

**POSTED DATE: May 28, 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](mailto:Jfriedman@cityofocontofalls.wi.gov)

**CITY OF OCONTO FALLS  
PLANNING COMMISSION MEETING  
Council Chambers - Municipal Building  
500 N. Chestnut Avenue, Oconto Falls, WI 54154**

**TUESDAY JUNE 2, 2026 – 5:00 PM  
AGENDA**

Marty Coopman-Chair  
Ashley Bahrke  
Judy Kostreva  
Andy Mercier  
Chique Tousey-Tabar  
Brad Rice

Mayor Clint Braun  
Deputy Clerk-Jenny Friedman  
Administrator-Peter Wills

1. Call to Order
2. Roll Call

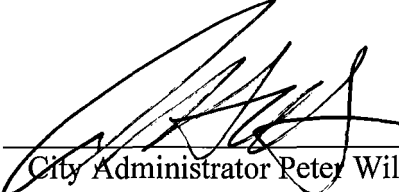
**DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE  
FOLLOWING:**

3. Approve Planning Commission Minutes from 05.07.2026

**Old Business**

**New Business**

4. Detachment of a Portion County I from the City of Oconto Falls to the Town of Stiles  
Re: Administrator Wills
  - A. Notice of Intention to Circulate a Petition of Detachment Territory Portion of County I
  - B. Petition for Detachment of Land from the City of Oconto Falls to the Town of Stiles, WI.
  - C. Set Public Hearing for Petition of Detachment of Land from the City of Oconto Falls to the Town of Stiles, WI.
5. Tackmier Development LLC-Proposed Multifamily, 105 E Highland Drive  
Re: Administrator Wills
  - A. Review of Site Plan For 105 E Highland Ave., proposed five 12-unit multifamily apartment buildings.
6. Zoning Change Senior Center & related parcels 512 Caldwell Ave.,
  - A. Request for Zoning Change,512 Caldwell Ave., Senior Center & related Parcels
  - B. Set Public Hearing for Request for Zoning Change,512 Caldwell Ave., Senior Center & related Parcels.
7. Adjournment

  
\_\_\_\_\_  
City Administrator Peter Wills/JF

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

Planning Commission Tuesday June 2, 2026

**\*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.cityofocntofalls.com](http://www.cityofocntofalls.com).

**Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.**

CITY OF OCONTO FALLS  
**PLANNING COMMISSION MEETING**  
**PUBLIC HEARING**

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

**THURSDAY MAY 7, 2026 – 5:00 PM**  
**MINUTES**

**Mayor Braun** called the meeting to order at 5:00 PM.

**Roll Call**

Present: Brad Rice, Chique Tousey-Tabar, Ashley Bahrke, Andy Mercier and Judy Kostreva

Also Present: Mayor Clint Braun, City Administrator Peter Wills, Deputy Clerk Jenny Friedman, Officer Cade Zimonick, Heather Trempe, Stuart Russ, Judy Verveld, Tonya Peterson

Absent: Marty Coopman

3. Welcome new members
  - a. Council Member Ashley Bahrke
  - b. Community Member Andy Mercier

Mayor Braun welcomed new members Ashley Bahrke and Andy Mercier to the Planning Commission.

4. Election of Planning Commission Chair  
Mayor Braun opened the floor to nominate a new chairman for the 2026 year.

**MOTION: Bahrke/Tousey-Tabar**

*Motion to approve Marty Coopman for Planning Commission Chair.*

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

5. \*\*\*\*\*PUBLIC HEARING\*\*\*\*\*

**Amend Ordinance 25-007 Annexation of a portion of County I -Correction of Legal Description and Maps of 1966 & 1973 Annexations.**

**\*\*\* Public Hearing for the consideration of Amending Ordinance 25-007 that annexed a portion of County I to the City of Oconto Falls from the Town of Stiles. Amendment of ORD 25-007 is the correction of Legal Description and Maps of 1966 & 1973 Annexations.**

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

At 5:03pm Mayor Braun opened the floor for public comments for Public Hearing for the consideration of Amending Ordinance 25-007 that annexed a portion of County I to the City of Oconto Falls from the Town of Stiles. Amendment of ORD 25-007 is the correction of Legal Description and Maps of 1966 & 1973 Annexations.

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 5:05 pm by Mayor Braun for public input.

The concerns from the public and committee were the following;

- Stuart Russ Superintendent for Oconto Falls School thanked the City of Oconto Falls for going through the annexation process and everyone that worked to get that speed limit lowered along County Road I for the safety of the children. Additionally, appreciate the extra patrols by the Police Department to keep everyone safe.

Second Call at 5:07pm by Mayor Braun for public input. There were no concerns from the public.

Third Call at 5:08 pm by Mayor Braun for public input. There were no concerns from the public.

With no concerns from the public Chairman Coopman closed the public hearing at 5:09pm.

