

Town of Oconto

Oconto County, Wisconsin

20-Year Comprehensive Plan



Adopted April 2021

TOWN OF OCONTO 20-YEAR COMPREHENSIVE PLAN

Prepared by:

Bay-Lake Regional Planning Commission
441 South Jackson Street
Green Bay, WI 54301
(920) 448-2820



Amended by:

Town of Oconto Plan Commission

&

Oconto County Planning
301 Washington St.
Oconto, WI 54153
(920) 834-6827



Adopted: January 30, 2002

Amended: April 12, 2021

**TOWN OF OCONTO
OCONTO COUNTY, WISCONSIN**

CHAIRMAN: Patrick Scanlan
SUPERVISOR: Paul Pansier
SUPERVISOR: Chad VanHulle

CLERK: Lori Scanlan
TREASURER: Mandy Leonard

TOWN PLAN COMMISSION: Tom Bitters-Chairman
Dave VanderVelden-Vice Chairman
Jerry Peters
Doug Schroeder
Lori Scanlan

Resolution No. 2021-04-12-1A

**A RESOLUTION TO APPROVE AN AMENDMENT TO
THE TOWN OF OCONTO 20-YEAR COMPREHENSIVE PLAN**

WHEREAS, the Town of Oconto, Wisconsin, pursuant to Sections 60.10(2)(c), 62.23, 61.35, 60.22(3), and 66.1001(4)(b) of the Wisconsin Statutes, adopted a comprehensive plan on November 19, 2001; and

WHEREAS, the Town of Oconto, is hereby amending the Town of Oconto 20-Year Comprehensive Plan to update the plan including but not limited to land uses, projections and the general plan design which will extend the design year of the plan to the year 2040; and

WHEREAS, the Town of Oconto Plan Commission finds that the Town of Oconto 20-Year Comprehensive Plan with the proposed amendments, addresses all of the required elements specified in Section 66.1001(2) of the Statutes and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Town of Oconto has duly noticed and held an open house and public hearing on the proposed amendment and plan update, following the procedures in Section 66.1001(4)(d) of the Statutes and the public participation procedures for comprehensive plan amendments adopted by the Town Board through Resolution No.2018-0409-2.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the Statutes, the Town of Oconto Plan Commission hereby adopts this Resolution approving the amendments to the Town of Oconto 20-Year Comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an ordinance adopting the Comprehensive Plan Amendment.

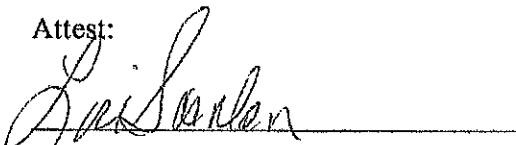
Adopted by the Town of Oconto Plan Commission this 29TH day of **MARCH, 2021**.

Ayes 5 Noes 0 Absent 0



Tom Bitters, Chairperson
Town of Oconto Plan Commission

Attest:



Lori Scanlan, Clerk
Town of Oconto

Ordinance No. 2021-04-12-2B

**AN ORDINANCE TO ADOPT AN AMENDMENT AND UPDATE TO
THE TOWN OF OCONTO 20-YEAR COMPREHENSIVE PLAN**

The Board of Supervisors of the Town of Oconto, Wisconsin, do ordain as follows:

Section 1. Pursuant to Sections 60.10(2)(c), 62.23, 61.35, and 60.22(3) of the Wisconsin Statutes, the Town of Oconto is authorized to prepare, adopt, and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Statutes.

Section 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled, "Town of Oconto 20-Year Comprehensive Plan," on January 30, 2002.

Section 3. The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on March, 2021, adopted a resolution approving the amendment and recommending adoption of the Town of Oconto 20-Year Comprehensive Plan Amendment by the Town Board.

Section 4. The Town published a Class 1 public notice and held an open house and public hearing on March 29, 2021 to obtain public comments regarding the comprehensive plan amendment and update.

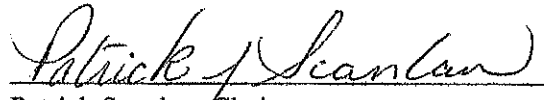
Section 5. The Town Board hereby adopts this Ordinance adopting the amendment to the Town of Oconto 20- Year Comprehensive Plan.

Section 6. The Town Clerk is directed to send a copy of the plan update to the parties listed in Section 66.1001(4)(b) of the Statutes.

Section 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.


Adopted by the Town of Oconto Board of Supervisors this 12th day of April, 2021.

Ayes 3 Noes 0 Absent 0


Patrick Scanlan, Chairperson
Town of Oconto

Date Published/Posted: 4-12-21

Attest:


Lori Scanlan, Clerk
Town of Oconto

TOWN OF OCONTO
ORDINANCE NO. 02-1

An Ordinance to Adopt a Comprehensive Plan Pursuant to
Wisconsin Statutes Section 66.1001 (Smart Growth)

WHEREAS, the Town Board for the Town of Oconto approved a contract with Bay-Lake Regional Planning Commission to prepare a Comprehensive Plan for the Town of Oconto under the guidelines of Section 66.1001 Wisconsin Statutes; and,

WHEREAS, the project included a public participation plan in every stage of the process for preparation of a Comprehensive Plan for the Town of Oconto, which addressed provisions for wide distribution of the proposed elements of the Comprehensive Plan, and provided an opportunity for written comments to be received from the public and for the Town to respond to such comments; and,

