Use of Property: Residential Homes

**Signatures**

The undersigned understands and agrees with the following conditions: No building permits will be issued until the certified survey map or plat has been recorded with the Register of Deeds of Oconto County, Wisconsin, and the approval conditions (if any) have been complied with.

APPLICANT: Jim Sehloff

DATE: Jan 13, 2026

Developer: Kevin Birr (Jan 13, 2026 09:09:54 CST)

DATE: 13/01/2026

**OFFICE USE ONLY**

Date Application Filed: Jan 19, 2026

File Number: \_\_\_\_\_

Fee Paid/Receipt #: \$250.00

Plan Commission Action & Date: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

OK Paid #021149 \$250.00





# City of Oconto Falls land\_division App

Final Audit Report

2026-01-13

Created:	2026-01-13
By:	Jim Sehloff (jsehloff@tntsurveyors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVf3uO1-4j4WtAp5svh7D-CtSkr3nRFGN

## "City of Oconto Falls land\_division App" History

-  Document created by Jim Sehloff (jsehloff@tntsurveyors.com)  
2026-01-13 - 2:52:34 PM GMT
-  Document emailed to Kevin Burr (birk70@hotmail.com) for signature  
2026-01-13 - 2:52:38 PM GMT
-  Email viewed by Kevin Burr (birk70@hotmail.com)  
2026-01-13 - 3:08:50 PM GMT
-  Document e-signed by Kevin Burr (birk70@hotmail.com)  
Signature Date: 2026-01-13 - 3:09:54 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-13 - 3:09:54 PM GMT

ArcGIS Web Map



12/5/2025, 9:16:52 AM

- Sanitary - Manhole

Sanitary - Gravity Main

8"

15"

Water - Curb Box

Water - Main Valve

Water - Water Main

4"

6"

8"

12"

Oconto\_Co\_2022.sid

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:1,140

Location Map

NW 1/4 Section 25, T28N R19E  
Village of Oconto Falls, Oconto County



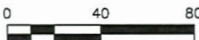
Preliminary Plat of

# Oconto Falls Middle School Replat

All of Block 1 Volk's 2nd Addition to Volk's Plat and proposed discontinued ally, being part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4, all in Section 23, Township 28 North, Range 19 East Village of Oconto Falls, Oconto County, Wisconsin.



Scale: 1"=40'



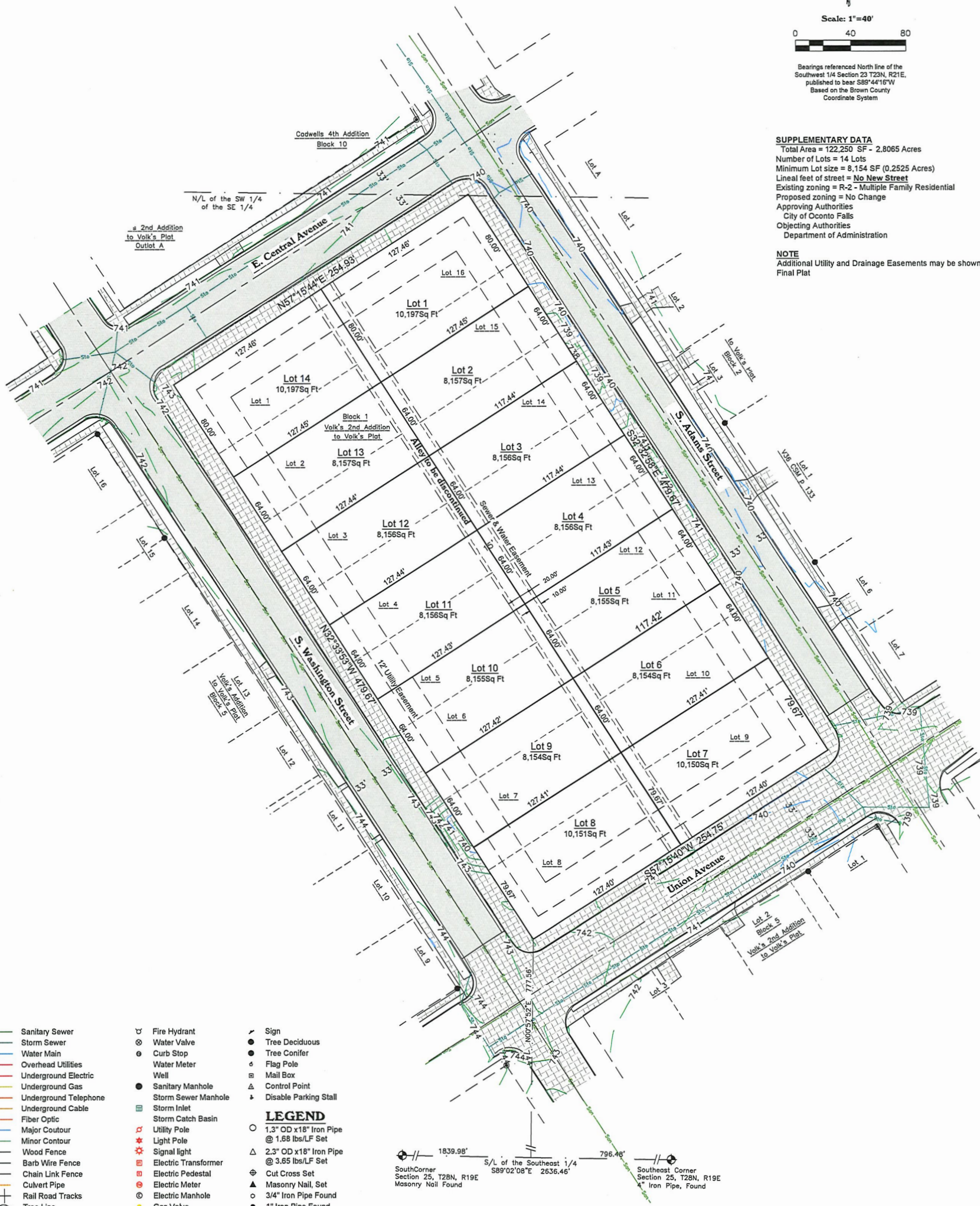
Bearings referenced North line of the  
Southwest 1/4 Section 23 T28N, R21E,  
published to bear S89°44'16"W  
Based on the Brown County  
Coordinate System

