

# Town of Morgan

***OCONTO COUNTY, WISCONSIN***

## ***20-Year Comprehensive Plan***



*Adopted December 2023*

**TOWN OF MORGAN  
OCONTO COUNTY, WISCONSIN**

**CHAIRMAN:** Lori Witthuhn  
**SUPERVISOR:** Jeff Folts  
**SUPERVISOR:** Joe Brusky

**CLERK:** Erin Mooers  
**TREASURER:** Lorie Wiese

**TOWN PLAN COMMISSION:** Joe Brusky, Chairperson  
Karen Nelson-Kispert, Secretary  
Dan Dryja  
Jeff Folts  
Dave LuMaye  
Dave Radke, Alternate



# **TOWN OF MORGAN 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 Morgan Plan Commission

&

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



**Adopted: August 18, 2008**  
**Amended: December 14, 2020**  
**Amended: December 11, 2023**



Resolution No. 03-12-11-2023

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

**WHEREAS**, the Town of Morgan, 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 18, 2008; and

**WHEREAS**, the Town of Morgan, is hereby amending the Town of Morgan 20-Year Comprehensive Plan to update ordinance and resolution references in Chapter 4 and include the following land use recommendation to the residential, commercial, industrial/light industrial, mixed use, governmental/institutional/utilities, park and recreation, agriculture, and woodlands/open space land use classifications found in Chapter 3. **"The development/installation of solar and wind energy systems with a nominal operation at a capacity of 100 MW or greater** should be precluded from this Land Use Classification due to incompatibility with the Land Use Classification's tactical and strategic intended use."; and

**WHEREAS**, the Town of Morgan Plan Commission finds that the Town of Morgan 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 Morgan 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. 2006-01.

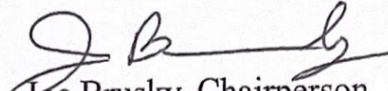
**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 66.1001(4)(b) of the Statutes, the Town of Morgan Plan Commission hereby adopts this Resolution approving the amendments to the Town of Morgan 20- Year Comprehensive Plan.

**BE IT FURTHER RESOLVED** that the Plan Commission

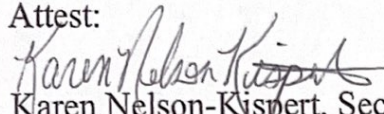
does hereby recommend that the Town Board enact an ordinance adopting the Comprehensive Plan Amendment.

**Adopted** by the Town of Morgan Plan Commission this 7  
day of DEC, 2023.

Ayes 5 Noes 0 Absent 0

  
Joe Brusky, Chairperson  
Town of Morgan Plan  
Commission

Attest:

  
Karen Nelson-Kispert, Secretary  
Town of Morgan Plan Commission



# Town of Morgan

Ordinance No. 03-12-11-2023

## AN ORDINANCE TO ADOPT AN AMENDMENT AND UPDATE TO THE TOWN OF MORGAN 20-YEAR COMPREHENSIVE PLAN

The Board of Supervisors of the Town of Morgan, 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 Morgan 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 Morgan 20-Year Comprehensive Plan," on August 18, 2008 and formally adopted an amended this document on December 14, 2020.

**Section 3.** The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on December 7, 2023, adopted a resolution approving the amendment and recommending adoption of the Town of Morgan 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 December 7, 2023 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 Morgan 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 Morgan Board of Supervisors this 11<sup>th</sup> day of December, 2023.

Ayes 3 Noes 0 Absent 0

Lori Witthuhn, Chairperson  
Town of Morgan

Date Published/Posted: December 12, 2023

Attest:

Erin Mooers, Clerk  
Town of Morgan



Resolution No. 2020-10

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

**WHEREAS**, the Town of Morgan, 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 18, 2008; and

**WHEREAS**, the Town of Morgan, is hereby amending the Town of Morgan 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 Morgan Plan Commission finds that the Town of Morgan 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

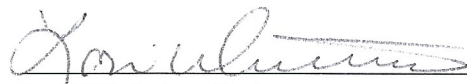
**WHEREAS**, the Town of Morgan has duly noticed and held an open house and public hearing on the proposed amendment and plan update, following the procedures in Section 66.1001(4)(d) of the Statutes and the public participation procedures for comprehensive plan amendments adopted by the Town Board through Resolution No. 2006-01.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 66.1001(4)(b) of the Statutes, the Town of Morgan Plan Commission hereby adopts this Resolution approving the amendments to the Town of Morgan 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 Morgan Plan Commission this 30 day of November, 2020.

