

**MINUTES OF THE MEETING OF THE COUNCIL**  
City Hall – Council Chambers, 1210 Main St, Oconto, WI 54153  
**TUESDAY, MARCH 17, 2026 - 6:00 PM**

**Public Hearing before the Council called to order at 6:00 pm by Mayor Cliff Martin**

**Roll Call** – see below.

1. Approval of Petition for Zoning Amendment from Nicolet Lumber Inc. to Amend the Zoning for Parcel #265-33240402122 (852 Smith Ave) & #265-31192411897 (Doran St) from Highway Commercial (CH) to Multi-Family Residential (R3)

**Public Input –**

- Christy Eparvier, 229 Pierce Ave, asked questions about design, cost, etc.
- John Maas, answered the questions – Mayor showed a picture of the proposed plan.
- Fred Martin, 301 Pierce Ave, asked about wetlands and buildability
- John Maas, answered the questions
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- John Maas, answered the questions
- Bret Gleason, 218 Messenger, asked about utilities
- John Maas, answered the questions
- Dennis Donlevy, 206 Pierce Ave, asked about the number of buildings and when they will start
- John Maas, answered the questions

Mayor Martin asked 3 times for additional public input, hearing none.

2. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-31191821838 (189 Chicago St) from Residential Multiple Family (R2) to General Industrial (IG)

**Public Input –**

- Brittany Coulter, 316 Main St, asked about the meaning of General Industrial zoning
- Jeremy Wusterbarth, Supt. of Public Works & Parks, answered the question

Mayor Martin asked 3 times for additional public input, hearing none.

3. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-021900111 (201 Chicago St) from Residential Multiple Family (R2) to Multi-Family Residential (R3)

**Public Input –**

- Dee Donlevy, Alderperson, asked about the plan for the property
- Jami DuChateau, answered the question

Mayor Martin asked 3 times for additional public input, hearing none.

4. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-021900111A (Chicago St) from Residential Multiple Family (R2) to Multi-Family Residential (R3)

**Public Input – none.**

Mayor Martin asked 3 times for additional public input, hearing none.

5. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-30181221547 (310 Main St) from Residential Multiple Family (R2) to

Light Industrial (IL)

**Public Input –**

- Justin Coulter, 316 Main St, asked about the plan for the property
- Jami DuChateau, explained that it is up for sale. There is no plan for the property at this time.

Mayor Martin asked 3 times for additional public input, hearing none.

**MOTION: Stenstrup / Zoeller** *Motion to close the public hearing at 6:16 pm.*

**Voice Vote:** 8 ayes **M/C**

**Meeting of the Council called to order at 6:16 pm by Mayor Cliff Martin**

**Roll Call –**

Present: Mayor Cliff Martin, City Attorney Frank Calvert; Alderpersons: Darrell Anderson, Kim Bronikowski, Ron Daul, Dee Donlevy, Bob LeBreck, Casey Sowle, Lori Stenstrup, and Dan Zoeller

Also Present: Supt. of Public Works & Parks Jeremy Wusterbarth, City Administrator Brittney Burruel also as recording secretary, and other interested parties

**Invocation and Pledge of Allegiance by Alderperson Lori Stenstrup**

**Approval of Agenda –**

**MOTION: Daul / LeBreck** *Motion to approve the agenda as presented for the Council meeting on March 17, 2026. Voice Vote: 8 ayes M/C*

**Approval of Minutes –**

**MOTION: Anderson / Bronikowski** *Motion to approve the minutes as presented for the Council meeting on February 17, 2026. Voice Vote: 8 ayes M/C*

**Correspondence –**

- Dan Zoeller, Alderperson, spoke on the Conditional Use Permit and Alcohol Beverage License for The Riviera.
- Bob LeBreck, Alderperson, asked for an update on the Ethics Code of Conducts revisions to include Social Media. Burruel answered she has reached out to the League of Wisconsin Municipalities and other Municipalities to find some examples to bring to the Council.

**Public Input –**

- Katie Berman, City of Peshtigo Mayor, handed out a “thank you” letter for the appreciation of the City of Oconto and Building Inspector Joe Last for working together with the City of Peshtigo.

