

POSTED DATE: March 6, 2026

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 Jfriedman@cityofocontofalls.wi.gov

**CITY OF OCONTO FALLS
PLANNING COMMISSION MEETING
Council Chambers - Municipal Building
500 N. Chestnut Avenue
Oconto Falls, WI 54154
TUESDAY MARCH 10, 2026 – 5:00 PM**

AGENDA

Marty Coopman - Chairman	Mayor Clint Braun
William Zietlow	Deputy Clerk-Jenny Friedman
Judy Kostreva	Administrator-Peter Wills
Jeff McDonald	
Chique Tousey-Tabar	
Brad Rice	

1. Call to Order
2. Roll Call

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

3. Approve Planning Commission Minutes from 2.10.2026

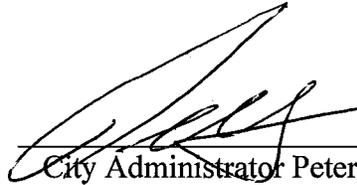
Old Business

4. Draft of Amended Comprehensive Plan
Re: Madison Stolen-Baylake Regional Plan Commission

New Business

5. City Dump Access Road Annexation Petition by City of Oconto Falls
Re: City Administrator Wills
A. A parcel of land located in part of the Southeast quarter of the Northwest quarter of Section 35, Township 28 North, Range 19 East, Town of Oconto Falls, Oconto County, Wisconsin,

6. Adjournment



City Administrator Peter Wills/JF

*A quorum of the Common Council may be in attendance of this meeting. *

*A quorum of the Utility Commission may 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.cityofocontofalls.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
PLANNING COMMISSION MEETING
PUBLIC HEARING

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

TUESDAY FEBRUARY 10, 2026 – 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 and Judy Kostreva

Also Present: Mayor Clint Braun, City Administrator Peter Wills, Deputy Clerk Jenny Friedman, Michelle Tester, Todd Duame, Jim Sehloff, Sue Detjen, Staci Stary, Kevin Birr, Connie Kreischer, Aaron Trempe, Ashley Bahrke, Richard Marquardt and Stuart Russ

Absent: Brad Rice

*******PUBLIC HEARING*******

***** Public Hearing for the proposal of the Preliminary Replat involves the division of approximately 2.8065 acres of land into 14 single-family residential lots. The proposed replat is located at 102 S Washington Street, (Former Washington Middle School property) 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.**

-
- A. Open Public Hearing
 - B. Receive Public Comments/Input
 - C. Close Public Hearing

At 5:03pm Chairman Coopman opened the floor for public comments for Public Hearing for investigation and determination Public Hearing for Public Hearing for the proposal of the Preliminary Replat involves the division of approximately 2.8065 acres of land into 14 single-family residential lots. The proposed replat is located at 102 S Washington Street, (Former Washington Middle School property) Legal Description: All of Block 1 Volk’s 2nd Addition to Volk’s Plat and proposed discontinued ally, being part of the Southwest

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. Deputy Clerk Friedman and City Administrator Wills verified there were no written in or called in concerns prior to the public hearing. One letter was returned but the property owner had passed in the fall. First Call at 5:03pm by Chairman Coopman for public input.

There concerns from the public and committee were the following;

- What is the lot minimum size? *Lot size minimum is sixty by one hundred and twenty.*
- Are lots all the same size? *Corner lots are a little bigger so property can meet the setback guidelines.*
- Could the property be changed to be zoned to R1? *It could be but it will stay zoned R2 all the surrounding buildings are also zoned R2.*
- How far are you with the sale of this property? *Developer Kevin Birr is currently not the owner yet. Kevin Birr is working on the developer's agreement with the city and then will reach an agreement with the school.*
- How far are you with the Developers agreement? *Waiting on the public hearing to finish then waiting on cost of homes and utilities. Then the accessor will need to looking into it as well.*
- How much will the houses sell for? *Target price range will be \$310,000 to \$315,000.*
- Is that price include everything? *Yes, this estimated for a completely finished house.*
- Will all houses have three bedrooms? *Yes, the plan is to have three bedrooms, two bathrooms, full basement with egress window and asphalt shingles. They will not look like prefabs.*
- Is the contractor wanting to build homes firsts then sell or wait for a buyer? *The first few homes that are built someone will be able to purchase.*
- Will the houses have sidewalks? *Yes, they are already there.*
- What are the side yard setback? *The setbacks will meet the city ordinances. Rear setback is twenty-five feet side setback is seven and a half feet along with minimal lot width is sixty.*
- Are people going to be able to drive up their driveways in there with vehicles or utility trailers to get into the backyards if they would like? *The plan is to have the driveways come off of Washington Street and Adams. There will be some room in between houses if people tried to drive in their back yard.*
- Whose idea to discontinue the alley? *This was the contractor's idea and to have an easement for the utilities then to use.*
- How will the utilities be served will there be power polls? *No there will not be electric polls. A conduit will be utilized and go up the alley way.*
- Any issues with water and sewer? *The water will be tapped in from the highway. No for seen issues.*

- If property was bought by someone, can they put up a fence on the property because of this easement? *The person would have to follow the City Ordinances.*
- Can the landowner use the easement land? *Yes, they pay taxes on it but the utilities would also have the right to be on it. generally, though if a land owner places something on an easement, they are responsible for that item.*
- Is the plan for the contractor to build on all the lots or can someone buy a lot? *The contractor plans on building on all the lots but if there is an interest once the house are being built to custom build a home, he is willing to work with people on custom builds if there is enough interest.*

Second Call at 5:26pm by Chairman Coopman for public input. There were no concerns from the public.

Third Call at 5:28 pm by Chairman Coopman for public input. There were no concerns from the public.

With no concerns from the public Chairman Coopman closed the public hearing at 5:29pm.

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

4. Approve Planning Commission Minutes from 08.12.2025,09.09.2025
MOTION: Tousey-Tabar/Zietlow
Motion to approve Planning Commission Minutes from 08.12.2025,09.09.2025.
Voice Vote: All present voting aye - **MOTION CARRIED**

Old Business

None for this meeting

NEW BUSSINESS

5. Recommend Approval of the Preliminary Replat Map of former Oconto Falls Middle School property, 102 S Washington Street to Common Council.

MOTION: McDonald/Kostreva

Motion to approve and recommend to Common Council Preliminary Replat Map of former Oconto Falls Middle School property, 102 S Washington Street to Common Council.

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

6. Fee Schedule 2026

The fee schedule was reviewed buy each department for any changes they may need to make. There were a few changes they are as follows;

- Chicken License Fee raised to twenty dollars.
- Police Department added Body Camera Recording Redacting Footage

forty dollars an hour.

- Building Inspector Section added Site Plan review under Residential and family section.
- The Residential Home Additions / Remodels Valuations of Projects were changed to be calculated by square feet not by cost of project.
- Added Commercial Dumpster for thirty dollars.

MOTION: McDonald/Tousey-Tabar

Motion to approve and recommend the 2026 Fee Schedule.

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

7. New Development/Construction packet

Building Inspector and Deputy Clerk have been working on a development and construction packet to go on the city website and be available for developers when they come in looking for permits. This will be a complete packet with all the permits they need for new builds and remodels. It will be updated as needed by Building Inspector and Deputy Clerk.

MOTION: Tousey-Tabar/Kostreva

Motion to approve and recommend to Council the New Development/Construction packet.

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

8. Adjournment

Having no further discussion, Chairman Coopman declared the meeting adjourned at 5:43 PM.

City Administrator Peter Wills

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



Welcome to

**OCONTO
FALLS**

City of Oconto Falls

Comprehensive Plan
DRAFT

City of Oconto Falls

Comprehensive Plan



Adopted: _____

Prepared by:
Bay-Lake Regional Planning Commission
1861 Nimitz Drive
De Pere, WI 54115

City Profile



Population (2020): 2,957 people

2050 Population Projection: 2,548 people

Median Age (2023): 40.6 years



Total Housing Units (2023): 1,463 units

Total Occupied Housing Units: 1,412 units

Average Household Size: 2.04 persons



Median Household Income (2023): \$47,786 per year

Civilian Labor Force: 1,322 people

City History

The City of Oconto Falls is located on the Oconto River in Oconto County, encompassing approximately 2.73 square miles of land and 0.22 square miles of water. The river flows through the center of the community, dividing it into eastern and western halves. It was the falls of the Oconto River that first attracted permanent settlers to the area. In October 1846, John and Almira Volk became the first European settlers, building a sawmill and laying the foundation for what would become a lumber-centered community.

By the 1850s, the lumber industry had grown to become the dominant source of employment for both Oconto Falls and Oconto County. However, in 1871 the Great Peshtigo Fire swept through northeast Wisconsin, destroying much of the settlement. Locally, only two homes and the Volk family's sawmill survived the fire. In the following decades, the Oconto River was used for log drives to supply mills in Stiles and Oconto, but logs were frequently damaged when passing over the sharp drop of the falls. In 1883, the falls were dynamited to facilitate the construction of dams and eliminate timber damage downstream, a process that also permanently destroyed the natural beauty of the river falls. Log drives eventually ceased by 1912 as the lumber industry declined.

With the transition away from logging, the Oconto River became the foundation for pulp production to serve the paper industry. In 1908, Oconto Falls became the first place in the United States to manufacture kraft paper for sale, tying the community's prosperity to its paper mill for most of the 20th century. Although the mill closed during the Great Depression and again in 1996, it reopened in 1998 using recycled fiber operations.

Oconto Falls was incorporated as a village on July 3, 1903, and later as a city in 1919. In 1981, the Water and Light Commission voted to establish the state's first municipally owned and operated cable television system, reflecting the community's tradition of innovation. Today, Oconto Falls continues to evolve while remaining tied to the heritage of its river, industry, and resilience in the face of change.

Population and Housing

The following section provides an overview of demographic trends, housing characteristics, and affordability conditions in the City of Oconto Falls. Together, these factors shape current and future community needs, influence demand for services and infrastructure, and inform land use and development decisions. Understanding how population change, household composition, and housing supply interact is essential for maintaining community stability, supporting economic vitality, and ensuring that residents of all ages and income levels have access to safe and appropriate housing options.



Population Trends

In 2020, the population of the City of Oconto Falls was 2,957 people. Exhibit 1 depicts both historic and future population trends for the City of Oconto Falls.

Between 2000 and 2020, the City of Oconto Falls experienced modest population growth, increasing by 114 residents, or roughly four percent. While this growth rate is positive, it has been slower than the Town of Oconto Falls, Oconto County, and Wisconsin, which saw growth rates of eight, nine, and ten percents during the same period.

Despite growth, population projections from the Wisconsin Department of Administration (DOA) indicate that the city’s population will likely decline by approximately 14 percent , or 409 residents, by 2050. This trend mirrors projections for the Town of Oconto Falls and Oconto County, although the state is expected to see a more modest decline.

