

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 10th 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 2nd 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 19th 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@tntsueyors.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 "J. 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)

Applicant/Agent

Developer

Name	James R Sehloff PLS 2692	Kevin Birr
Address	2165 S. Broadway Green Bay WI 54304	W5896 Autumn Hills Parkway Appleton WI 54304
Phone	920-406-1866	920-642-0049
Email	jsehloff@ntsurveyors.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 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

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:

City 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@tnsurveyors.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVf3uO1-4j4WtAp5svh7D-CtSkr3nRFGN

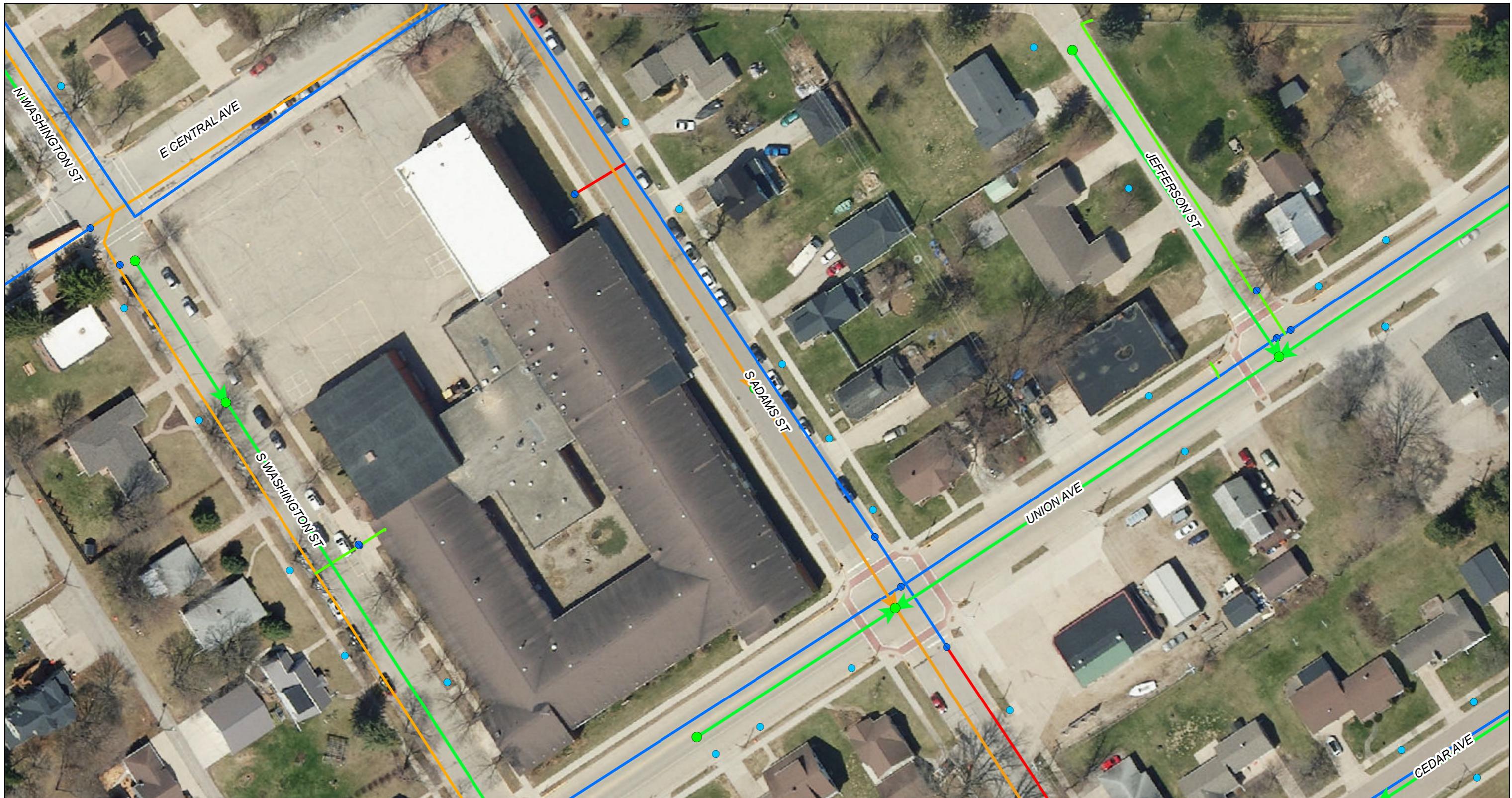
"City of Oconto Falls land_division App" History