D. Committee discussion on Amending Ordinance 25-007

E. Committee recommendation on Amending Ordinance 25-007 to City Council.

**MOTION: Bahrke/Rice**

*Motion to recommend to Council amending Ordinance 25-007 to Council.*

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

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

6. Approve Planning Commission Minutes from 04.14.2026

**MOTION: Tousey-Tabar/Kostreva**

*Motion to approve Planning Commission Minutes from 04.14.2026.*

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

**Old Business**

7. Dump Access Road License, the Administrator shared that the Ahlgrims were emailed a signed copy of the Road Access permit license 04.22.2026.

This is a follow up to the April 14, 2026 Planning Commission Meeting, Ahlgrims brought up their concerns about getting the access permit to their property, Administrator was following up with City Attorney on permit in accordance with settlement agreement, following the annexation of the Dump Access Road into the City. City Administrator gave an update on the written license to lease/access agreement, stating that the City is following the process laid out in the Agreement with the Ahlgrims, provided a copy to the committee. Part of that process is the annexation of the two parcels into the City of Oconto Falls. That was the purpose of the Public Hearing on April 14, 2026 then

followed by the approval of the Annexation by City Council that evening. The City Attorney has been involved in the process; the Administrator and Council met with the Attorney April 14, 2026 and was informed Ahlgrims and Planning Commission did not need a meeting to be held to move forward. City Administrator has been working with City Attorney and emailed the Ahlgrims a copy of Road Access Permit License on City Land on April 22, 2026. The City Attorney contacted the Administrator that the Ahlgrims attorney had been in contact seeking changes to the license. The City is currently waiting to hear back from the Ahlgrims lawyer.

**NO ACTION TAKEN**

8. Review of Current 2008 Comprehensive Plan-Land Use Section.

Drop Box Link

<https://www.dropbox.com/scl/fo/7sc4wd5dznjdjmr7x33gz/AL9vZ0ZYfRSxQBQYroESB4k?rlkey=lpg3vd6f38j7i4mnaw3ijobs4&dl=0>

- a. 2008 Comprehensive Plan & Map
- b. 2008 Comprehensive Plan Map of General Land Use-Amended Sept 9, 2025
- c. 2026 Comprehensive Plan Land use-Draft

The 2008 Comprehensive Plan Maps were reviewed by Planning Commission and made some small changes to the map. Planning Commission would like a more accurate map and detailed map for the next meeting. City Administrator will work on getting a more detailed map for the next meeting.

**NO ACTION TAKEN**

**NEW BUSINESS**

9. Resolution 26-004 Transportation Funding for Local Governments-League of Wisconsin Municipalities.

- a. Resolution 26-004 Transportation Funding for Local Governments  
Recommendation to Council

Wisconsin's transportation infrastructure is essential for economic growth, safety, and community connectivity, but local road quality has declined over the past decade. Road condition ratings dropped significantly. Although municipalities continue investing in road construction and maintenance, state transportation funding has not kept up with inflation or rising construction costs. Costs increase far faster than transportation aid funding. General Transportation Aid now cover only about 14–16% of local transportation expenses. Because transportation revenues have been at a standstill, local governments increasingly rely on general tax dollars to fill funding gaps, which have left communities barley making due and not focusing on improving infrastructure. Maintaining and improving these roads are as critical to Wisconsin's economy and residents. Resolution 26-004 is urging the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

- 1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
- 2. Includes responsible and prudent use of General-Purpose Revenue and bonding;

3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and

4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems

**MOTION: Bahrke/Kostreva**

*Motion to approve Resolution 26-004 Transportation Funding for Local Governments Recommendation to Council.*

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

10. Adjournment

Having no further discussion, Mayor Braun declared the meeting adjourned at 6:03 PM.

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City Administrator Peter Wills

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

**NOTICE OF INTENTION TO CIRCULATE A PETITION OF DETACHMENT  
A PETITION FOR AN ORDER TO DETACH BY 100% OF THE OWNERS**

**PLEASE TAKE NOTICE**, that the undersigned Owner of the Property will Petition the Town of Stiles and the City of Oconto Falls for an Order to Detach the following described real estate from the City of Oconto Falls and it will become part of the Town of Stiles, in Oconto County, Wisconsin.

1. Pursuant to Section 66.0227 of the Wisconsin State Statues, the undersigned officers of the City of Oconto Falls, Oconto County, Wisconsin, hereby petition for Direct Detachment by Unanimous Consent of the land described in attached map from the, City of Oconto Falls, Oconto County, Wisconsin to the Town of Stiles, 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 as a portion of County I approximately 4,150 linear feet from the Stiles Town border east of South Main north to the north end of Columbia Street, including County I road and right of way. The total linear feet of road to be annexed is approximately 4,150 linear feet.
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 are presently part of the City of Oconto Falls, in Oconto County, Wisconsin upon detachment will become part of the Town of Stiles, in Oconto County, Wisconsin.
5. Attached is map highlighting the portion of County I property to be detached from the City of Oconto Falls, WI to Town of Stiles, WI.

Dated this 12th day of May 2026



Clint Braun-Mayor  
City of Oconto Falls



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

**PETITION FOR DETACHMENT OF LAND FROM THE CITY OF CONTO FALLS,  
OCONTO COUNTY, WISCONSIN  
A PETITION FOR AN ORDER TO DETACH BY 100% OF THE OWNERS**

**PLEASE TAKE NOTICE**, that the undersigned Owner of the Property lying and being in the City of Oconto Falls, Oconto County, Wisconsin, do hereby petition the City of Oconto Falls to detach said Property from the City of Oconto Falls and it will become a part of the Town of Stiles, in Oconto County, Wisconsin.

