

POSTED DATE: August 13, 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 AUGUST 18, 2026 – 5:30 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 06.30.2026

Old Business

4. Tax Increment District(TID) #3 Boundary Amendment #1
Re: Administrator Wills/David Rasmussen-MSA Consultants
A. Proposed TID #3 Boundary Amendment Project Plan
B. Resolution 26-007 TID#3 Project Plan for Territory Amendment No.1

New Business

5. Sex Offender Residence Appeal -Brynn Larsen
Re: Police Chief Brad Olsen/Dana Sotka-DOC
A. Review of Sex Offender Residence Appeal Application
B. Recommendation on Sex Offender Residence Appeal Application to City Council
6. Certified Survey Map (CSM) for Parcel #2660607013841T King Street-Birr Investments, LLC-Kevin Birr
Re: Jim Sehloff -TNT Professional Land Surveyors/Administrator Wills
A. Recommendation to Council of Certified Survey Map (CSM) for Parcel #2660607013841T King Street
7. Alley Abandonment Petition for 102 S. Washington Former Middle School Property
Re: Joel Ehrfurth-Mach IV/Administrator Wills
A. Review Alley Abandonment Petition for 102 S. Washington Former Middle School Property
B. Set Public Hearing for Alley Abandonment Petition for 102 S. Washington Former Middle School Property

8. Adjournment

Planning Commission Tuesday August 18, 2026


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.cityofocountofalls.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

**WEDNESDAY JUNE 30, 2026 – 5:00 PM
MINUTES**

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

Roll Call: Present: Marty Coopman-Chair, 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, Street Superintendent Wally Remic, Michelle Tester, Heather Trempe

3. ***PUBLIC HEARING*******

Ordinance 26-003 Detachment of a portion of County I - City boundary south of South Main Street north to the north side of Columbia Street

***** Public Hearing for the consideration of Detachment Ordinance 26-003 that will detach a portion of County I from the City of Oconto Falls to the Town of Stiles. *****

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

An annexation for a portion of County I from the City of Oconto Falls to the Town of Stiles was completed back in August 2025. Following the annexation however, the land possession was never transferred over from the Town and County to the City in 2025 by the State of Wisconsin, due to the Wisconsin Department of Transportation, and Wisconsin Department of Administration found errors in the legal documentation maps from the 1966 and 1973 annexations of Town of Oconto Falls property to the City that covers the area of the Oconto Falls High School and Elementary School in 1966 and Cemetery property in 1973. The City has been working with the City Attorney, and surveyor to correct the legal descriptions and maps from the 1966 and 1973 Annexations for a number of months, and the last part of the correction is the amending of the 25-007 ordinance annexing the property. The city has been working to start a detachment process of this annexation but before that could happen the errors from 1966 and 1973 need to have an affidavit of Correction filed and amend the Annexation Ordinance per Department of Administration and Department of Transportation. The Town of Stiles Chairman, Jason Flynn has been updated as part of the communications with this process. The City is now to the step to have Planning Commission host the public hearing on the detachment of a portion of County I, in order to start the detachment process. At 5:00pm

Chairman Marty Coopman opened the floor for public comments for Public Hearing for the consideration of Detachment Ordinance 26-003 that will detach a portion of County I from the City of Oconto Falls to the Town of Stiles. Deputy Clerk Friedman and City Administrator Wills verified there were no written in or called in concerns prior to the public hearing. Administrator Wills did state that there has been an open records request for all communication between the DOA and the City Administrator since September 2024. He is working on this request. First Call at 5:02 pm by Chairman Marty Coopman for public input. There were no concerns or questions.

Second Call at 5:05pm by Chairman Marty Coopman for public input. There were no concerns from the public. Third Call at 5:06pm by Chairman Marty Coopman for public input. There were no concerns from the public. With no concerns from the public Chairman Marty Coopman closed the public hearing at 5:07pm.

- D. Committee discussion on Detachment Ordinance 26-003, that will detach a portion of County I from the City of Oconto Falls to the Town of Stiles.
- E. Committee recommendation on Detachment Ordinance 26-003 to City Council.

MOTION: TOUSEY-TABAR/RICE

Motion to recommend the Ordinance 26-003 Detachment of a portion of County I - City boundary south of South Main Street north to the north side of Columbia Street.

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

4. ***PUBLIC HEARING*******

Zoning Change Senior Center & related parcels 512 Caldwell Ave., Application to change zoning from (R-2) Multiple-Family Residence District to C-1 General Commercial District.

***** Public Hearing for the consideration of Zoning Change application for Senior Center & related parcels 512 Caldwell Ave., Application to change zoning from R-2 Multiple-Family Residence to C-1 General Commercial District. *****

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

Senior Center & related parcels 512 Caldwell Ave. are currently zoned as R-2 Multiple-Family Residence. The City has submitted an application to change zoning from R-2 Multiple-Family Residence to C-1 General Commercial District. The Main Course is operating out of the Senior Center, concerns were brought to the City that it is zoned for R-2 and should be zoned C-1 for Commercial operations. C-1 zoning is consistent with the surrounding areas are zoned commercial. The C-1 zoning change would also better fit the purpose of the Senior Center. Chairman Marty Coopman opened the floor for public comments for Public Hearing for the consideration of Zoning Change application for Senior Center & related parcels 512 Caldwell Ave., Application to change zoning from R-2 Multiple-Family Residence

to C-1 General Commercial District. Deputy Clerk Friedman and City Administrator Wills verified there were no written in or called in concerns prior to the public hearing. First Call at 5:10pm by Chairman Marty Coopman for public input. There were no concerns or questions.

Second Call at 5:14pm by Chairman Marty Coopman for public input. There were no concerns from the public. Third Call at 5:15pm by Chairman Marty Coopman for public input. There were no concerns from the public. With no concerns from the public Chairman Marty Coopman closed the public hearing at 5:15pm.

- D. Committee discussion on consideration of Zoning Change application for Senior Center & related parcels 512 Caldwell Ave., Application to change zoning from R-2 Multiple Family Residential to C-1 Commercial.
- E. Committee recommendation on Zoning Change application for Senior Center & related parcels 512 Caldwell Ave., Application to change zoning from R-2 Multiple Family Residential to C-1 Commercial to City Council.

MOTION: RICE/BAHRKE

Motion to recommend Zoning Change application for Senior Center & related parcels 512 Caldwell Ave., Application to change zoning from R-2 Multiple Family Residential to C-1 Commercial to City Council.

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

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

- 5. Approve Planning Commission Minutes from 06.02.2026

MOTION: RICE/ KOSTREVA

Motion to approve the Planning Commission Minutes from 06.02.2026 with the amendments.

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

- 6. Excavation Permit Violations, Unresolved by Contractors
 - a. Excavation Permits Violations Unresolved by Contractors, Recommendation to Council

Deputy Clerk Friedman explained that for companies like WE Energies to receive an Excavation Permit/ Right of Way Permit they submit an application and maps to the Deputy Clerk. Deputy Clerk Friedman then gathers all information and gets that information to the Street Superintendent and Utilities to review the paperwork to make sure it is ok for the company to come in and do the work at the location. There have not been any issues in the past but recently there have been a lot of complaints from the community that the workers have not left the area in good condition. This has been brought to the attention of the companies but there were still issues after they had come out and fixed it. The current Excavation/ Right of Way application terms does not have wording in the application to bill the applicant company and contractor if the City must do unresolved repair work ourselves or have it hired out. The proposed amendment to the application would cover the costs the City would

incur to do the uncompleted repairs.

MOTION: RICE/KOSTREVA

Motion to recommend the excavation application changes with adding ability to charge contractors to the Common Council.

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

7. Adjournment

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

City Administrator Peter Wills

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

Project Plan

Territory Amendment No. 1 to Tax Increment Finance District No. 3

City of Oconto Falls

Oconto Falls, Wisconsin

Amendment Date: Tuesday, August 18, 2026

Approved by:

Plan Commission	Tuesday, August 18, 2026
City Council	Tuesday, August 18, 2026
Joint Review Board	Tuesday, September 8, 2026

Prepared by MSA Professional Services, Inc.

Original Project Plan Approved: Monday, September 25, 2023

Territory Amendment No. 1 to Tax Increment Finance District No. 3

City of Oconto Falls

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SECTION I TIF Adoption Process and Calendar

State statute prescribes the process for creating and amending Tax Incremental Finance Districts for the City of Oconto Falls. The laws require public input in the TIF creation and amendment process, including a public hearing held by the Plan Commission at which TIF information is discussed and whereby citizens can reasonably voice their opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create or amend TIF Districts including approval by the Plan Commission, City Council, and the Joint Review Board.

This Project Plan is for Territory Amendment No. 1 to the City of Oconto Falls TID No. 3. Tax Increment Financing District No. 3 was created on September 25, 2023 as a “mixed-use TID. The amendment involves the adding of six parcels of land which is adjacent to TID No. 3. Changes to the original Project Plan for TID No. 3 are highlighted in this amended Project Plan.

The following is the formal meeting/action calendar for the City of Oconto Falls Tax Incremental Finance District No. 3 process:

Table 1: Adoption Calendar

Activity	Date
City notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed territory amendment of TID No. 3 and upcoming meetings.	By 8/6/2026
Publication of Class I Notice of First Joint Review Board Meeting.	8/7/2026
Publication of Class I Notice of Plan Commission Public Hearing.	8/7/2026
Joint Review Board - Meeting No. 1 to include representatives of taxing jurisdictions. Chairperson and member-at-large are selected at this meeting and a review of the draft amended Project Plan and Map occurs.	8/18/2026
Plan Commission holds the Public Hearing for the amended Project Plan and Map. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan.	8/18/2026
The Plan Commission action shall occur and a resolution recommending consideration and approval by the City Council is acted upon.	8/18/2026
City Council takes action on the proposed territory amendment of TID No. 3 boundary and project plan occurs. Approval by resolution contains findings that detail the TID’s consistency with state statutes.	8/18/2026
Publication of Class I Notice of second Joint Review Board Meeting.	9/4/2026 (Tentative)
Upon approval of the City Council, the Joint Review Board holds a second meeting to review the TID and act by resolution on the amendment of TID No. 3. The JRB submits its decision to the City no more than 7 days after the vote.	9/9/2026 (Tentative)
Department of Revenue is notified of the amendment of TID No. 3 by the City of Oconto Falls and subsequent approval by the Joint Review Board.	9/10/2026
Submit base packet documentation and amended Project Plan for Wisconsin Department of Revenue certification.	On or Before 10/31/2026

SECTION II Introduction and Purpose

The City of Oconto Falls has identified a need to expand its economic base through business development. In order to promote development, the City is seeking to amend Tax Incremental Finance District (TID) No. 3. The amendment of TID No. 3 will allow the City to make certain public improvements to the designated area so that business growth can occur. Anticipated growth, combined with the City's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the City to attract and retain potential development, and encourage further private investment in local businesses. The business development that is anticipated to occur will provide long-term tax benefits to both the City and all other overlying taxing jurisdictions.

A: Summary of Findings

In amending TID No. 3, the City of Oconto Falls has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- Activities and improvements to the existing and amended TID No. 3 are intended to encourage and attract business growth in the City.
- The improvement to the existing and amended area is likely to encourage, develop, and maintain a strong growth pattern in the City, taking advantage of major transportation routes through the City.
- The improvement to the area is likely to maximize private investment within the existing and amended TID No. 3 and significantly enhance the value of substantially all other real estate in the District.
- The improvement to the area is likely to make currently underdeveloped areas of the City more attractive by providing necessary and desired public improvements, which are compatible and feasible with existing systems.
- The improvement to the area is likely to encourage and promote conformity with the City's land use policies and procedures.
- The development in the existing and amended area would not take place in the absence of the improvements stated in the Project Plan.
- The TID No. 3 is declared to be a "Mixed-use District" and at least 50% of the land in TID No. 3 has been classified as suitable for mixed-use development, as defined in s.66.1105(2)(cm).
- The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City.
- The estimated percentage of the territory within the District that is devoted to retail business will not exceed 35% at the end of the District's expenditure period.
- The newly platted residential development within the District is less than 35% of the total land area.
- Any vacant property within the TID is suitable for mixed-use development.

SECTION IIIDistrict Description and Equalized Value Test

Tax Incremental District No. 3 is being amended by the City of Oconto Falls (Amendment #1). The City of Oconto Falls TID No. 3 was approved as a “Mixed-use District” by the City Council on September 25, 2023. The City of Oconto Falls finds that at least 50%, by area, of real property within the District is suitable for mixed-use development.

A: Boundary Description

The boundary for the existing and amended TID No. 3 was established using the following criteria:

1. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City did not exceed 12% of the total value of equalized taxable property within the City at the time of amendment.
2. The District is contiguous and contains only whole parcels.
3. A map identifying the original boundaries and the amended boundaries, through Territory Amendment #1 for TID No. 3, are provided in Appendix A.

B: Tax Parcels

The following whole tax parcels will be included in the newly designated TID No. 3:

2660303005900T
2660303005900T1

2660303005975
2660202705275T

2660202705305TA
2660202705365T

C: Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of Tax Increment Financing such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. Table 2 indicates is the Equalized Value Test for Amendment #1 to TID No. 3:

Table 2: Equalized Value Test

12% Calculation - Maximum Allowable TID Property Value	
Equalized Value (as of January 1, 2026)	\$306,826,300
Maximum Allowable TID Property Value (12%)	\$36,819,156
12% Test - Compliance	
Existing TID #3 Value Increment (as of January 1, 2026)	\$732,500
Amended TID #3 Equalized Value (Estimated)	\$5,928,400
Total Equalized Values	\$6,690,900
Percentage	2.18%

D: Newly Platted Residential Subdivision

None of above parcels have been identified as being suitable for a newly platted residential subdivision.

SECTION IV Statement of Kind, Number and Location of Public Works and Other projects

The City of Oconto Falls intends to implement a number of public works projects that will positively impact business and community related development in the newly designated TID No. 3 area. These projects will be undertaken within the 15-year expenditure period of the TID's existence, subject to change based upon the relative needs of the City and the ability of the newly designated District to recoup expenses through the generation of tax increment. **These projects may be undertaken within TID No. 3 or within ½ mile of the TID No. 3 boundary, per 2007 Wisconsin Act 57 § 2.** A brief description of each project is provided below.

A: Public Works Projects

Project No. 1 Property Development

The City may engage in property development in order to retain current businesses and/or to encourage business expansion/attraction. Eligible costs include building demolition, earthwork (site preparation/grading/environmental remediation), or property access and utility improvements.

Project No. 2 Water System Improvements

Development and redevelopment in the project area may require the City to construct, alter, rebuild, or expand water system infrastructure. In addition, costs associated to installing new or upgrading existing water supply, storage and distribution system inside the TID are considered eligible project costs. If costs are incurred outside the TID, only the portion related to the TID will be eligible. Specific projects may include the construction of a new well and storage tank, improvements to the existing wells and storage tank, SCADA improvements, and installation of new distribution mains and laterals.

Project No. 3 Sanitary Sewer System Improvements

Development and redevelopment in the project area may require the City to construct, alter, rebuild, or expand the sanitary sewer system infrastructure. In addition, costs associated to upgrading the sanitary sewer system inside the TID are considered eligible project costs. If costs are incurred outside the TID, only the portion related to the TID will be eligible. Specific projects may include the installation of sanitary sewer mains and laterals, upgrade of existing lift stations and construction of a new lift station to serve the TID, upgrades at the Wastewater Treatment Plant and SCADA improvements (including pump/motor replacements).

Project No. 4 Drainage and Storm Water Management Improvements

The construction of new buildings and other impervious surfaces within the TID will affect stormwater runoff to the existing detention and infiltration areas. As a result the City may need to undertake stormwater planning, design, and construction activities. The City may use TIF funds for public improvements to the City's storm sewer system that improve the quality of discharges to surface waters, groundwater infiltration, or for erosion control stabilization projects. Stormwater planning and design and construction of collection,

conveyance, treatment, and retention systems are eligible project costs. Specific projects may include the construction of stormwater management features for the Business Park and addressing storm drainage issues on local streets.

Project No. 5 Electric, Natural Gas, and Other Utility Improvements

In order to promote redevelopment the City may incur costs to relocate, upgrade, or bury electrical service lines, upgrade natural gas mains/lines, or telecommunication lines/cables. Such costs are eligible project costs, including those costs that would be incurred by private landowners as a result of City decisions to relocate, upgrade, or bury utilities.

Project No. 6 Transportation and Parking Infrastructure Improvements

To encourage development, the City may need to construct or reconstruct streets, access drives, and/or parking lots to improve or increase parking in the project area. Eligible project costs include, but are not limited to: excavation, removal or placement of fill, construction of road base, asphalt or concrete paving or repaving, street resurfacing, parking lot resurfacing, installation of curb and gutter, installation of sidewalks and bicycle lanes/paths, installation or repair of culverts and bridges, installation or repair of traffic control signage/signals, pavement marking, and installation of retaining walls.