Exhibit 1: Population Trends and Projections, 2000 - 2050

	City of Oconto Falls	Town of Oconto Falls	Oconto County	Wisconsin
2000	2,843	1,164	35,634	5,363,675
2010	2,891	1,265	37,660	5,686,986
2020	2,957	1,259	38,965	5,893,718
Change 2000 to 2020				
Number	114	95	3,331	530,043
Percent	4%	8%	9%	10%
Population Projections				
2030	2,880	1,196	37,930	5,890,915
2040	2,731	1,108	35,960	5,841,620
2050	2,548	1,009	33,540	5,710,120
Change 2020 to 2050				
Number	(409)	(250)	(5,425)	(183,598)
Percent	-14%	-20%	-14%	-3%

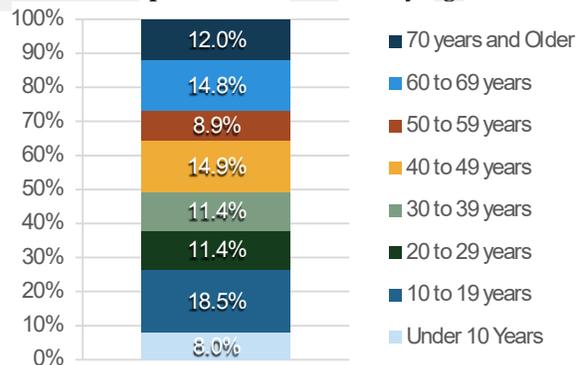
Source: US Census Bureau, Decennial Census (2000, 2010, 2020), Wisconsin Department of Administration (2024).

Population Distribution by Age

In 2023, it was estimated that the median age in the City of Oconto Falls was 40.6, an increase of 3.2 years since 2000. While this reflects an aging population, the City’s rate of increase (nine percent) was much lower than the Town of Oconto Falls and Oconto County who saw increases of 36 and 21 percent, respectively.

Exhibit 2 illustrates the city’s population distribution by age. About 51 percent of the population is over the age of 40, while 27 percent is under the age of 20. The largest population growth between 2000 and 2020 occurred in the 60-69 age group, which grew by 212 people. Meanwhile, the 20-29 age group saw the largest decline, with a loss of 153 people.

Exhibit 2: Population Distribution by Age Cohort



Source: US Census Bureau, ACS 5-year (2019-2023).

Housing Inventory

As of 2023, there were an estimated 1,412 total households in the City of Oconto Falls. This reflects a 21 percent (1,166 household) increase since 2000, a rate slightly higher but comparable to county and state growth. In contrast, the neighboring Town of Oconto Falls grew more rapidly, with a 71 percent increase in the total number of households.

Although the number of households has increased, the city’s average household size is decreasing. As of 2023, the average household was 2.04 persons, down 13 percent from 2000. This trend reflects broader national patterns driven by more single-person households, aging in place, delayed marriage, and increased divorce rates.

As of 2023, there were 1,463 housing units in the city. Single-family detached homes remain the most common housing type, accounting for more than half of the city’s housing stock. Multifamily buildings with five or more units make up nearly a quarter of the stock, while duplexes, triplexes, and quadplexes account for about 15 percent. Mobile homes and single-family attached units together represent about five percent of total housing. Since 2000, the city has seen a seven percent decrease in single-family detached homes, accompanied by a three percent increase in both multifamily and smaller multi-unit housing types, suggesting slow but steady diversification.

Just over 50 percent of housing stock was built before 1970. However, since 1990, the construction of new units has slowed dramatically, with less than an average of eight housing units built per year.

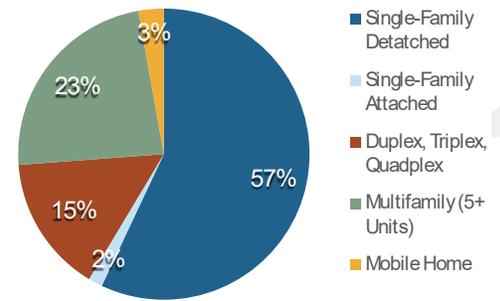
Tenure

In 2023, it was estimated that 58 percent or 707 housing units were owner-occupied, while 42 percent or 459 housing units were renter-occupied. While the homeownership rate has declined slightly since 2000, it has risen since 2010 when it was reported to be under 50 percent.

The City of Oconto Falls’ homeownership rates remain lower than those of the Town of Oconto Falls (89 percent), Oconto County (85 percent), and Wisconsin (68 percent).

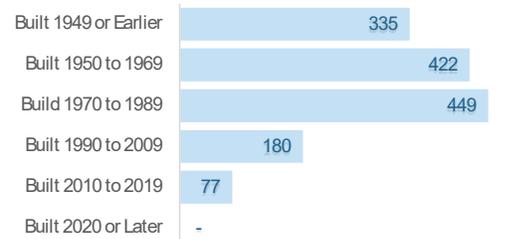
Exhibit 6 illustrates housing mix by tenure in the city. While 92 percent of owner-occupied units were single-family detached dwellings, 84 percent of renter-occupied housing units were in structures with two or more units.

Exhibit 3: Housing Mix



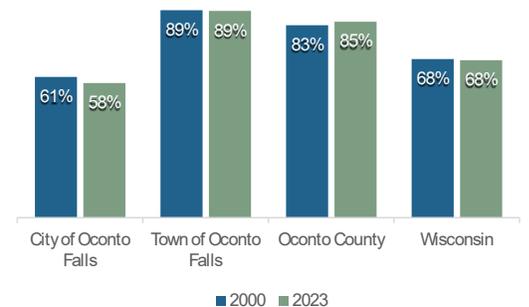
Source: US Census Bureau, ACS 5-year (2019-2023).

Exhibit 4: Year Housing Units Built



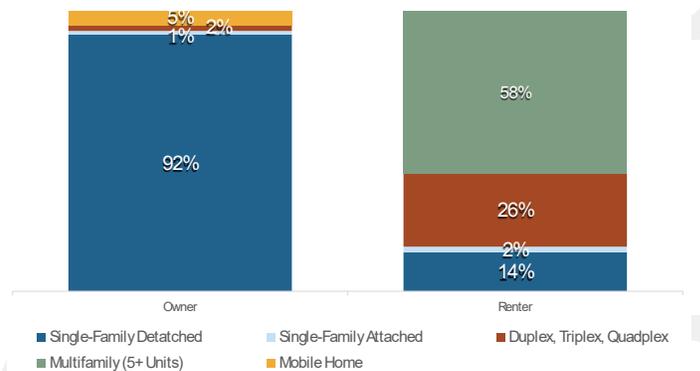
Source: US Census Bureau, ACS 5-year (2019-2023).

Exhibit 5: Homeownership Rate



Source: US Census Bureau, Decennial Census (2000), ACS 5-year (2019-2023).

Exhibit 6: Housing Mix by Tenure



Source: US Census Bureau, ACS 5-year (2019-2023).

Vacancy

In 2023, the overall housing vacancy rate in the City of Oconto Falls was 3.5 percent, with a rental vacancy rate of 3.7 percent and a homeowner vacancy rate of 0 percent. This represents a decline in overall vacancies since 2000, when the vacancy rate was 5.3 percent.

All vacant units were in structures with two to nine units. Of 51 vacant units, 23 were available for rent, while 28 were vacant for other reasons including foreclosures, ongoing repairs, or being held for familial or personal reasons.

Some level of vacancy is necessary for a functioning housing market because it allows residents to move without excessive delay and provides choice in location, price, and unit type. Industry guidance suggests that a rental vacancy rate around five percent helps maintain adequate supply and choice without excess inventory, and a homeowner vacancy rate near 1.5 percent supports market fluidity for buyers and sellers. Rates significantly below these levels can indicate a tight housing supply that contributes to higher costs and constrained mobility, while rates above these levels can signal oversupply or weakening demand.

Against these benchmarks, the City of Oconto Falls' rental vacancy rate is lower than what is often considered "healthy," and its homeowner vacancy rate at zero suggests very limited for-sale inventory, which can constrain housing turnover and new household formation.

Vacancy Rate:
3.5%

Homeowner Vacancy Rate:
0%

Rental Vacancy Rate:
3.7%

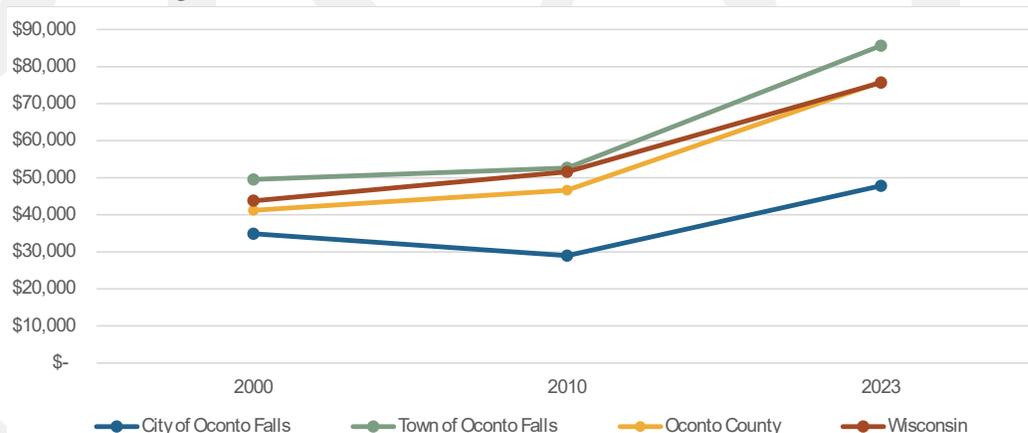
Source: US Census Bureau,
ACS 5-year (2019-2023).

Housing Costs

Median Household Income

In 2023, the median household income in the City of Oconto Falls was \$47,786. On average, households in the city earned about \$38,000 less than households in the Town of Oconto Falls and around \$28,000 less than the average household in the county and state. Since 2000, the median household income in the City of Oconto Falls increased by 37 percent in nominal terms, however, this growth did not keep pace with inflation. When adjusted for inflation, median household income declined by over \$47,700, representing a nearly 50 percent reduction in real purchasing power. In contrast, due to much higher nominal growth rates, the Town and State only experienced a decline of 2.5 percent, after adjusting for inflation. Meanwhile, Oconto County experienced a 3.9 percent increase in median household income, after adjusting for inflation, over the same period.