1. Pursuant to Section 66.0227 of the Wisconsin State Statutes, the undersigned officers of the City of Oconto Falls, Oconto County, Wisconsin, hereby petition for Direct Detachment by Unanimous Consent of the land described in attached map from the, City of Oconto Falls, Oconto County, Wisconsin to the Town of Stiles, Oconto County, Wisconsin.
2. The Undersigned verifies that this property is owned in its entirety by the City of Oconto Falls, Oconto County, Wisconsin is the sole owner of the land described in the map (Exhibit A) hereto known as a portion of County I approximately 4,150 linear feet from the Stiles Town border east of South Main north to the north end of Columbia Street, including County I road and right of way. The total linear feet of road to be annexed is approximately 4,150 linear feet. Full Legal Description of said property attached in Exhibit B.

**LEGAL DESCRIPTION OF PROPERTY FOR DETACHMENT**

Part of the Fractional North half of the Northwest quarter, part of the Fractional South half of the Northwest quarter, part of the Fractional North half of the Southwest quarter, and part of the Fractional South half of the Southwest quarter of Section 30, Township 28 North, Range 20 East, Town of Stiles, Oconto County, Wisconsin described as follows: Commencing at the Northwest corner of said Section 30; Thence South 01 degrees 42 minutes 23 seconds West along the West line of said Section 30, a distance of 1219.03 ft. to the POINT OF BEGINNING;

Thence South 88 degrees 17 minutes 37 seconds East, a distance of 37.53 ft. to a point on the existing East right of way line of County Road I;

Thence along said East right of way line the following courses:

Thence South 01 degrees 31 minutes 20 seconds West, a distance of 425.59 ft. to a 1" iron pipe; Thence South 04 degrees 11 minutes 24 seconds East, a distance of 100.51 ft. to a 1" iron pipe; Thence South 01 degrees 31 minutes 20 seconds West, a distance of 600.00 ft. to a 1" iron pipe; Thence South 01 degrees 20 minutes 25 seconds East, a distance of 100.12 ft. to a 1" iron pipe; Thence South 01 degrees 31 minutes 20 seconds West, a distance of 900.00 ft. to a 1" iron pipe; Thence South 09 degrees 28 minutes 09 seconds West, a distance of 100.97 ft. to a 1" iron pipe; Thence South 00 degrees 49 minutes 43 seconds West, a distance of 933.50 ft. to a 1" iron pipe; Thence South 08 degrees 33 minutes 12 seconds East, a distance of 253.68 ft. to a 1" iron pipe; Thence along a curve to the left having a radius of 986.74 ft. ( a long chord which bears South 24 degrees 07 minutes 53 seconds East, a distance of 376.56 ft.) for a distance of 378.88 ft. to a 1" iron pipe;

Thence South 31 degrees 53 minutes 22 seconds East, a distance of 95.69 ft. to a 1" iron pipe; Thence along a curve to the left having a radius of 996.74 ft. ( a long chord which

bears South 45 degrees 14 minutes 56 seconds East, a distance of 160.48 ft.) for a distance of 160.65 ft. to a 1" iron pipe;  
Thence South 49 degrees 51 minutes 57 seconds East, a distance of 43.84 ft. to the end of courses on said East right of way line;  
Thence South 40 degrees 08 minutes 03 seconds West, a distance of 86.27 ft. to a 1" iron pipe on the West right of way line of said County Road I;  
Thence North 47 degrees 14 minutes 53 seconds West along said West right of way line, a distance of 218.33 ft. to a 1" iron pipe;  
Thence North 49 degrees 45 minutes 09 seconds West along said West right of way line, a distance of 281.22 ft. to a 1" iron pipe on the West line of said Section 30;  
Thence North 00 degrees 48 minutes 51 seconds West along said West line of Section 30, a distance of 2290.31 ft. to the West quarter corner of said Section 30;  
Thence North 01 degrees 42 minutes 23 seconds East along said West line of Section 30, a distance of 1422.97 ft. to the POINT OF BEGINNING. Said parcel contains 5.401 acres of land more or less.

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 are presently part of the City of Oconto Falls, in Oconto County, Wisconsin upon detachment will become part of the Town of Stiles, in Oconto County, Wisconsin.
5. Attached is a survey map showing the boundaries of said territory in relation of said territory to the municipalities involved is attached hereto as exhibit A. The highlighted portion of County I property to be detached from the City of Oconto Falls, WI to Town of Stiles, WI.

