

Town of Little Suamico

OCONTO COUNTY, WISCONSIN

20-Year Comprehensive Plan



Adopted May 2022

TOWN OF LITTLE SUAMICO OCONTO COUNTY, WISCONSIN

CHAIRMAN: Elmer Ragen
SUPERVISOR: Dave Pribyl
SUPERVISOR: Douglas Allen

CLERK/TREASURER: Lisa Glinski
DEPUTY CLERK/TREASURER: Sharon VanDeHeuvel

TOWN PLAN COMMISSION: Elmer Ragen, Chairman
Ray Palonen
Vicky Storzer
Guy Gooding
Elizabeth Pappe
Keith Helmle
Wesley Kobylarczyk

TOWN OF LITTLE SUAMICO 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 Little Suamico Plan Commission
&

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



**Adopted: August 11, 2008
Amended: May 9, 2022**

Resolution No. 2022-3

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

WHEREAS, the Town of Little Suamico, 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 7, 2008; and

WHEREAS, the Town of Little Suamico, is hereby amending the Town of Little Suamico 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 Little Suamico Plan Commission finds that the Town of Little Suamico 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 Little Suamico 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.

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

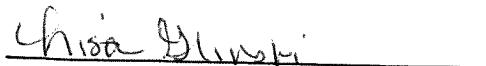
Adopted by the Town of Little Suamico Plan Commission this 5th day of May, 2022.

Ayes 7 Noes 0 Absent



Elmer Ragen, Chairman
Town of Little Suamico Plan Commission

Attest:



Lisa Glinski, Clerk
Town of Little Suamico

Ordinance No. 2022-1

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

The Board of Supervisors of the Town of Little Suamico, 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 Little Suamico 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 Little Suamico 20-Year Comprehensive Plan," on August 7, 2008.

Section 3. The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on March 22nd, 2022, adopted a resolution approving the amendment and recommending adoption of the Town of Little Suamico 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 22, 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 Little Suamico 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 Little Suamico Board of Supervisors this 4th day of May 2022.

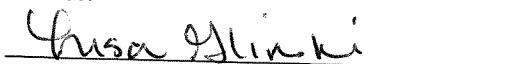
Ayes 3 Noes 0 Absent 0



Elmer Ragen, Chairman
Town of Little Suamico

Date Published/Posted: May 10, 2022

Attest:



Lisa Glinski, Clerk
Town of Little Suamico

RESOLUTION NO. 62

**TOWN OF LITTLE SUAMICO PLAN COMMISSION
ADOPTION OF THE TOWN OF LITTLE SUAMICO
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 Little Suamico Plan Commission;

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

Dated this 7 day of August, 2008,

Resolution introduced and adoption moved by Doug Allen.

Motion for adoption seconded by Keiran Helm.

Voting Aye: 4 Nay: _____

APPROVED:

Douglas Pagen
Town of Little Suamico Plan Commission Chair

ATTEST:

Alia Murch
Town of Little Suamico Plan Commission Secretary

**TOWN OF LITTLE SUAMICO
ORDINANCE NO. 36**

**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 Little Suamico, 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 Little Suamico, 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 Little Suamico Plan Commission 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 in the Town of Little Suamico 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 7, 2008, the Town of Little Suamico 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 Little Suamico, having carefully reviewed the recommendations of the Town of Little Suamico 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 Little Suamico, 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 Little Suamico, Oconto County, Wisconsin, DOES ORDAIN AS FOLLOWS:

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

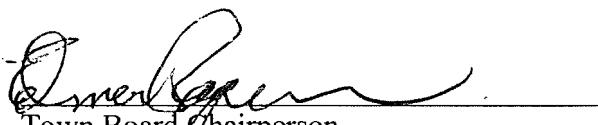
Section 2: The Town Clerk is directed to file a copy of the attached Comprehensive Plan for the Town of Little Suamico with all the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Little Suamico;
2. The Clerk of every local governmental unit that is adjacent to the Town of Little Suamico;
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 Little Suamico 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 17th day of August 2008, by a majority vote of the members of the Town Board of the Town of Little Suamico.



Owen R. Reen
Town Board Chairperson

Attest:



Andrea M. Page
Town Clerk

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 Results

Appendix C – Nominal Group Results

Appendix D – Intergovernmental Cooperation Results

Appendix E – Glossary of Terms

Town of Little Suamico 20-Year Vision Statement

“The Town of Little Suamico is a well-organized and highly functioning community in which varying land uses support one another. The highway corridor is vibrant and diverse, while smartly designed residential developments offer housing and recreational opportunities for all age groups and incomes. Through strategic partnerships and use of progressive planning methods, the town has been able to efficiently accommodate the continued population and business growth with little compromise to its country feel and valuable natural features. The town’s wise annual investment in utilities and services is a welcoming invitation to new businesses wanting to locate in Little Suamico and provide quality jobs and shopping opportunities for its residents.”

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 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	3-13