



# **Town of Brazeau**

*Oconto County, Wisconsin*

## **20-Year Comprehensive Plan**



*Adopted September 2022*

# **TOWN OF BRAZEAU OCONTO COUNTY, WISCONSIN**

**CHAIRPERSON:** Ryan Wendt  
**CLERK/TREASURER:** Brooke Kriescher  
**SUPERVISORS:** John Fetterly  
Randy Nasgovitz  
Craig Kasten  
David Parmentier

**TOWN PLAN COMMISSION:** Michael Luebke, Chairman  
Tom Grosse, Secretary  
James Rock  
Julie Gilligan  
Craig Kasten

## **Cover Photos:**

Top:  
*North Shore of White Potato Lake*  
by [www.city-data.com](http://www.city-data.com)

Bottom:  
*Long Lake*  
by Vicki Reed



# **TOWN OF BRAZEAU**

## **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 Brazeau Plan Commission  
&  
Oconto County Planning  
301 Washington St.  
Oconto, WI 54153  
(920) 834-6827



**Adopted: August 19, 2008**  
**Amended: September 20, 2022**



Resolution No. 8-2022

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

WHEREAS, the Town of Brazeau, 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 August 19, 2008; and

WHEREAS, the Town of Brazeau, is hereby amending the Town of Brazeau 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 Brazeau Plan Commission finds that the Town of Brazeau 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 Brazeau 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. 1-2007.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 66.1001(4)(b) of the Statutes, the Town of Brazeau Plan Commission hereby adopts this resolution approving the amendments to the Town of Brazeau 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 Brazeau Plan Commission this 10 day of AUGUST, 2022.

Ayes 4 Noes 0 Absent 1

  
Michael Luebke, Chairperson  
Town of Brazeau Plan Commission

Attest:

\_\_\_\_\_  
Brooke Kriescher, Clerk  
Town of Brazeau



Ordinance No. 09-2022

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

The Board of Supervisors of the Town of Brazeau, 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 Brazeau 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 Brazeau 20-Year Comprehensive Plan," on August 19, 2008.

**Section 3.** The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on August 10, 2022, adopted a resolution approving the amendment and recommending adoption of the Town of Brazeau 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 July 13, 2022 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 Brazeau 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 Brazeau Board of Supervisors this 16<sup>th</sup> day of August, 2022.

20<sup>th</sup> of Sept, 2022 (Should Be)

Ayes 5 Noes 0 Absent 0

Ryan Wendt  
Ryan Wendt, Chairperson  
Town of Brazeau

Date Published/Posted 9-21-22

Attest:

Brooke Kriescher

Brooke Kriescher, Clerk  
Town of Brazeau



RESOLUTION NO. 4-2008

**TOWN OF BRAZEAU PLAN COMMISSION  
ADOPTION OF THE TOWN OF BRAZEAU  
20-YEAR COMPREHENSIVE PLAN**

WHEREAS, Wisconsin Statutes 62.23 authorizes the adoption of a Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development of the Town;

AND WHEREAS, the Comprehensive Plan has been prepared by the Bay-Lake Regional Planning Commission which contains proposals, programs, descriptions, maps, and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and general plan design (future land use strategy) for the 20-year planning period;

AND WHEREAS, the Comprehensive Plan has been prepared in accordance with the elements of a plan as defined in Wisconsin Statutes 66.1001 (Smart Growth);

AND WHEREAS, the Comprehensive Plan has been drafted and reviewed by the Town of Brazeau Plan Commission;

NOW, THEREFORE BE IT RESOLVED that the Town of Brazeau Plan Commission hereby recommends to the Brazeau Town Board that a Comprehensive Plan entitled: *Town of Brazeau 20-Year Comprehensive Plan*, be adopted by the Town Board pursuant to Wisconsin Statutes Sections 62.23 and 66.1001(4).

Dated this 5<sup>th</sup> day of August, 2008.