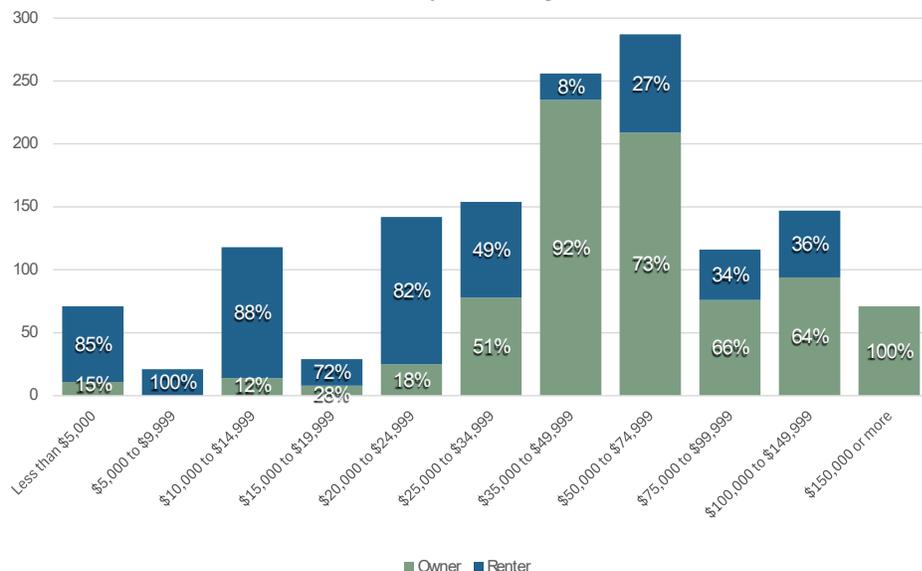
Exhibit 7: Change in Nominal Median Household Income



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023).

When comparing household income by tenure, a noticeable disparity emerges between owner- and renter-occupied households in the City of Oconto Falls. Renters are disproportionately represented in the lower income brackets, particularly those earning less than \$25,000 annually. In contrast, homeowners are more prevalent in the higher income categories, particularly above \$35,000. This income gap reinforces housing affordability challenges, as renters typically have fewer financial resources to absorb rising housing costs. The divide also underscores broader economic disparities that may shape housing stability and access to homeownership.

Exhibit 8: Median Household Income by Percentage of Homeowners and Renters

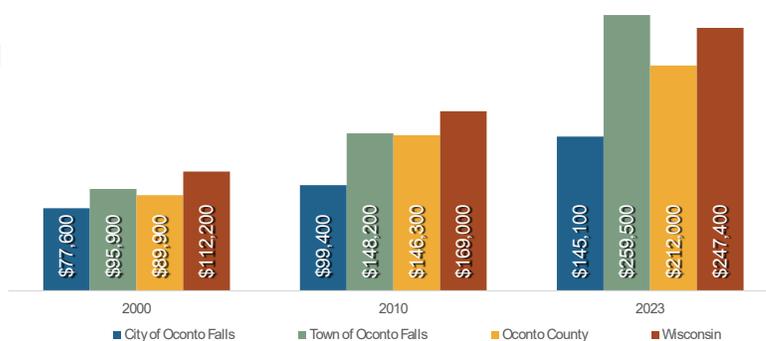


Source: US Census Bureau, ACS 5-year (2019-2023).

Median Home Value

In 2023, the median home value in the City of Oconto Falls was \$145,100, representing an 87 percent increase from \$77,600 in 2000. Despite this growth, median home values in the City remain lower than those in the in the Town, County, and State, all of which saw increases by over one hundred percent over the same time period. When adjusted for inflation, the city’s median home value increased by approximately \$7,600, or 5.5 percent, indicating that most of the nominal growth reflects broader inflationary pressures rather than substantial gains in real housing value.

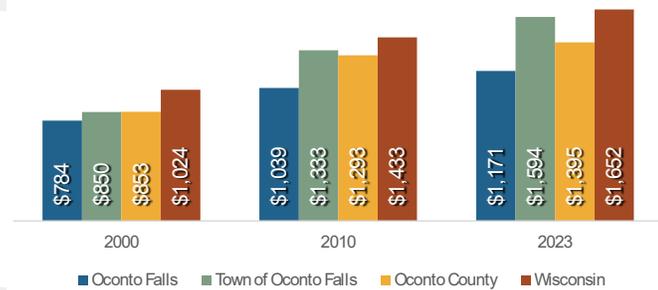
Exhibit 9: Change in Median Home Value



Source: US Census Bureau, Decennial Census (2000, 2010), US Census Bureau, ACS 5-year (2019-2023).

Monthly Housing Costs

Exhibit 10: Change in Median Monthly Housing Cost with Mortgage

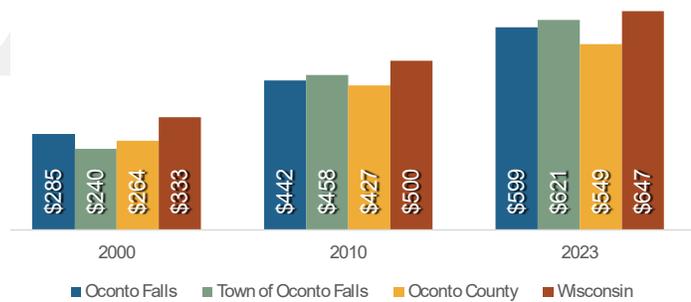


Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023).

Median monthly housing costs for owner-occupied units without a mortgage in the City of Oconto Falls were \$599, an increase from \$285 in 2000. These costs were higher than the median housing costs for similar units in the County but remained below those in the Town and State. When adjusted for inflation, median housing costs without a mortgage increased by approximately \$94, or 18.6 percent, since 2000. This increase likely reflects rising property taxes, insurance premiums, utilities, and other maintenance expenses.

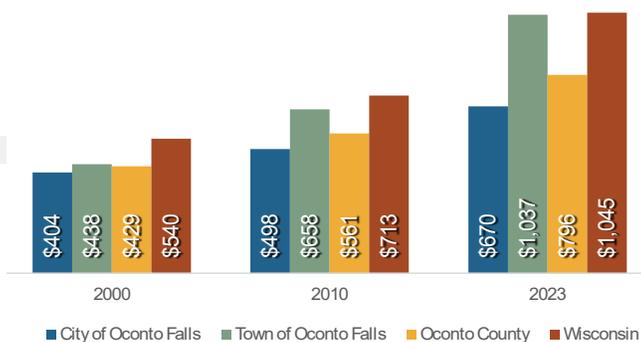
Median monthly housing costs for owner-occupied units with a mortgage in the City of Oconto Falls were \$1,171, an increase from \$784 in 2000. Despite this increase, housing costs in the City remain lower than those in the Town, County, and State. When adjusted for inflation, however, median housing costs with a mortgage in the City have decreased by approximately \$219, or nearly 16 percent, since 2000. This indicates that the rise in nominal housing costs has not kept pace with inflation and that real housing cost burdens have declined over time.

Exhibit 11: Change in Median Monthly Housing Cost without Mortgage



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023).

Exhibit 12: Change in Median Gross Rent



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023).

The median gross rent in the City of Oconto Falls was \$670, representing a 66 percent nominal increase from \$404 in 2000. Despite this increase, median rent in the City remains lower than the Town, County, and State. Although rents have risen in nominal terms, inflation changes the interpretation of this trend. When adjusted for inflation, median gross rent in the City has declined slightly since 2000, decreasing by about 6.4 percent. This suggests that, in real terms, rental costs in the City of Oconto Falls have remained relatively stable over time, despite apparent increases in listed rents.

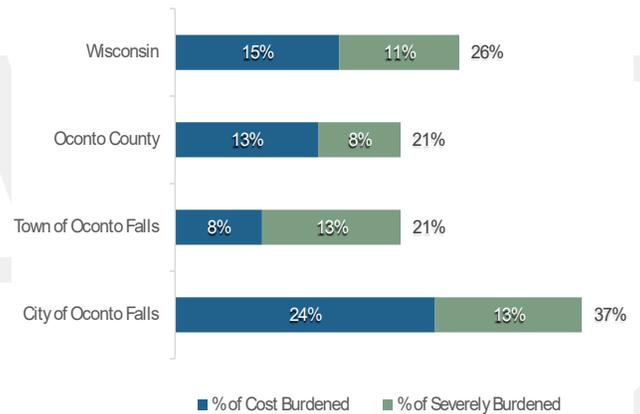
Affordability

While housing costs in the City of Oconto Falls generally remain lower than those in the Town, County and State, cost values alone do not fully capture housing affordability. Affordability is determined by the relationship between housing costs and household income. Declining real household income, combined with limited housing supply and low vacancy rates, places financial pressure on many residents despite relatively modest rents and home values. As a result, a growing share of households must devote a significant portion of their income to housing, reducing financial flexibility and increasing vulnerability to economic disruption.

Housing Cost Burden

Approximately 37 percent of households in the City of Oconto Falls are cost-burdened, meaning they spend 30 percent or more of their income on housing. Of these, 13 percent are severely cost-burdened, spending over half of their income on housing. This represents a 17 percent increase in the number of residents considered to be cost-burdened since 2000, although it is slightly lower than the share reported in 2010. Once again, renters are disproportionately represented among cost-burdened households, highlighting affordability challenges and reinforcing broader economic disparities between renters and homeowners.

Exhibit 13: Rates of Housing Cost Burden



Source: US Census Bureau, ACS 5-year (2019-2023).

Affordable Housing Characteristics

Exhibit 14 highlights this affordability imbalance by illustrating how many households fall into specific income categories and what housing cost values are considered affordable for each.

Housing affordability is a significant challenge in the City of Oconto Falls, with over half of households earning incomes that limit their ability to afford market-rate housing. In 2023, nearly 38 percent of households fell into the Extremely Low Income category, earning \$30,000 or less annually, meaning they could only afford monthly housing costs up to \$750. Another 18 percent of households were classified as Very Low Income, with annual incomes between \$30,001 and \$42,500 and affordable housing costs capped at roughly \$1,063 per month. Together, these groups account for more than half of all households in the city, underscoring the scale of affordability pressures facing lower-income residents.

Approximately one in five households were considered Low Income, with incomes between \$42,501 and \$68,000 and affordable housing costs between \$1,064 and \$1,700 per month. Only 8 percent of households fell into the Middle Income range (\$68,001 to \$110,880), while 15 percent were in the High Income category (above \$110,881). These upper-income households could afford monthly housing costs exceeding \$2,773.

This distribution highlights a pronounced affordability gap. With a majority of households earning less than \$42,500 annually, there is strong demand for rental and ownership options affordable at the lower end of the market. The imbalance between income distribution and housing costs reinforces the importance of policies and development strategies aimed at expanding affordable housing choices.

Exhibit 14: Affordable Housing Characteristics

	Extremely Low	Very Low	Low	Middle	High
Income Range (Annual):	Less than or equal to \$30,000	\$30,001 - \$42,500	\$42,501 - \$68,000	\$68,001 - \$110,880	Greater than or equal to \$110,881
Existing Households (#):	535	256	287	116	218
Existing Households (%):	37.9%	18.1%	20.3%	8.2%	15.4%
Affordable Housing Costs (Monthly):	Less than or equal to \$750	\$751 - \$1,063	\$1,064 - \$1,700	\$1,701 - \$2,772	Greater than or equal to \$2,773

Source: US Census Bureau, ACS 5-year (2019-2023). U.S. Department of Housing and Urban Development, Median Family Income (MFI) for Oconto County, 2023.

Economic Development

The following section analyzes labor force participation, educational attainment, commuting patterns, earnings, occupational trends, and industry composition. Together, these indicators provide insight into the city's role within the regional economy and help identify opportunities to strengthen employment stability, support workforce development, and align future growth with community goals.