WHEREAS, on December 5, 2001, the Town of Oconto Plan Committee recommended to the Town Board adoption of the Comprehensive Plan by resolution which passed by a majority vote of the entire membership of the Town Plan Committee, which vote is recorded in the official minutes of the Plan Committee; and,

WHEREAS, the Town of Oconto Town Board held a public hearing on January 30, 2002, which was preceded by a Class 1 Notice provided as described in Wisconsin Statutes Chapter 985, that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Comprehensive Plan;
3. The name of the individual employed by the Town of Oconto who may provide additional information regarding the proposed ordinance;
4. Information relating to where and when the proposed Comprehensive Plan could be inspected before the hearing, and how a copy of the Plan could be obtained; and,

WHEREAS, the Town Board of the Town of Oconto, having carefully reviewed the recommendation of the Town Plan Committee, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the Plan components relating to issues and opportunities, agricultural, natural and cultural resources, housing, economic development, transportation, utilities and community facilities, intergovernmental cooperation, land use and implementation, and having determined that the Comprehensive Plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of Oconto which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Town Board of the Town of Oconto, Oconto County, Wisconsin,
DOES ORDAIN AS FOLLOWS:

Section 1: The Comprehensive Plan recommended by the Town of Oconto Plan Committee to the Town of Oconto Town Board, attached hereto as Exhibit A, (*Town of Oconto, Oconto County, Wisconsin 2020 Comprehensive Plan*) is hereby adopted.

Section 2: The Town Clerk is directed to file a copy of the attached Comprehensive Plan for the Town of Oconto with all the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Oconto;
2. The Clerk of every local governmental unit that is adjacent to the Town of Oconto;
3. The Wisconsin Land Council;
4. The Bay-Lake Regional Planning Commission;
5. The Area Public Library.

Section 3: SEVERABILITY Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

Section 4: EFFECTIVE DATE. This ordinance will take effect immediately upon passage and publication as provided by law

Adopted this 30th day of January 2002, by a majority vote of the members of the Town Board of the Town of Oconto.


Town Board Chairperson


Attest: 
Town Clerk

TABLE OF CONTENTS

VOLUME I – TOWN PLAN

CHAPTER 1 - INTRODUCTION.....	1-1
CHAPTER 2 - INVENTORY, TRENDS, AND FORECASTS	2-1
CHAPTER 3 - FUTURE LAND USE PLAN	3-1
CHAPTER 4 - IMPLEMENTATION	4-1

VOLUME II - COUNTY RESOURCES

CHAPTER 5 - NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES	5-1
CHAPTER 6 - POPULATION AND HOUSING	6-1
CHAPTER 7 - ECONOMIC DEVELOPMENT	7-1
CHAPTER 8 - TRANSPORTATION.....	8-1
CHAPTER 9 - UTILITIES AND COMMUNITY FACILITIES.....	9-1
CHAPTER 10 - INTERGOVERNMENTAL COOPERATION.....	10-1
CHAPTER 11 - LAND USE CONTROLS AND INVENTORY	11-1

Volume II - County Resources is available on the Oconto County website at <https://www.co.oconto.wi.us/>.

Volume I

Town Plan

Table of Contents

Chapter 1 - Introduction

Chapter 2 - Inventory, Trends, and Forecasts

Chapter 3 - Future Land Use Plan

Chapter 4 - Implementation

Appendix A – Public Participation Plan

Appendix B – Nominal Group Results

Appendix C – Intergovernmental Cooperation Results

Appendix D – Glossary of Terms

“The Town of Oconto is a rural agricultural community, which has adapted with well planned residential developments, at the same time, offering its residents a quiet life style. Our town has many benefits, such as clean air, clean water, and wildlife habitats, which all contribute to the preservation and continuation of the area’s resources. Accessibility to the

Oconto River, parklands and trail ways enhance the quality of life for visitors and residents alike. Citizens of the town have supported planning efforts for current and future generations. The Town of Oconto has been

a cooperating partner with neighboring townships and has a working relationship with the City of Oconto, which provides necessary amenities of fire protection and ambulance service. In addition, the Oconto County Highway Department has maintained and serviced roads throughout the township. All of these provisions offer an economic convenience for the

residents. The centralized location of our township to Green Bay and Marinette, presents a mix of job opportunities, along with a variety of social activities for inhabitants, while living in harmony with the scenic

beauty of Northeastern Wisconsin.”

LIST OF FIGURES

Table 2.1: Existing Land Use.....	2-8
Table 2.2: Five-Year Incremental Land Use Projections, 2020-2040	2-11
Table 2.3: Five-Year Incremental Housing Land Use Projections, 2020-2040.....	2-12
Table 2.4: Five-Year Incremental Commercial Land Use Projections, 2020-2040	2-12
Table 2.5: Five-Year Incremental Industrial Land Use Projections, 2020-2040.....	2-13

LIST OF MAPS

Map 2.1: Location Map.....	2-15
Map 2.2: Planning Area	2-17
Map 2.3: Surface Waters.....	2-19
Map 2.4: Plan Determinants	2-21
Map 2.5: Prime Agricultural Soils	2-23
Map 2.6: Public and Community Facilities	2-25
Map 2.7: Existing Land Use	2-27
Map 3.1: 20-Year General Plan Design.....	3-11