Ayes 5 Noes 0 Absent     

  
Lori Witthuhn, Chairperson  
Town of Morgan Plan Commission

Attest:

  
Robert Straub, Secretary  
Town of Morgan Plan Commission



Ordinance No. 2020-10

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

The Board of Supervisors of the Town of Morgan, 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 Morgan 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 Morgan 20-Year Comprehensive Plan," on August 18, 2008.

**Section 3.** The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on Nov 30, 2020, adopted a resolution approving the amendment and recommending adoption of the Town of Morgan 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 Nov 30, 2020 to obtain public comments regarding the comprehensive plan amendment and update.

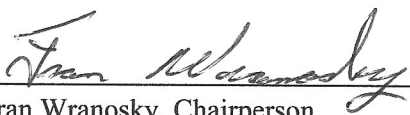
**Section 5.** The Town Board hereby adopts this Ordinance adopting the amendment to the Town of Morgan 20-Year Comprehensive Plan.

**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.

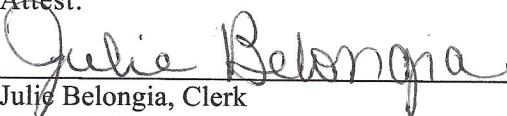
**Section 7.** This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

Adopted by the Town of Morgan Board of Supervisors this 14 day of Dec, 2020.

Ayes 3 Noes 0 Absent 0

  
\_\_\_\_\_  
Fran Wranosky, Chairperson  
Town of Morgan

Date Published/Posted: 12-14-2020

Attest:  
  
\_\_\_\_\_  
Julie Belongia, Clerk  
Town of Morgan



RESOLUTION NO. 2008-03

**TOWN OF MORGAN PLAN COMMISSION  
ADOPTION OF THE TOWN OF MORGAN  
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 Morgan Plan Commission;

NOW, THEREFORE BE IT RESOLVED that the Town of Morgan Plan Commission hereby recommends to the Morgan Town Board that a Comprehensive Plan entitled: *Town of Morgan 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 Craig Duchateau

Motion for adoption seconded by Bill LaBrosse

Voting Aye: 7 Nay: 0

APPROVED:

Gordon April  
Town of Morgan Plan Commission Chair

ATTEST:

Debbie A. Lutrick  
Town of Morgan Plan Commission Secretary



**TOWN OF MORGAN**  
**ORDINANCE NO. 2008-01**

**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 Morgan, 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 Morgan, 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 Morgan Plan Commission held a public hearing on August 5, 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 Morgan 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 5, 2008, the Town of Morgan 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 Morgan, having carefully reviewed the recommendations of the Town of Morgan 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 Morgan, 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 Morgan, Oconto County, Wisconsin, DOES ORDAIN AS FOLLOWS:

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

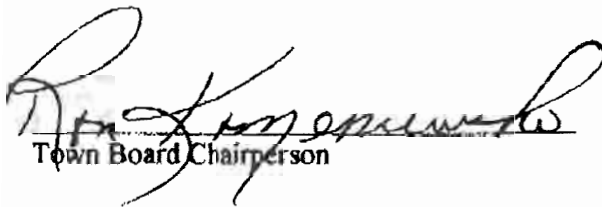
Section 2: The Town Clerk is directed to file a copy of the attached Comprehensive Plan for the Town of Morgan with all the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Morgan;
2. The Clerk of every local governmental unit that is adjacent to the Town of Morgan;
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 Morgan is located.

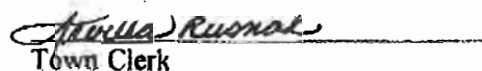
Section 3: SEVERABILITY Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly 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 18<sup>th</sup> day of AUGUST 2008, by a majority vote of the members of the Town Board of the Town of Morgan.

  
Town Board Chairperson

Attest:

  
Town Clerk

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



# Volume I

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## *Town Plan*

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### Town of Morgan 20-Year Vision Statement

*“The Town of Morgan is home to people who value a rural place to live and work. Healthy natural areas contribute positively to the scenic beauty of the town, promote an abundance of wildlife, offer a variety of recreational outlets, and maintain clean ground and surface water. People in Morgan understand the fact that the land is the heart of the town’s economic livelihood and promote sustainable land use practices through the implementation of this comprehensive plan for future generations to enjoy. “*



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