Resolution introduced and adoption moved by Randy Loveland JR

Motion for adoption seconded by Gale Leggert

Voting Aye: 5 Nay: 0

APPROVED:

Leah W. Knapp 8-08

Town of Brazeau Plan Commission Chair

ATTEST:

Phyllis Loveland, Member  
Town of Brazeau Plan Commission Secretary



**TOWN OF BRAZEAU**  
**ORDINANCE NO. BZ 8-2008**

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

WHEREAS, on June 22, 2006 Oconto County approved a contract with the Bay-Lake Regional Planning Commission to prepare a Multi-Jurisdictional Comprehensive Plan for Oconto County, to include the Town of Brazeau, 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 Brazeau, 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 August 7, 2008, the Town of Brazeau Plan Commission recommended to the Town Board adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHEREAS, the Brazeau Town Board held a public hearing on August 7, 2008, 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 Brazeau 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 Brazeau, having carefully reviewed the recommendation of the Town Plan Commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the Plan elements relating to issues and opportunities, natural, agricultural and cultural resources, population and 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 Brazeau 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.

Page 2-Ordinance No. BZ 8 - 2008  
Ordinance to Adopt a Comprehensive Plan

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

Section 1: The Comprehensive Plan recommended by the Town of Brazeau Plan Commission to the Brazeau Town Board, attached hereto as Exhibit A, is hereby adopted.

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

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Brazeau;
2. The Clerk of every local governmental unit that is adjacent to the Town of Brazeau;
3. The Wisconsin Land Council;
4. The Wisconsin Department of Administration;
5. The Bay-Lake Regional Planning Commission;
6. The public library that serves the area in which the Town of Brazeau is located.

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 19 day of August 2008, by a majority vote of the members of the Town Board of the Town of Brazeau.

  
\_\_\_\_\_  
Town Board Chairperson  
Gerald Kempka

Attest:

  
\_\_\_\_\_  
Town Clerk  
Pam Duddek

## TABLE OF CONTENTS

### **VOLUME I – TOWN PLAN**

|   |            |
|---|------------|
| <b>CHAPTER 1 - INTRODUCTION.....</b>                      | <b>1-1</b> |
| <b>CHAPTER 2 - INVENTORY, TRENDS, AND FORECASTS .....</b> | <b>2-1</b> |
| <b>CHAPTER 3 - FUTURE LAND USE PLAN .....</b>             | <b>3-1</b> |
| <b>CHAPTER 4 - IMPLEMENTATION .....</b>                   | <b>4-1</b> |

### **VOLUME II - COUNTY RESOURCES**

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

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** - Procedures for Public Participation

**Appendix B** - Nominal Group Results

**Appendix C** - Intergovernmental Cooperation Results

**Appendix D** - Glossary of Terms

---

### **Town of Brazeau 20-Year Vision Statement**

*The town of Brazeau's diverse landscape includes forestland, quality agricultural lands and scenic lakes and rivers. The town of Brazeau's vision is to:*

- *Further health, safety and welfare while wisely using resources for the benefit of current and future residents.*
- *Strive to improve the quality of life for its residents and encourage the orderly growth and development of the town based on recognized land use practices and principles.*
- *Support small business development including local "home grown" businesses that add to the economy and rural character of the town.*
- *Enhance quality residential living while continuing to focus on preservation of natural resources and natural beauty of the area.*
- *Strive to preserve its agricultural heritage to include general crop farming or the raising of livestock.*
- *Establish recreation identification and design standards for public facilities: parks, trails and open spaces.*
- *Exercise effort to provide opportunities for recreation for residents and visitors.*
- *Create a sense of community.*



## **LIST OF TABLES**

|   |      |
|---|------|
| Table 2.1: Surface Water Features .....   | 2-2  |
| Table 2.2: Existing Land Use.....   | 2-5  |
| Table 2.3: Five-Year Incremental Land Use Projections, 2020-2040 .....            | 2-9  |
| Table 2.4: Five-Year Incremental Housing Land Use Projections, 2020-2040.....     | 2-9  |
| Table 2.5: Five-Year Incremental Commercial Land Use Projections, 2020-2040 ..... | 2-10 |
| Table 2.6: Five Year Incremental Land Use Projections, 2020-2040.....             | 2-10 |

## **LIST OF MAPS**

|  |      |
|--|------|
| Map 2.1: Location Map.....                     | 2-11 |
| Map 2.2: Planning Area .....                   | 2-13 |
| Map 2.3: Surface Water Features.....           | 2-15 |
| Map 2.4: Plan Determinants .....               | 2-17 |
| Map 2.5: Prime Agricultural Soils .....        | 2-19 |
| Map 2.6: Public and Community Facilities ..... | 2-21 |
| Map 2.7: Existing Land Use .....               | 2-23 |
| Map 3.1: 20-Year General Plan Design.....      | 3-11 |