Dated this 12th day of May 2026



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Clint Braun-Mayor  
City of Oconto Falls

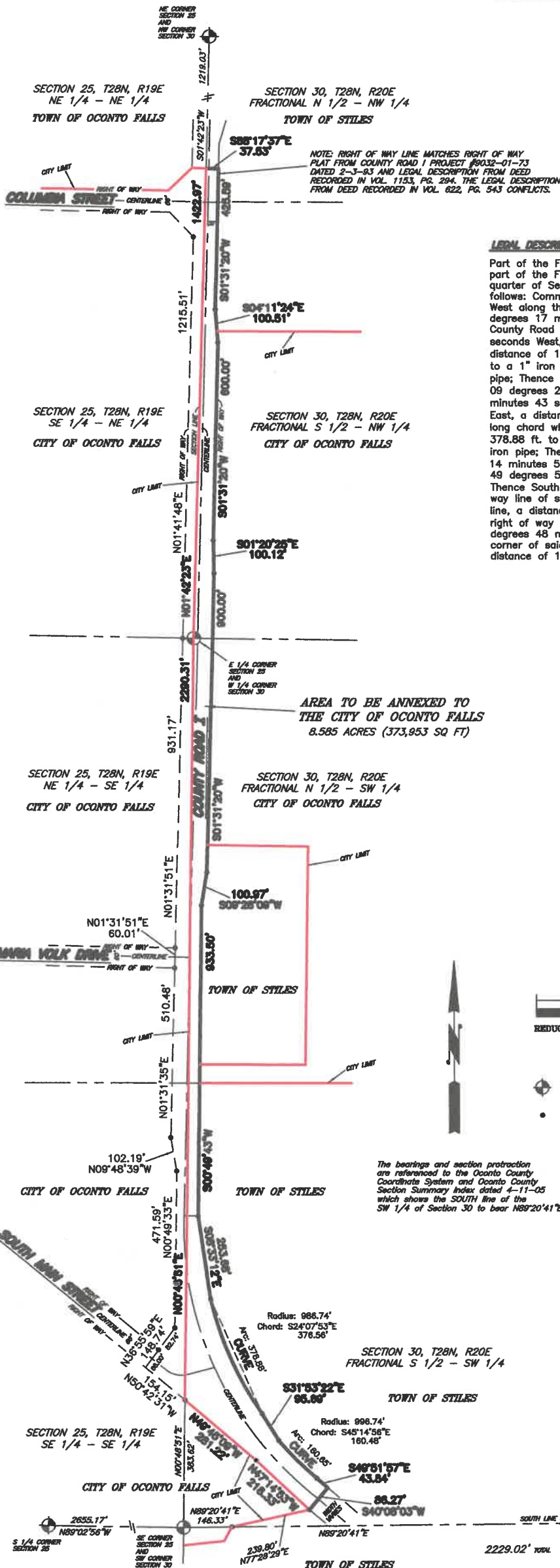


\_\_\_\_\_  
Peter Wills- Administrator-Clerk/Treasurer  
City of Oconto falls

PAUL R. SHALLOW, PLS  
 P.O. BOX 88  
 LENA, WI 54139  
 920-834-3225  
 Account #3574  
 Dwg. No. 3574FALLS

SHALLOW  
 LLC  
 SURVEYING  
 Professional Wisconsin Land Surveyor  
**PLAT OF SURVEY**

Part of the Southeast quarter of the Northeast quarter, part of the Northeast quarter of the Southeast quarter, and part of the Southeast quarter of the Southeast quarter of Section 25, Township 28 North, Range 19 East, City of Oconto Falls, and part of the Fractional North half of the Northwest quarter, part of the Fractional South half of the Northwest quarter, part of the Fractional North half of the Southwest quarter of Section 30, Township 28 North, Range 20 East, Town of Stiles, Oconto County, Wisconsin.

