

Town of How

Oconto County, Wisconsin

20-Year Comprehensive Plan



Adopted June 2021

TOWN OF HOW OCONTO COUNTY, WISCONSIN

CHAIRPERSON: William Bartz, Jr.

CLERK/TREASURER: Mary Woods

SUPERVISORS: John Moede

David Hischke

TOWN PLAN COMMISSION: Bruce Hischke, Chairperson

Mary Kegel, Secretary

Tim Reed

Dan Hischke

Marvin Genskow

TOWN OF HOW 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 How Plan Commission
&

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



**Adopted: October 17, 2001
Amended: June 10, 2021**

Resolution No. 3021-03

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

WHEREAS, the Town of How, 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 October 17, 2001; and

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

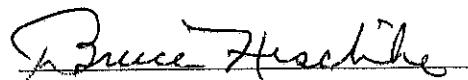
WHEREAS, the Town of How has duly noticed and held an open house and public hearing on the proposed amendment and plan update, following the procedures in Section 66.1001(4)(d) of the Statutes and the public participation procedures for comprehensive plan amendments adopted by the Town Board through Resolution No. 2019-01.

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

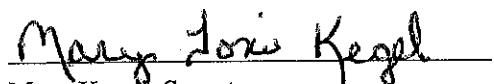
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an ordinance adopting the Comprehensive Plan Amendment.

Adopted by the Town of How Plan Commission this 8 day of June, 2021.

Ayes 3 Noes 0 Absent 0


Bruce Hischke
Chairperson
Town of How Plan Commission

Attest:


Mary Kegel, Secretary
Town of How Plan Commission

Ordinance No. 2021-02

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

The Board of Supervisors of the Town of How, 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 How 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 How 20-Year Comprehensive Plan," on October 17, 2001.

Section 3. The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on June 8, 2021, adopted a resolution approving the amendment and recommending adoption of the Town of How 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 June 8, 2021 to obtain public comments regarding the comprehensive plan amendment and update.

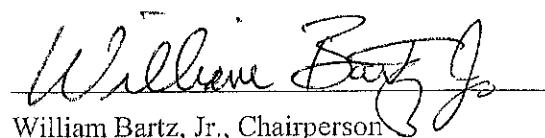
Section 5. The Town Board hereby adopts this Ordinance adopting the amendment to the Town of How 20- Year Comprehensive Plan.

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.

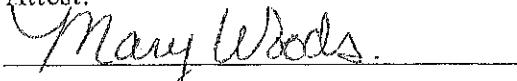
Adopted by the Town of How Board of Supervisors this 10th day of June, 2021.

Ayes 3 Noes 0 Absent 0


William Bartz, Jr., Chairperson
Town of How

Date Published/Posted: June 11, 2021

Attest:


Mary Woods, Clerk
Town of How

RESOLUTION NO. 1

ADOPTION OF THE TOWN OF HOW
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 (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 and reviewed by the Town of How Plan Committee;

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

Dated this 8 day of April, 2003.

Resolution introduced and adoption moved by Adelaide Baecker

Motion for adoption seconded by Bill Party, Jr.

Voting Aye: 3 Nay: 0

APPROVED:

Lawrence Buehrer

How Plan Committee Chair

ATTEST:

Adelaide Baecker

How Plan Committee Secretary

TOWN OF HOW
ORDINANCE NO. 1-2003

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

WHEREAS, in August 2001 the Town Board for the Town of How approved a contract with Bay-Lake Regional Planning Commission to prepare a Comprehensive Plan for the Town of How 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 How, 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 April 8, 2003, the Town of How Plan Committee recommended to the Town Board adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Committee; and,

WHEREAS, the Town of How Town Board held a public hearing on May 10, 2003, 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 How 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 How, 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 elements 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 How 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 How, Oconto County, Wisconsin, DOES ORDAIN AS FOLLOWS:

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

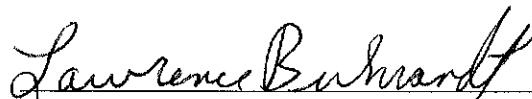
Section 2: The Town Clerk is directed to file a copy of the attached Comprehensive Plan for the Town of How with all the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of How;
2. The Clerk of every local governmental unit that is adjacent to the Town of How;
3. The Wisconsin Land Council;
4. The Bay-Lake Regional Planning Commission;
5. The public library that serves the area in which the Town of How unit 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 10 day of May 2003, by a majority vote of the members of the Town Board of the Town of How.


Lawrence Buhrandt, Town Board Chairperson

Attest: 
Mary Woods, 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 - Community Survey Results

Appendix C - Nominal Group Results

Appendix D - Intergovernmental Cooperation Results

Appendix E - Glossary of Terms

Town of How 20-Year Vision Statement

“Over the past 20 years, the Town of How has remained a productive rural farming community that has experienced limited complementary growth while ensuring its natural features were preserved and protected for the enjoyment of all of its residents. New homes and small businesses are clustered near Suring or found within a village like setting around Hayes, while having spacious development elsewhere - protecting open spaces and prime soils while also keeping service costs down. Agricultural industries and home-based businesses have been continued as a viable economic option for town residents. Future developments are well buffered from active farmlands so as to minimize conflicts between uses.

The town is still defined by its large tracts of open spaces and agricultural lands, as well as its varied water features, trails, acres of wetlands and woodlands. How’s roads are well maintained and uncluttered adding to the scenic beauty of the town.

How’s small community way of life has been preserved through working with neighboring communities and by basing planning decisions upon the town’s adopted Comprehensive Plan, supporting regulations, and public participation.”

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.....	2-12
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.....	2-13

LIST OF MAPS

Map 2.1: Location Map.....	2-15
Map 2.2: Planning Area	2-17
Map 2.3: Surface Water Features.....	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