Socio-Economic Characteristics

Labor Force

As of 2023, it was estimated that 55 percent of residents (or 1,322 people) in the City of Oconto Falls were part of the civilian labor force (i.e., persons 16 years of age or older who are employed or seeking employment). The civilian labor force participation rate for the City of Oconto Falls is lower than the average for the town, county, and state whose rates are 59, 61, and 65 percent, respectively. Since 2000, all jurisdictions have seen a decline in labor force participation, with the city seeing the second largest decrease at ten percent.

Unemployment

The City of Oconto Falls' unemployment rate was estimated to be 1.8 percent in 2023. The city's unemployment rate is higher than both the Town of Oconto Falls and Oconto County, however, is comparable to Wisconsin.

Education

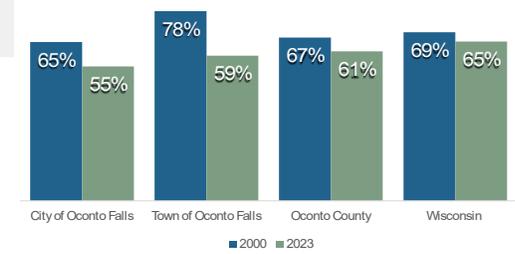
Twenty-three percent of the City of Oconto Falls' population age 25 years of age or older hold a bachelors degree or higher. This share is two percentage points higher than the Town and four percentage points higher than the County, but 11 percentage points lower than the State. However, more than one third of residents have completed some college or earned an associates degree, a proportion that is comparable to both county and state averages.

Commuting Patterns

In 2023, it was estimated that 1,516 people were employed in the City of Oconto Falls. Of those employed, 1,205 resided outside of the city in nearby municipalities such as Oconto, Green Bay, and Gillett. Meanwhile, the 1,316 residents of Oconto Falls who were employed outside of the city most commonly worked in Green Bay, Ashwaubenon, and Oconto.

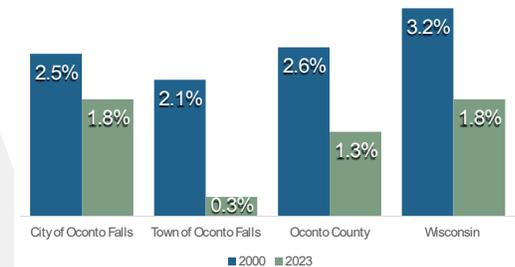
The average commute time for City of Oconto Falls residents was 26.5 minutes. Those commuting to work most commonly drove alone (83 percent), followed by carpooling (seven percent). Another seven percent reportedly worked from home.

Exhibit 15: Change in Labor Force Participation Rates



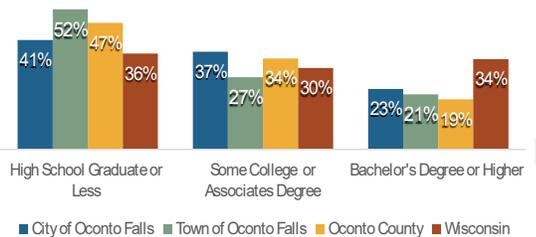
Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Exhibit 16: Change in Unemployment Rates



Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Exhibit 17: Educational Attainment



Source: US Census Bureau, ACS 5-year (2019-2023).

Exhibit 18: Commuting Patterns

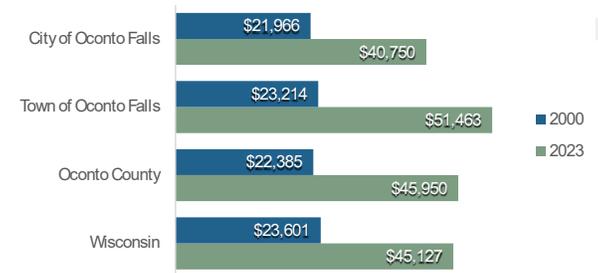


Economic Base

Earnings

Residents of the City of Oconto Falls, aged 16 years and older with earnings, earned about \$40,750 per year on average. Median earnings in the City fell below the averages for the Town, County, and State. Despite a decrease in the average median household income after adjusting for inflation, the City of Oconto Falls has seen an increase in average earnings in both nominal and real terms since 2000.

Exhibit 19: Average Earnings for Residents Aged 16 and Older



Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Occupation

The largest portion of the City of Oconto Falls' working residents share occupations in management, business, science, and art; and production, transportation, and material moving; together equating to 60 percent of all workers. Since 2000, the compositional makeup of occupations has shifted as both management, business, science, and arts occupations and natural resources, construction, and maintenance occupations have seen an increase in number of workers and compositional make up. In contrast, service occupations and sale and office occupations have seen a decrease in number of workers and compositional make up. Meanwhile, production, transportation, and material moving occupations have seen a decrease in number of workers but have maintained its previous compositional make up.

Exhibit 20: Persons Employed by Occupation

Occupation	2000		2023	
	Number	Percent	Number	Percent
Management, business, science, and arts occupations	284	20%	383	30%
Service occupations	259	19%	167	13%
Sales and office occupations	301	22%	159	12%
Production, transportation, and material moving occupations	411	30%	383	30%
Natural resources, construction, and maintenance occupations	134	9%	187	15%

Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Industry

In 2023, the industries with the greatest number of employees were manufacturing and educational services, and health care and social assistance, making up over 50 percent of the workforce. These industries have stayed relatively stable since 2000 in terms of number of workers and the compositional make up of the work force.

The industry that has experienced the largest loss since 2000 is transportation and warehousing, and utilities. What now only accounts for 22 employees and two percent of the work force formerly represented 144 workers and ten percent of the workforce.

Meanwhile, other services, except public administration has seen an 117 percent increase since 2000, with 54 new workers, now making up eight percent of the workforce.

Other notable changes include the increase of 38 employees in finance and insurance, and real estate and rental and leasing; and a 62 person decline in arts, entertainment, and recreation, and accommodation and food services. Retail trade has also declined by one-third of workers.

Exhibit 21 : Persons Employed by Industry

		City of Oconto Falls	
Civilian employed population 16 years and over		1,279	
Industry	Number	Percent	
Agriculture, forestry, fishing and hunting, and mining	9	1%	
Construction	100	8%	
Manufacturing	397	31%	
Wholesale trade	-	0%	
Retail trade	101	8%	
Transportation and warehousing, and utilities	22	2%	
Information	10	1%	
Finance and insurance, and real estate and rental and leasing	78	6%	
Professional, scientific, and management, and administrative and waste management services	117	9%	
Educational services, and health care and social assistance	302	24%	
Arts, entertainment, and recreation, and accommodation and food services	36	3%	
Other services, except public administration	100	8%	
Public administration	7	1%	

Source: US Census Bureau, ACS 5-year (2019-2023).

Major Employers

Courtesy of the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program, Figure 22 depicts the industry distribution of employment in the City of Oconto Falls.

Of the 1,516 people employed in the City of Oconto Falls, nearly 28 percent work in the Health Care and Social Assistance industry. A significant portion of workers also work in the Retail Trade, Manufacturing, or Educational Services industries, together encapsulating nearly 44 percent of workers.

With that, major employers in the City of Oconto Falls include HSHS St. Clare Memorial Hospital, the Oconto Falls School District, St Paper LLC, and Iverson’s Piggly Wiggly.



Exhibit 22: Employment by Industry, City of Oconto Falls

Industry	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	21	1.4%
Manufacturing	212	14.0%
Wholesale Trade	13	0.9%
Retail Trade	240	15.8%
Transportation and Warehousing	80	5.3%
Information	0	0.0%
Finance and Insurance	49	3.2%
Real Estate and Rental and Leasing	10	0.7%
Professional, Scientific, and Technical Services	91	6.0%
Management of Companies and Enterprises	0	0.0%
Administration & Support, Waste Management and Remediation	18	1.2%
Educational Services	211	13.9%
Health Care and Social Assistance	417	27.5%
Arts, Entertainment, and Recreation	19	1.3%
Accommodation and Food Services	67	4.4%
Other Services (excluding Public Administration)	25	1.6%
Public Administration	43	2.8%
Total	1,516	100%

Source: US Census, OnTheMap (2023).

Employment Forecast

Exhibits 23 and 24 illustrate the occupations projected to grow the fastest, by numerical and percentage change, in the Bay Area from 2022 to 2032. These projections were produced by the Wisconsin Department of Workforce Development. The Bay Area Workforce Development Area encompasses northeastern Wisconsin and includes Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Menominee, Oconto, Outagamie, Shawano, and Sheboygan counties.

From 2022 to 2032 it is projected that overall employment in the Bay Area will increase by around 7.3 percent. Occupations predicted to see the most growth by percent include Nurse Practitioners, Data Scientists, and Physician Assistants. Meanwhile, Home Health and Personal Care Aides, Stockers and Order Fillers, and Laborers and Freight, Stock, and Material Movers are expected to see the highest growth numerically.

Exhibit 23: Occupation Projections by Percent Change

Occupation	Percent Change	Education & Training	Average Wage
Nurse Practitioners	62.2%	NA	\$60.77
Data Scientists	46.5%	NA	\$48.43
Physician Assistants	40.6%	Doctoral or professional degree	\$62.71
Information Security Analysts	40.5%	NA	\$46.13
Actuaries	40.5%	Bachelor's Degree	\$50.59
Agricultural Engineers	36.4%	Bachelor's Degree	\$44.18
Psychiatric Technicians	34%	Postsecondary non-degree award	\$17.48
Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	33.7%	Moderate-term on-the-job training (less than high school)	NA
Animal Caretakers	32.1%	Less than high school, short-term on-the-job training	\$14.05
Medical and Health Services Managers	30%	Bachelor's Degree	\$59.13

Source: Wisconsin Department of Workforce Development, Employment Projections, Bay Area WDA, (2022 - 2032).

Exhibit 24: Occupation Projections by Numerical Change

Occupation	Numerical Change	Education & Training	Average Wage
Home Health and Personal Care Aides	1,154	Less than high school, short-term on-the-job training	\$16.70
Stockers and Order Fillers	1,064	Less than high school, short-term on-the-job training	\$15.40
Laborers and Freight, Stock, and Material Movers	854	Less than high school, short-term on-the-job training	\$19.62
Registered Nurses	758	NA	\$38.85
Industrial Machinery Mechanics	749	High school diploma or equivalent, long-term on-the-job training	\$30.58
Cooks, Restaurant	740	Less than high school, moderate-term on-the-job training	\$17.56
Fast Food and Counter Workers	720	NA	\$13.67
Construction Laborers	668	Less than high school, short-term on-the-job training	\$24.92
Heavy and Tractor-Trailer Truck Drivers	607	High school diploma or equivalent, short-term on the job training	\$27.77

Source: Wisconsin Department of Workforce Development, Employment Projections, Bay Area WDA, (2022 - 2032).

Transportation

The following section describes the City of Oconto Falls' roadway network, functional classifications, safety conditions, and available transportation services. Understanding these components provides a foundation for identifying future transportation needs.

Existing Roadway Network and Characteristics

Vehicular transportation is the dominant mode of transportation used by the City of Oconto Falls' residents. For example, nearly 90 percent of residents (aged 16 and older who work) commute to their place of employment by car, truck, or van. In addition, 88 percent of all households have at least one vehicle, while about 50 percent of households have two or more.