-  Document created by Jim Sehloff (jsehloff@tnsurveyors.com)
2026-01-13 - 2:52:34 PM GMT
-  Document emailed to Kevin Birr (birrk70@hotmail.com) for signature
2026-01-13 - 2:52:38 PM GMT
-  Email viewed by Kevin Birr (birrk70@hotmail.com)
2026-01-13 - 3:08:50 PM GMT
-  Document e-signed by Kevin Birr (birrk70@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



Adobe Acrobat Sign

ArcGIS Web Map



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

1:1,140

- Sanitary - Manhole
- Water - Curb Box
- 6" Oconto_Co_2022.sid
- Sanitary - Gravity Main
- Water - Main Valve
- 8"
- 8"
- 12"
- 15"
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Water - Water Main

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.06 km

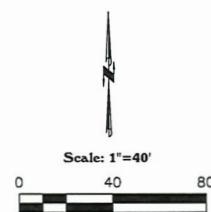




Preliminary Plat of

Oconto Falls Middle School Replat

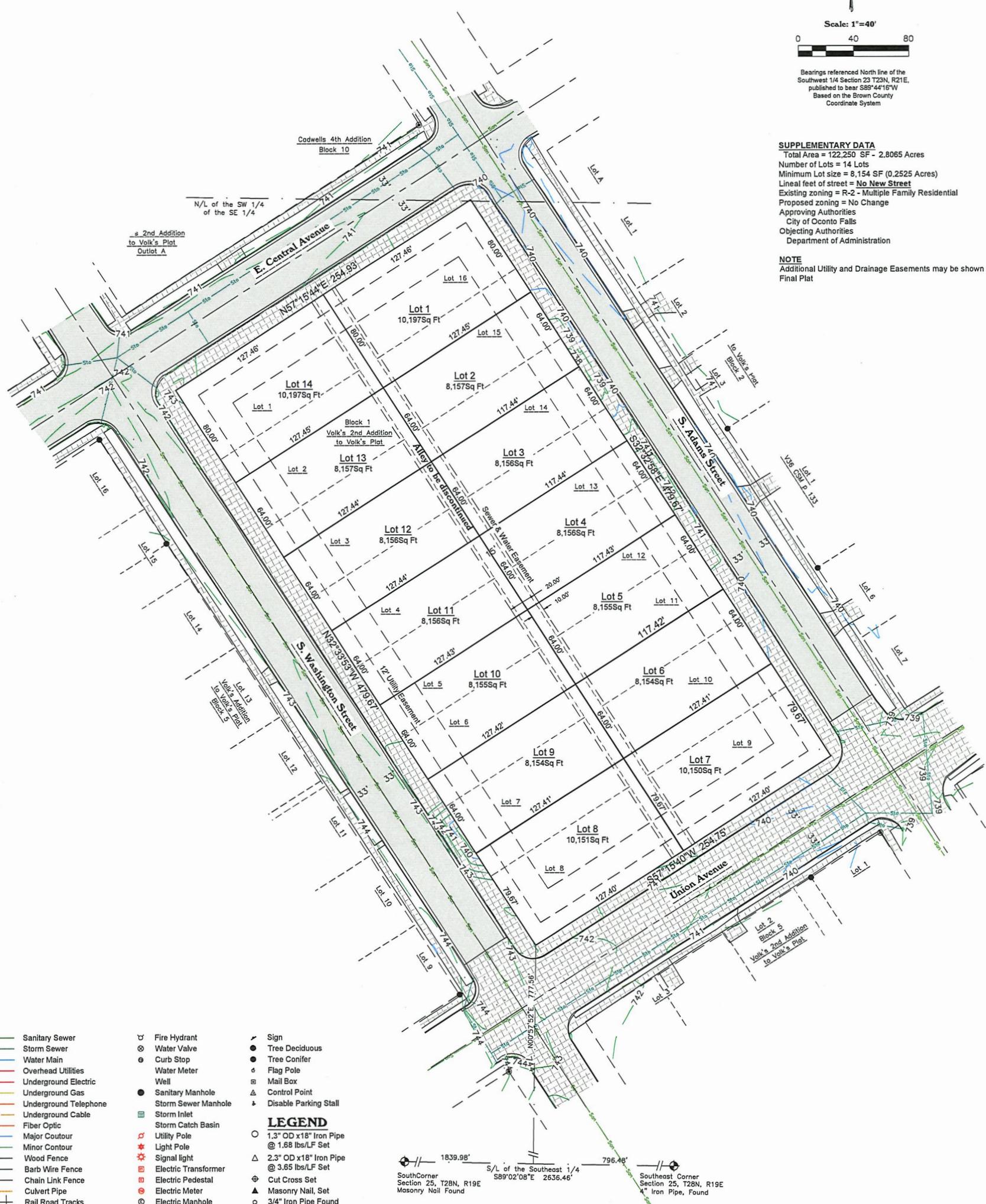
All of Block 1 Volk's 2nd Addition to Volk's Plat and proposed discontinued ally, being part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4, all in Section 23, Township 28 North, Range 19 East Village of Oconto Falls, Oconto County, Wisconsin.