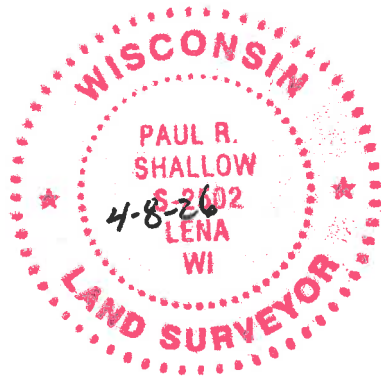


**LEGAL DESCRIPTION FOR ANNEXATION**

Part of the Fractional North half of the Northwest quarter, part of the Fractional South half of the Northwest quarter, part of the Fractional North half of the Southwest quarter, and part of the Fractional South half of the Southwest quarter of Section 30, Township 28 North, Range 20 East, Town of Stiles, Oconto County, Wisconsin described as follows: Commencing at the Northwest corner of said Section 30; Thence South 01 degrees 42 minutes 23 seconds West along the West line of said Section 30, a distance of 1219.03 ft. to the POINT OF BEGINNING; Thence South 88 degrees 17 minutes 37 seconds East, a distance of 37.53 ft. to a point on the existing East right of way line of County Road I; Thence along said East right of way line the following courses: Thence South 01 degrees 31 minutes 20 seconds West, a distance of 425.59 ft. to a 1" iron pipe; Thence South 04 degrees 11 minutes 24 seconds East, a distance of 100.51 ft. to a 1" iron pipe; Thence South 01 degrees 20 minutes 25 seconds East, a distance of 100.12 ft. to a 1" iron pipe; Thence South 01 degrees 31 minutes 20 seconds West, a distance of 900.00 ft. to a 1" iron pipe; Thence South 09 degrees 28 minutes 09 seconds West, a distance of 100.97 ft. to a 1" iron pipe; Thence South 00 degrees 49 minutes 43 seconds West, a distance of 933.50 ft. to a 1" iron pipe; Thence South 08 degrees 33 minutes 12 seconds East, a distance of 253.68 ft. to a 1" iron pipe; Thence along a curve to the left having a radius of 986.74 ft. (a long chord which bears South 24 degrees 07 minutes 53 seconds East, a distance of 376.56 ft.) for a distance of 378.88 ft. to a 1" iron pipe; Thence South 31 degrees 53 minutes 22 seconds East, a distance of 95.69 ft. to a 1" iron pipe; Thence along a curve to the left having a radius of 996.74 ft. (a long chord which bears South 45 degrees 14 minutes 56 seconds East, a distance of 160.48 ft.) for a distance of 160.65 ft. to a 1" iron pipe; Thence South 49 degrees 51 minutes 57 seconds East, a distance of 43.84 ft. to the end of courses on said East right of way line; Thence South 40 degrees 08 minutes 03 seconds West, a distance of 86.27 ft. to a 1" iron pipe on the West right of way line of said County Road I; Thence North 47 degrees 14 minutes 53 seconds West along said West right of way line, a distance of 218.33 ft. to a 1" iron pipe; Thence North 49 degrees 45 minutes 09 seconds West along said West right of way line, a distance of 281.22 ft. to a 1" iron pipe on the West line of said Section 30; Thence North 00 degrees 48 minutes 51 seconds West along said West line of Section 30, a distance of 2290.31 ft. to the West quarter corner of said Section 30; Thence North 01 degrees 42 minutes 23 seconds East along said West line of Section 30, a distance of 1422.97 ft. to the POINT OF BEGINNING. Said parcel contains 5.401 acres of land more or less.

AREA TO BE ANNEXED TO THE CITY OF OCONTO FALLS  
 8.585 ACRES (373,953 SQ FT)

The bearings and section protraction are referenced to the Oconto County Coordinate System and Oconto County Section Summary Index dated 4-11-05 which shows the SOUTH line of the SW 1/4 of Section 30 to bear N89°20'41"E.



**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; I have surveyed and mapped part of the Fractional North half of the Northwest quarter, part of the Fractional South half of the Northwest quarter, part of the Fractional North half of the Southwest quarter, and part of the Fractional South half of the Southwest quarter of Section 30, Township 28 North, Range 20 East, Town of Stiles, 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 the State of Wisconsin in the surveying and mapping of same to the best of my knowledge and belief.

Dated this 1st day of July, 2025.  
 Revised this 8th day of April, 2026.  
 Paul R. Shallow  
 Paul R. Shallow, PLS 2502  
 Shallow Surveying LLC

**SHALLOW SURVEYING, LLC**

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**(Exhibit B)****LEGAL DESCRIPTION FOR DETACHMENT**

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**State of Wisconsin**  
DEPARTMENT OF NATURAL RESOURCES  
2984 Shawano Ave.  
Green Bay, WI 54313

Tony Evers, Governor  
Karen Hyun, Ph.D., Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



April 16, 2025

Oconto Falls Development LLC  
Attn: Mason Tackmier  
PO Box 23400  
Green Bay, WI 54305

FOR-NE-2026-43-01039

Subject: Navigability Determination

Dear Mr. Tackmier,

On April 9, 2026, the Department of Natural Resources conducted a field investigation to determine the navigability of an unnamed waterway located on parcel 2660303005900T in the SE ¼ of the NE ¼ of Section 23, Township 28 North, Range 19 East, City of Oconto Falls, Oconto County. The determination was requested by your consultant, Mach IV Engineering & Surveying LLC.

In Wisconsin, the Supreme Court has defined a navigable waterway as one which has a defined bed and bank and carries enough water to flow at canoe or small skiff on a reoccurring basis. This letter is provided as documentation of the Department's jurisdictional determination (JD) that the unnamed channel is **navigable**. The Department's review found that the channel is navigable from its beginning at the excavated pond on the parcel to the east, to its end at the culvert crossing supporting the snowmobile trail to the west.

Be advised that because this waterway is navigable any work proposed below the ordinary high watermark may require review and authorization under Chapter 30, Wisconsin Statutes, or other state authorities. To learn more about waterway regulations, please see <https://dnr.wisconsin.gov/topic/waterways>. In addition to state jurisdiction, federal and local rules may apply. Contact the US Army Corps of Engineers and the City of Oconto Falls to determine if any federal or local authorizations are required for your project.

If you have questions, you may contact me at 920-360-2715 or [Erin.Carviou@Wisconsin.gov](mailto:Erin.Carviou@Wisconsin.gov).

Sincerely,

A handwritten signature in cursive script that reads 'Erin Carviou'.

Erin Carviou  
Water Management Specialist

Enclosure: Navigability Report

CC: US Army Corps of Engineers  
City of Oconto Falls  
Joel Ehrfurth, Mach IV Engineering & Surveying LLC

Notice: Collection of this information is authorized under ch. 30, Wis Stat. DNR has the authority to make waterway jurisdictional determination but this form can be used by any third party to provide information to help make this determination. DNR will use information in this form to make jurisdictional determinations if it is true, accurate and complete. Personal information collected on this form will be used for management of DNR programs. Information may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.].