Project No. 7 Streetscaping, Landscaping and Park Improvements

In order to attract development and improve the appearance of the TID, the City may install amenities to enhance development sites, rights-of-way, parks, and other public spaces. These amenities include, but are not limited to: landscaping, lighting of streets, installation of planters, benches, clocks, tree rings, trash receptacles, installation of brick or other decorative walks, terraces and street crossings. In addition, the City may find it necessary to make certain site improvements to any of the City owned parks for the purposes of improving park land, enhancing park access and the general aesthetics of the TID. These and any other similar amenities installed by the City are eligible project costs. Specific projects may include the installation entrance features, signage and landscape screening.

Project No. 8 Development Incentives

The City may enter into agreements with property owners, lessees, or developers of land located within the TID for the purpose of sharing costs to encourage the desired type of improvements and assure tax base is generated sufficient to recoup project costs. Such improvements could include cash grants or loans. No cash grants will be provided until a developer agreement is executed. Any payments of cash grants made by the City are eligible project costs. Establishment of a Revolving Loan Fund (low interest loan or temporary grant) is considered Development Incentives and these are eligible project costs. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the Main Street Committee or City Council. Any funds returned to the Main Street Committee or City Council from the repayment of loans made are not considered revenues to the TID, and will not be

used to offset TID Project Costs. Instead, these funds will be placed into a revolving loan fund and will continue to be used for the program purposes stated above.

Project No. 9 Economic Development Planning

To encourage quality development and/or redevelopment within the TID, the City may engage in planning and economic development projects including land use plans, grant applications, zoning regulations and design guidelines, economic development plans, impact fee studies, Business Improvement District (BID) amendment, and business attraction and retention related costs. GIS mapping and assistance with developer's agreements are eligible costs. As provided for in Wisconsin Statutes Section 66.1105(2)(f)(1)(h) and 66.1333(13), the City may provide funds to its Main Street Committee to be used for administration, planning, and operations related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project in the TID. Funds provided to the Main Street Committee for this purpose are eligible project costs.

Project No. 10 Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Project Plan are eligible project costs.

Project No. 11 TID Administration

The City will provide TID administration and reporting to the Department of Revenue including base packet submittal and annual eligibility evaluations. The City may charge to the TID appropriate allocations of administrative costs, including, but not limited to, employee salaries and prorated equipment usage. Costs allocated must bear a direct correlation to the time spent by City employees and/or equipment costs in connection with the implementation of the Project Plan. In addition, costs related to outside review of TID performance, TID auditing costs, or legal counsel associated to the TID are eligible costs.

Project No. 12 Township Annexation Fees

The City may use tax increments to help pay the fees that are required for annexation of territory into the City to become part of the TID.

Project No. 13 Façade Improvement Program

The City may encourage improvement efforts of the central city and downtown area through cash grants/incentives, in the form of a Facade Improvement Program. No cash grants/incentives will be provided until an agreement is executed. Any payments of cash grants/incentives made by the City are eligible project costs. Establishment of a Revolving Loan Fund (low interest loan or temporary grant) for the purpose of Facade Improvement are eligible project costs. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of property, enhance the visual appearance of the property and surrounding area, eliminate slum and/or blight conditions, or as otherwise specified by the Main Street Committee or City Council.

Project No. 14 Industrial Development

Development and redevelopment in the project area may require the City to construct, alter, rebuild, or expand water system infrastructure, sewer system infrastructure, stormwater management infrastructure, electrical infrastructure, natural gas infrastructure, and telecommunication infrastructure in order to attract and/or retain industrial development. Costs-related to marketing the City's Industrial District ("District"), for the purpose of attracting and/or retaining industrial development, is an eligible project cost. Specific projects may include the development and distribution of marketing materials for the District, the development and implementation of a marketing plan for the District, and other activities related to developer/business recruitment. In addition, costs associated with industrial development inside the TID are considered eligible project costs. If costs are incurred outside the TID, only the portion related to the TID will be eligible.

Projects Outside the TID

The City expects that there may be several projects that encompass an area outside of the boundaries of the TID. Pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the TID, and pay for them using tax increment, provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are an eligible TIF expenditure within this Project Plan as approved by the Joint Review Board and 3) the expenditure must be made within the expenditure period.

Other Projects

Other infrastructure projects unknown at this time, but consistent with the purpose of the TID may be eligible project costs. Such eligibility will be determined by the City Council at the time the projects are being considered. The projects listed above will provide necessary facilities and support to enable and encourage the development of the TID. These projects may be implemented in varying degrees in response to development needs.

In addition to the above projects, the City of Oconto Falls may request multiple base value redeterminations during the life of TID No. 3, if necessary and allowed by the WI State Statute.

B: Project Cost Summary

Table 3 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

Territory Amendment No. 1 to Tax Increment Finance District No. 3
City of Oconto Falls

Table 3: TID No. 3 Project Costs

Project #	Project	Amount
1	Development Incentives	\$45,284
2	Property Development	\$10,000
3	Water System Improvements	\$25,000
4	Sanitary Sewer Improvements	\$25,000
5	Drainage and Storm Water Management Improvements	\$25,000
6	Electric, Natural Gas, and Other Utility Improvements	\$25,000
7	Transportation and Parking Infrastructure Improvements	\$25,000
8	Streetscaping, Landscaping and Park Improvements	\$25,000
9	Economic Development Planning	\$12,500
10	Financing Costs	\$51,820
11	TID Administration	\$105,000
12	Incentives to Promote Development of Multi-Family Housing	\$166,570
13	Facade Improvement Program	\$25,000
14	Industrial Development	\$64,486
	TOTAL PROJECT COSTS	\$630,660

All costs are stated in 2023 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2023 and the time of construction/implementation, such as higher than anticipated financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID No. 3 is limited to September 21, 2023 through September 21, 2043. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated. This allocation of increments is preliminary and is subject to adjustment based upon the implementation of the Plan.

C: Ineligible / Estimated Non-Project Costs

The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and governmental buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and governmental buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a TID.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the TID unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that TID.

Non-project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the TID, such as a new water tower which serves properties both inside and outside of the TID, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the TID, and its ½ - mile boundary, would be a non-project cost.

No ineligible project costs were identified at the time this Project Plan was considered for adoption.

SECTION V Economic Feasibility

The economic feasibility of TID No. 3 depends on the tax incremental revenue generated from within the TID. There are three critical components in determining the economic feasibility of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID No. 3, assumptions were made for each of the above-mentioned critical components.

Based on the projected values in Table 5 and projected costs in Table 6, the TID is feasible.

A: New Development Activities

Since the creation of TID #3 in 2023, the District's value equalized value increment over the last three years has grown to \$732,500. The TID is projected to realize \$72,582,500 in new value over its anticipated 20-year life.

Table 4: Anticipated New Development Activities

YEAR	TYPE OF DEVELOPMENT	PROJECTED VALUE
2029	Multi- & Single-Family Homes	\$2,700,000
2030	Multi- & Single-Family Homes	\$4,700,000
2031	Multi- & Single-Family Homes	\$3,400,000
2032	Single-Family Homes	\$1,400,000
2033	Single-Family Homes	\$4,000,000
2034	Single-Family Homes	\$4,000,000
2035	Single-Family Homes	\$4,000,000
2036	Multi- & Single-Family Homes	\$7,000,000
2037	Multi- & Single-Family Homes	\$7,000,000
2038	Industrial Development	\$10,000,000
2039	Industrial/Commercial, & Residential Development	\$5,000,000
2040	Single-Family Homes	\$3,000,000
2041	Commercial/Industrial Expansion	\$1,750,000
2042	Revaluation Increase	\$12,700,000
2043	Commercial/Industrial Expansion	\$1,200,000
TOTAL		\$71,850,000

B: Tax Rate

The full value tax rate is assumed to be \$16.78 per \$1,000 of assessed value and remain constant through 2043.

C: Projected Income

Assuming that the new development activities occur as planned the TID is expected to generate \$9,065,145 of tax increment through 2043. Table 5 presents the projected income for TID No. 3 commencing in 2023 and running over the life of the District to the year 2043. Table 6 presents the projected annual performance of the TID's income and the proposed project costs.

Based on the projected values in Table 5 and projected costs in Table 6, the TID is feasible.

Territory Amendment No. 1 to Tax Increment Finance District No. 3
City of Oconto Falls

Table 5: TID No. 3 Projected Income

A	B	C	D	E	F	G	H
YEAR	TOTAL DISTRICT VALUE	DEVELOPMENT CONSTRUCTION	ANNUAL VALUE INCREMENT	TAX RATE	TAX INCREMENTS (INCOME)	OTHER INCOME	TOTAL INCOME
2022	\$0	\$0	\$0	0.00	\$0	\$0	\$0
2023	\$26,472,800	\$305,500	\$0	0.00	\$0	\$0	\$0
2024	\$26,778,300	\$5,260,300	\$305,500	0.00	\$0	\$0	\$0
2025	\$32,038,600	(\$4,833,300)	\$5,565,800	16.71	\$5,105	\$0	\$5,105
2026	\$27,205,300	\$0	\$732,500	16.78	\$93,899	\$0	\$93,899
2027	\$27,205,300	\$0	\$732,500	16.78	\$12,291	\$0	\$12,291
2028	\$27,205,300	\$2,700,000	\$732,500	16.78	\$12,291	\$0	\$12,291
2029	\$29,905,300	\$4,700,000	\$3,432,500	16.78	\$12,291	\$0	\$12,291
2030	\$34,605,300	\$3,400,000	\$8,132,500	16.78	\$57,597	\$0	\$57,597
2031	\$38,005,300	\$1,400,000	\$11,532,500	16.78	\$136,463	\$0	\$136,463
2032	\$39,405,300	\$4,000,000	\$12,932,500	16.78	\$193,515	\$0	\$193,515
2033	\$43,405,300	\$4,000,000	\$16,932,500	16.78	\$217,007	\$0	\$217,007
2034	\$47,405,300	\$4,000,000	\$20,932,500	16.78	\$284,127	\$0	\$284,127
2035	\$51,405,300	\$7,000,000	\$24,932,500	16.78	\$351,247	\$0	\$351,247
2036	\$58,405,300	\$7,000,000	\$31,932,500	16.78	\$418,367	\$0	\$418,367
2037	\$65,405,300	\$10,000,000	\$38,932,500	16.78	\$535,827	\$0	\$535,827
2038	\$75,405,300	\$5,000,000	\$48,932,500	16.78	\$653,287	\$0	\$653,287
2039	\$80,405,300	\$3,000,000	\$53,932,500	16.78	\$821,087	\$0	\$821,087
2040	\$83,405,300	\$1,750,000	\$56,932,500	16.78	\$904,987	\$0	\$904,987
2041	\$85,155,300	\$12,700,000	\$58,682,500	16.78	\$955,327	\$0	\$955,327
2042	\$97,855,300	\$1,200,000	\$71,382,500	16.78	\$984,692	\$0	\$984,692
2043	\$99,055,300	\$0	\$72,582,500	16.78	\$1,197,798	\$0	\$1,197,798
2044	\$99,055,300	\$0	\$72,582,500	16.78	\$1,217,934	\$0	\$1,217,934
TOTAL		\$72,582,500			\$9,065,145		

Territory Amendment No. 1 to Tax Increment Finance District No. 3
City of Oconto Falls

Table 6: TID No. 3 Projected Annual Performance

	I	J	K	L	M	N
	DEVELOPMENT	ANNUAL	OTHER	TOTAL	ANNUAL	DEC. 31ST
YEAR	INCENTIVE	DEBT	EXPENSES	EXPENSES	CASH FLOW	ACCT.
-----	-----	SERVICE	-----	-----	-----	BALANCE
2022	\$0	\$0	\$0	\$0		\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	(\$23,912)
2025	\$0	\$0	\$14,813	\$14,813	(\$9,708)	(\$33,620)
2026	\$0	\$0	\$60,000	\$60,000	\$33,899	\$279
2027	\$20,000.00	\$0	\$70,000	\$90,000	(\$77,709)	(\$77,430)
2028	\$20,000.00	\$0	\$80,000	\$100,000	(\$87,709)	(\$165,138)
2029	\$70,000.00	\$0	\$80,000	\$150,000	(\$137,709)	(\$302,847)
2030	\$130,000.00	\$55,000	\$100,000	\$285,000	(\$227,403)	(\$530,250)
2031	\$220,000.00	\$55,000	\$125,000	\$400,000	(\$263,537)	(\$793,786)
2032	\$250,000.00	\$55,000	\$150,000	\$455,000	(\$261,485)	(\$1,055,271)
2033	\$250,000.00	\$55,000	\$175,000	\$480,000	(\$262,993)	(\$1,318,264)
2034	\$250,000.00	\$55,000	\$180,000	\$485,000	(\$200,873)	(\$1,519,136)
2035	\$250,000.00	\$55,000	\$190,000	\$495,000	(\$143,753)	(\$1,662,889)
2036	\$270,000.00	\$55,000	\$200,000	\$525,000	(\$106,633)	(\$1,769,522)
2037	\$290,000.00	\$120,000	\$300,000	\$710,000	(\$174,173)	(\$1,943,694)
2038	\$290,000.00	\$120,000	\$250,000	\$660,000	(\$6,713)	(\$1,950,407)
2039	\$350,000.00	\$120,000	\$255,000	\$725,000	\$96,087	(\$1,854,319)
2040	\$350,000.00	\$120,000	\$260,000	\$730,000	\$174,987	(\$1,679,332)
2041	\$350,000.00	\$120,000	\$260,000	\$730,000	\$225,327	(\$1,454,005)
2042	\$350,000.00	\$120,000	\$260,000	\$730,000	\$254,692	(\$1,199,312)
2043	\$350,000.00	\$120,000	\$0	\$470,000	\$727,798	(\$471,514)
2044	\$0	\$0	\$0	\$0	\$1,217,934	\$746,420
TOTAL	\$4,060,000	\$1,225,000	\$3,009,813	\$8,294,813		

D: Impact on Overlying Taxing Jurisdictions

The estimated share of the projected tax increments to be paid by the owners of taxable property in each of the taxing jurisdictions overlying TID No. 3 is presented in **Table 7**.

Table 7: Analysis of Impact on Overlying Tax Jurisdictions

Jurisdiction	% Share of Taxes (2025)	Share of Projected Increment
School District of Oconto Falls	44.4%	\$4,024,927
Northeast Wisconsin Technical College	3.1%	\$281,020
Oconto County	17.0%	\$1,541,075
City of Oconto Falls	35.5%	\$3,218,128
	100%	\$9,065,150

Source: Wisconsin Department of Revenue "Town, City and City Taxes Levied 2025 - Collected 2026"

SECTION VI Financing

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TID related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

Special Assessment "B" Bonds

Special Assessment “B” Bonds are a debt instrument backed by the municipality’s ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality’s debt limit.

Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

SECTION VII Proposed Zoning Changes

The City of Oconto Falls is zoned in accordance with an ordinance formally adopted by the City Council. Based on the current zoning classifications within TID No. 3, no zoning changes are necessary as a result of amending TID No. 3.

SECTION VIII Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

The amendment of TID No. 3 will not require any changes to the existing community development plans or the City's municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances.

SECTION IX Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in the TID; however, if relocation were to become necessary in the future, the following is the method proposed by the City or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

SECTION X Statement Indicating How the TID Promotes Orderly Development of Municipality

TID No. 3 will promote orderly development in the City of Oconto Falls by marketing and attracting economic activity to a specified area. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

SECTION XI Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID No. 3 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix G.

To Be Provided Upon Review of All Documents.