Functional Classification

Map __ displays the City of Oconto Falls' roadway network and highlights its functional classification while Exhibit 25 illustrates the total mileage per classification. The City of Oconto Falls' functional classifications, as defined by the Wisconsin Department of Transportation (WisDOT), are listed below.

Minor Arterial

Minor arterials carry moderate traffic volumes and serve inter-community trips.

The City of Oconto Falls has one minor arterial, State Highway 22 (STH 22), that runs east-west through the city and passes through the downtown corridor.

Major Collector

The City of Oconto Falls has four major collectors. Major collectors circulate traffic and provide access to business or homes, distributing trips between local roads and arterials or greater distances than minor collectors.

- South Main Street runs southwest, beginning just south of the downtown core and ending at the intersection of County Road I (CR I).
- County Highway CC (CH CC), which turns into Digan Road and then into Green Bay Avenue once within city boundaries, runs east-west, connecting with Maple Avenue.
- East Highland Drive runs east-west on the northern end of the city, intersecting with STH 22 twice.
- County Road B (CR B), located in the northwest corner of the city, runs north-south and intersects with STH 22.

Minor Collector

Minor collectors are similar to major collectors, but connect arterials and local roads over shorter distances and serve lower density areas.

- CR I runs north-south and makes up portions of the city's eastern boundary.
- Columbia Street, which runs east-west, connects STH 22 to CR I.

Local Roads

All other roads within the City of Oconto Falls are local roads. Local roads travel over relatively short distances. The majority of roads in the City of Oconto Falls are classified as local roads.

Exhibit 25: Functional Classification Values

Functional Classification	Total Mileage	Percent of Total Mileage
Minor Arterial	3.3	12%
Major Collector	3.1	11%
Minor Collector	0.4	2%
Local Roads	20.6	75%
Total	27.4	100%

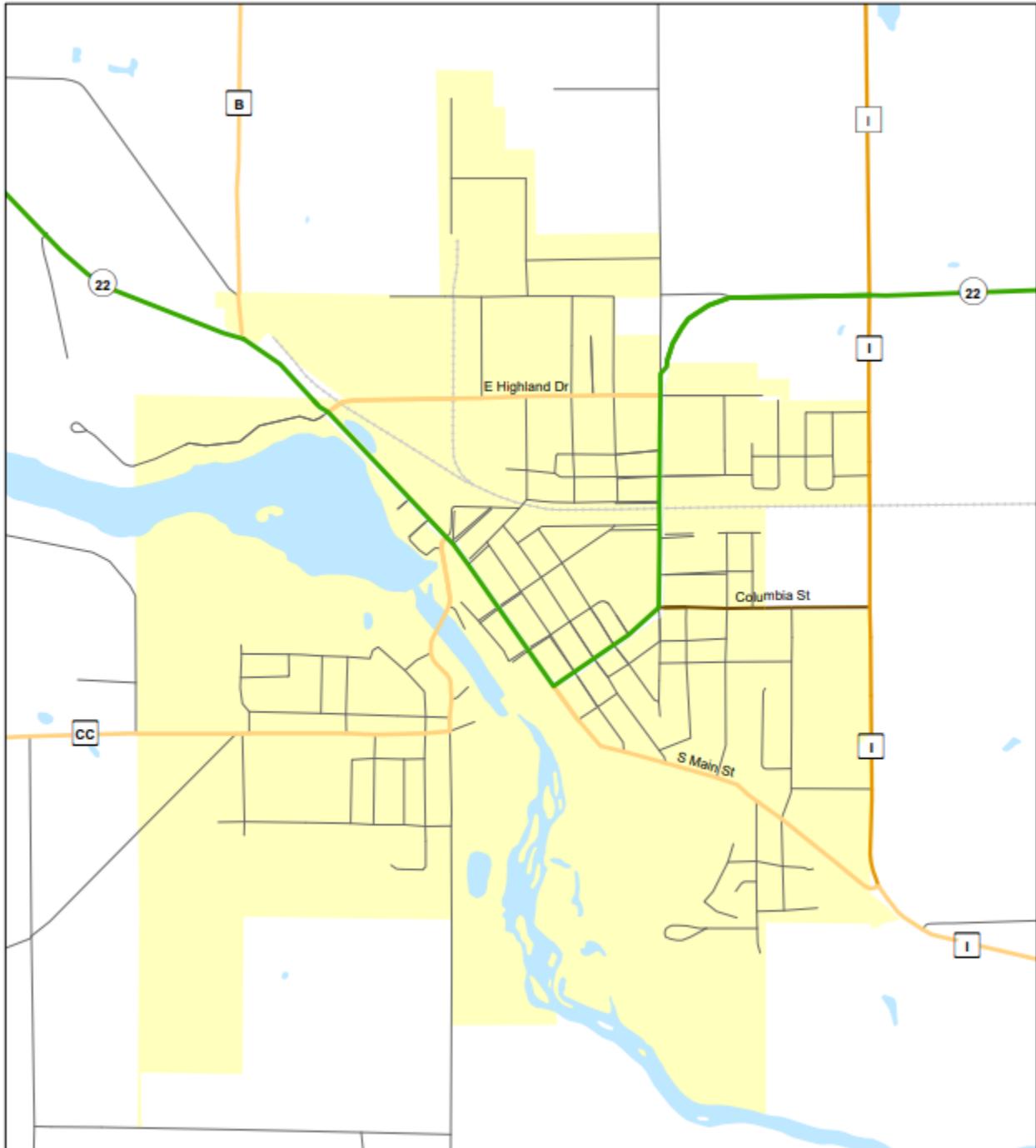
Source: WisDOT

Map __: Functional Classification



Chart C Community: OCONTO FALLS
County: Oconto

Functional Classification 11/25/2015



Functional Classification

- Principal Arterial (Red line)
- Minor Arterial (Green line)
- Major Collector (Orange line)
- Minor Collector (Brown line)
- Chart C Minor Collector (Dashed Brown line)
- planned Principal Arterial (Red dashed line)
- planned Minor Arterial (Green dashed line)
- planned Major Collector (Orange dashed line)
- planned Minor Collector (Brown dashed line)

WisDOT Bureau of Planning and Economic Development
FHWA approval: 11/25/2015
PDF created: 03/18/2015

Chart C Community: OCONTO FALLS
County: Oconto

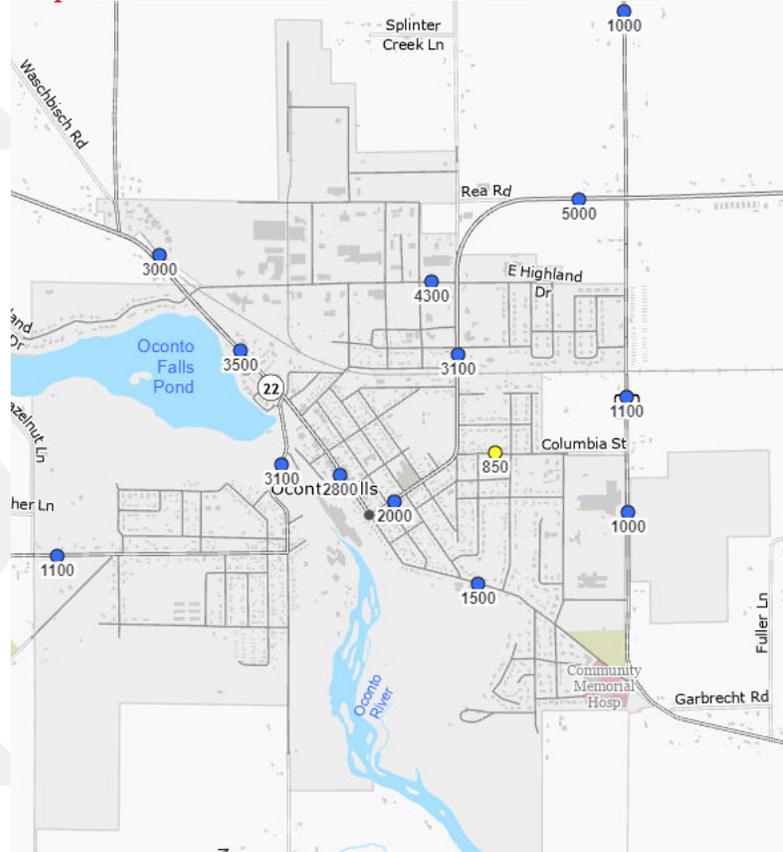
Traffic Volumes

Traffic patterns in Oconto Falls reflect the community's role as both a local employment center and a pass-through point for regional travel. The heaviest volumes are carried along STH 22, particularly near downtown and the river crossings. Traffic counts are regularly collected by WisDOT, which provides Average Annual Daily Traffic (AADT) data.

Roadway Safety

Crash data is monitored by the Traffic Operations and Safety (TOPS) Laboratory through the Community Maps platform, which provides detailed information about crash locations, severity, and contributing factors. Between 2021 and 2025, the City of Oconto Falls experienced a total of 102 crashes. Although the percent of crashes with injuries fluctuated from year to year, on average, approximately 19 percent of all crashes resulted in injury. No crashes during this time period resulted in fatalities.

Map __: Traffic Counts



Map __: Crash Data

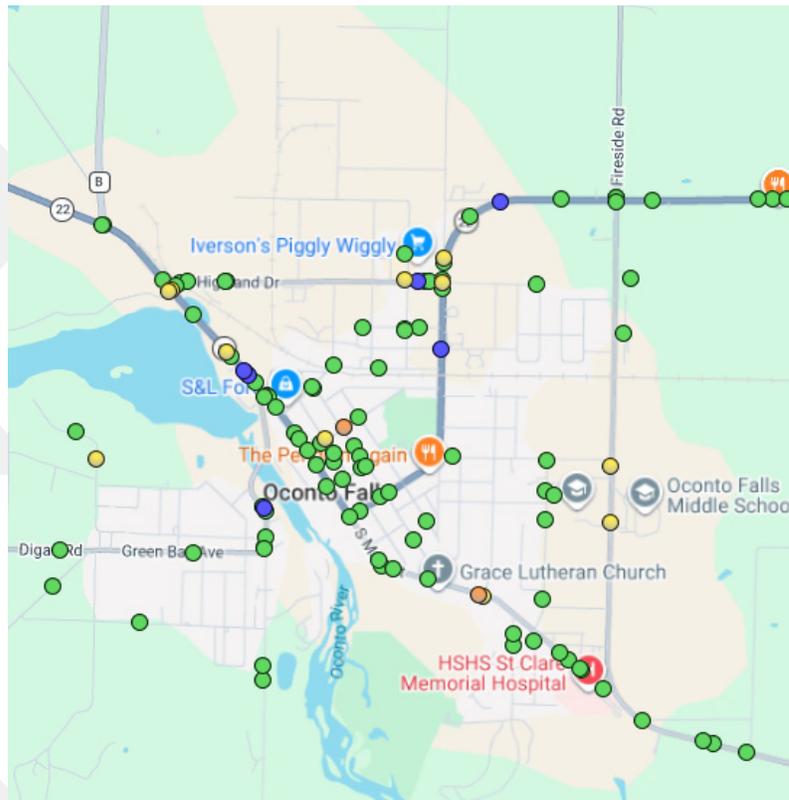


Exhibit 26: Total Crashes

Year	Total Crashes	Percent of Total Crashes	Percent of Crashes with Injury
2021	27	26%	26%
2022	19	19%	16%
2023	20	20%	10%
2024	17	16%	18%
2025	19	19%	26%

Source: UIW-Madison TOPS

Alternative Transportation Modes

Active Transportation

Active transportation infrastructure in the City of Oconto Falls is limited. The city does not have any dedicated on-street bicycle lanes, and sidewalk coverage is not continuous across all areas of the city, presenting opportunities for future connectivity improvements.

