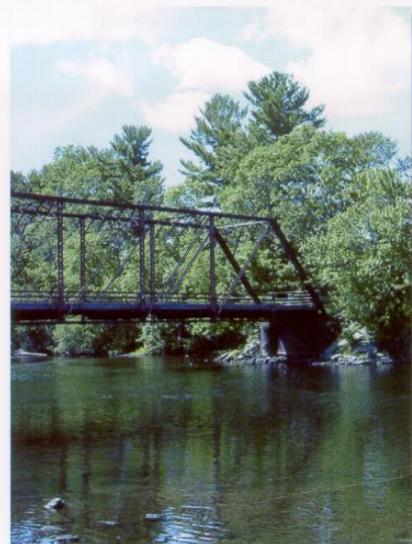
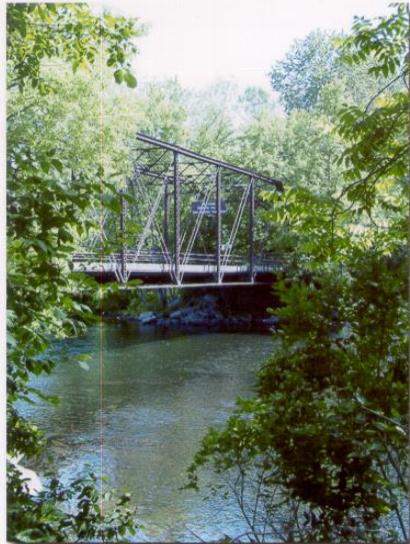


Town of Stiles

OCONTO COUNTY, WI

20-Year Comprehensive Plan



Old Iron Bridge
Stiles, Wisconsin

Adopted August 2021

**TOWN OF STILES
OCONTO COUNTY, WISCONSIN**

CHAIRMAN:	Steven Dupuis
SUPERVISOR:	Dani Soneson
SUPERVISOR:	Robert Telford
CLERK:	Jill Babino
TREASURER:	Tanya Peterson
TOWN PLAN COMMISSION:	Bob Rodich, Chairperson Dr. Amy Romandine Kratz, Secretary Larry McGraw Carl Magnuson Spencer Corpus

TOWN OF STILES

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 Stiles Plan Commission
&

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



Adopted: August 18, 2008
Amended: August 10, 2021

Resolution No. 146-2021

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

WHEREAS, the Town of Stiles, 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 September 10, 2008; and

WHEREAS, the Town of Stiles, is hereby amending the Town of Stiles 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 Stiles Plan Commission finds that the Town of Stiles 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 Stiles 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.110.

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

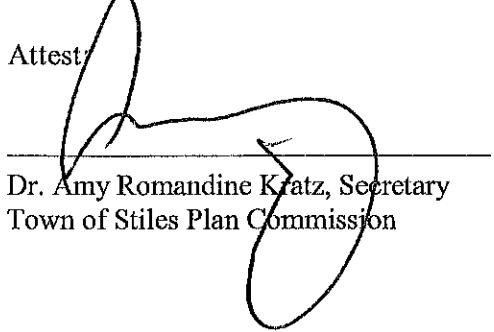
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an ordinance adopting the Comprehensive Plan Amendment.

Adopted by the Town of Stiles Plan Commission this 19th day of July, 2021.

Ayes 5 Noes 0 Absent _____


Bob Rodich, Chairperson
Town of Stiles Plan Commission

Attest:


Dr. Amy Romandine Kratz, Secretary
Town of Stiles Plan Commission

RESOLUTION NO. 2008-1

**TOWN OF STILES PLAN COMMISSION
ADOPTION OF THE TOWN OF STILES
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 Stiles Plan Commission;

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

Dated this 21st day of July, 2008,

Resolution introduced and adoption moved by Elizabeth Cooley

Motion for adoption seconded by Todd Schuerant

Voting Aye: 5 Nay: _____

APPROVED:

Judie Pergent
Town of Stiles Plan Commission Chair

ATTEST:

M. Murphy
Town of Stiles Plan Commission Secretary

Ordinance No. 2021-6

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

The Board of Supervisors of the Town of Stiles, 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 Stiles 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 Stiles 20-Year Comprehensive Plan," on September 10, 2008.

Section 3. The Town Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on 10 July, 2021, adopted a resolution approving the amendment and recommending adoption of the Town of Stiles 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 19 July, 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 Stiles 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 Stiles Board of Supervisors this 10 day of Aug, 2021.

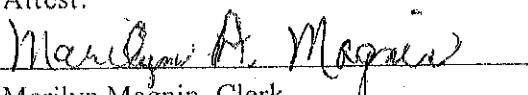
Ayes 3 Noes 0 Absent 0


Steve Dupuis

Steve Dupuis, Chairperson
Town of Stiles

Date Published/Posted: August 12, 2021

Attest:


Marilyn Magnin, Clerk
Town of Stiles

TOWN OF STILES
ORDINANCE NO. 2008-2

An Ordinance to Adopt a Comprehensive Plan Pursuant to
Section 66.1001 Wisconsin Statutes (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 Stiles, 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 Stiles, 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 Stiles Plan Commission held a public hearing on July 21, 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 Stiles 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 July 16, 2008, the Town of Stiles 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 Stiles, having carefully reviewed the recommendations of the Town of Stiles 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 Stiles, 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 Stiles, Oconto County, Wisconsin,
DOES ORDAIN AS FOLLOWS:

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

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

Richard L. Scott
Town Board Chairperson

Attest:

Marilyn A. Maguire
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 Stiles 20-Year Vision Statement

“The Town of Stiles is taking advantage of its location, infrastructure, and abundance of natural features to build a welcoming and accommodating community for residents, businesses, and visitors. In order to maintain the rural nature of Stiles, town officials continue to make the necessary land use decisions that have enabled Stiles to attract residents, quality businesses for employment and services, and visitors wanting to experience some of Northeast Wisconsin’s most beautiful landscapes and unique historical assets.”

LIST OF TABLES

Table 2.1: Existing Land Use.....	2-8
Table 2.2: Five-Year Incremental Land Use Projections, 2020-2040	2-13
Table 2.3: Five-Year Incremental Housing Land Use Projections, 2020-2040.....	2-14
Table 2.4: Five-Year Incremental Commercial Land Use Projections, 2020-2040	2-14
Table 2.5: Five-Year Incremental Industrial Land Use Projections, 2020-2040.....	2-15

LIST OF MAPS

Map 2.1: Location Map.....	2-17
Map 2.2: Planning Area	2-19
Map 2.3: Surface Waters.....	2-21
Map 2.4: Plan Determinants	2-23
Map 2.5: Prime Agricultural Soils	2-25
Map 2.6: Public and Community Facilities	2-27
Map 2.7: Existing Land Use	2-29
Map 3.1: 20-Year General Plan Design.....	3-11

