

MINUTES OF THE PLAN COMMISSION
City Hall Council Chambers, 1210 Main St, Oconto, WI 54153
TUESDAY, MARCH 17, 2026 - 5:30 PM

Meeting called to order at 5:30 pm by Chair Mayor Cliff Martin

Roll Call –

Present: Bob Bake, Kim Bronikowski (@5:38pm), Joe Last, Mayor Cliff Martin, Riley Sowle, and Jeremy Wusterbarth

Also Present: Attorney Calvert, City Administrator Brittney Burruel also as recording secretary,
Alderspersons: Darrell Anderson, Dee Donlevy, Bob LeBreck, Lori Stenstrup, and Dan Zoeller, John Maas, Jami DuChateau & her father, and other interested parties

Excused: John Matravers and Mike Werner

Approval of Agenda –

MOTION: Wusterbarth / Bake

Motion to approve the agenda as amended for the Plan Commission meeting on March 17, 2026. Voice Vote: 5 ayes M/C

Approval of Minutes –

MOTION: Sowle / Bake

Motion to approve the minutes as presented from the Plan Commission meeting on February 17, 2026. Voice Vote: 5 ayes M/C

Public Input – Alderperson Dan Zoeller spoke on the Conditional Use Permit for The Riviera.

Correspondence – none

(*Kim Bronikowski arrived at 5:38pm)

Discussion/Recommendation on –

- a. 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: Wusterbarth / Bronikowski

Motion to approve the petition for zoning amendment as presented.

Voice Vote: 6 ayes M/C

- b. 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: Sowle / Wusterbarth

Motion to approve the petition for zoning amendment as presented.

Voice Vote: 6 ayes M/C

- c. 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: Bake / Bronikowski

Motion to approve the petition for zoning amendment as presented.

Voice Vote: 6 ayes M/C

- d. 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: Bake / Bronikowski

Motion to approve the petition for zoning amendment as presented.

Voice Vote: 6 ayes M/C

- e. 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: Wusterbarth / Sowle

Motion to approve the petition for zoning amendment as presented.

Voice Vote: 6 ayes M/C

Adjournment – MOTION: Bake / Sowle *Motion to adjourn at 5:54 pm.* **Voice Vote: 6 ayes M/C**

Minutes submitted by City Administrator Brittney M. Burruel