SECTION XII Glossary of TIF Related Terms

Base Value

The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Equalized Value

The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period

The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs

As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan

The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID)

The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF)

A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment

The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

Tax Rate

The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the

tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Value Increment

The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

**NOTICE OF JOINT REVIEW BOARD MEETING AND PLAN COMMISSION
PUBLIC HEARING REGARDING THE PROPOSED TERRITORY AMENDMENT AND
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT (TID) NO. 3
IN THE CITY OF OCONTO FALLS, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Oconto Falls will hold an organizational Joint Review Board (JRB) meeting on August 18, 2026 at 5:00 p.m. in the City Hall, located at 500 N. Chestnut Avenue, Oconto Falls, WI. The purpose of this meeting is to organize a JRB to consider the proposed amended Project Plan and boundary for TID No. 3. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of Oconto Falls will hold a public hearing on August 18, 2026 at 5:30 p.m. in the City Hall, located at 500 N. Chestnut Avenue, Oconto Falls, WI regarding the proposed amended Project Plan and boundary for TID No. 3. The meeting is open to the public. Through this amendment, the City will be adding the following tax parcels to TID #3:

2660303005900T
2660303005900T1

2660303005975
2660202705275T

2660202705305TA
2660202705365T

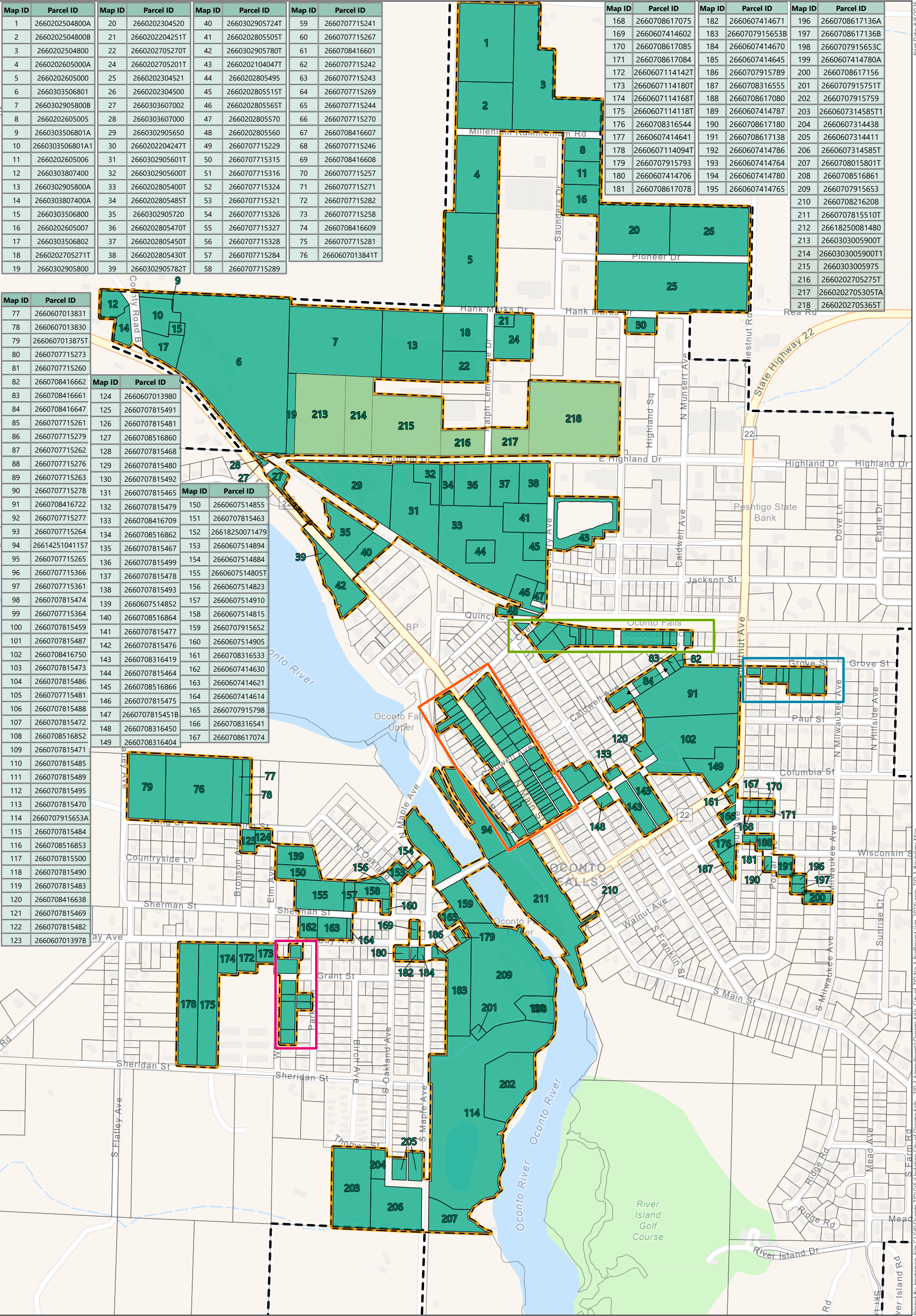
As part of the amendment of the TID No. 3 Project Plan, cash grants may be made by the City of Oconto Falls to owners, lessees, or developers of property within TID No. 3. The estimated cost of the proposed amendment is \$1.0 million.

At the public hearing, all persons will be afforded an opportunity to be heard concerning the proposed amended TID No. 3 Project Plan and amended boundaries. A copy of the proposed amended TID No. 3 Project Plan and boundaries are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the amended TID No. 3 Project Plan and boundaries may be made by contacting the City Clerk at 920-846-4505.

Dated this 28th day of July, 2026

Peter Wills
City Administrator

Publication Dates: August 7, 2026.





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. The tax parcel maps are compiled from official records, including survey plats and deeds, but only contain the information required for Oconto County business. You should always use the original recorded documents for legal or survey information.

Oconto County GIS

TextBox1



SCALE: 1" = 309'



Print Date: 7/29/2026

**CITY OF OCONTO FALLS
AMENDMENT #1 TO TID #3
PROPOSED TIMETABLE**

Date	Meeting/Action
July 31, 2026 (Monday)	Plan Commission Public Hearing and Joint Review Board Organization meeting notices sent to the newspaper. MSA prepares notices.
August 6, 2026 (Thursday)	City notifies taxing entities (school district, county, vocational college, and any special taxing districts) on the proposed amendment of No. 3 and upcoming meetings. As of 1/1/25, notification can be via email.
August 7, 2026 (Friday)	Notice of Plan Commission Public Hearing is published in the local newspaper (Class I). Joint Review Board public meeting is published. MSA prepares the Notice of Public Hearing and meetings.
August 18, 2026 (Tuesday)	Joint Review Board meets to choose chairperson and citizen member. A review of the draft of amended Project Plan and boundaries for TID No. 3 occurs.
August 18, 2026((Tuesday)	Plan Commission holds the Public Hearing on the amended Project Plan and boundaries of TIF No. 3. Following the Public Hearing, the Plan Commission shall meet and act on a resolution recommending approval of the amendment of TID #8 to the City Council. MSA attends the Public Hearing and the Plan Commission meeting.
August 18, 2026 (Tuesday)	City Council action on the amendment of TID No. 3. Approval by resolution contains findings that detail the TID's consistency with state statutes. MSA attends this meeting.
August 21, 2026 (Friday)	Second Joint Review Board meeting notice sent to the newspaper.
August 28, 2026 (Friday)	Joint Review Board public meeting notice is published. MSA prepares public meeting notice.
September 9, 2026 (Tentative - Tuesday)	Upon approval of the City Council, the Joint Review Board holds a second meeting to review and act, by resolution, on the amendment of TID No. 3. The JRB submits its decision to the City no more than 7 days after the vote. MSA attends this meeting.
September 17, 2026 (Thursday)	Department of Revenue is notified of the amendment of TID No. 3 by the City of Oconto Falls and subsequent approval by the Joint Review Board.
On or Before October 31, 2026	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue certification.

RESOLUTION NO. 26-007

CITY OF OCONTO FALLS PLANNING COMMISSION TERRITORY AMENDMENT NO. 1 OF TAX INCREMENTAL FINANCE (TIF) DISTRICT NO. 3 CITY OF OCONTO FALLS, WISCONSIN

WHEREAS, the City of Oconto Falls created Tax Increment Financing (TIF) District No. 3 on May 23, 2023 as a mixed use District; and

WHEREAS, the City desires to amend the boundaries of TIF District No. 3 by adding parcels that are contiguous to TIF District No. 3; and

WHEREAS, pursuant to sec. 66.145, Wisconsin Statutes, the Planning Commission for the City of Oconto Falls, Wisconsin has held a public hearing on the proposed Territory Amendment No. 1 Project Plan and boundaries of Tax Incremental Finance District No. 3 (herein "Project Plan" and "District") on August 18, 2026 at which time interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan and District; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Oconto Falls School District, Northeast Wisconsin Tech College, and Oconto County; and

WHEREAS, the Planning Commission makes the following findings:

1. The name of the District shall be "Territory Amendment No. 1 to Tax Increment Finance District No. 3, City of Oconto Falls", a mixed-use District and
2. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Amended boundaries include only those whole units of property that are assessed for general tax purposes.
3. The boundaries of the District do not include any parcels that were not within the boundaries of the City within the last three years; and
4. As amended, not less than 50% of the real property in the District is suitable for mixed-use development as described in State Statute §66.145(2)(cm); and
5. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
6. No more than 35% of the land area within the amended District will be used for newly platted residential development and that any newly platted residential development residential development will have meet one of the following criteria:
 - a. Density of the residential housing is at least three (3) units per acre, or
 - b. Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - c. Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.

7. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
8. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
9. The equalized value of the taxable property of the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
10. The Project Plan for the District is feasible and in conformity with the City's master plan; and
11. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oconto Falls, Wisconsin hereby approves and adopts the Project Plan for Territory Amendment No. 1 to Tax Incremental Finance District No. 3, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for Territory Amendment No. 1 to Tax Incremental Finance District No. 3, for adoption by the City Council for the City of Oconto Falls, Oconto Falls County, Wisconsin.

Dated this 18th day of August 2026.

OFFERED BY:

Commission Member

APPROVED BY:

Marty Coopman, Planning Commission Chair

SECONDED BY:

Commission Member

ATTESTED:

Peter Wills, City Clerk

Voted Yes:

Voted No:

City of Oconto Falls, WI
Tuesday, July 14, 2026

Chapter 392. Sex Offenders

Article I. Residency Restrictions

[Adopted 4-17-2012 by Ord. No. 12-003^[1]]

[1] *Editor's Note: This ordinance also repealed former Ch. 392, Sex Offenders, consisting of Art. I, Residency Restrictions, adopted 2-12-2008 by Ord. No. 08-001 (Ch. 46).*

§ 392-1. Title.

This article is created as follows: "Sexual Offender Residency Restrictions."

§ 392-2. Findings and intent.

- A. Repeat sexual offenders, sexual offenders who use physical violence and sexual offenders who prey on children are sexual predators who present an extreme threat to the public safety. Sexual offenders are extremely likely to use physical violence and to repeat their offenses; and most sexual offenders commit many offenses, have many more victims that are never reported, and are prosecuted for only a fraction of their crimes. This makes the cost of sexual offender victimization to society at large, while incalculable, clearly exorbitant.
- B. It is the intent of this article not to impose a criminal penalty but rather to serve the City's compelling interest to promote, protect, and improve the health, safety, and welfare of the citizens of the City.

§ 392-3. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

CHILD or CHILDREN

A person or persons under the age of 16.

DESIGNATED OFFENDER

Any person who is required to register under § 301.46, Wis. Stats., for any sexual offense against a child or any person who is required to register under § 301.46, Wis. Stats. and who has been designated a Special Bulletin Notification (SBN) sex offender pursuant to § 301.46(2) and (2m), Wis. Stats.

MINOR

A person under the age of 17.

PERMANENT RESIDENCE

A place where the person abides, lodges, or resides for 14 or more consecutive days.

TEMPORARY RESIDENCE

A place where the person abides, lodges, or resides for a period of 14 or more days in the aggregate during any calendar year and which is not the person's permanent address or a place

where the person routinely abides, lodges, or resides for a period of four or more consecutive or nonconsecutive days in any month and which is not the person's permanent residence.

§ 392-4. Prohibited acts; required registration; exceptions.

- A. Prohibited location of residence. It is unlawful for any designated offender to establish a permanent residence or temporary residence in the City of Oconto Falls within 1,000 feet of any school, church, park, playground, library, day-care facility or other place where children normally congregate. The City Administrator will maintain the official map showing the restricted areas.
- B. Prohibited activity. It is unlawful for any designated offender to participate in a holiday event involving children, such as distributing candy or other items to children on Halloween, wearing a Santa Claus costume on or preceding Christmas or wearing an Easter Bunny costume on or preceding Easter. Holiday events in which the offender is the parent or guardian of the children involved, and no nonfamilial children are present, are exempt from this subsection. Participation is to be defined as actively taking part in the event.
- C. Registration. All designated offenders are required to register with the City Administrator within 30 days of establishing a residence anywhere in the City of Oconto Falls and must advise the City Administrator of all changes of address within 30 days of such change.
- D. Exceptions. A designated offender residing within the City of Oconto Falls does not commit a violation of this section if any of the following apply:
 - (1) The person established the permanent residence or temporary residence and reported and registered the residence pursuant to § 301.46, Wis. Stats, before the effective date of this article.
 - (2) The person is a minor and is not required to register under § 301.45 or § 301.46, Wis. Stats.
 - (3) The residence is also the primary residence of the person's parents, grandparents, siblings, spouse, or children, provided that such parent, grandparent, sibling, spouse or child established the residence at least two years before the designated offender established residence at the location.

§ 392-5. Rental property.

- A. It is unlawful to let or rent any place, structure, or part thereof, trailer or other conveyance, with the knowledge that it will be used as a permanent residence or temporary residence by any person prohibited from establishing such permanent residence or temporary residence pursuant to this article.
- B. A property owner's failure to comply with provision of this section shall constitute a violation of this section, and shall subject the property owner to the code enforcement provisions in § 392-7 as provided in this article.

§ 392-6. Appeals.

The above requirements may be waived upon approval of the Planning Commission and Common Council through appeal by the affected party. Such appeal shall be made to the City Administrator, who shall forward the request to the Planning Commission, which shall receive reports from the Oconto Falls Police Department on such appeal. The Planning Commission shall convene and consider the public interest as well as the affected party's presentation, the sexual offender's level of supervision and the nature of the offense. After deliberation, the Planning Commission shall forward its decision in writing to

the City of Oconto Falls Common Council for its information and action. A written copy of the decisions shall be provided to the affected party.

§ 392-7. Violations and penalties.

A person who violates this chapter shall be punished by a forfeiture not exceeding \$500 plus court costs. Each day of violation of this article constitutes a separate violation. The City of Oconto Falls may also seek equitable relief.

§ 392-8. Severability.

The provisions of this article shall be deemed severable and it is expressly declared that the City of Oconto Falls would have passed the other provisions of this article irrespective of whether or not one or more provisions may be declared invalid. If any provision of this article or the application to any person or circumstance is held invalid, the remainder of the article or the application of such other provisions to other persons or circumstances shall not be affected.

§ 392-9. When effective.

This article shall be effective on its date of publication.



Outlook

Sex Offender Residency Restriction Appeal Process

From Brad Olsen <Brad.Olsen@cityofocountofalls.wi.gov>

Date Mon 7/13/2026 10:08 AM

To Peter Wills <pwills@cityofocountofalls.wi.gov>

Ordinance 392-6 Appeals:

The above requirements may be waived upon approval of the Planning Commission and Common Council through appeal by the affected party. Such appeal shall be made to the City Administrator, who shall forward the request to the Planning Commission, which shall receive reports from the Oconto Falls Police Department on such appeal. The Planning Commission shall convene and consider the public interest as well as the affected party's presentation, the sexual offender's level of supervision and the nature of the offense. After deliberation, the Planning Commission shall forward its decision in writing to the City of Oconto Falls Common Council for its information and action. A written copy of the decisions shall be provided to the affected party.

Chief Brad Olsen

Chief Brad Olsen

Oconto Falls Police Department

500 N Chestnut Av

PO Box 70

Oconto Falls, WI 54154

(920) 846-4500 ext. 135



CITY OF OCONTO FALLS SEX OFFENDER RESIDENCE APPEAL FORM

You must type or print answers to every question on this appeal form

PERSONAL INFORMATION

Full name: Brynn Marie Larsen
Current address: 6661 Duane Rd. Lena, WI 54139
Date of birth: 08-11-1989 Telephone #: (920) 373 - 2203
Email Address, if applicable: brynnlarsen12@gmail.com
Age/relationship of who you currently live with: Madelyn Kussow - 29 - Fiancée
*The address you wish to move to? 204 W. Highland Dr. Oconto Falls

*Required information, your appeal will not be considered complete without an address.

Attach a letter from the property owner which shows that he/she is willing to rent to you and knows you are a registered sex offender. Your appeal will not be heard until you provide such proof.