**General Site/Location Information**

Date: <b>04/09/2026</b>	Investigator: <b>Erin Carviou</b>	Docket #: <b>FOR-NE-2026-3-01039</b>
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Requestor: <b>Oconto Falls Development LLC, Mason Tackmier PO Box 23400 Green Bay, WI 54305</b>	Property Owner (local address & contact info): <b>Oconto Falls Development LLC, Mason Tackmier PO Box 23400 Green Bay, WI 54305</b>
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Location of stream segment or waterbody (attach map):

Image Title: <b>2025 Air Photo</b>	Date added: <input type="text"/>
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County <b>Oconto</b>	Waterway Name (if applicable): <b>Unnamed, no WBIC code</b>
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NE  SE  Section **23** Township **28 N** Range **19**  E  W (circle one)

City  Town  Village **Oconto Falls**

**Preliminary Determination and Summary**

Preliminary Determination  Navigable  Non-navigable:

Summary of Findings

The channel in question is an excavated channel that provides overland flow from an excavated pond to a wetland. The overall graded area is about 6' in depth from the top of the slope to the bottom of the channel bed. The OHWM is approximately 6" from the bottom of the bed and the channel had an average of 4" of water in it at the time of the inspection. The pond and channel were excavated between 1982 and 1986, the area does not have stream history but the OHWM indicators and water present at the time of the inspection indicate that there is a consistent presence of water sufficient to meet the navigability definition.

**Desktop Data Collection - Documentation and summary of information used to determine waterway history**

Previous Determinations (include Screen Shots): Verify previous department Waterway permits and determinations upstream and downstream the site, utilizing SWDV, navigate to your project site and turn on the "permits and determinations" layer located in the "show layers" tool within the "basic tools" tab.

None

Add an image

[Add a Previous Determination section above >>](#)

Original Survey Data (include Screen Shots): Review Wisconsin Land Economic Inventory (Bordner Survey) maps and the Wisconsin Public Land Survey Records to help identify and evidence of stream history.

[<< Delete Original Survey Data section below](#)

The ephemeral pond and drainage path are not noted on the 1840's PLSS survey or the 1940's Bordner Survey.

Add an image

Image Title: PLSS

Date added: 04/09/2026

{Click to Add/Edit Image}



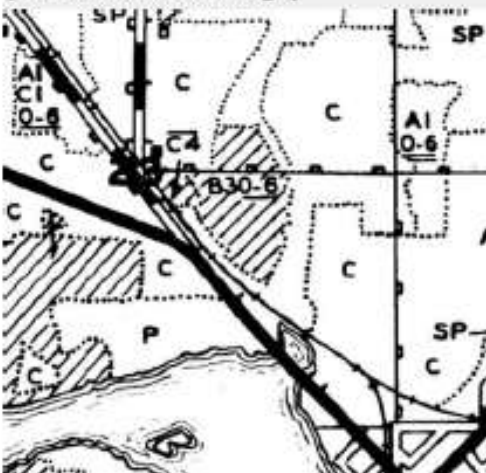
[<< Delete Original Survey Data section below](#)

Add an image

Image Title: Bordner Survey

Date added: 04/09/2026

{Click to Add/Edit Image}



[Add Original Survey Data section above >>](#)

### Historic Aerial Imagery (include Screen Shots):

Up until 1986 the area in question is active farmland without obvious wetness signatures indicating the presence of consistent water presence or flow. This changes in 1986. Between 1982 and 1986 the excavated pond and associated waterway show up on air photos. This also corresponds with the presence of several new buildings in the area. After 1986 the pond and waterway is visible each year and appears to have water present. See Appendix A for air photos.

Add an image

[Add Historic Aerial Imagery section above >>](#)

### Historical Topo Maps (include Screen Shots):

The pond and waterway are not on any available USGS topo maps.

Add an image

Image Title: 1956 USGS Topo (Scale: 1:62500)

Date added: 04/15/2028

{Click to Add/Edit Image}



[Add Historical TOPO Maps section above >>](#)

### LIDAR/Hillshade Maps (Include Screen Shots):

The excavated pond and channel are clearly visible in LIDAR and the 2' contours show that there is about a 6' depth difference between the original elevation and the bottom of the channel.

Add an image

Image Title: **LIDAR and 2' contours**

Date added: 04/15/2026



{Click to Add/Edit Image}



[Add LIDAR/Hillshade Maps section above >>](#)



Agricultural ditch: Yes  No

Stream history: Yes  No

Additional notes: (description of the physical characteristics of the waterway including land use, culverts, springs, tile lines, etc.)

**Field Data:** For best data collection, survey at minimum 3 locations. Larger sites may require more crossings. Also Data upstream and downstream of the site in question is useful. Include a map Showing each location.

