

AN ORDINANCE TO APPROVE THE COMPREHENSIVE PLAN OF THE TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN

The **Town Board** of the Town of Sherman, Dunn County, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Sherman is authorized to prepare and approve a comprehensive plan as defined in section 66.1001(1) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The **Town Board** of the Town of Sherman, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001 (4)(a) of the Wisconsin Statutes.

SECTION 3. The **Plan Commission** of the Town of Sherman, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to **Town Board** the adoption of the comprehensive plan entitled **Town of Sherman Comprehensive Plan 2024**, containing all of the elements specified in section 66.1001 (2) of the Wisconsin Statutes.

SECTION 4. The Town of Sherman has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001 (4)(d) of the Wisconsin Statutes.

SECTION 5: The **Town Board** of the Town of Sherman, Wisconsin, does, by enactment of this ordinance, formally adopt the comprehensive document entitled, **Town of Sherman Comprehensive Plan 2026**, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the **Town Board** and publication/posting as required by law.

Adopted this ____ day of ____, 2026.

Lynn Smith, Town Chairman

Posted: _____.

Attest:

Ashley Score, Town Clerk

Acknowledgements

This plan was prepared by the Comprehensive Planning Commission Committee of the Town of Sherman. Public hearings were held on _____ 2026. A final public hearing was held on _____ 2026 and the document was approved by the Town of Sherman Board on _____ 2026.

Plan Commission Members:

Chairman: Sarah Paquette from July 6, 2021, to June 2022; Toby Robinson from July 2022 to present
Members: Luke Wilsey, Toby Robinson, Chase Potter, Amanda Klosterman

Town of Sherman Chairman and Supervisors:

Chairman: Lynn Smith
Supervisors: Sherri Vodinelich, Dennis Heifner, Chad Amundson, Jonathin Flury
Clerk/Treasurer: Ashley Score

Draft

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INTRODUCTION

On the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

The demographic overview section of the Town of Sherman Comprehensive Plan provides a comprehensive understanding of the changing dynamics within the town. This information is essential for developing an effective and professional town plan. In this section, we will analyze pertinent demographic trends and background information that shape the current landscape of Sherman.

This Comprehensive Plan is being prepared in accordance with the State of Wisconsin's Comprehensive Planning Law and is contained in §66.1001 of the Wisconsin Statutes. The plan fulfills all the statutory elements and requirements of the law, except for the delay in creating and implementing the Plan, which is being corrected by the current town board.

The former Town Board Chairman selected members of the Town to participate in a committee to research and draft this Comprehensive Plan according to the requirements of Wisconsin law, called the Town of Sherman Comprehensive Plan Committee (the Plan Committee). As part of its duties, the Plan Committee retained the University of Wisconsin at River Falls, to administer an opinion survey of the residents in 2022 to gauge public opinion on the different subjects addressed by this Plan. In December 2022 the University issued a report. Throughout this Plan, we will reference the Town's residents' survey results.

The Plan Commission and Town Board wishes to thank Shaheer Burney Ph.D. and the University of Wisconsin at River Falls Survey Research Center for their excellent work with administering the anonymous survey and drafting a thorough written report interpreting the residents' responses, which we incorporated throughout this Plan. There was a response rate of 319 of the 612 eligible residents (over 18 years), a robust response rate of 55%.

High Points of the University of Wisconsin at River Falls Executive Summary

Quality of Life: In general, residents are very satisfied with their quality of life in the Town. Top 3 reasons residents choose to live in the town are the “natural beauty of the area, the rural character, and proximity to Menomonie”.

Community Facilities and Services: Residents are most satisfied with snow plowing, road signage, and recycling and trash services and least satisfied with the condition of the Town-owned roads and bike-ability of the Town’s roads.

Housing: The most desired housing needs are “single-family homes, affordable starter homes, and assisted-living facilities for seniors”. Many residents do not support duplexes, apartment complexes, and mobile home parks. Private developers should be closely controlled.