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
Sto	Storm Sewer
W	Water Main
OH	Overhead Utilities
E	Underground Electric
G	Underground Gas
T	Underground Telephone
CATV	Underground Cable
FO	Fiber Optic
—300—	Major Contour
—299—	Minor Contour
—x—	Wood Fence
—x—	Barb Wire Fence
—x—	Chain Link Fence
—x—	Culvert Pipe
—x—	Rail Road Tracks
—x—	Tree Line
—x—	Concrete Surface
—x—	Asphalt Surface
—x—	Gravel Surface
—x—	Delineated Wetlands

Fire Hydrant	Sign
Water Valve	Tree Deciduous
Curb Stop	Tree Conifer
Water Meter	Flag Pole
Well	Mail Box
Sanitary Manhole	Control Point
Storm Sewer Manhole	Disable Parking Stall
Storm Inlet	
Storm Catch Basin	
Utility Pole	1.3" OD x18" Iron Pipe @ 1.68 lbs/LF Set
Light Pole	2.3" OD x18" Iron Pipe @ 3.65 lbs/LF Set
Signal light	Cut Cross Set
Electric Transformer	▲ Masonry Nail, Set
Electric Pedestal	○ 3/4" Iron Pipe Found
Electric Meter	● 1" Iron Pipe Found
Electric Manhole	◆ 1.5" Iron Pipe Found
Gas Valve	○ 2" Iron Pipe Found
Gas Meter	● 3/4" Rebar Found
Telephone Vault	● 1 1/4" Rebar Found
Telephone Pedestal	■ Cut Cross Found
Cable Pedestal	△ Masonry Nail, Found
Fiber Optical Vault	○ Section Corner As Noted
Fiber Optical Pedestal	

SouthCorner
 Section 25, T28N, R19E
 S/L of the Southeast 1/4
 S89°02'08"E 2636.46'
 Masonry Nail Found

Southeast Corner
 Section 25, T28N, R19E
 4" Iron Pipe, Found

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

James R Sehloff, PLS 2692 Date

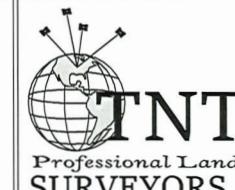
T12251225-102-Bir-Oconto falls Middle School Drawing

Sheet 1 of -

Preliminary Plat

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Developer
 Kevin Birr
 Autumn Hills Parkway
 Appleton Wi



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 Green Bay, WI 54304
 (920)406-1477
 tntsurveyors.com
 Job # 1225-102