Age/relationship of those who you plan to live with: Madelyn Kussow - 29 - Fiancée
Name of your Dept. of Corrections Agent, if applicable: Dana Sotka - 61613

SEXUAL OFFENSE(S)

List every sexual offense on your conviction record and answer the following questions:

SEXUAL OFFENSE #1 Conviction type: ☒ ADULT ☐ JUVENILE
Offense Degree (circle one): 1st 2nd 3rd 4th Offense: Sexual Assault
Offense Date: 11-01-2013 Conviction Date: 2-10-2021 County & State Oconto, WI
Victim's age: 15 Sentence: 7yrs; 2ic - 5 ES Time served: 4-22-21-01-24-23 ic
Are you currently under supervision with the Department of Corrections for this offense? yes 01-24-23-
How do you feel this sexual crime affected your victim? (Do not identify victim) Present ES

After hearing her statement, my crime has caused severe damage to all areas of the victim's well-being. I understand the harm I inflicted has lasting consequences on her life. I feel my sex crime has negatively affected her life daily. My hope is that she continues to heal and find peace.

SEXUAL OFFENSE #2 Conviction type: ☐ ADULT ☐ JUVENILE
Offense Degree (circle one): 1st 2nd 3rd 4th Offense: _____
Offense Date: _____ Conviction Date: _____ county & state _____
Victim's age: _____ Sentence: _____ Time served: _____
Are you currently under supervision with the Department of Corrections for this offense? _____
How do you feel this sexual crime affected your victim? (Do not identify victim) _____

SEXUAL OFFENSE #3 Conviction type: ☐ ADULT ☐ JUVENILE
Offense Degree (circle one): 1st 2nd 3rd 4th Offense: _____
Offense Date: _____ Conviction Date: _____ county & state _____
Victim's age: _____ Sentence: _____ Time served: _____
Are you currently under supervision with the Department of Corrections for this offense? _____
How do you feel this sexual crime affected your victim? (Do not identify victim) _____

☐ Check here if you have been convicted of four or more sexual offenses and attach extra sheets listing those offenses.

CRIMINAL HISTORY

Are you currently incarcerated? NO If so, when is your expected release date? _____
List all previous criminal convictions below, including date and location of each offense (attach extra sheets, if needed):

CRIME (Exclude Juvenile Offenses)	OFFENSE YEAR	IN WHAT CITY, COUNTY, STATE?
-----------------------------------	--------------	------------------------------

1. _____

2. _____
3. _____

COMPLETED TREATMENT PROGRAMS

(This confidential part of your appeal will only be available to the Board and not be available to the public)

List the names of any treatment programs you have **completed** and **attach a document proving that you have completed that treatment program**, or answer "None" if you completed no programs.

PLANNING COMMISSION WILL ASSUME YOU HAVE NOT COMPLETED A TREATMENT PROGRAM UNLESS YOU PROVIDE A DOCUMENT WHICH PROVES YOU HAVE COMPLETED THE TREATMENT PROGRAM. IF YOU DO NOT HAVE VERIFICATION DOCUMENTS AT THE TIME YOU SUBMIT THIS APPLICATION, THEY MUST BE PRESENTED TO THE PLANNING COMMISSION AT THE SCHEDULED MEETING.

SUBJECT	NAME(S) OF COMPLETED TREATMENT PROGRAM(S)
☒ Sex Offender	<u>Sex Offender Treatment- SOT-2</u> <u>3-1-2022 - 9-27-2022</u> <u>105 hours</u> <u>TCT</u>
☐ Anger Mgmt.	_____
☐ Alcohol	_____
☐ Drugs	_____

COMMUNITY TIES AND SUPPORT

Have you ever lived in the City of Oconto Falls? Yes

If yes, provide address and what years? 218 S. Farm Rd. 13 yrs ; 456 Polczinski Cir. 22 yrs

Identify by name which of the following people or groups will support you if you move to Oconto Falls.

NETWORK	NAMES OF OR RELATIONSHIP TO SUPPORTING PEOPLE/GROUPS
☒ Family	<u>Todd and Dawn Larsen</u> <u>Bill and Holli Kussow</u>
☒ Work other	<u>Craig and Crystal Young</u> <u>Tom and Steph Wirhanowicz</u>
☒ Church	<u>Pastor Chris and Jamie Antoniak</u> <u>Jenny Mercier</u>
☒ Friends	<u>Larry and Rochell Otto</u> <u>Sue and Paul Mogged</u>
☒ Other Support	<u>Bobbi and Hannah Reed</u> <u>Andy and Lisa Shamborek</u>

APPELLANT'S SIGNATURE

BY SIGNING BELOW, I HEREBY CERTIFY THAT ALL STATEMENTS MADE ON THIS APPEAL FORM ARE TRUE AND COMPLETE. I UNDERSTAND THAT ANY OMISSIONS OR UNTRUTHFUL STATEMENTS WILL BE GROUNDS FOR DENIAL OF MY APPEAL. FURTHERMORE, I AUTHORIZE THE CITY OF OCONTO FALLS TO CONDUCT A CRIMINAL BACKGROUND CHECK AND USE ANY INFORMATION OBTAINED THEREFROM AT MY HEARING. I HOLD HARMLESS AND INDEMNIFY THE CITY OF GREEN BAY, ITS OFFICERS, AGENTS AND EMPLOYEES, AND ANY PERSONS PROVIDING THE INFORMATION, FROM ANY LIABILITY RELATED TO PERFORMING THE BACKGROUND CHECK.

Appellant's Signature: Brynn Larsen Date: 7.16.2026

RETURN THIS COMPLETED APPEAL TO: CITY OF OCONTO FALLS, ADMINISTRATOR, 500 N. CHESTNUT AVE/PO BOX 70, OCONTO FALLS, WI 54154.

YOU WILL BE NOTIFIED OF THE DATE AND TIME OF YOUR APPEAL HEARING BEFORE THE CITY OF OCONTO FALLS PLANNING COMMISSION, WHICH MAY BE 30-45 DAYS AFTER RECEIPT OF YOUR APPEAL.

WISCONSIN

Division of Community Corrections
Division of Juvenile Corrections
DOC-2110 (Rev. 1/2022)

* *

SEX OFFENDER RESIDENCE ASSESSMENT

CLIENT / YOUTH NAME Larsen, Brynn	DOC NUMBER 699097	AGENT NAME Dana Sotka	AGENT NUMBER 61613
ADDRESS 204 W Highland Drive	CITY Oconto Fall	STATE WI	ZIP CODE 54154

I. RESIDENCE ELIGIBILITY REVIEW

ANY VICTIMS UNDER THE AGE OF 18?	☒ Yes ☐ No
VICTIM / FAMILY PROXIMITY CHECK COMPLETED	☒ Yes ☐ No DATE 6-26-26
CHECK WITH DEPARTMENT OF CHILDREN AND FAMILIES COMPLETED	☒ Yes ☐ No DATE 6-23-26
RESIDENCE IS HABITABLE (e.g. electricity, running water)	☒ Yes ☐ No Date of onsite inspection 6-23-26
ANY CONCERNS HAVE BEEN REVIEWED WITH SUPERVISOR	☒ Yes ☐ No DATE 6-23-26

II. RESIDENCE ASSESSMENT (COMPLETE IF RESIDENCE DEEMED APPROPRIATE FOR CONSIDERATION)

DATE OF ON-SITE INSPECTION 6-23-26	DATE OF NEIGHBORHOOD INSPECTION 6-23-26	☒ PROPOSED RESIDENCE ☐ CURRENT RESIDENCE
---------------------------------------	--	---

III. RESIDENCE DESCRIPTION

TYPE	☒ SINGLE FAMILY ☐ DUPLEX ☐ MULTI-UNIT COMPLEX ☐ OTHER:
NUMBER OF BEDROOMS 3	DOES CLIENT / YOUTH SHARE BEDROOM - IF YES, LIST WITH WHOM ☐ Yes ☒ No Would live with domestic partner

IV. LIST OCCUPANTS OF DWELLING (Place an * next to occupants that are approved chaperones)

NAME	AGE	RELATIONSHIP	AWARE OF OFFENSE	AWARE OF RULES
Maddie			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No

V. NEIGHBORHOOD DESCRIPTIONS

☒ RESIDENTIAL	☐ COMMERCIAL	☐ INDUSTRIAL	☐ RURAL
---	-------------------------------------	-------------------------------------	--------------------------------

Direct neighborhood considerations up to approximately 2500 feet (i.e., schools, parks, daycare/group homes, etc.). When marking proximity, consider the most direct route. Considerations listed below need not result in automatic disapproval; mitigating and aggravating factors should be considered when making the final decision.

NAME/TYPE	PROXIMITY (feet)	NAME/TYPE	PROXIMITY (feet)

INCLUDE GENERAL COMMENTS/OBSERVATIONS ABOUT NEIGHBORHOOD, INCLUDING IF THERE IS A LOCAL ORDINANCE RESTRICTING RESIDENCY: General residential area

ANALYSIS / RATIONALE FOR RESIDENCE DETERMINATION BASED ON ABOVE INFORMATION. INCLUDE INFORMATION REGARDING MITIGATION OR AGGRAVATING FACTORS:

There is no ordinance restricting establishing residence unless it is in 1000 feet of a prohibited location which - the assessment did not reveal. There were no other concerns.

VI. RESIDENCE IS APPROPRIATE ☒ Yes ☐ No

COMPLETED BY (SIGNATURE): Dana Sotka	DATE SIGNED 6-23-26	SUPERVISOR SIGNATURE: Dylan Larsen	DATE SIGNED 6/24/26
---	------------------------	---------------------------------------	------------------------



SEX OFFENDER PROGRAM REPORT - FEMALES

CLIENT NAME (Last, First, MI) Larsen, Brynn		DOC # 699097	DOB 8/11/1989	
REPORT TYPE ☐ INITIAL ☐ PROGRESS ☒ DISCHARGE / EXIT		REPORT DATE 9/30/2022	MR/PMR/ES DATE 4/16/2023	DISCHARGE DATE 4/16/2028
AGENT # 61605				
FACILITY/ AGENCY TCI	PROGRAM NAME / PHASE SOT-2	PROGRAM TYPE SOT	FACILITATOR(S) NAME(S) V. Visscher, Psy.D. N. Hubbard, M.A.	
ENTRY DATE 3/1/2022	EXIT DATE 9/27/2022	PROGRAM HOURS COMPLETED 105 hours		

PART I: RISK / NEED ASSESSMENT - FROM DOC-3776A SEX OFFENDER TREATMENT EVALUATION - FEMALES

NOTE: Female sex offenders are generally low risk to sexually re-offend. Overt statements by the offender about intention to re-offend may indicate that a higher risk level is appropriate.

CLIENT HAS MADE STATEMENTS REGARDING INTENTION TO SEXUALLY RE-OFFEND ☐ YES ☒ NO

PART II: PATHWAY TO OFFENDING (DAI only)	Absent	Present	Comments
Directed-Avoidant	☒	☐	
Implicit-Disorganized	☒	☐	
Explicit-Approach	☐	☒	

PART III: STATUS TREATMENT NEED(S)

PART IIIA: RATING GUIDE

LOW = minimal or no need for improvement MEDIUM = some need for improvement HIGH = considerable need for improvement

INTIMACY & RELATIONSHIP ISSUES	Low	Medium	High	Comments
1. Intimacy Deficits	☐	☒	☐	Ms. Larsen viewed the victim as her best friend and appeared to feel as if she could not reveal to others that she identified as gay. She has made significant progress towards being open with others about her feelings, being vulnerable to increase intimacy. However, she still struggles somewhat with confronting and sitting with uncomfortable emotions with her loved ones. Therefore, she should continue to work towards making more progress in this area.
2. Dysfunctional Relationships	☒	☐	☐	Ms. Larsen's first sexual contact was with an 18 year old when she was 14. She had difficulties trusting others after being cheated on and after having an ex-boyfriend bully her when she came out as gay. She has learned to recognize red flags and unhealthy dynamics in a relationship and how to communicate better with others.
3. Co-Offender Coercion and Dependency	☒	☐	☐	There was no co-offender. No additional comments.
COGNITIVE PROCESSES	Low	Medium	High	Comments
4. Offense Supportive Cognitions	☒	☐	☐	She reported that she loved her victim and that she did not "force anything" on her. She alleged that the victim was also sleeping with others while underage. She did not take full responsibility for her actions. Over the course of treatment, she was able to challenge her offense supportive cognitions and recognize that, despite her feelings towards the victim, her actions did constitute grooming. Therefore, this is no longer an area of growth for her.
5. Sexuality Beliefs	☒	☐	☐	She initially stated that nothing else mattered except that she was in love with the victim. However, she later identified that healthy sexuality involved two consenting adults who maintain appropriate boundaries with one another.



				She continued to work towards challenging her beliefs about sex and love, including that her feeling toward the victim did not constitute love despite how it felt to her at the time of the offense. She has made significant progress in her ability to be open about different beliefs regarding sex and understanding what constitutes a healthy dynamic. Therefore, this is no longer an area of concern for her.
6. Distortions of Self and Others	☐	☒	☐	Ms. Larsen denied that she was not a "predator" because she did not engage in any activity that the victim did not want to do. While she is still struggling somewhat with understanding the impact of her behavior on the victim due to her own feelings towards the victim during their contact, she has made significant strides in this area and was able to imagine, based on topics discussed in the TREM curriculum, how she may have negatively impacted her victim. She is steadily making progress in this area and should continue to work on challenging her perspective on things.
7. Antisocial Attitudes	☒	☐	☐	She continued not to accept blame or responsibility for her actions. She has taken full responsibility for her actions and now understands that her behaviors were damaging and not healthy choices at the time.
EMOTIONAL PROCESSES	Low	Medium	High	Comments
8. Self-Regulation/Coping	☒	☐	☐	She has adequate coping skills for life's stressors. No additional comments.
SEXUAL DYNAMICS	Low	Medium	High	Comments
9. Deviant Sexual Interests	☐	☒	☐	Ms. Larsen has reportedly had repeated sexual contact with underage individuals. She acknowledged being attracted to younger (post-pubescent) individuals. She expressed feeling a connection to teenagers at the time of her offense due to her difficulty being open about who she truly was and feeling left behind developmentally by friends. However, she is currently in an age-appropriate relationship and has committed to setting healthy boundaries and continuously challenging herself. It is important that she continues to work on this area.
10. Sex as Coping	☒	☐	☐	She denied ever having used sex to cope. No additional comments.
11. Instrumental Goals	☒	☐	☐	There is nothing in the records or Ms. Larsen's statements to suggest that this is an area of concern for her. No additional comments.
12. Healthy Sexuality Knowledge	☒	☐	☐	While she has some healthy sexual knowledge, she also reported that she was taught sex was something not talked about, and she learned that having sex with someone who was older (an 18 year old boyfriend when she was 14) was appropriate. She has made significant progress in being able to more openly discuss sex and her wants and needs and negotiate with her partner.
SOCIAL FUNCTIONING	Low	Medium	High	Comments
13. Social Support-Influences	☐	☒	☐	Reportedly Ms. Larsen's parents, who are a main source of support for her, were questioning what the victim had to gain by making the police report. They additionally indicated that they believed Ms. Larsen and the victim were actually in love, and that the victim manipulated them to get closer to Ms. Larsen. Ms. Larsen reported that some of her supports continue to express offense supportive cognitions, but that she has been more able to identify and challenge those cognitions as well as express to them that those comments are unhelpful for her. She stated that she understands her focus should be on building relationships with individuals who are aware of her offense and actively challenge her and push her towards prosocial behaviors, and she indicated that

				she continues to work on doing so. While she has made some progress in this area, she still maintains connections with family with offense supportive cognitions and, therefore, needs to continue to work on challenging herself and bolstering her positive supports to decrease her chances of returning to old thoughts and behaviors.
14. Social Difficulties/Isolation	☐	☒	☐	While Ms. Larsen has not struggled with forming social relationships, she has not felt comfortable coming out to others in a small town and was therefore isolated in regards to if she would be accepted for her sexual identity. Ms. Larsen has made significant progress in being able to openly discuss her sexual identity and feeling more comfortable with being herself. She is currently in a romantic relationship that she indicates is supportive and her family is aware of her sexual identity, and she expressed feeling less isolated socially. However, she should continue to work on developing more prosocial relationships outside of her immediate family and significant other, especially since she continues to worry about engaging in appropriate public displays of affection.
PERSONAL HISTORY	Low	Medium	High	Comments
15. Trauma History	☐	☒	☐	Ms. Larsen reported that she was verbally abused by a coach in the past and that her arrest was traumatic for her. Ms. Larsen has made improvements in her ability to cope with trauma symptoms and has been working on being vulnerable as she shares her experiences with others; however, she needs to continue work on exploring how her past influences her fear of confrontation and openly communicating her wants, needs, thoughts, and feelings with others.
16. Substance Use History	☒	☐	☐	There is nothing in the records or Ms. Larsen's statements to suggest that this is an area of concern for her. No additional comments.

Comments / Rationale for Ratings:

PART IIIB: CLIENT STRENGTHS

Ms. Larsen does not have a substance use history and has never used sex to cope. She is willing to help others and provide feedback.