Agricultural and Land Use: Almost all residents agree that agricultural use should be allowed, and a large portion agree that residential use of agricultural land should be allowed. There is only weak support for commercial and industrial use.

Economic Development: Many residents do not support either commercial or industrial activities, including allowing new commercial buildings only in a designated area, and don’t want the town to support new business and industrial activities, including gravel and sand pits, salvage or junk yards. The residents do support energy alternatives, agricultural-related, home-based, and recreational businesses.

Improvements: A large portion of residents support increasing taxes for maintenance and improvement of roads and snow removal.

Natural Resources: Residents have strong support for the preservation of natural resources.

Recreational Activities: Residents are active in a wide range of recreational activities and support numerous improvements, most notable is the bike-ability of the roads.

A. ISSUES AND OPPORTUNITIES

Part 1: Background Information

Location and Surrounding Environment: The Town of Sherman is in central Dunn County, Wisconsin. It is situated approximately 2 miles away from Menomonie, a city with a full-time resident population of approximately 16,000. Moreover, the City of Menomonie experiences a significant population increase of approximately 7,000 during the college term due to the presence of students from the University of Wisconsin, Stout, for a total of approximately 23,000.

General Regional Context

Situated on the south side of Dunn County, the Town is approximately 2 miles away from the City of Menomonie, which offers employment opportunities, medical services, and multiple opportunities for advanced education.

Commented [DH1]: North side of Dunn County

The Planning Area: The Planning Area encompasses all land within the jurisdictional boundary of the Town, covering approximately 36 square miles.

General Demographic Information:

- Wisconsin's total population is estimated to be 5,893,718, with approximately 8% (447,290) identifying as Hispanic or Latino.
- The state has a total of 2,386,623 households, indicating a significant residential presence.
- There are 141,635 employer establishments, demonstrating a robust economic landscape within Wisconsin.
- The median household income in the state is \$64,168, reflecting the overall economic well-being of its residents.
- The employment rate stands at 63.8%, illustrating a relatively healthy job market.
- A notable 31.3% of the population holds a bachelor's degree or higher, indicating a well-educated populace.
- Despite the implementation of the Affordable Care Act starting in 2010, 5.7% of individuals within the state remain without health care coverage, although this percentage has decreased from 7.3% in 2014.
- The median age of the state's population is 40 years, aligning with the national median age.
- 13.5% of individuals in Wisconsin still lack an internet subscription, highlighting potential gaps in digital connectivity. The Town completed broadband installation in 2022 with all but a very few homes not having access yet.

Racial and Ethnic Composition:

- According to the 2010 Census, the United States' population was composed of 63.7% white, while Wisconsin had a higher proportion of 83.3% white, and Dunn County at 94% white.
- Recent data from 2020 Census indicates a decline in the white population percentages, with the United States at 61%, Wisconsin at 78.6%, Dunn County at 90%, and Sherman at 95%.

By incorporating this information into the demographic overview section of the Town of Sherman Comprehensive Plan, a more comprehensive understanding of the town's current state can be achieved. This will provide a solid foundation for further analysis and planning initiatives to ensure the town's future success and growth.

Population Trends for the Town of Sherman

The population of the Town of Sherman has shown consistent and remarkable growth since 1970, with double-digit increases observed in all years except for 1990, which still experienced a significant growth rate of 8.2%. Notably, the most recent surge in population from 2000 to 2010 far surpasses the growth rate of both the county and the state.

Year	1970	1980	1990	2000	2010	2020
Census	580	666	725	748	849	922
Numeric Increase from prior census		86	59	82	183	64
Percent Increase from prior period		14.9%	8.2%	11%	21.6%	7.54%

Source: Projections from the Wisconsin Department of Administration (DOA)

Population Increase Comparisons between the State, County and Town

Location	2010	2020	Numeric Change	Percent Increase
Town of Sherman	849	922	64	7.54%
County of Dunn	43,857	44,440	361	<.9%
State of WI	5,686,986	5,893,718	206,732	3.6%

Location	2000	2010	Numeric Change	Percent Increase
Town of Sherman	748	849	101	13.5%
County of Dunn	39,858	43,857	3,999	10.03%
State of WI	5,363,675	5,686,986	323,311	6.03%

The Wisconsin Demographic Services Center 2022 and the US Census Bureau 2022 ranked the fastest growing counties in the state. St. Croix County is first with a 23.62% estimated increase, Clark at 21.23%, Monroe at 10.42%, Pierce at 10.29%, Jackson at 8.38%, and Trempealeau at 8.38%. Dunn County ranks 8th, with an estimated 2022 Population of 45,454, 2040 projection of 48,485, an increase of 6.69%.