Was the waterway navigated? Yes  No

Approximate survey length:

Watercraft type/size (Example: 12 foot canoe with 4" draft):

Notes:

Location: (GPS coordinates or map)

[- << Delete Sample Point Data section below](#)

<b>Sample Point 1</b>	Defined bed and bank: Yes <input checked="" type="radio"/> No <input type="radio"/>	Bed type: Channelized <input checked="" type="radio"/> Natural <input type="radio"/> Unknown <input type="radio"/>
	Bed width at top of banks (ft): 7.25	Bank height (ft): 0.5

Bed width at OHWM (ft): 7.25	Water depth at OHWM (ft): 0.5	Current water depth (ft): 0.33
------------------------------	-------------------------------	--------------------------------

Bed width at OHWM (ft): 7.25	Water depth at OHWM (ft): 0.5	Current water depth (ft): 0.33
------------------------------	-------------------------------	--------------------------------

Hydrologic condition of the waterway (low or high water, recent heavy rainfall, etc.)

**Recent consistent rainfall, connected pond was not actively overflowing into the channel**

Biological characteristics of the waterway (vegetation, fish, bugs, wildlife, etc)

**OHWM indicators included buttress roots, trees growing on hummocks, no dead herbaceous vegetation below OHWM.**

Photos:

[Add Photo above >>](#)



[- << Delete Sample Point Data section below](#)

# Navigability Determination

Form 3500-139 (09/21)

Page 5 of 5

<b>Sample Point 2</b>	Defined bed and bank: Yes <input checked="" type="radio"/> No <input type="radio"/>	Bed type: Channelized <input checked="" type="radio"/> Natural <input type="radio"/> Unknown <input type="radio"/>
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Bed width at top of banks (ft): 12	Bank height (ft): 0.833
---------------------------------------	----------------------------

Bed width at OHWM (ft): 12	Water depth at OHWM (ft): 0.833	Current water depth (ft): 0.33
-------------------------------	------------------------------------	-----------------------------------

Hydrologic condition of the waterway (low or high water, recent heavy rainfall, etc.)  
Recent consistent rainfall, connected pond was not actively overflowing into the channel

Biological characteristics of the waterway (vegetation, fish, bugs, wildlife, etc)  
OHWM indicators included buttress roots, trees growing on hummocks, no dead herbaceous vegetation below OHWM.

Photos:

[Add Photo above >>](#)

[Add Sample Point Data section above >>](#)

# Appendix A

Historic Air Photos

1938



1958



1966



1982



1998



2005



2008



2015





# Appendix B

Photo Log



**Photo 1**

Photo taken in the stream channel looking east at the pond where it flows into the channel.



**Photo 2**

Photo taken in the stream channel looking west at the first sample point.



**Photo 3**

Photo taken in the stream channel at the culvert crossing looking east.



**Photo 4**

Photo of the stream channel taken from the south side of the channel looking north near Sample Point 2.



**Photo 5**

Photo taken in the stream channel looking west at the culvert.



**Photo 6**

Photo taken in the stream channel of the culvert invert.

**CITY OF OCONTO FALLS**  
**ZONING COMPLIANCE PERMIT APPLICATION**

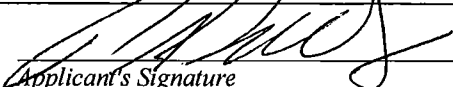
**APPLICATION NO:** \_  
2026 - \_\_\_\_\_  
(Year) (Number)  
 APPROVED  
 DENIED  
Date: May 4, 2026

- SITE PLAN REVIEW REQUEST
- PLANNING COMMISSION REQUEST
- APPLICATION FOR ZONING VARIANCE
- APPLICATION FOR ZONING DISTRICT CHANGE
- APPLICATION FOR CONDITIONAL USE PERMIT

**LEGIBLE PRINTING REQUIRED**

APPLICANT: City of Oconto Falls \_\_\_\_\_ HOME TELEPHONE NO: 920-846-4505  
APPLICANT'S CONTACT PERSON: \_Peter Wills, City Administrator DAY TELEPHONE NO:920-846-4505  
APPLICANT'S ADDRESS: \_\_512 Caldwell Ave., Oconto Falls, WI 54154 Oconto Falls Senior Center  
APPLICANT'S EMAIL pwills@cityofocontofalls.wi.gov Name of Property Owner (If different than Applicant): N/A Street  
Address: 500 N Chestnut Ave., Oconto Falls, WI 54154  
Legal Description: CALDWELLS 4T H ADD LOT 10 THRU 12 BLK 11 & LOT 2,3 & 4 BLK 12 & LOT 1 BLK 13  
2660725127374 708-7 Parcel (Tax) Number: 2660708416647

**REASON FOR APPLICATION:** (Attach copy of plot plan or provide sketch on reverse side of application)  
City Council request to change zoning from current R-2 Multifamily Residential to C\_1 Commercial to align with use as location to serve food to residents and commercial kitchen. C-1 Commercial Zoning will fit adjoining properties, due to zoning on north side of street is C-1 Commercial.