SUPPLEMENTARY DATA

Total Area = 122,250 SF - 2.8065 Acres  
Number of Lots = 14 Lots  
Minimum Lot size = 8,154 SF (0.2525 Acres)  
Lineal feet of street = **No New Street**  
Existing zoning = R-2 - Multiple Family Residential  
Proposed zoning = No Change  
Approving Authorities  
City of Oconto Falls  
Objecting Authorities  
Department of Administration

NOTE

Additional Utility and Drainage Easements may be shown on  
Final Plat



LEGEND

- |      |                       |                        |
|------|-----------------------|------------------------|
| San  | Sanitary Sewer        | Fire Hydrant           |
| Sto  | Storm Sewer           | Water Valve            |
| W    | Water Main            | Curb Stop              |
| OH   | Overhead Utilities    | Water Meter            |
| E    | Underground Electric  | Well                   |
| G    | Underground Gas       | Sanitary Manhole       |
| T    | Underground Telephone | Storm Sewer Manhole    |
| CATV | Underground Cable     | Storm Inlet            |
| FO   | Fiber Optic           | Storm Catch Basin      |
| 300  | Major Contour         | Utility Pole           |
| 299  | Minor Contour         | Light Pole             |
| W    | Wood Fence            | Signal light           |
| B    | Barb Wire Fence       | Electric Transformer   |
| C    | Chain Link Fence      | Electric Pedestal      |
| P    | Culvert Pipe          | Electric Meter         |
| R    | Rail Road Tracks      | Electric Manhole       |
| T    | Tree Line             | Gas Valve              |
| C    | Concrete Surface      | Gas Meter              |
| A    | Asphalt Surface       | Telephone Vault        |
| G    | Gravel Surface        | Telephone Pedestal     |
| D    | Delineated Wetlands   | Cable Pedestal         |
|      |                       | Fiber Optical Vault    |
|      |                       | Fiber Optical Pedestal |

LEGEND

- |   |
|---|
| 1.3" OD x 18" Iron Pipe @ 1.68 lbs/LF Set |
| 2.3" OD x 18" Iron Pipe @ 3.65 lbs/LF Set |
| Cut Cross Set                             |
| Masonry Nail, Set                         |
| 3/4" Iron Pipe Found                      |
| 1" Iron Pipe Found                        |
| 1.5" Iron Pipe Found                      |
| 2" Iron Pipe Found                        |
| 3/4" Rebar Found                          |
| 1 1/4" Rebar Found                        |
| Cut Cross Found                           |
| Masonry Nail, Found                       |
| Section Corner As Noted                   |

Surveyor's Certificate

I, James R. Sehlhoff, PLS 2692, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features and that I have complied with the preliminary plat requirements of the Village of Bellevue and Brown County.

James R. Sehlhoff, PLS 2692

Date

T:\2025\1225-102-Birr-Oconto Falls Middle School\Drawings\

Preliminary Plat

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Developer  
Kevin Birr  
Autumn Hills Parkway  
Appleton WI



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(920)406-1477  
tntsurveyors.com  
Job # 1225-102