Although expected, this increase for Dunn County is unique because of the lack of close proximity to a large metropolitan area. St. Croix County is across the river from the Minneapolis/St. Paul metropolitan area to the north of I-94 and Pierce County to the south of I-94. The Minneapolis/St. Paul metropolitan area has a population of 3.69 million. Both Dunn and Trempealeau Counties are close enough to provide work staff to the city of Eau Claire, a 2021 population of almost 70,000. These other growth counties are close to the following metropolitan areas: Clark (Marshfield, 2021 population of 18,815); Monroe and Jackson (Tomah, a 2021 population of 9,956).

The town of Sherman's voting age population from the 2010 Census was 849; this increased in the 2020 census to 913 (64 persons; 7.54%). The median age in the town is 51.6 (Dunn County 35.4); the population 65 and over is 155 people, 16.8% (Dunn County 16.0%)

Source: US Census Bureau, 2022 American Community Survey, 5-year Estimates

Population by Age and by Gender

Average Years of Age (numerical age):

Location	Under 18	Age 18-64	Age 65+
Sherman	20.7%	65.0%	16.8%
Dunn	20.7%	67.2%	16%
Wisconsin	23.6%	62.8%	13.7%

2010 Census Data; getfacts.wisc.edu; 2020 Census Data is not available as of the date of this Plan.

Population by Gender:

Location:	Female	Male	Total Average of Age, both male and female
Sherman	44.3%	45.7%	45.2%
Dunn	34.5%	32.5%	33.5%
Wisconsin	39.6%	37.3%	38.5%

2010 Census Data; getfacts.wisc.edu; 2020 Census Data is not available as of the date of this Plan.

There are still slightly more men than women in the populations of the town but more women in the county and state.

Town of Sherman household composition changed as follows:

- Married couples with children decreased from 82 (Census 2000) to 71 (Census 2010).
- Married couples without children increased from 113 (Census 2000) to 150 (Census 2010)
- And Males with children under 18, no spouse, increased from 4 (Census 2000) to 10 (Census 2010).
- Females with children under 18, no spouse, decreased from 9 (Census 2000) to 3 (Census 2010).

Data was also collected about Family and non-family households (not defined) for 2010:

Location	Family	Non-family
Sherman	73.6%	26.4%
Dunn	62.8%	37.2%
Wisconsin	64.4%	35.6%

2010 Census, GetFacts

When comparing the town with the county, the town at 73% has a higher percentage of family households than does the county at 62%.

The town has a higher percentage of married no children households (73%) than does the county (62%). The town's increase from 2000 to 2010 in married, no children households (23.72%) is almost three times higher than the county's increase (8.82%).

Although the number of households increased from 2000 to 2010, the average household size and average family size in both the township and the county decreased during the same time period.

Diversity

The town is 94.8% white. The largest non-white resident category is 2 or More Races at 3%, then Hispanic and Latino at 1.5%, and Some Other Race Alone, at 1.4%. Languages spoken in the home: only English is 99.7% in the Town of Sherman, 94.8% in Dunn County, and 91.3% in Wisconsin.