A four-mile wooded trail adjacent to the River Island Golf Course, located on the City's southeast side, is available for use in all four seasons for hiking, running, and biking.

ATV/UTV Trails

The City of Oconto Falls allows ATV/UTV use on all local roads, unless otherwise noted. For more information on routes, The City of Oconto Falls ATV/UTV Map can be found on the City's website.

The Oconto County Transit Program

As of January 2025, Oconto County contracted with Menominee Regional Transit to provide transportation to elderly and disabled citizens as part of WisDOT's 85.21 grant. Although targeted for elderly and disabled populations, transportation is available to all Oconto County residents. Service is provided for individuals who need rides for medical appointments, groceries, social or recreational purposes, and personal business. Fares and mileage reimbursement are requested for rides but reduced fares are available to residents age 55 and over as well as individuals with disabilities. As part of the Oconto County Rural Route, service to the City and Town of Oconto Falls is currently offered on Wednesdays via the Oconto Falls Route. However, the Medical Escort Program provides pre-scheduled Monday through Friday service for all individuals within the county who have medical appointments.

Rail Service

Rail service for the City of Oconto Falls is provided by the Escanaba-Lake Superior Railroad Company. The E&LS track extends from their main trunk line just west of USH 141, and traverses south of and somewhat parallel to STH 22 before terminating at the Bay-Lake Cooperative. The E&LS rail traffic to and from Oconto Falls is dependent on customer needs.

Air Service

The primary commercial-passenger and air freight service for residents in the City of Oconto Falls is provided by Austin Straubel International Airport located near the City of Green Bay and Appleton International Airport located near the City of Appleton.

Menominee-Marquette Twin County Airport in Menominee, Michigan provides local air service intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes used in commuter air service.

Relevant Transportation Plans

2024 - 2028 Coordinated Public Transit - Human Services Transportation Plan for Marinette and Oconto Counties, Wisconsin: Addresses Federal Transit Administration rules to improve transportation services for persons with disabilities, older adults, and individuals with lower incomes, identifying key actions to improve transportation services.

Connect. Regional Bicycle and Pedestrian Plan for Northeast Wisconsin: The bicycle and pedestrian plan for the Bay-Lake region provides details about the region's bicycle and pedestrian network and facilities, including documentation of specific shared-use / multi-use pathways by county. The plan lists a range of objectives and strategies to improve the region's bicycle and pedestrian facilities.

Connect 2050 - Statewide Long-Range Multimodal Transportation Plan (2022): The existing statewide transportation plan that describes Wisconsin's multi-modal transportation system and documents policies and actions to maintain, improve, and strengthen the overall system.

Wisconsin State Freight Plan (2023): A long-range multi-modal plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program.

WisDot 6-year Highway Improvement Program: This program covers the 11,750-mile state highway system, administered and maintained by WisDOT.

Wisconsin Pedestrian Policy Plan (2020): Includes a vision and plan of action to encourage pedestrian travel.

Wisconsin Bicycle Transportation Plan (2020): Includes a vision and a plan of action to increase bicycling and to reduce crashes involving bicyclist and motor vehicles.

Wisconsin Active Transportation Plan 2050 (in progress): WisDOT is updating its Wisconsin Bicycle Transportation Plan and Wisconsin Pedestrian Policy Plan, combining them into the Wisconsin Active Transportation Plan 2050. The active transportation plan will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate the state's active transportation opportunities and needs, resulting in policies and actions that will align with and further Connect 2050.

Agricultural, Natural, and Cultural Resources

The following section provides an inventory of natural, agricultural, and cultural resources within the City of Oconto Falls. Understanding these characteristics is critical, as natural systems, agricultural lands, and cultural assets serve as both opportunities and constraints for future growth. Protecting and thoughtfully managing these resources helps reduce environmental risk, preserve community character, and support long-term resilience.



Natural Resources

Geology & Topography

The City of Oconto Falls is situated within Wisconsin's Eastern Ridges and Lowlands region, a landscape shaped by ancient bedrock and glacial processes. More than 92 percent of the city is overlain with ground moraine-- glacial till composed primarily of clay and silt, with localized deposits of sand and gravel. These glacial deposits strongly influence soil characteristics, drainage, and development suitability.

Beneath the glacial deposits, the underlying bedrock consists primarily of dolomite, with Prairie du Chein bedrock underlying most of the planning area. The far southeastern portion of the City is underlain by the St. Peter Sandstone bedrock layer. Soils formed from the glacial deposits include the Menahga-Rousseau-Shawano, Onaway-Solona, Seelyeville-Markey associations, which range from well-drained to very poorly drained.

The topography ranges from level to gently slopping terrain, with the majority of the city reaching elevations of approximately 700 feet above sea level. The steepest slopes can be found along the Oconto River and its tributaries.

Hydrology

The City of Oconto Falls is located within the Lower Oconto River Watershed, which is part of the larger Lake Michigan Basin. The Oconto River is the city's most prominent hydrological feature, flowing directly through the center of the community. A dam located just west of North Maple Avenue impounds the river, creating the Oconto Falls Pond. This body of water is a defining natural feature of the community, providing recreational opportunities and habitat for fish and wildlife. The South Branch of the Oconto River is classified as Exceptional Resource Waters (ERWs).

Wetlands and floodplains are concentrated along the Oconto River and Oconto Falls Pond, with the largest floodplain areas found in the southern part of the city. The *Oconto County Floodplain Zoning Ordinance* regulates floodplains within the City of Oconto Falls.

Groundwater is the primary source of drinking water, as the city operates municipal wells that draw from a bedrock aquifer system.

Woodlands

Despite the city's primarily urban character, woodlands remain an important component of the landscape. Notable woodland areas exist in the southern area of the city, surrounding the golf course, and along the south side of the Oconto Falls Pond. Most woodland parcels are privately owned, though some small parcels are managed by Oconto County.

Environmental Corridors

The City of Oconto Falls' environmental corridors can be seen in [Map __](#). Environmental corridors are systems of open space that contain environmentally sensitive lands such as wetlands, floodplains, and woodlands. In the city, environmental corridors are primarily associated with the Oconto River and its tributaries. These corridors serve as natural buffers, providing habitat, filtering pollutants, and offering opportunities for recreation and scenic enjoyment.

Threatened and Endangered Species

According to the Wisconsin Natural Heritage Inventory and U.S. Fish & Wildlife Service listings, Oconto County supports many species of conservation concern. Threatened and endangered species include a variety of plants, birds, fish, mammals, and insects as listed in Exhibit 27.

Exhibit 27: Threatened and Endangered Species

Common Name	Status
Canada Lynx	Threatened
Gray Wolf	Endangered
Karner Blue Butterfly	Endangered
Monarch Butterfly	Candidate
Northern Long-Eared Bat	Threatened
Piping Plover	Endangered
Red Knot	Threatened
Tricolored Bat	Proposed Endangered

Source: Wisconsin Natural Heritage Inventory, U.S. Fish & Wildlife Service.

Agricultural Resources

Although the city is primarily urban, agriculture remains a defining feature of the surrounding landscape. The fertile soils around the city support a mix of row crops, forage production, and pastureland. The USDA Natural Resources Conservation Services (NRCS) identifies prime agricultural soils in the Oconto Falls area as those with the best combination of properties for producing crops efficiently while minimizing erosion and chemical output.

Agricultural businesses and infrastructure in the city include United Cooperative, which provides agricultural products, services, and support to local producers.

Cultural and Historical Resources

Oconto Falls has a rich history tied to the Oconto River and the development of the lumber and paper industries. Historical resources in the city include historic homes, public buildings, and landmarks that reflect this heritage and are listed under Oconto County's Historic and Archaeological Sites and/or the Wisconsin Historical Society's Architecture and History Inventory (AHI).

There are 11 listings on the Wisconsin Historical Society's AHI, seven of which are single-family homes. The other four include:

- Caldwell House Hotel site, also known as the Mercier Hotel and Sports Bar, was destroyed by a fire in 2016. The site is located at 166 - 172 North Main Street and is now a vacant lot.
- State Bank of Oconto Falls, located at 200 East Central Avenue, was a Romanesque Revival style building built prior to 1904 and later remodeled to showcase a Neoclassical Revival style.
- 101 - 103 North Main Street, is a large retail building built between 1919 and 1929. The building originally housed two stores and later the Oconto Falls Post Office.
- Cook Memorial Library, located at 104 South Franklin Street, now operates as Falls Alternative Learning Site.

Oconto County's Historic and Archaeological Sites lists two relevant sites in Oconto Falls:

- Oconto Falls Tissue, the site of the first sawmill in Oconto Falls that the modern city was built around.
- Volk Family Cemetery, a private family cemetery of Oconto Falls' pioneer family.

Additional locations of interest not listed in these inventories include the Oconto River "falls" site, the destroyed waterfall feature that the city is named after; and the Falls Area Performing Arts Center, located in the Oconto Falls High School, which is used to display plays, concerts and other fine arts.

Events

Music by the River is held at Eastside Beach one Friday a month during the summer.

Utilities and Community Facilities

The following section provides an inventory of the public facilities in the City of Oconto Falls. Reliable utilities and well-maintained community facilities are essential to public health and safety, economic development, and overall quality of life. Understanding current service conditions and capacities helps ensure that future development is supported efficiently and that infrastructure investments align with community needs.



Oconto Falls Municipal Utilities

The municipal utilities that serve the City of Oconto Falls are operated under the trade name of Oconto Falls Municipal Utilities by the Water and Light Commission, Sewage Disposal Commission, CATV Commission, and Telecommunications Commission. The utilities are operated by Commissioners appointed by the Common Council for five year rotating terms. Day to day activities of the utilities are overseen by a manager hired by the Commissions.

Electric Utility

The Water and Light Commission operates the Oconto Falls Municipal Light Commission. Established in 1932, the municipally owned and operated utility is one of 82 in the state of Wisconsin. The Commission is a member of the Municipal Electric Utilities of Wisconsin and the American Public Power Association. The utility is also a shareholder of Wisconsin Public Power Incorporated (WPPI), which supplies the electric energy consumed by municipal customers. Electric utility staff are responsible for maintaining three substations with capacity of over 20 megawatts and more than 30 miles of overhead and underground conductor. The activities of the Commission are regulated by the Public Service Commission of Wisconsin.