PART IV: INITIAL PROGRESS OR DISCHARGE SUMMARY (Narrative)

According to Ms. Larsen's sex offender treatment evaluation completed in 2021: "At the age of 24, Ms. Larsen entered into a year-long relationship, which included inappropriate sexual contact, with a 15-year-old female student while she was acting as an assistant volleyball coach and substitute teacher to said student. Ms. Larsen and the victim's families were well-known to each other and Ms. Larsen's mother was a teacher at the victim's school as well. They talked on SnapChat for approximately one week before they met up in person and had sexual contact for the first time in Ms. Larsen's car. Ms. Larsen was living with her parents at the time of the offense and the victim sometimes slept over after volleyball games. During these incidents, Ms. Larsen engaged in sexual activity with the victim. Police received reports in 2014 that alleged that Ms. Larsen was having an inappropriate relationship with the victim. At the time, both Ms. Larsen and the victim denied any sexual contact when questioned by the police and Ms. Larsen described the victim as her best friend and stated that she could not imagine not being able to spend time with her. It was noted that, based on Ms. Larsen's report of herself and the victim sleeping together in the same bed in their underwear, the police cautioned her that her behavior was inappropriate. Both Ms. Larsen's mother and the victim's mother asked Ms. Larsen and the victim if they were engaging in an inappropriate relationship and they both denied it. Despite this initial investigation and their mothers' suspicions, Ms. Larsen continued to have sexual contact with the victim. Ms. Larsen's contact with the victim ended when the victim transferred schools and Ms. Larsen gained employment in another town. The victim contacted the police in 2019 to disclose the true nature of the relationship. The detective investigating the offense received permission from the victim to take over her Facebook account to engage in a conversation with Ms. Larsen in which Ms. Larsen admitted to the relationship." Her identified treatment needs were intimacy deficits, problems with healthy relationships, offense supportive cognitions, antisocial attitudes, sexuality beliefs, distortions of self and others, healthy sexual knowledge, social support influences and difficulties/trauma related to her sexual identity. Her goals for group were "understanding what would be okay in a relationship" and "to have a feeling of that's what a relationship should feel like."

During the group, Ms. Larsen began to grow in her ability to understand why she behaved the way she did and to accept responsibility for her actions. She had been open to accepting feedback from Facilitators and her fellow group members and actively worked on becoming more comfortable discussing sex and sexuality and setting and maintaining appropriate boundaries with others, as well as challenging her views on intimacy and relationships. She also acknowledged her difficulty being open about her feelings and directly dealing with conflict and was striving to utilize skills from group to manage those conflicts.

At the conclusion of group, Ms. Larsen had made significant progress in several domains that were previously high treatment needs. She had done an excellent job of focusing on herself and her own needs during group while also giving advice and offering constructive feedback to her fellow group members. She has learned to recognize her areas of weakness and willingly admits when she needs to work on something as well as having expressed her intention to continue to make progress in individual treatment. She completed all homework on time, had no written or verbal warnings, and actively participated in group.

PART V: PROGRAM STATUS / WICS DISCHARGE STATUS
(this section required only upon completion, withdrawal or termination)

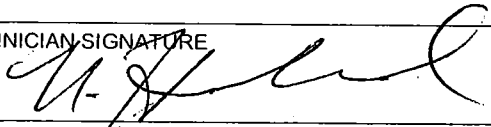
☐ Enrolled / Continuing	☐ Terminated - No Fault	☐ Aftercare - Community	☐ Withdrew
☒ Completed	☐ Terminated - Staff	☐ Aftercare - Institution	

When the discharge status is "Terminated - No Fault" because placement is inappropriate, indicate the recommended placement and place on the **WAIT LIST** status for:

☐ Reoffense prevention plan (DOC-2456) completed by offender and sent to supervising agent (Discharge/ Exit Report only).

PART VI: RECOMMENDATION(S)

It is highly recommended that she continues to work on progressing in communicating her wants, needs, thoughts, and feelings with others, openly and directly confronting conflict, being vulnerable with others, recognizing and challenging offense supportive cognitions from others, and being able to see her victim's perspective in order to fully understand the impact of her behavior. Due to the tremendous progress that she has already made in these areas, individual treatment should be sufficient for Ms. Larsen to continue to progress.

CLINICIAN NAME (type or print clearly) N. Hubbard, MA	CLINICIAN SIGNATURE 	DATE SIGNED 10.19.22
--	---	-------------------------

Oconto County SOLO Parcel Report

Parcel ID: 2660607013841T

School District: OCONTO FALLS

Other Districts: CITY OF O. FALLS TID #3

Assessed Acreage: 7.250

Land Value: \$116,100

Primary Owner(s): MARY J MCDERMID

Improvement Value: \$0

Address: PO BOX 121

Section: SEC26-T28N-R19E

OCONTO FALLS, WI 54154-0121

Volume/Page: 1508-949

Document Number: 639279

Physical Address:

Legal Description: ASSESSORS PL T S26-28-19 203/209 O L 13

2660626036154 1508-949 TRUST 639279



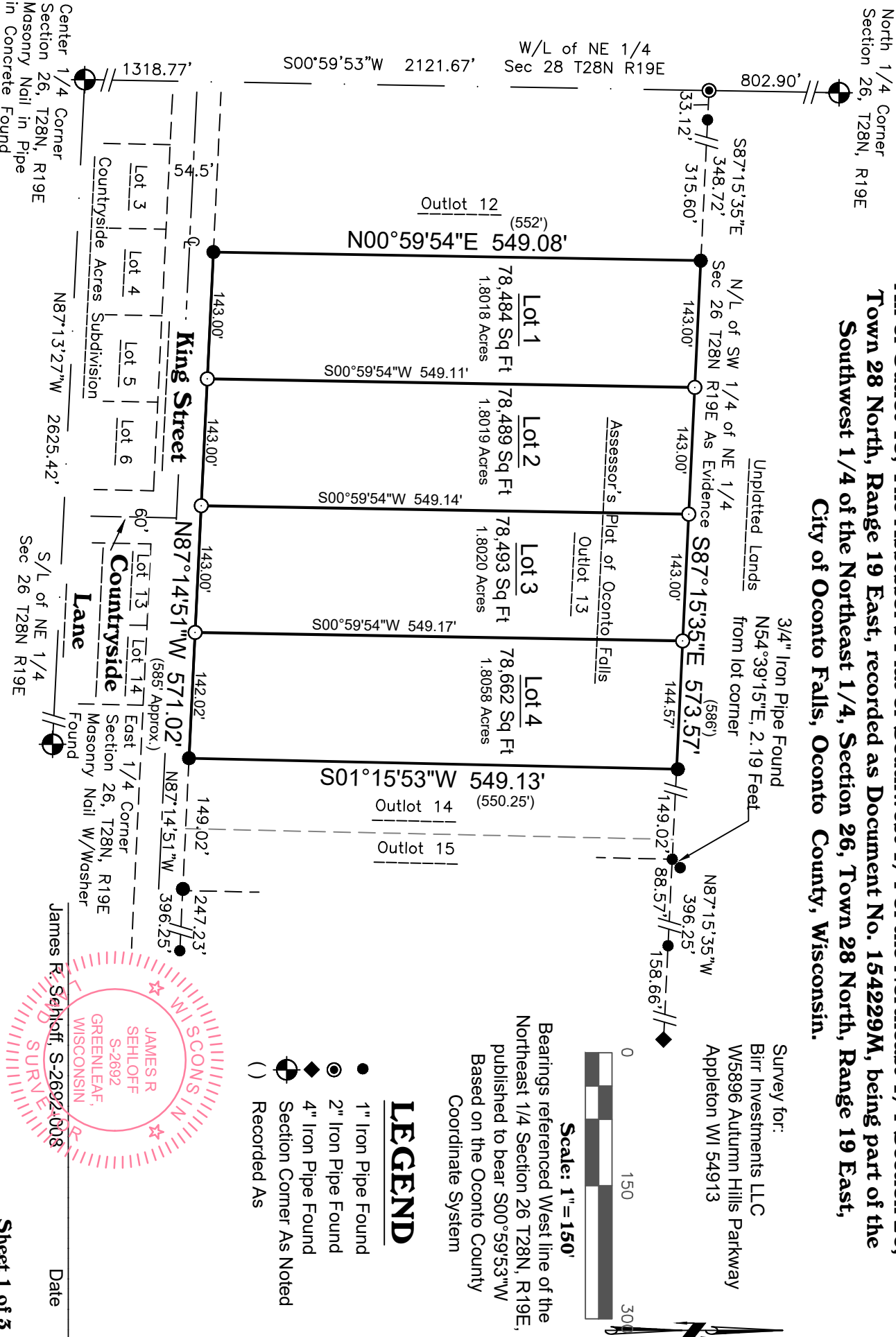
Oconto County Land Information Systems makes every effort to produce the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Oconto County does not guarantee the accuracy of the material contained herein 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.



Report Created At 8/5/2026 10:19 AM

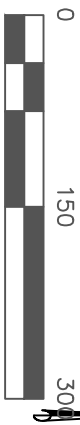
CERTIFIED SURVEY MAP

All of Outlot 13, The Assessor's Plat of Southwest 1/4 of the Northeast 1/4 Section 26, Town 28 North, Range 19 East, recorded as Document No. 154229M, being part of the Southwest 1/4 of the Northeast 1/4, Section 26, Town 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin.



Survey for:

Bir Investments LLC
W5896 Autumn Hills Parkway
Appleton WI 54913

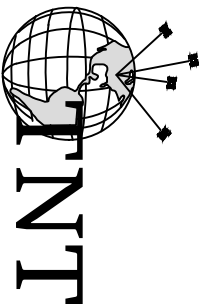


Scale: 1"=150'

Bearings referenced West line of the Northeast 1/4 Section 26 T28N, R19E, published to bear S00°59'53"W
Based on the Oconto County Coordinate System

LEGEND

- 1" Iron Pipe Found
- ⊙ 2" Iron Pipe Found
- ◆ 4" Iron Pipe Found
- ⊕ Section Corner As Noted
- () Recorded As



Professional Land
SURVEYORS Inc.

2165 S. Broadway

Green Bay, WI 54304

(920)406-1477

Job # 0426-113

Center 1/4 Corner
Section 26, T28N, R19E
Masonry Nail in Pipe
in Concrete Found

N87°13'27"W 2625.42'

Lane

Found

James R. Sehlhoff, S-2692-008

Date



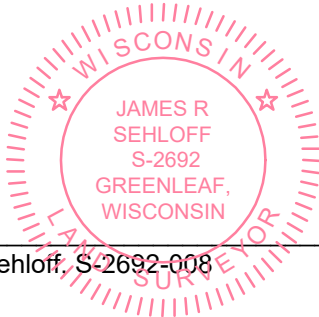
CERTIFIED SURVEY MAP

All of Outlot 13, The Assessor's Plat of Southwest 1/4 of the Northeast 1/4 Section 26, Town 28 North, Range 19 East, recorded as Document No. 154229M, being part of the Southwest 1/4 of the Northeast 1/4, Section 26, Town 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, James R Sehloff, Professional Land Surveyor S-2692, do hereby certify: that in full compliance with the provisions of Chapter 236.34 of Wisconsin Statutes, subdivision regulations of the City of Oconto Falls; under the direction of Birr Investments, LLC, the property owner of subject parcel, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is all All of Outlot 13, The Assessor's Plat of Southwest 1/4 of the Northeast 1/4 Section 26, Town 28 North, Range 19 East, recorded as Document No. 154229M, being part of the Southwest 1/4 of the Northeast 1/4, Section 26, Town 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin, containing 314,128 Square Feet (7.2114 Acres). Subject to all easements and restrictions of record.

Dated this _____ day of _____, 2026



James R. Sehloff, S-2692-008

OWNER'S CERTIFICATE:

Birr Investments, LLC, a Limited Liability Company, duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that I caused the land described on this map to be surveyed, mapped, and divided as represented on this Certified Survey Map.

I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Oconto Falls

Kevin Birr, Birr Investments, LLC
Managing Member

STATE OF WISCONSIN)

COUNTY OF _____) ss

Personally came before me this _____ day of _____ 20____, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____

CERTIFIED SURVEY MAP

All of Outlot 13, The Assessor's Plat of Southwest 1/4 of the Northeast 1/4 Section 26, Town 28 North, Range 19 East, recorded as Document No. 154229M, being part of the Southwest 1/4 of the Northeast 1/4, Section 26, Town 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin.

City of Oconto Falls Approval:

Approved by the City of Oconto Falls on this _____ day of _____, 20____.

Jenny Friedman, Deputy Clerk

Oconto County Treasurer:

As duly elected Oconto County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Nikki Tolzman, Oconto County Treasurer

Date

Oconto Falls Treasurer:

As duly elected Oconto Falls Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Scott Schoen, Deputy Treasurer

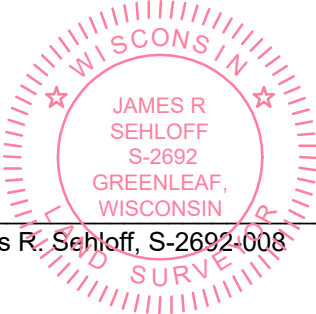
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Property Owner of Record	Recording Information	Parcel Number(s)
Birr Investments, LLC	Doc 784975	2660607013841T

James R. Sehloff, S-2692-008

Date



A REPORT FOR WETLAND DELINEATION SERVICES



Birr – King St, Oconto Falls

Oconto County, WI

Parcel ID: 266-0607013841T

May 12th, 2026



Wetland Determination Report

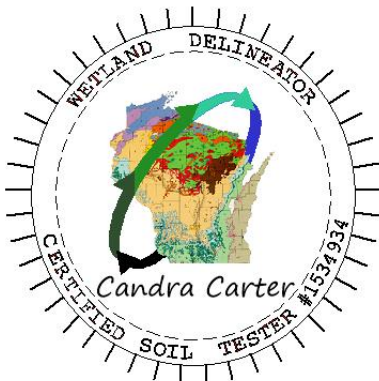
Birr – King St, Oconto Falls
City of Oconto Falls, Oconto County, WI

Prepared For:

Kevin Birr
W5896 Autumn Hills Parkway
Appleton, WI 54913
Birk70@hotmail.com

Prepared By:

Candra Carter
Branch River Testing Services, LLC
693 Lamers Clancy Rd
Greenleaf, WI 54126
C: (920) 309-7479
branchrivercandra@yahoo.com



**Branch River
Testing Services LLC.**

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Attached: WDNR Assured Wetland Delineator Confirmation Letter

1.0 Introduction

1.1 Project and Site Description

Branch River Testing Services, LLC performed a wetland determination for Oconto County Parcel 266-0607013841T. The area of interest (AOI) covers the entire existing 7.25-acre parcel – to be split although development activities will likely remain towards the south end of the AOI.

Field work on this site took place 5/10/26 just at the start of the growing season and 3 sample points were done in areas most likely to meet wetland parameters based on the site review. Data collected within these points including soils, vegetation, and hydrologic indicators were used to determine if wetlands exist within the AOI in accordance with standard delineation procedures.

1.2 Investigator Qualifications

This report describes the methodology and results of the wetland delineation conducted by Candra Carter, a consultant for Branch River Testing Services, LLC. Branch River Testing Services provides an array of environmental and land evaluation services, with a primary focus on soil and site evaluations for Private Onsite Wastewater Treatment Systems (POWTS). Candra holds a Certified Soil Tester License and has been soil testing for 7 years. Candra has a B.S in Soil Science and Land Management from the University of Wisconsin – Stevens Point with a Wetland Science Certificate. She has also completed the Critical Insights for Wetland & Waterway Professionals administered by the University of Wisconsin – Lacrosse in 2025 & 2026. Candra is recognized as an assured wetland delineator by the Wisconsin Department of Natural Resources (WDNR).

2.0 Methodology

The wetland investigation followed the protocols and guidance outlined in the United States Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, 2012), and Guidance for Submittal of Delineation Reports to the St.

Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources (2015).

The Environmental Protection Agency (EPA) and the U.S. Army Corps of Engineers (USACE) jointly define wetlands as: “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

According to the procedures indicated in the USACE 1987 Manual and the Northcentral and Northeast Regional Supplement under normal circumstances, one positive indicator is required from each of the three wetland parameters: hydrology, vegetation, and soils for an area to be classified as wetland.