Population by race for the Town of Sherman and Dunn County:

Race	Sherman 2020 Population	Percent	Dunn 2020 Population	Percent
White	874	94.8%	41,198	92.7%
White alone, non-Hispanic or Latino	873	94.7%	40,912	92%
American Indian/Alaska Native	1	0.1%	207	0.46%
Hispanic	14	1.5%	1,035	2.3%
2 more races	28	3%	1,727	3.9%
Pacific Islander alone, including Hawaii	0	0	13	0.03%

Black or African American alone	1	0.1%	404	0.9%
Asian alone	5	0.5%	1,458	3.2%
Some other race, alone	13	1.4%	433	0.9%

Source: 2020 Census Data

Education

School Enrollment for the Population:

Level	Wisconsin	Dunn	Sherman
Nursery school, preschool	5.3%	4.9%	4.5%
Kindergarten – High School	68.3%	46.6%	75%
College	21.7%	46.4%	20.5%
Graduate school	4.7%	2.1%	0

Source: American Community Survey Survey/Programs 2022 ACS 5-Year Estimates.

Educational Attainment – State of Wisconsin

Education Level	Wisconsin	Dunn	Sherman
High school graduate/equivalent	94%	26.6%	29.7%
Some college, no degree	29.8%	19.5%	21.3%
Associates degree	10.9%	11.2%	11.8%
Bachelor's degree	29.8%	21.7%	25.3%
Graduate or professional	10.7%	11.6%	9.5%

SOURCE: SOURCE: AMERICAN SURVEY 2022 ASC 5-YEAR ESTIMATES; US CENSUS BUREAU

Part 2: Goals and Policies

Purpose of the Comprehensive Plan: The Town of Sherman Comprehensive Plan serves as a guiding document for the short-range and long-range growth, development, and preservation of the town. The plan aims to achieve the following objectives:

1. Identify areas appropriate for development and preservation over the next 20 years.
2. Recommend specific types of land use for different areas within the Town.
3. Preserve prime agricultural lands and support farming activities.
4. Determine suitable types and locations for economic development that harmonize with the town's agricultural nature.
5. Encourage private housing and other investments in the Town.
6. Provide detailed strategies to implement the plan's recommendations.

Preserving the Town's Rural Character

Unplanned and uncoordinated growth can gradually erode the community's rural character. To address this, planned development in a timely, orderly, and predictable manner is essential. It is crucial to preserve the Town's farmland, protect its wooded hills and ridgetops, avoid land use conflicts, and provide housing and employment opportunities.

B. HOUSING

Part 1: Background

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. This element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

Dunn County has a Housing Action Team that has met monthly since 2019 to explore the issues and find public solutions for the housing shortage. The City of Menomonie has light industrial employers that have indicated an opportunity to expand; however, the shortage for both workers and executives all but eliminate this area for expansion.

The shortage has a number of causes:

1. The Baby Boomer age group are retiring but staying in their homes longer.
2. There are more "1 adult with children households" (taking up more housing units than when there were more "2 adult with children household units".)
3. Vacancy rates are well below the healthy rate in Dunn County:
 - a. Healthy vacancy for rentals is 5-7% - Dunn County is 4.4% (2020 data)
 - b. Healthy vacancy for home ownership is 2-2.25% - Dunn County is 0.8% (2020 data)
 - c. Units with financial assistance: 603 are government subsidized; 95 are Section 8; 5 apartments, plus an additional 20 single units built by Stepping Stones (November 2023 occupancy)
4. To further complicate the problem, housing costs have increased at a much greater rate than income: 42% of renters spend greater than 30% of their income on rent.
5. New construction rates are low: 1.35% for Dunn County; 1.1% for the City of Menomonie; 1.6% for Boyceville; and 3.6% for Elk Mound.

Projections for units needed now and over the next 20 years:

Number of rental units needed now	Units needed over next 20 years (yearly number)	Number of owner units needed now	Number of owner units needed over next 20 years (yearly number)
200-240	300-461	2,395-2,566	2,200-2,300

Three quarters of Town residents have the greatest support for single family homes. Affordable starter homes/first time home buyers at 57% with Assisted Living facilities for seniors, close at 54%. Of note, 20% and 25% of residents also strongly disagreed with the need for more affordable starter homes and assisted living, respectively. Residents strongly disagreed with high density housing (duplexes [75%], apartment complexes [93%]and mobile home parks [95%]. These results are not surprising due to the reasons that people chose to live in Sherman. The residents ranked “natural beauty of the area” and “rural character” as the first and second most important reasons for living in the Town of Sherman. (2022 Town Resident Opinion Survey, page 5)