Water Utility

The municipal water utility has provided citywide domestic water service since 1909. Supplied by the Niagara-Plattville-Trenten aquifers underlying the community, water is pumped via three wells and treated for hardness and contaminants before it is distributed through 28 miles of underground mains.

Over the last decade, the utility has continued redeveloping its wells, replacing well houses and improving distribution lines to ensure uniform water quality and pressure throughout the system. The activities of the Commission are regulated by the Wisconsin Department of Natural Resources and the Public Service Commission of Wisconsin.

Wastewater Utility

Wastewater services are provided by the Sewage Disposal Commission via the utility's citywide system of gravity flow sewers and force mains. Effluent is treated at the City's trickling filter wastewater treatment plant. The wastewater treatment facility is regulated by the Wisconsin Department of Natural Resources.

Renewable Energy

Eagle Creek Renewable Energy owns and operates two facilities on the Oconto River in Oconto Falls.

The Oconto Falls Upper facility is a 1,320-kilowatt hydroelectric generating station. The facility is equipped with two Leffel horizontal units and one Samson horizontal turbine unit. The facility produces approximately 7 million kilowatt-hours of clean energy in a typical year. The facility began commercial operation in 1915 and operates under a license from the Federal Energy Regulatory Commission (FERC Project No. 2523).

The Oconto Falls Lower facility is a 1,810-kilowatt hydroelectric generating station. The facility is equipped with two turbine units and produces approximately 7 million kilowatt-hours of clean energy in a year. The Oconto Falls Lower facility operates under a license from the Federal Energy Regulatory Commission (FERC Project No. 2689).



Solid Waste and Recycling

The City of Oconto Falls' Street Department offers weekly curbside garbage pick-up and bi-weekly recycling pick-up. Additionally, the department operates a recycling center located in the Industrial Park on Pioneer Drive. The center accepts any recyclable materials, as well as oversized items for a fee.



Telecommunications and Internet

Telecommunications and broadband internet are critical to modern life, supporting education, employment, healthcare, and business. The City of Oconto Falls is served by multiple providers offering broadband, cable, and cellular services. Providers include Spectrum, T-Mobile, and AT&T.



Community Facilities and Services

City of Oconto Falls Municipal Building

The Oconto Falls Municipal Building is located at 500 North Chestnut Avenue and houses various departments and services such as Oconto Falls City Hall, Oconto Falls Municipal Court, and the Oconto Falls Police Department.

Cemeteries

Two public cemeteries, Woodlawn Cemetery and St Anthony Cemetery, are located within the City of Oconto Falls.



Care Facilities

Located at 855 South Main Street, HSHS St Clare Memorial Hospital provides orthopedics, primary care, digestive health, and emergency and urgent care.



Bellin Health Oconto Falls is located at 107 East Highland Drive and provides services including family medicine, primary care, and women's health.

There are two adult care facilities within the City of Oconto Falls that offer a range of care services-- The Cottages at Meadowlands Senior Living & Memory Care and Meadowbrook at Oconto Falls.

Additionally, numerous health clinics and other care facilities, such as dental and vision, are located within the city, ensuring residents have the care they need.

Library

Located at 251 North Main Street, the Oconto Falls Community Library is a member of the Nicolet Federated Library System. The library offers physical content such as books, magazines, and CDs/DVDs, as well as a digital library. Other resources that aid in research, testing, job search tools, and local history and genealogy are also offered. Public use computers, a meeting room, and a copy/fax machine are available for use. Additionally, the library offers numerous events and programs, such as weekly events for children and crafting classes.



Protective Services

Oconto Falls Police Department

Located within the Municipal Building, the Oconto Falls Police Department employs six full time officers and five part time officers to provide 24 hour coverage to the residents of Oconto Falls.



Oconto Falls Fire Department

The Oconto Falls Fire Department is a volunteer fire department located at 431 Union Avenue. **The department's equipment includes...**

Friends of the Oconto Fire Department is the auxiliary unit that supports and raises money for the Oconto Falls Fire Department.



Oconto Falls Area Ambulance

The Oconto Falls Area Ambulance Service, Inc. is a paid on call, volunteer 501(C) 3 non-profit organization that provides a wide array of pre-hospital emergency medical services. The ambulance has a roster of about 30 EMS providers, serving approximately 8,000 people in the City of Oconto Falls and surrounding townships of Morgan, Oconto Falls, Stiles, and the Village of Lena. The annual volume is over 600 calls per year, averaging 1 1/2 calls per day.



Education Facilities

Oconto Falls Public School District

The Oconto Falls Public School District serves the City of Oconto Falls and portions of the surrounding townships including Abrams, Chase, Morgan, Little Suamico, Pensaukee, Oconto Falls, Stiles, Spruce, and Brazeau.

The district is comprised of four schools:

- Abrams Elementary School (serving 4K through fifth grade)
- Oconto Falls Elementary School (serving 4K through fifth grade)
- Oconto Falls Middle School (serving sixth through eighth grade)
- Oconto Falls High School (serving ninth through twelfth grade)

Additionally, Falls Alternative Learning Site (FALS), is an alternative education program for students that provides specialized instruction outside of the traditional educational setting. The Oconto Falls school district has also partnered with the Oconto Falls Center of Encompass Early Education and Care, Inc to offer alternative 4K programming for families.

Private Education

The City of Oconto Falls has one private school, St. Anthony School, which serves students in preschool (3K) through fifth grade.

Higher Education

The Northeast Wisconsin Technical College (NWTC) Oconto Falls campus offers numerous associate degrees, technical diplomas, and certificates; serving those from the Gillett, Lakewood, Oconto Falls, Suring and Townsend areas.

Park and Recreation Facilities

The City of Oconto Falls maintains a network of parks and recreational facilities that contribute to community well-being and quality of life. These facilities include space for organized sports, playgrounds, walking and bike trails, and access to the Oconto River and Pond.

The following is a list of the parks the city owns and maintains:

1. East Side Beach and Boat Launch
2. Oconto Falls Area Bike Trails
3. Oconto Falls Boat Landing
4. Oconto Falls Dog Park
5. Oconto Falls Tubing Hill
6. Oconto Falls Veterans Memorial Park
7. Pine Grove Park
8. Pleasant View Park
9. Roger W. Greetan Memorial Park
10. West Side Beach

Park and recreational facilities can also be found at each school within the city, offering additional playgrounds, athletic fields, and a fitness center located in the high school and available for public use outside of school hours.

In addition, the River Island Golf Course offers recreational opportunities for residents and visitors.



Thank you for visiting
Oconto Falls



**CITY DUMP ACCESS ROAD ANNEXATION
PETITION FOR ANNEXATION OF LANDS TO THE CITY OF OCONTO FALLS BY
DIRECT ANNEXATION BY UNANIMOUS CONSENT OF THE LANDS OWNED
BY THE CITY OF OCONTO FALLS
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT**

Petition the Honorable Mayor and Common Council of said City of Oconto Falls to annex the territory described below and shown upon the attached maps, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Oconto Falls, Oconto County, Wisconsin.

1. Pursuant to Section 66.0217 (2) of the Wisconsin State Statues, the undersigned officers of the City of Oconto Falls, Oconto County, Wisconsin, hereby petition for Direct Annexation by Unanimous Consent of the land described in attached map from the Town of Oconto Falls, Oconto County, Wisconsin to the City of Oconto Falls, Oconto County, Wisconsin.

2. The City of Oconto Falls, Oconto County, Wisconsin is the sole owner of the land described in the map hereto known City Dump Access Road Legal Description:

A parcel of land located in part of the Southeast quarter of the Northwest quarter of Section 35, Township 28 North, Range 19 East, Town of Oconto Falls, Oconto County, Wisconsin, described as follows:

Commencing at the West quarter corner of said Section 35; Thence South 87 degrees 23 minutes 59 seconds East along the East-West quarterline of said Section 35, a distance of 1333.19 ft. to the Southeast corner of lands described in Volume 337, Page 439 and the Southwest corner of lands described in Volume 342, Page 187 of the Oconto County Registry and the POINT OF BEGINNING;

Thence North 01 degrees 34 minutes 00 seconds East along the East line of said lands described in Volume 337, Page 439, a distance of 646.56 ft. to a 1" iron pipe on the North line of the South half of the said Southeast quarter of the Northwest quarter;

Thence South 87 degrees 19 minutes 10 seconds East along said North line, a distance of 51.67 ft. to a 1" iron pipe at the Northeast corner of said lands described in Volume 342, Page 187;

Thence South 02 degrees 36 minutes 01 seconds West along the East line of said lands, a distance of 646.38 ft. to a point on said East-West quarterline of Section 35;

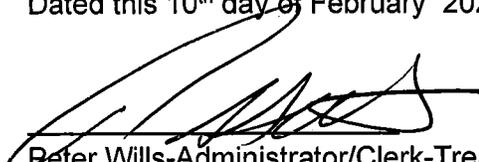
Thence North 87 degrees 23 minutes 59 seconds West along said quarterline, a distance of 40.00 ft. to the POINT OF BEGINNING. Subject to right of way along the Southerly 33 feet as used for roadway purposes along Gallas Road. Together with and subject to any easements, covenants, and restrictions of record.

Said parcel contains 0.680 acres of land more or less to the said East-West quarterline, or 0.650 acres of land more or less to the right of way line of said Gallas Road.

3. The population of the said land is zero (0). The number of electors that reside on the lands to be annexed is zero (0).
4. Said land is contiguous to the City of Oconto Falls and is presently part of the Town of Oconto Falls, in Oconto County, Wisconsin.

5. The undersigned request upon annexation, that the land described in the maps will be Zoned as Special Purpose
6. Attached is map highlighting the City Dump Access Road property to be annexed into the City of Oconto Falls, in Oconto County, Wisconsin.