2.1 Offsite Review

Prior to completing the field investigation, a review of the available public mapping resources was done. This review helps to identify specific areas in the project area that have wetland potential so they can be investigated in greater detail in the field. The mapping and other resources reviewed include:

- 2' Contours from Statewide Mapping (**Figure 2**)
- Wisconsin DEM and Hillshade from LiDAR (**Figure 3**)
- WDNR Wisconsin Wetland Inventory (WWI) Map (**Figure 4**)
- U.S. Fish and Wildlife Service National Wetland Inventory Map
- Historical Aerial Review from Wisconsin Aerial Imagery Finder
- Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) Soil (**Appendix D**)

3.0 Results and Discussion

3.1 Off-Site Review

3.1.1 Existing Wetland Mapping

The offsite review indicates a fringe of forested, broad-leaf deciduous type wetlands mapped in the northwest portion of the AOI by the Wisconsin Wetland Inventory.

3.1.2 Historical Aerial Imagery

A review of the available historical aerial imagery from the Wisconsin Historic Aerial Imagery Finder was used and no areas with evidence of inundation were evident.

3.2 Field Investigation

3.2.1 Site Conditions & Hydrology

Formal wetland delineations must be performed during the growing season to best evaluate certain parameters. This evaluation took place at the beginning of the growing season. Nearby weather station GREEN BAY A S INTLAP estimates the growing season to be from April 24th to October 13th using the 50% probability of the first and last 28°F temperature. The soil temperature measured at 12" was 48 degrees Fahrenheit confirming the growing season had begun. Alongside this, woody vegetation had begun to bud. The antecedent precipitation tool determined the prior period before the investigation to be wetter than normal, see **Appendix E**. Wetland hydrology indicators were met at all sample points, see wetland data sheets for full descriptions.

3.2.2 Vegetation

Vegetation within the study area was evaluated in accordance with the routine on-site methodology outlined in the 1987 USACE Wetland Delineation Manual and regional supplement. Plant species were identified within the sample area and classified by wetland indicator status using the Northcentral and Northeast Region National Wetland Indicator Plant List – 2022. Vegetation sampling was conducted using standard plot sizes with a 30' radius for trees, 15' radius for shrubs, 5' radius for herbaceous species and 30' radius for woody vines. The dominance test and prevalence index are utilized to determine if

hydrophytic vegetation is present. None of the sampling points met hydrophytic vegetation, see full vegetation sampling in Appendix B.

3.2.3 Soils

Existing soil mapping indicates the entire AOI to be the Solona fine sandy loam series which is considered predominantly non-hydric in WI. There is also the Kiva series mapped in close proximity which is nonhydric in WI. The soils observed correspond to the somewhat poorly drained mapped Solona series and the Kiva is likely found within the AOI at higher elevations. No hydric soil indicators were met within the sample points.

4.0 Conclusion

Through the standard procedures and expectations outlined by the USACOE Wetland Delineation Manual and the Regional Supplement for the Northcentral and Northeast region, it was confirmed that no wetlands exist within the AOI. Wetland hydrology was met within microtopographic depressions, however, hydrophytic vegetation and hydric soils were lacking. Future development activities within this area does not impose risk to any wetlands.

5.0 Literature Cited

- Black, M.R., and E.J. Judziewicz. *Wildflowers of Wisconsin and the Great Lakes Region: A Comprehensive Field Guide*. University of Wisconsin Press, 2009.
- Farm Service Agency, United States Department of Agriculture. *FSA Aerial Imagery*.
- Judziewicz, E.J., L.G. Clark, R.W. Freckmann, and M.R. Black. *Field Guide to Wisconsin Grasses*. University of Wisconsin Press, 2014.
- Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/>. Accessed Oct. 2021 and Apr. 2023.
- Surface Water Data Viewer Staff, Wisconsin Department of Natural Resources. *Surface Water Data Viewer*. <https://dnr.wi.gov/topic/surfacewater/swdv/>. Accessed Oct. 2021 and Apr. 2023.
- United States Army Corps of Engineers. *National Wetland Plant List*, version 3.5, 2020. <http://wetland-plants.sec.usace.army.mil/>.
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual*, 1987.
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, version 2.0, 2012.
- United States Department of Agriculture, Natural Resources Conservation Service. *Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils*, version 8.2, 2018.
- FOTG, Section II, Climatic Data, Agricultural Applied Climate Information System*.

Appendix A

Site Mapping

Figures Within

Figure 1 – Site Overview

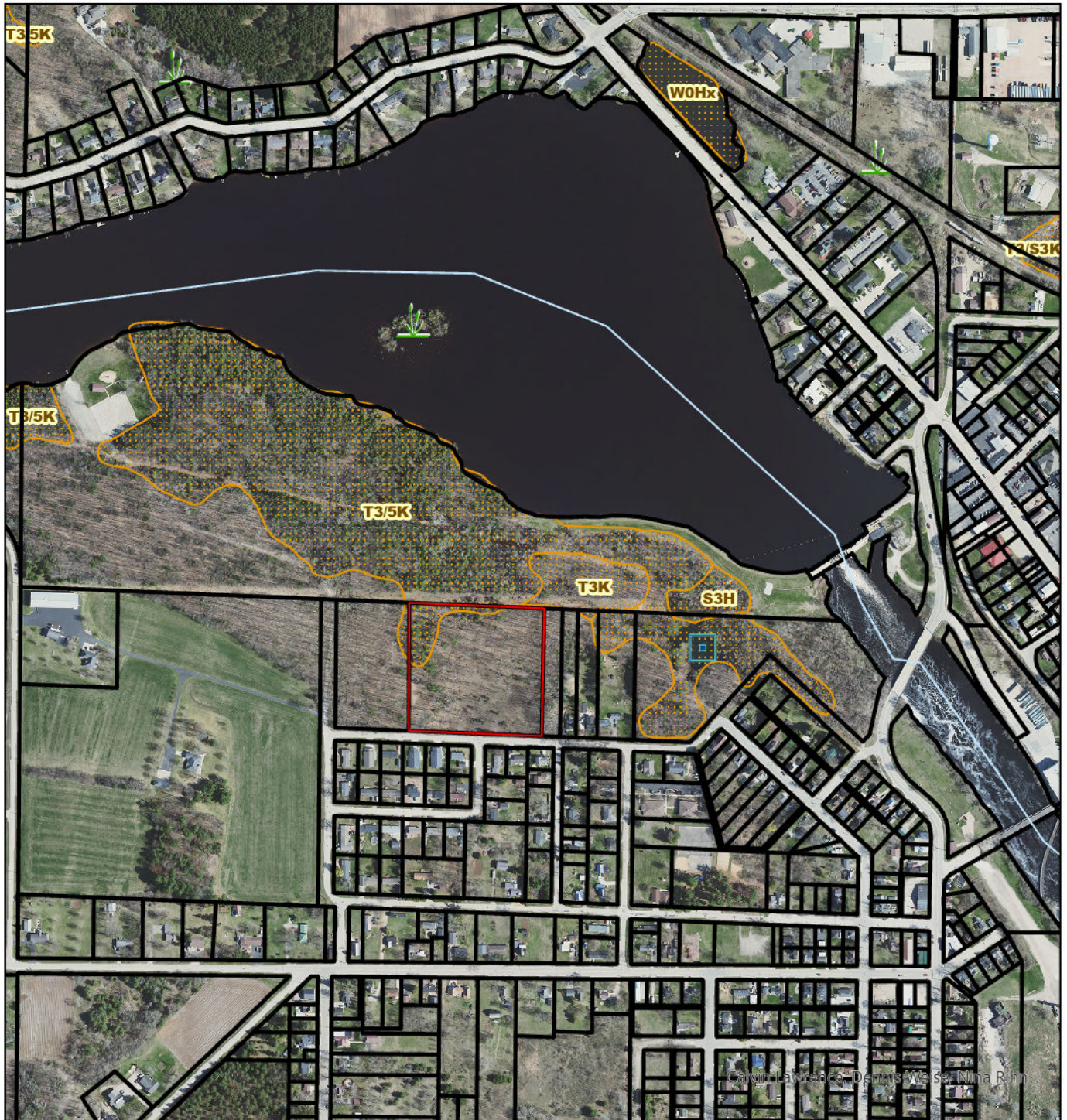
Figure 2 – Contour Map

Figure 3 – Wisconsin DEM and Hillshade Map

Figure 4 – Wisconsin Wetland Inventory Map

Figure 5 – Wetland Determination Figure

Figure 1 - Site Overview
Birr - King St, Oconto Falls

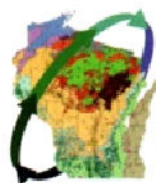


Legend

-  Area of Interest
-  Stream/River
-  Property Lines
-  Wetland Class Areas



0 0.05 0.1 0.2 Miles



**Branch River
Testing Services LLC**

Figure 2 - 2' Contours
Oconto Falls - Birr

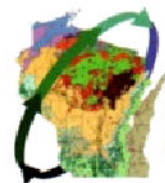


Legend

 Area of Interest

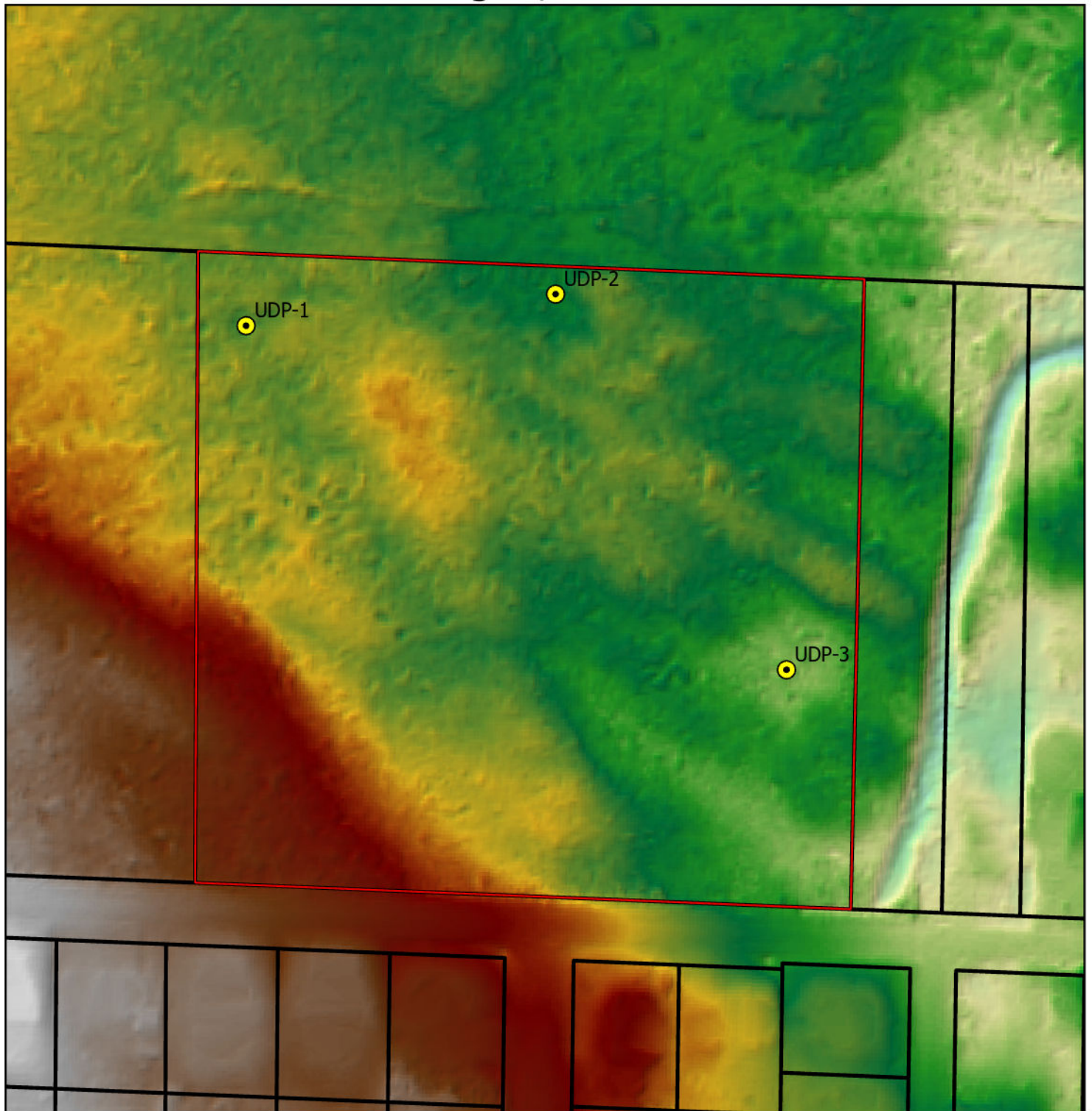


0 0.01 0.02 0.04 Miles



**Branch River
Testing Services LLC.**

Figure 3 - Wisconsin DEM and Hillshade Map
Birr - King St, Oconto Falls

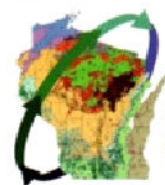


Legend

-  Area of Interest
-  Sample Points



0 0.01 0.02 0.04 Miles



**Branch River
Testing Services LLC.**

Figure 4 - Wisconsin Wetland Inventory Map
Birr - King St, Oconto Falls

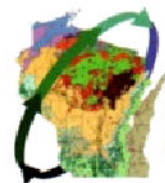


Legend

- Area of Interest
- Property Lines
- Sample Points
- Wetland Indicators and Soils
- Wetland Class Areas



0 0.01 0.02 0.04 Miles



**Branch River
Testing Services LLC.**

Figure 5 - Wetland Determination Figure
Birr - King St, Oconto Falls

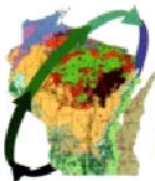


Legend

-  Area of Interest
-  Property Lines
-  Sample Points



0 0.01 0.02 0.04 Miles



**Branch River
Testing Services LLC.**

Appendix B

Wetland Determination Data Forms

VEGETATION – Use scientific names of plants.

 Sampling Point: UDP-1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. <u>Acer Saccharum</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Pinus strobus</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Tsuga canadensis</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
5. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>130</u></td> <td>x 4 = <u>520</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>130</u> (A)</td> <td><u>520</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>130</u>	x 4 = <u>520</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>130</u> (A)	<u>520</u> (B)	Prevalence Index = B/A = <u>4.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>130</u>	x 4 = <u>520</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>130</u> (A)	<u>520</u> (B)																			
Prevalence Index = B/A = <u>4.00</u>																				
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>50</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)																
1. <u>Pinus strobus</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>15</u>	=Total Cover		Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Carex pennsylvanica</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Anemone quinquefolia</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Maianthemum canadense</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____	Woody Vine Stratum (Plot size: <u>30'</u>)																
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____	Remarks: (Include photo numbers here or on a separate sheet.) 																
12. _____	_____	_____	_____																	
	<u>65</u>	=Total Cover																		
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
	_____	=Total Cover																		

SOIL

Sampling Point: UDP-1

[illegible]

U.S. Army Corps of Engineers						OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)					
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region											
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R											
Project/Site: <u>Birr - Oconto Falls</u>				City/County: <u>Oconto</u>				Sampling Date: <u>5/10/26</u>			
Applicant/Owner: <u>Kevin Birr</u>				State: <u>WI</u>				Sampling Point: <u>UDP-2</u>			
Investigator(s): <u>Branch River Testing - Candra Carter</u>						Section, Township, Range: <u>S.26, T.28N.-R.19E.</u>					
Landform (hillside, terrace, etc.): <u>Terrace</u>				Local relief (concave, convex, none): <u>Concave</u>				Slope %: <u>3</u>			
Subregion (LRR or MLRA): <u>LRR L, MLRA 95</u>				Lat: <u>44.8756224</u>		Long: <u>88.1540516</u>		Datum: <u>WGS84</u>			
Soil Map Unit Name: <u>Kiva Sandy Loam</u>						NW1 classification: <u>None</u>					
Are climatic / hydrologic conditions on the site typical for this time of year?						Yes _____ No <u>X</u>		(If no, explain in Remarks.)			
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed?						Are "Normal Circumstances" present?		Yes <u>X</u> No _____			
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic?						(If needed, explain any answers in Remarks.)					
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.											
Phytophytic Vegetation Present? Yes _____ No <u>X</u>						Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____					
Hydric Soil Present? Yes _____ No <u>X</u>											
Wetland Hydrology Present? Yes <u>X</u> No _____											
Remarks: (Explain alternative procedures here or in a separate report.) Hydrologic conditions are wetter than normal.											
HYDROLOGY											
Wetland Hydrology Indicators:						Secondary Indicators (minimum of two required)					
Primary Indicators (minimum of one is required; check all that apply)											
<u>_____</u> Surface Water (A1)		<u>X</u> Water-Stained Leaves (B9)		<u>_____</u> Surface Soil Cracks (B6)							
<u>_____</u> High Water Table (A2)		<u>_____</u> Aquatic Fauna (B13)		<u>_____</u> Drainage Patterns (B10)							
<u>_____</u> Saturation (A3)		<u>_____</u> Marl Deposits (B15)		<u>X</u> Moss Trim Lines (B16)							
<u>_____</u> Water Marks (B1)		<u>_____</u> Hydrogen Sulfide Odor (C1)		<u>_____</u> Dry-Season Water Table (C2)							
<u>_____</u> Sediment Deposits (B2)		<u>_____</u> Oxidized Rhizospheres on Living Roots (C3)		<u>_____</u> Crayfish Burrows (C8)							
<u>_____</u> Drift Deposits (B3)		<u>_____</u> Presence of Reduced Iron (C4)		<u>_____</u> Saturation Visible on Aerial Imagery (C9)							
<u>_____</u> Algal Mat or Crust (B4)		<u>_____</u> Recent Iron Reduction in Tilled Soils (C6)		<u>_____</u> Stunted or Stressed Plants (D1)							
<u>_____</u> Iron Deposits (B5)		<u>_____</u> Thin Muck Surface (C7)		<u>_____</u> Geomorphic Position (D2)							
<u>_____</u> Inundation Visible on Aerial Imagery (B7)		<u>_____</u> Other (Explain in Remarks)		<u>X</u> Shallow Aquitard (D3)							
<u>_____</u> Sparsely Vegetated Concave Surface (B8)				<u>X</u> Microtopographic Relief (D4)							
				<u>_____</u> FAC-Neutral Test (D5)							
Field Observations:						Wetland Hydrology Present? Yes <u>X</u> No _____					
Surface Water Present?		Yes _____ No <u>X</u>		Depth (inches): _____							
Water Table Present?		Yes _____ No <u>X</u>		Depth (inches): _____							
Saturation Present?		Yes _____ No <u>X</u>		Depth (inches): _____							
(includes capillary fringe)											
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:											
Remarks: Wetland Hydrology is met by one primary and 2 secondary hydrology indicators. Moss trim lines were observed on the some of the trees around the sample point. Sample point occupies a concave position within a shallow topographic position of the AOI, so Microtopographic relief was also met. See P3 in Appendix C											