Residents want to maintain their quality of life, and according to the survey, this means maintaining the natural beauty of the area and rural character, preservation of farmland and undeveloped areas, (wildlife habitats, forests, rivers, and streams) are key factors. The residents are opposed to (1) any high-density housing options, (2) giving developers free reign (e.g., develop as many houses as they want; have the town board involved in the aesthetic view of the development), (3) new industrial and commercial activity (including large-scale industrial agricultural operations). The Town Board, in keeping with the Wisconsin statutory requirements, has addressed solutions for the need for more homes in this Plan with the residents’ opinions.

Residents also indicated preference for (1) the visual impact should be considered for any development (57% Strongly Agree, 32% Agree); (2) the development design preferred is cluster design (73%) to traditional design (27%) and the (3) the minimum lot size is 2.5 acres (52%) rather a larger size - 5 acres (21%) or smaller size - 1 acre (14%). (2022 Town Resident Opinion Survey, page 5). New commercial buildings should be allowed in commercial zoned areas only (65%) or not allowed at all (21%). Only 9% would allow commercial buildings anywhere in the town. (2022 Town Resident Opinion Survey, page 5).

The median gross rent in Sherman was \$1,136 (Dunn County was \$908). The portion of residents who own their own home in the town is 88.1% (Dunn County 66.3%). Occupied housing units in the town is 352 and there are 33 vacant homes.

Part 2: Goals and Policies

1. Allow for shared wells and septic systems.
2. Negotiate with Dunn County to reduce zoning requirements and decrease building setbacks from town roads.
3. Encourage developers to build affordable housing.
4. Housing development projects for multiple homes may not select land for rezone that is prime farmland.
5. Have a member of the Town Board or resident attend the monthly Dunn County Housing Action Team monthly meetings.

C. TRANSPORTATION**Part 1: Background**

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Local Road Network

Principle arterials. Serve interstate and interregional traffic. Generally, they connect urbanized areas with a population of 5,000 or more.

- None

Minor arterials. These serve cities, large communities and major traffic generators providing interarea and intra-regional connections.

- None

Major collectors. Connect moderate sized communities and traffic generators to larger population centers and to higher-class routes. (2)

- Hwy 79
- Hwy 25

Minor collectors. Collect traffic from local roads and connect smaller communities, locally important traffic generators, higher-class routes. (3)

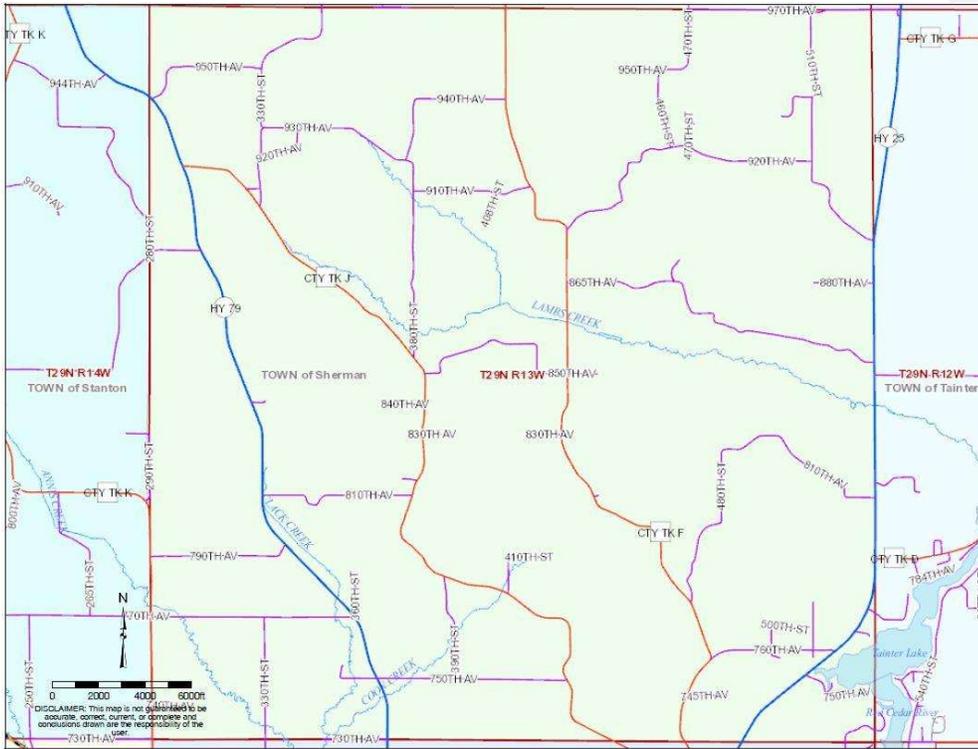
- County Road J
- County Road F
- County Road K

