

# ***Town of Chase***

**OCONTO COUNTY, WISCONSIN**

## **20-Year Comprehensive Plan**

**November 2020**



# **TOWN OF CHASE**

## **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 Chase Plan Commission

&

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



**Adopted: August 20, 2008**  
**Amended: November 12, 2020**



**TOWN OF CHASE  
OCONTO COUNTY, WISCONSIN**

**CHAIRMAN:** Gary Van Lannen

**SUPERVISOR:** Dennis Kroll

**SUPERVISOR:** Jeff Van Enkevort

**CLERK:** Dan Kroll

**APPOINTED TREASURER:** Mae Micolichek

**TOWN PLAN COMMISSION:** Dennis Kroll-Chairman

Dan Kroll-Secretary

Perry Baugnet

Jeff Van Enkevort

Seth Ostrowski

Cory Ronk

Mark Meunier



RESOLUTION NO. 07-03

**TOWN OF CHASE PLAN COMMISSION  
ADOPTION OF THE TOWN OF CHASE  
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 plan) 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 by the Town of Chase Plan Commission;

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

Dated this 20<sup>th</sup> day of Aug., 2008,  
Resolution introduced and adoption moved by Larry Gilbert  
Motion for adoption seconded by Richard Nuden  
Voting Aye: 5 Nay: 0

APPROVED:

Dennis Kroll  
Town of Chase Plan Commission Chair

ATTEST:

Deanne Mroblewski  
Town of Chase Plan Commission Secretary



Resolution No. R-2020-11-01

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

**WHEREAS**, the Town of Chase, 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 20, 2008; and

**WHEREAS**, the Town of Chase, is hereby amending the Town of Chase 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 Chase Plan Town Board finds that the Town of Chase 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 Chase 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.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 66.1001(4)(b) of the Statutes, the Town of Chase hereby adopts this Resolution approving the amendments to the Town of Chase 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 Chase Town Board this 12 day of November, 2020.

Ayes 3 Noes 0 Absent 0

BY: TOWN OF CHASE BOARD OF SUPERVISORS

Chairman:	<u>Gary Van Lannen</u> Gary Van Lannen
Supervisor:	<u>Dennis Kroll</u> Dennis Kroll
Supervisor:	<u>Jeff Van Enkevort</u> Jeff Van Enkevort
Clerk:	<u>D. Kroll</u> Dan Kroll



**TOWN OF CHASE**  
**ORDINANCE NO. 07-02**

**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 Chase, 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 Chase, 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, the Town of Chase Plan Commission held a public hearing on August 20, 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 in the Town of Chase 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, on August 20, 2008, the Town of Chase 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 Town Board of the Town of Chase, having carefully reviewed the recommendations of the Town of Chase 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 Chase, 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.  
Ordinance to Adopt a Comprehensive Plan

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

Section 1: The Comprehensive Plan recommended by the Town of Chase Plan  
Commission to the Chase 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 Chase with all the following entities:

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

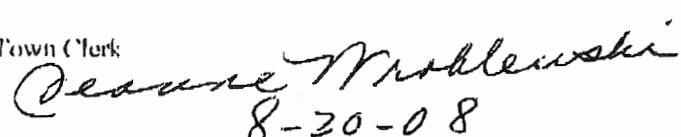
Section 4: EFFECTIVE DATE. This ordinance will take effect immediately upon passage  
and publication as provided by law.

Adopted this 20<sup>th</sup> day of August 2008, by a majority vote of the  
members of the Town Board of the Town of Chase.

  
Julie Larson  
Town Board Chairperson

Attest:

Town Clerk

  
Deanne Mroblewski  
8-30-08

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

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

**Section 3.** The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on November 11, 2020, approved the amendment and recommending adoption of the Town of Chase 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 November 11, 2020 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 Chase 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 Chase Board of Supervisors this 12<sup>th</sup> day of November, 2020.

Ayes 3 Noes 0 Absent 0

Submitted this 10<sup>th</sup> day of November, 2020

BY: TOWN OF CHASE BOARD OF SUPERVISORS

Chairman: Gary Van Lannen  
Gary Van Lannen

Supervisor: Dennis Kroll  
Dennis Kroll

Supervisor: Jeff Van Enkevort  
Jeff Van Enkevort

Clerk: Dan Kroll  
Dan Kroll



## 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** – Community Survey

**Appendix C** – Community Survey Results

**Appendix D** – Nominal Group Results

**Appendix E** – Intergovernmental Cooperation Results

**Appendix F** – Glossary of Terms

---

*“The Town of Chase proactively plans for its growth in population to maintain a clean, safe, and diverse community where residents, small businesses, and agriculture operations can successfully co-exist. Partnerships with neighboring communities and Oconto County enables Chase to cost effectively invest in services most desired by a growing population. The town’s unspoiled natural features and Stone Barn are destinations for families and individuals of all age groups seeking unique recreational opportunities in Northeast Wisconsin.”*



## LIST OF TABLES

Table 2.1: Existing Land Use.....	2-8
Table 2.2: Five-Year Incremental Land Use Projections, 2020 - 2040 .....	2-12
Table 2.3: Five-Year Incremental Housing Land Use Projections, 2020-2040.....	2-13
Table 2.4: Five-Year Incremental Commercial Land Use Projections, 2020-2040 .....	2-13
Table 2.5: Five-Year Incremental Industrial Land Use Projections, 2020-2040.....	2-14

## LIST OF MAPS

Map 2.1: Location.....	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