  
Applicant's Signature \_\_\_\_\_ Date MAY 4, 2026  
Property Owner's Signature (If different than applicant) \_\_\_\_\_ Date \_\_\_\_\_

Application considered at the \_\_\_\_\_ meeting of the City Council.  
 APPLICATION APPROVED Action recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of minutes.  
 APPLICATION DENIED  
\_\_\_\_\_  
City Clerk Date

## **DIAGRAM OF PLOT PLAN**

The City Zoning Ordinance states all applications for a Zoning Compliance Permit will submit a plot plan of the subject property.

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# City of Oconto Falls Senior Center Parcel Report

Parcel ID: 2660708416647

School District: OCONTO FALLS

Other Districts: CITY OF O. FALLS TID #3

Assessed Acreage: 1.350

Land Value: \$0

Primary Owner(s): CITY OF OCONTO FALLS

Improvement Value: \$0

Address: 518 CALDWELL AVE  
OCONTO FALLS, WI 54154-

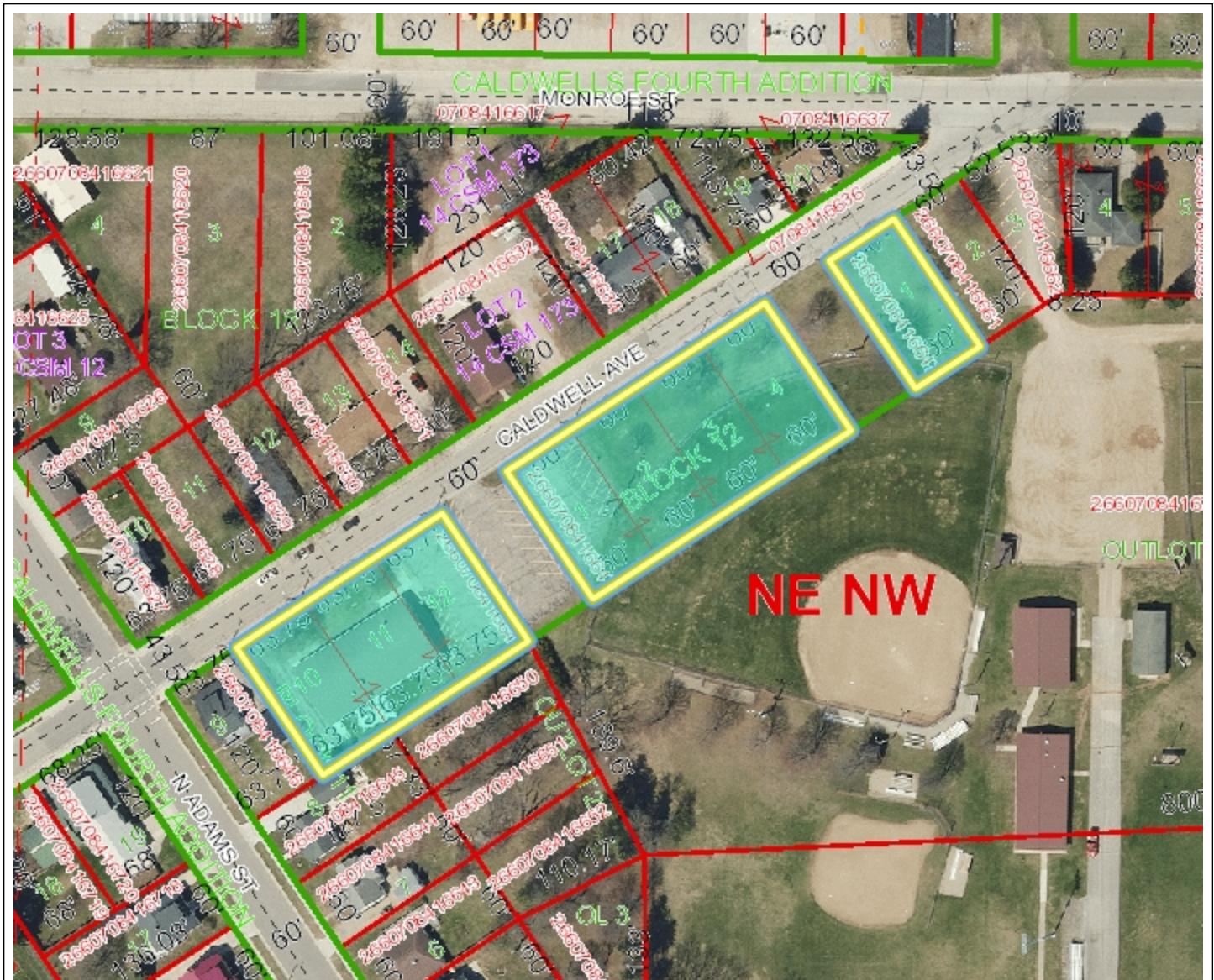
Section: SEC25-T28N-R19E

Volume/Page: 708-74

Document Number:

Physical Address: 512 CALDWELL AVE

Legal Description: CALDWELLS 4T H ADD LOT 10 THRU 12 BLK 11 & LOT 2,3 & 4 BLK 12 & LOT 1 BLK 13  
2660725127374 708-74



Oconto County Land Information Systems makes every effort to produce the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Oconto County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. Oconto County parcel maps are for tax and real property listing purposes only and do NOT represent a survey.