Dated this 10th day of February 2026



Peter Wills-Administrator/Clerk-Treasurer
City of Oconto Falls



Clint Braun- Mayor
City of Oconto Falls

PAUL R. SHALLOW, PLS
 P.O. BOX 88
 LENA, WI 54139
 920-834-5225

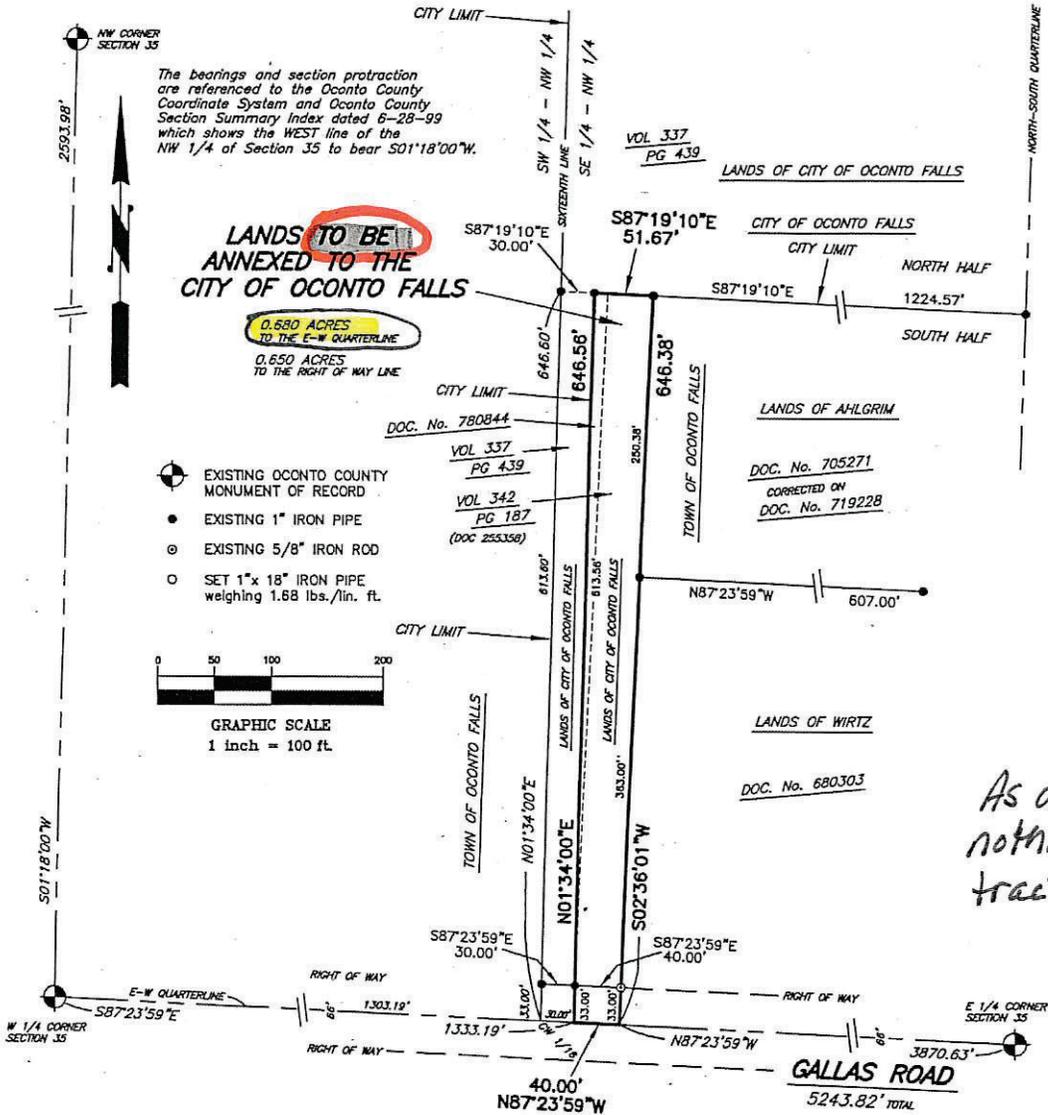
Account #3655
 Dwg. No. 3655City

SHALLOW LLC SURVEYING

Professional Wisconsin Land Surveyor

PLAT OF SURVEY

Part of the Southeast quarter of the Northwest quarter of Section 35, Township 28 North, Range 19 East, Town of Oconto Falls, Oconto County, Wisconsin.



The bearings and section protraction are referenced to the Oconto County Coordinate System and Oconto County Section Summary Index dated 6-28-99 which shows the WEST line of the NW 1/4 of Section 35 to bear S01°18'00"W.

LANDS TO BE ANNEXED TO THE CITY OF OCONTO FALLS

0.650 ACRES TO THE E-W QUARTERLINE
 0.650 ACRES TO THE RIGHT OF WAY LINE

- EXISTING OCONTO COUNTY MONUMENT OF RECORD
- EXISTING 1" IRON PIPE
- EXISTING 5/8" IRON ROD
- SET 1"x 18" IRON PIPE weighing 1.68 lbs./lin. ft.

GRAPHIC SCALE
 1 inch = 100 ft.

As of 2/9/2026 nothing in the tract for Annex.

SURVEYOR'S CERTIFICATE:

I, Paul R. Shallow, Professional Land Surveyor, do hereby certify: That by the order and under the direction of Peter Wills, Administrator of the City of Oconto Falls, owner; I have surveyed and mapped part of the Southeast quarter of the Northwest quarter of Section 35, Township 28 North, Range 19 East, Town of Oconto Falls, Oconto County, Wisconsin.

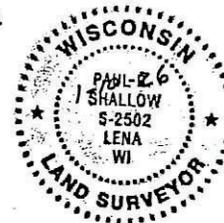
I further certify: that the within map is a true and correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of chapter 236 of Wisconsin statutes in the surveying and mapping of same to the best of my knowledge and belief.

Dated this 10th day of January, 2026.

Paul R. Shallow

Paul R. Shallow, PLS 2502
 Shallow Surveying LLC

**REDUCED COPY
 NOT TO SCALE**



OFFICE OF
 OCONTO COUNTY SURVEYOR
 MAP NO. LF 412

PAUL R. SHALLOW, PLS
P.O. BOX 88
LENA, WI 54139
920-834-5225

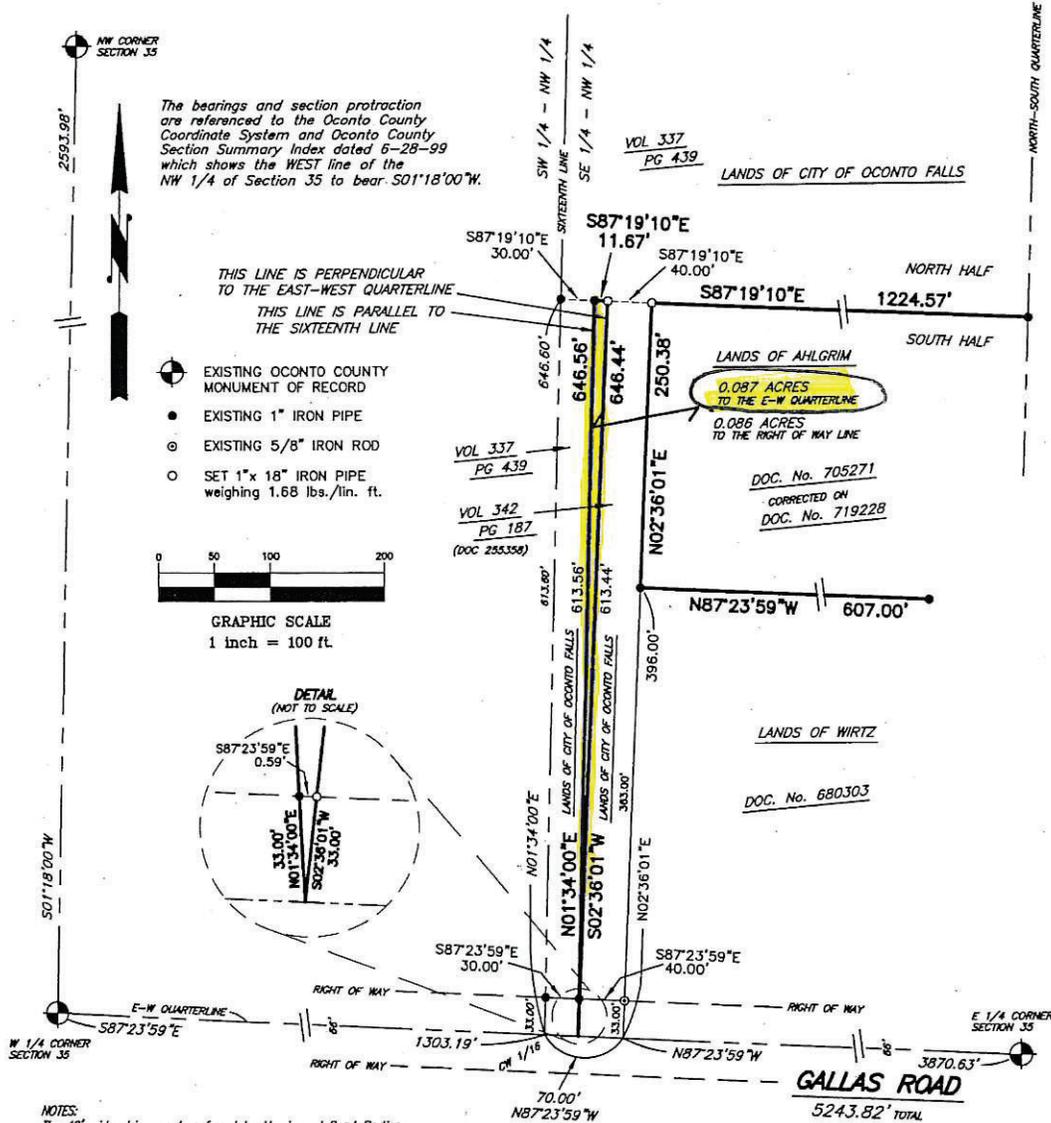
Account #3295
Dwg. No. 3295Ahlgrim

SHALLOW LLC SURVEYING

Professional Wisconsin Land Surveyor

PLAT OF SURVEY

Part of the Southeast quarter of the Northwest quarter of Section 35, Township 28 North,
Range 19 East, Town of Oconto Falls, Oconto County, Wisconsin.



NOTES:
The 40' wide strip was transferred by Harris and Beryl Portier to the City of Oconto Falls on Document 253358 dated 1968. The widow, Beryl Portier transferred the remainder of her land on Document 342678 dated 1984. The 40' strip was erroneously included in the legal description.

A Plat of Survey was ordered by the City of Oconto Falls and done in 1998. The surveys purpose was to delineate the boundaries of the City's property, but does not include the 40' strip.

The same legal description which included the 40' strip was transferred several times between 1968 and 2017 which is when Patrick and Angie Ahlgrim bought the property on Document 705271. A Plat of Survey of the property was also done in 2017 which shows the 40' strip connected to the Ahlgrim property.

A Correction Deed, Document 719228 dated 2019, was signed by the Ahlgrims which listed an exception for Volume 342, Page 187 (Document 253358).

SUMMARY:
While the City of Oconto Falls has retained title to the 40' strip since 1968, the Ahlgrims believed that they had ownership of this area from 2017 until December of 2023 when I was contacted to do a survey. They did not realize what the purpose of the Correction Deed was.

SURVEYOR'S CERTIFICATE:

I, Paul R. Shallow, Professional Land Surveyor, do hereby certify: That by the order and under the direction of Patrick and Angie Ahlgrim, owners; I have surveyed and mapped part of the Southeast quarter of the Northwest quarter of Section 35, Township 28 North, Range 19 East, Town of Oconto Falls, Oconto County, Wisconsin.

I further certify: that the within map is a true and correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of chapter 236 of Wisconsin statutes in the surveying and mapping of same to the best of my knowledge and belief.

Dated this 6th day of January, 2024.

Paul R. Shallow
Paul R. Shallow, PLS 2502
Shallow Surveying LLC



**REDUCED COPY
NOT TO SCALE**

OFFICE OF
OCONTO COUNTY SURVEYOR
MAP NO. L395