Sampling Point: UDP-2

Tree Stratum (Plot size: 30')		Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.	<i>Tsuga canadensis</i>	30	Yes	FACU
3.	<i>Acer saccharum</i>	8	Yes	FACU
4.	<i>Pinus strobus</i>	2	No	FACU
5.				
6.				
7.				
		40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')				
1.	<i>Tsuga canadensis</i>	15	Yes	FACU
2.	<i>Acer saccharum</i>	8	Yes	FACU
3.	<i>Pinus strobus</i>	2	No	FACU
4.				
5.				
6.				
7.				
		25	=Total Cover	
Herb Stratum (Plot size: 5')				
1.	<i>Carex pennsylvanica</i>	15	Yes	FACU
2.	<i>Equisetum arvense</i>	15	Yes	FAC
3.	<i>Anemone quinquefolia</i>	3	No	FACU
4.	<i>Taraxacum officinale</i>	3	No	FACU
5.	<i>Monarda fistulosa</i>	2	No	FACU
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		38	=Total Cover	
Woody Vine Stratum (Plot size: 30')				
1.				
2.				
3.				
4.				
			=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 0	x 2 = 0
FAC species 15	x 3 = 45
FACU species 88	x 4 = 352
UPL species 0	x 5 = 0
Column Totals: 103 (A)	397 (B)
Prevalence Index = B/A = 3.85	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UDP-2

[illegible]

U.S. Army Corps of Engineers						OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)					
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region											
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R											
Project/Site: <u>Birr - Oconto Falls</u>				City/County: <u>Oconto</u>				Sampling Date: <u>5/10/26</u>			
Applicant/Owner: <u>Kevin Birr</u>				State: <u>WI</u>				Sampling Point: <u>UDP-3</u>			
Investigator(s): <u>Branch River Testing - Candra Carter</u>				Section, Township, Range: <u>S.26, T.28N.-R.19E.</u>							
Landform (hillside, terrace, etc.): <u>Terrace</u>				Local relief (concave, convex, none): <u>Concave</u>				Slope %: <u>3</u>			
Subregion (LRR or MLRA): <u>LRR L, MLRA 95</u>				Lat: <u>44.8747233</u>		Long: <u>88.1532819</u>		Datum: <u>WGS84</u>			
Soil Map Unit Name: <u>Kiva Sandy Loam</u>				NW1 classification: <u>None</u>							
Are climatic / hydrologic conditions on the site typical for this time of year?						Yes _____ No <u>X</u>		(If no, explain in Remarks.)			
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed?						Are "Normal Circumstances" present?		Yes <u>X</u> No _____			
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic?						(If needed, explain any answers in Remarks.)					
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.											
Phytophytic Vegetation Present? Yes _____ No <u>X</u>						Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____					
Hydic Soil Present? Yes _____ No <u>X</u>											
Wetland Hydrology Present? Yes <u>X</u> No _____											
Remarks: (Explain alternative procedures here or in a separate report.) Hydrologic conditions are wetter than normal											
HYDROLOGY											
Wetland Hydrology Indicators:						Secondary Indicators (minimum of two required)					
Primary Indicators (minimum of one is required; check all that apply)											
<u> </u> Surface Water (A1)		<u> </u> Water-Stained Leaves (B9)		<u> </u> Surface Soil Cracks (B6)							
<u> </u> High Water Table (A2)		<u> </u> Aquatic Fauna (B13)		<u> </u> Drainage Patterns (B10)							
<u> </u> Saturation (A3)		<u> </u> Marl Deposits (B15)		<u> X</u> Moss Trim Lines (B16)							
<u> </u> Water Marks (B1)		<u> </u> Hydrogen Sulfide Odor (C1)		<u> </u> Dry-Season Water Table (C2)							
<u> </u> Sediment Deposits (B2)		<u> </u> Oxidized Rhizospheres on Living Roots (C3)		<u> </u> Crayfish Burrows (C8)							
<u> </u> Drift Deposits (B3)		<u> </u> Presence of Reduced Iron (C4)		<u> </u> Saturation Visible on Aerial Imagery (C9)							
<u> </u> Algal Mat or Crust (B4)		<u> </u> Recent Iron Reduction in Tilled Soils (C6)		<u> </u> Stunted or Stressed Plants (D1)							
<u> </u> Iron Deposits (B5)		<u> </u> Thin Muck Surface (C7)		<u> </u> Geomorphic Position (D2)							
<u> </u> Inundation Visible on Aerial Imagery (B7)		<u> </u> Other (Explain in Remarks)		<u> </u> Shallow Aquitard (D3)							
<u> </u> Sparsely Vegetated Concave Surface (B8)				<u> X</u> Microtopographic Relief (D4)							
				<u> </u> FAC-Neutral Test (D5)							
Field Observations:						Wetland Hydrology Present? Yes <u>X</u> No _____					
Surface Water Present?		Yes _____	No <u>X</u>	Depth (inches): _____							
Water Table Present?		Yes _____	No <u>X</u>	Depth (inches): _____							
Saturation Present?		Yes _____	No <u>X</u>	Depth (inches): _____							
(includes capillary fringe)											
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:											
Remarks: Wetland hydrology met by 2 secondary indicators. Moss trim lines present and sample point is within a fine scale depression											

VEGETATION – Use scientific names of plants.

 Sampling Point: UDP-3

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. <i>Acer saccharum</i>	30	Yes	FACU																	
3. <i>Prunus serotina</i>	8	No	FACU																	
4. <i>Betula papyrifera</i>	4	No	FACU																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	42	=Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>191</u></td> <td>x 4 = <u>764</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>191</u> (A)</td> <td><u>764</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>191</u>	x 4 = <u>764</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>191</u> (A)	<u>764</u> (B)	Prevalence Index = B/A = <u>4.00</u>	
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Column Totals: <u>191</u> (A)	<u>764</u> (B)																			
Prevalence Index = B/A = <u>4.00</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <i>Acer saccharum</i>	30	Yes	FACU																	
2. <i>Pinus strobus</i>	15	Yes	FACU																	
3. <i>Prunus virginiana</i>	8	No	FACU																	
4. <i>Prunus serotina</i>	7	No	FACU																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	60	=Total Cover																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. <i>Carex pennsylvanica</i>	45	Yes	FACU																	
2. <i>Poa pratensis</i>	35	Yes	FACU																	
3. <i>Anenome quinquefolia</i>	3	No																		
4. <i>Taraxacum officinale</i>	3	No	FACU																	
5. <i>Monarda fistulosa</i>	3	No	FACU																	
6. <i>Maianthemum canadense</i>	3	No	FACU																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
	92	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)

Hydrophytic Vegetation Indicators:
1 - Rapid Test for Hydrophytic Vegetation
2 - Dominance Test is >50%
3 - Prevalence Index is ≤3.0¹
4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

SOIL

Sampling Point: UDP-3

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Appendix C

Site Photos

Appendix C – Site Photos
Birr -Oconto Falls

P1



UDP-1 facing north towards property line

Appendix C – Site Photos

Birr -Oconto Falls

P2



UDP-1 facing south towards King St

Appendix C – Site Photos
Birr -Oconto Falls

P3



Surrounding area of UDP-2. Photo taken facing north towards the high line

Appendix C – Site Photos

Birr -Oconto Falls

P4



Photo taken outside of AOI, north of UDP-2 facing north, under the high line. Standing water and Hydrophytic vegetation present.

Appendix C – Site Photos

Birr -Oconto Falls

P5



Photo taken outside of AOI, north of UDP-2, facing a northeasterly direction along high line.

Appendix C – Site Photos

Birr -Oconto Falls

P6



Surrounding area of UDP-3. Representative of the proposed building site(s)

Appendix D

NRCS USDA Soil Survey and
Hydric Rating



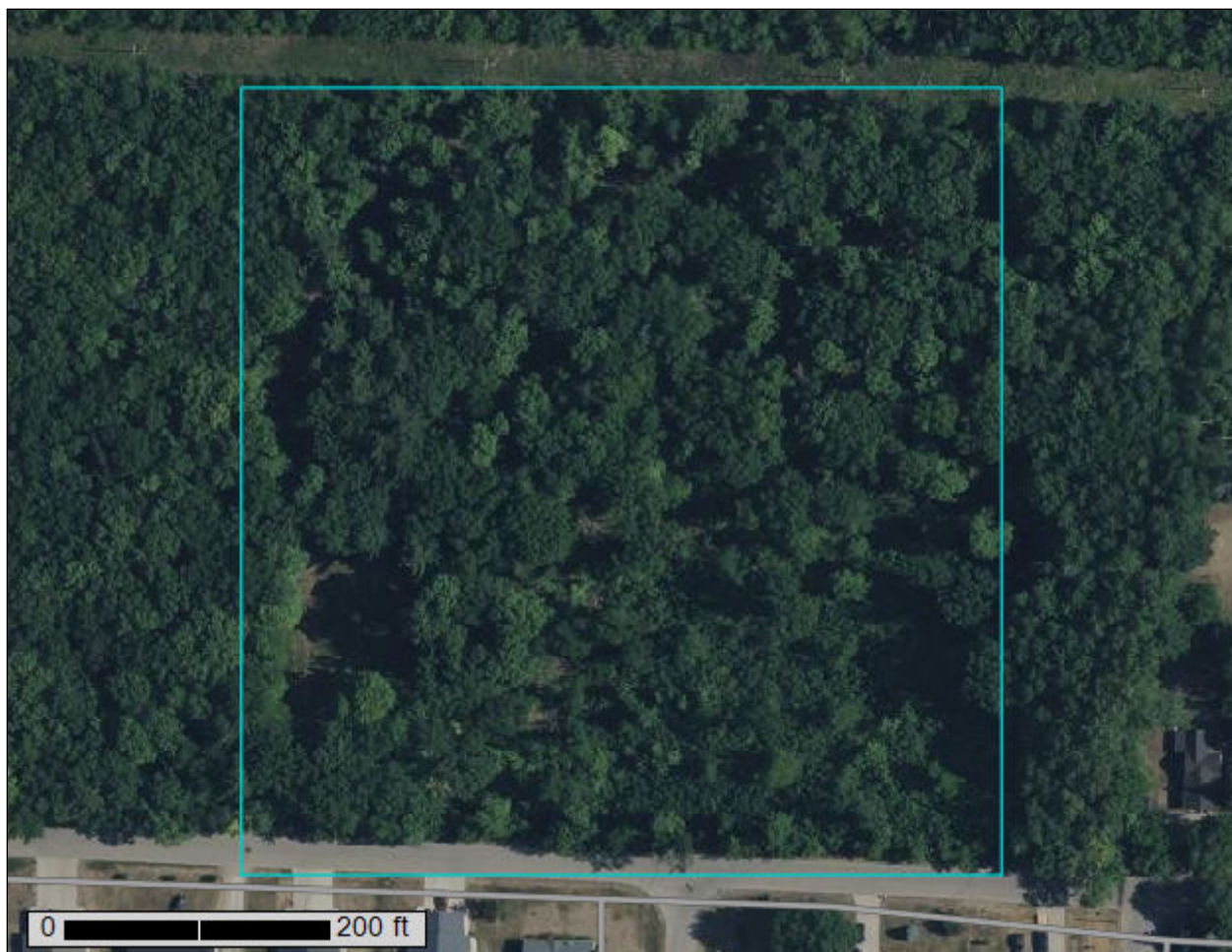
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Oconto County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oconto County, Wisconsin
Survey Area Data: Version 22, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2023—Jun 9, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3120A	Solona fine sandy loam, 0 to 3 percent slopes	0.0	0.0%
7413B	Kiva sandy loam, 2 to 6 percent slopes	7.7	100.0%
Totals for Area of Interest		7.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Oconto County, Wisconsin

3120A—Solona fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: g5nj
Elevation: 570 to 1,900 feet
Mean annual precipitation: 27 to 33 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Solona, thin surface, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Solona, Thin Surface

Setting

Landform: Drainageways on ground moraines, Depressions on ground moraines
Landform position (two-dimensional): Footslope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Parent material: Calcareous loamy till

Typical profile

Ap - 0 to 9 inches: fine sandy loam
Bt1,Bt2,BC - 9 to 22 inches: fine sandy loam
C1,C2 - 22 to 60 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F095XA006WI - Moist Loamy Lowland
Forage suitability group: Mod AWC, high water table (G095AY004WI)
Other vegetative classification: Tsuga canadensis / Maianthemum canadense - Coptis groenlandica , Eastern Hemlock / Wild Lily-of-the-valley - Goldthread (TMC), Mod AWC, high water table (G095AY004WI)
Hydric soil rating: No

Minor Components

Bonduel

Percent of map unit: 6 percent
Landform: Drainageways on ground moraines
Landform position (two-dimensional): Footslope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F095XA006WI - Moist Loamy Lowland
Other vegetative classification: Mod AWC, high water table (G095AY004WI)
Hydric soil rating: No

Ensley

Percent of map unit: 4 percent
Landform: Drainageways on moraines, Depressions on moraines
Landform position (two-dimensional): Toeslope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Ecological site: F095XA003WI - Wet Sandy Lowland
Other vegetative classification: Mod AWC, high water table (G095AY004WI)
Hydric soil rating: Yes

Onaway

Percent of map unit: 3 percent
Landform: Moraines
Landform position (two-dimensional): Summit
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XA010WI - Loamy Upland
Other vegetative classification: Mod AWC, adequately drained (G095AY005WI)
Hydric soil rating: No

Shiocton

Percent of map unit: 2 percent
Landscape: Lake plains
Landform: Drainageways
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F095XA006WI - Moist Loamy Lowland
Other vegetative classification: Acer saccharum - Tsuga canadensis / Athyrium
filix-femina - Onoclea sensibilis , Sugar Maple -Eastern Hemlock / Lady Fern -
Sensitive Fern (ATAtOn), High AWC, high water table (G095AY007WI)
Hydric soil rating: No

7413B—Kiva sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: g5m6
Landscape: Hills

Custom Soil Resource Report

Elevation: 590 to 1,900 feet

Mean annual precipitation: 27 to 33 inches

Mean annual air temperature: 39 to 46 degrees F

Frost-free period: 90 to 150 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Kiva and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kiva

Setting

Landscape: Hills

Landform: Moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy drift over calcareous sandy and gravelly outwash

Typical profile

Ap - 0 to 10 inches: sandy loam

Bs - 10 to 15 inches: sandy loam

2C1,2C2 - 15 to 60 inches: very gravelly sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: B

Ecological site: F095XA009WI - Sandy Uplands

Forage suitability group: Low AWC, adequately drained (G095AY002WI)

Other vegetative classification: Acer saccharum / Viburnum acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Low AWC, adequately drained (G095AY002WI)