**Consent Agenda –**

- a. Approval of Alcohol Beverage License Application from Made on Main Street, LLC located at 1129 Main Street and Appointment of Agent of Monica Velej

**MOTION: Donlevy / Daul** *Motion to approve the license and agent as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

**Discussion/Recommendation/Action on the Following OLD/UNFINISHED BUSINESS – none.**

**Discussion/Recommendation/Action on the Following NEW BUSINESS –**

Recommendation from Finance Committee:

- a. Approval of Accounts Payable for the Month of February 2026 in the amount of \$1,146,474.46, Payroll for the Month of February 2026 in the amount of \$169,591.28, and Other Financial Reports as Presented

**MOTION: Stenstrup / Anderson** *Motion to approve the February 2026 accounts payable, payroll, and other financial reports as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Plan Commission:

- b. Approval of Petition for Zoning Amendment from Nicolet Lumber Inc. to Amend the Zoning for Parcel #265-33240402122 (852 Smith Ave) & #265-31192411897 (Doran St) from Highway Commercial (CH) to Multi-Family Residential (R3)

**MOTION: Donlevy / Bronikowski** *Motion to approve the petition for zoning amendment as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Plan Commission:

- c. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-31191821838 (189 Chicago St) from Residential Multiple Family (R2) to General Industrial (IG)

**MOTION: LeBreck / Sowle** *Motion to approve the petition for zoning amendment as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Plan Commission:

- d. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-021900111 (201 Chicago St) from Residential Multiple Family (R2) to Multi-Family Residential (R3)

**MOTION: Sowle / Zoeller** *Motion to approve the petition for zoning amendment as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Plan Commission:

- e. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-021900111A (Chicago St) from Residential Multiple Family (R2) to Multi-Family Residential (R3)

**MOTION: Stenstrup / Zoeller** *Motion to approve the petition for zoning amendment as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Plan Commission:

- f. Approval of Petition for Zoning Amendment from DuChateau Holdings, LLC to Amend the Zoning for Parcel #265-30181221547 (310 Main St) from Residential Multiple Family (R2) to Light Industrial (IL)

**MOTION: Stenstrup / Anderson** *Motion to DENY the petition for zoning amendment as presented. Voice Recorded Roll Call Vote: 6 ayes, 2 nays (Bronikowski, Donlevy) M/C*

Recommendation from Building & Property Inspection Committee:

- g. Approval of an Ordinance Regarding Revisions to the Government and Administration Ordinance in the Municipal Code of Ordinances for the City of Oconto – Property Maintenance Responsibilities

**MOTION: Bronikowski / Anderson** *Motion to approve the ordinance as presented. Voice Recorded Roll Call Vote: 7 ayes, 1 nay (Sowle) M/C*

Recommendation from Board of Public Works:

- h. Approval of an Ordinance Regarding Revisions to the Recycling Ordinance (Regulated by the DNR)

**MOTION: Zoeller / Donlevy** *Motion to approve the ordinance as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Board of Public Works:

- i. Approval of Contract for Concrete Crushing at the City of Oconto Brewery Pit

**MOTION: Stenstrup / Anderson** *Motion to approve the contract as presented. Voice Recorded Roll Call Vote: 8 ayes M/C*

Recommendation from Board of Public Works:

- j. Approval of Quote from Bobcat for Small Articulated Loader in the Amount of \$81,476.65

**MOTION: Anderson / Stenstrup** *Motion to approve the quote as presented.* **Voice Recorded Roll Call Vote: 8 ayes M/C**

Recommendation from Oconto Utility Commission:

- k. Approval of 14<sup>th</sup> Pay Request for WWTP Upgrades to Lunda Construction in the Amount of \$64,917.70  
**MOTION: Bronikowski / LeBreck** *Motion to approve the pay request as presented.* **Voice Recorded Roll Call Vote: 8 ayes M/C**

Recommendation from Oconto Utility Commission:

- l. Approval of Invoices for Robert E Lee in the Amount of \$12,679.75  
**MOTION: Sowle / Donlevy** *Motion to approve the invoices as presented.* **Voice Recorded Roll Call Vote: 8 ayes M/C**

Recommendation from Oconto Utility Commission:

- m. Approval of Invoice for Crane Engineering in the Amount of \$26,190.05  
**MOTION: Anderson / Donlevy** *Motion to approve the invoice as presented.* **Voice Recorded Roll Call Vote: 8 ayes M/C**

Recommendation from Oconto Utility Commission:

- n. Approval of Invoice for Dorner Company in the Amount of \$11,100.00  
**MOTION: Zoeller / Bronikowski** *Motion to approve the invoice as presented.* **Voice Recorded Roll Call Vote: 8 ayes M/C**

**Adjournment – MOTION: LeBreck / Zoeller** *Motion to adjourn at 6:59 pm.* **Voice Vote: 8 ayes M/C**

Minutes submitted by City Administrator Brittney M. Burruel