Hydric soil rating: No

Minor Components

Oconto

Percent of map unit: 7 percent

Custom Soil Resource Report

Landscape: Plains

Landform: Outwash plains

Landform position (two-dimensional): Summit

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: F095XA010WI - Loamy Upland

Other vegetative classification: Acer saccharum - Fagus grandifolia / Viburnum acerifolium , Sugar Maple - American Beech / Maple-leaved Viburnum (AFVb),
Mod AWC, adequately drained (G095AY005WI)

Hydric soil rating: No

Onaway

Percent of map unit: 5 percent

Landform: Moraines

Landform position (two-dimensional): Summit

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: F095XA010WI - Loamy Upland

Other vegetative classification: Mod AWC, adequately drained (G095AY005WI)

Hydric soil rating: No

Worcester

Percent of map unit: 3 percent

Landform: Drainageways on outwash plains, Depressions on outwash plains

Landform position (two-dimensional): Footslope

Down-slope shape: Linear, concave

Across-slope shape: Concave

Ecological site: F090AY011WI - Moist Loamy Lowland

Other vegetative classification: Mod AWC, high water table (G090AY004WI)

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (WI) (Birr - Oconto Falls)

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated **hydric**. The map unit class ratings based on the hydric components present are: WI Hydric, WI Predominantly Hydric, WI Partially Hydric, WI Predominantly Nonhydric, and WI Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

"WI Hydric" means that all major and minor components listed for a given map unit are rated as being hydric. *"WI Predominantly Hydric"* means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric. *"WI Partially Hydric"* means that at least one major component listed for a given map unit is rated as hydric, and at

least one other major component is not rated hydric. *"WI Predominantly Nonhydric"* means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric. *"WI Nonhydric"* means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Custom Soil Resource Report

Federal Register. February, 28, 2012. Hydric soils of the United States.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

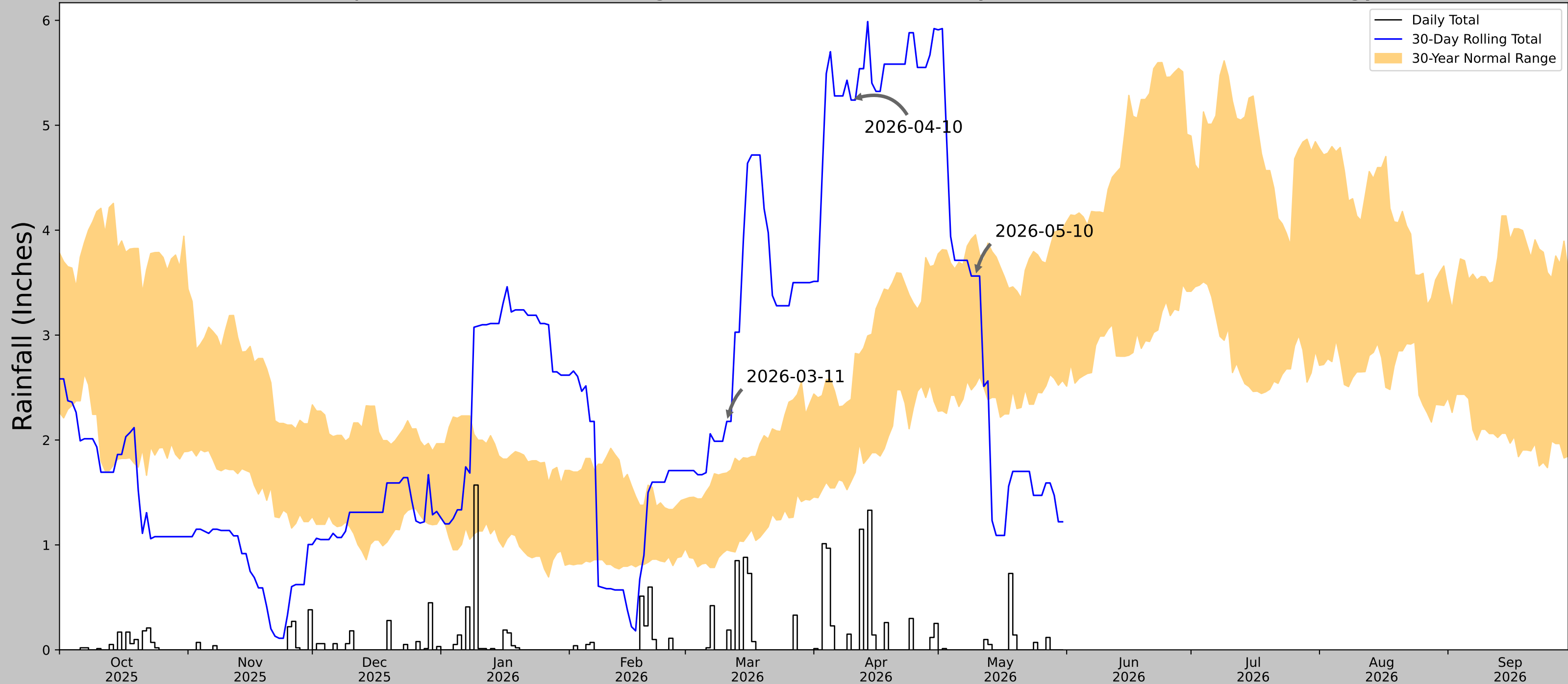
Report—Hydric Rating by Map Unit (WI) (Birr - Oconto Falls)

Hydric Rating by Map Unit (WI)—Oconto County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
3120A	Solona fine sandy loam, 0 to 3 percent slopes	4	WI Predominantly Nonhydric	Moraines
7413B	Kiva sandy loam, 2 to 6 percent slopes	0	WI Nonhydric	—

Appendix E

USACE Antecedent Precipitation vs
Normal Range Tool

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.87555, -88.15509
Observation Date	2026-05-10
Elevation (ft)	732.933
Drought Index (PDSI)	Severe wetness (2026-04)
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-05-10	2.526772	3.956299	3.562992	Normal	2	3	6
2026-04-10	1.60748	2.387402	5.240158	Wet	3	2	6
2026-03-11	0.952362	1.685827	2.177165	Wet	3	1	3
Result							Wetter than Normal - 15



US Army Corps
of Engineers.



Figures and tables made by the
Antecedent Precipitation Tool
Version 2.9

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
SURING	44.9958, -88.3786	791.995	13.731	59.062	6.99	10042	88
BREED 6 SSE	44.9878, -88.3769	859.908	0.559	67.913	0.29	1308	0
CECIL 5.6 ENE	44.8492, -88.3472	796.916	10.245	4.921	4.661	3	0
GILLETT 8.4 W	44.8859, -88.478	859.908	9.016	67.913	4.67	0	1
OCONTO FALLS 1.0 SE	44.8629, -88.1312	725.066	15.191	66.929	7.853	0	1



April 1, 2026

Candra Carter, CST
Branch River Testing Services, LLC.
693 Lamers Clancy Road
Greenleaf, WI 54129

Subject: 2026 Assured Wetland Delineator Confirmation

Dear Candra Carter:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2026 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

City of Oconto Falls 500 N. Chestnut/P.O. Box 70, Oconto Falls, WI 54154

PETITION TO VACATE STREET, ALLEY OR PUBLIC EASEMENT

DATE 08.13.2026

Name of person filing application: MACH IV ENGINEERING & SURVEYING LLC/JOEL EHRFURTH

Address: 2260 SALSCHIEDER CT GREEN BAY, WI 54313

Phone: (920) 569-5765 Email: JEHRFURTH@MACH-IV.COM

Legal Description of Street, Alley, or Public Easement to be vacated: SEE ATTACHED EXHIBIT

Tax parcel number(s): 2660708316419

Will the vacate result in any parcel of land being denied direct access? NO if so, please describe:

Reason for request: REMOVE OLD ALLEY TO ALLOW SITE TO BE DEVELOPED FOR SINGLE FAMILY HOUSING

*****The total price is variable, and will be the actual cost incurred to the City for administrative, attorney, advertising and recording fees. This will be billed to you after vacates are sent to the deeds office. *****

*****All resolutions include a statement that the vacate is subject to all utility and/or sewer easements, future construction and maintenance rights and access, including access rights incidental to those easements. (Wisconsin Statute 66.1005(2)(a) and Wisconsin Statute 66.1003(3))*****

Signature: JOEL EHRFURTH

Applications shall be forwarded to the Plan Commission. The Plan Commission will review and shall report its finding and make recommendations to the City Council. City Council after receiving such recommendation from the Plan Commission, shall approve or deny the vacation request.

All resolutions include a statement that the vacate is subject to all utility and/or sewer easements, future construction and maintenance rights and access, including access rights incidental to those easements. (Wisconsin Statute 66.1005(2)(a)) and Wisconsin Statute 66.1003

Consent of Abutting and Affected Property Owners

By executing this document, we, the owners of all the property abutting on that portion of ALLEY
_____ Street / Avenue/ Alley to be vacated as described on the application, consent to the vacation of such ground.

Name of abutting owner: BOWLINE HOLDINGS LLC

Address: 1241 RUSSETT CT GREEN BAY, WI 54313

Description of abutting lot: SEE ATTACHED EXHIBIT

Township _____ Range _____ Section _____ Tax lot(s) _____

Signature: _____

Name of abutting owner: BOWLINE HOLDINGS LLC

Address: 1241 RUSSETT CT GREEN BAY, WI 54313

Description of abutting lot: SEE ATTACHED EXHIBIT

Township _____ Range _____ Section _____ Tax lot(s) _____

Signature: _____

Name of abutting owner: _____

Address: _____

Description of abutting lot: _____

Township _____ Range _____ Section _____ Tax lot(s) _____

Signature: _____

Name of abutting owner: _____

Address: _____

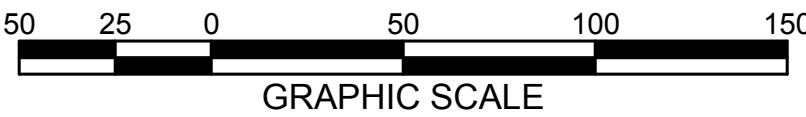
Description of abutting lot: _____

Township _____ Range _____ Section _____ Tax lot(s) _____

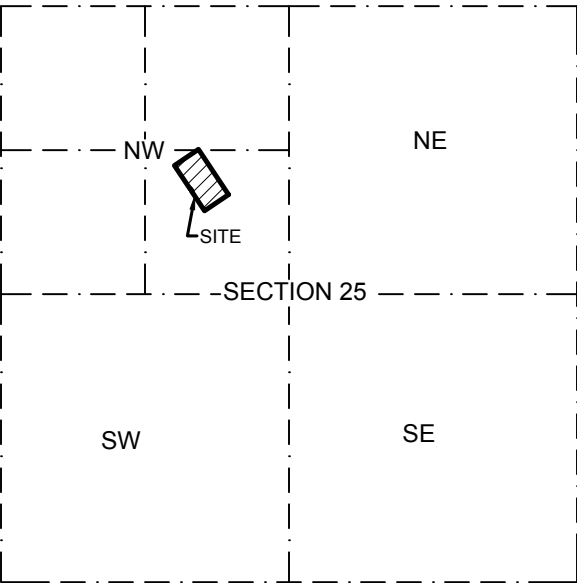
Signature: _____

OLD SCHOOL SQUARE

ALL OF BLOCK 1 OF VOLK'S 2ND ADDITION TO VOLK'S PLAT OF OCONTO FALLS, RECORDED IN VOLUME 80, PLATS, PAGE 444, OCONTO COUNTY RECORDS, AND THE VACATED ALLEY OF BLOCK 1, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 25, TOWNSHIP 28 NORTH, RANGE 19 EAST, CITY OF OCONTO FALLS, OCONTO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM. (OCONTO COUNTY)



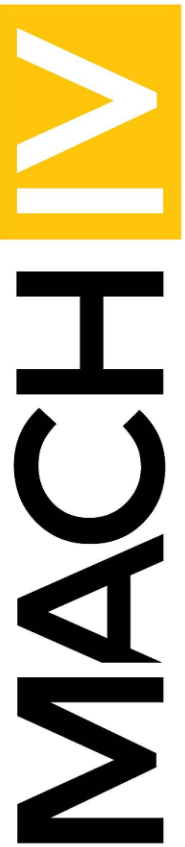
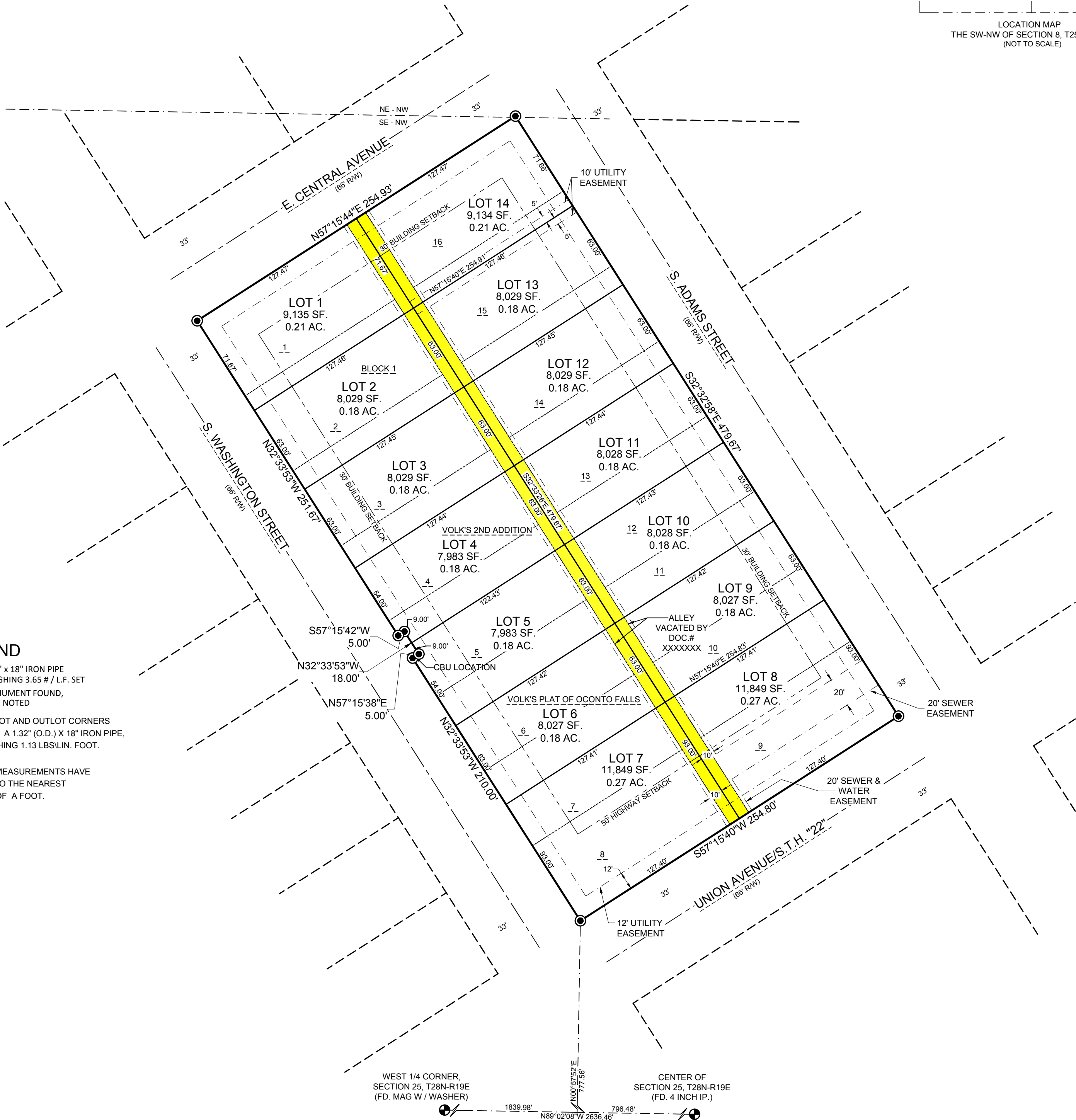
LOCATION MAP
THE SW-NW OF SECTION 8, T25N-R19E
(NOT TO SCALE)

LEGEND

- 2.38" x 18" IRON PIPE WEIGHING 3.65 # / L.F. SET
- MONUMENT FOUND, TYPE NOTED

- ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE, W/ CAP WEIGHING 1.13 LBS/LIN. FOOT.

- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.



ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BOWLINE HOLDING LLC

OLD SCHOOL SQUARE

ALLEY VACATION EXHIBIT

REVISION DESCRIPTION

NO.

DATE: AUGUST 14, 2026

DRAFTED BY: JSH

CHECKED BY: BRW

PROJECT NO.: 2486-01-26

DRAWING NUMBER

SHEET NUMBER

EXHIBIT

OF 11