Local roads. Provide access to public and private lands. All roads not classified as arterials or collectors are local roads. (40)

- 280th St, 290th St, 330th St, 360th St, 380th St, 390th St, 408th St, 410th St, 460th St, 470th St, 480th St, 500th St, 510th St, 515th St, 730th Ave, 732nd Ave, 740th Ave, 745th Ave, 750th Ave, 760th Ave, 770th Ave, 790th Ave, 810th Ave, 814th Ave, 830th Ave, 830th Rd, 840th Ave, 840th Rd, 850th Ave, 865th Ave, 880th Ave, 890th Ave, 910th Ave, 920th Ave, 930th Ave, 940th Ave, 941st Ave, 950th Ave, 970th Ave, Baron Quarry Rd

Local Bridges

Bridge ID	Street	Cross Location	Creek	Construction Year	Span Type
B170122	750th Ave	0.2M W JCT STH 79	Clack Creek	1990	Deck Girder
B170170	330th St	1.0M N JCT USH 12	Annis Creek	2002	Flat Slab
P170102	360th St	0.3M N JCT STH 79	Clack Creek	1934	Deck Girder
P170103	770th Ave	0.3M E JCT CTH K	Annis Creek	1944	Deck Girder
P170912	770th Ave	0.2M W JCT STH 79	Clack Creek	1957	Deck Girder
P170946	750th Ave	0.3M E JCT STH 79	Coon Creek	1979	Flat Slab
816L	380th Ave	0.2M N JCT CTH J	Lambs Creek	1944	Flat Slab



Condition of Local Roads 2020 - 2022					
PASER Rating	Condition	Miles	PASER Rating	Condition	Miles
1	Failed	1.9	6	Good	6.44
2	Very Poor	2.17	7	Good	2.87
3	Poor	2.91	8	Very Good	3.45
4	Fair	8.28	9	Excellent	10.68
5	Fair	10.46	10	Excellent	4.27
					53.43

The Town residents are highly dependent on individual vehicles for transportation, which is consistent with living in a rural, agricultural community. This is consistent with the survey result that the quality of Town-owned roads were important:

Resident survey rating	Resident survey	PASER rating	Miles of road with PASER rating	Percent of town roads
Poor	17%	Failed, very poor, poor	6.98 miles	13.06%
Fair	27%	Fair	18.74 miles	35.07%
Good	48%	Good	9.31 miles	17%
Excellent	9%	Excellent	18.4 miles	34.44%

The poor and very poor categories ranked by town residents are very close (44%) to the PASER rating (48.13%). Likewise, the good and excellent ratings ranked by residents (57%) is very close to the PASER rating (51%). Importantly, town residents would overwhelmingly support a tax increase to increase maintenance and improvement of roads 73% in support; 13% opposed. The budgets for municipalities in rural communities to cover the high costs of maintaining and improving roads is significantly less than the costs needed to keep pace with the needs; The Town Board of Sherman is no exception. This is a well-documented problem in many states, including Wisconsin.

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport. There is shuttle bus service which stops in Menomonie multiple times per day to transport people to the airport.

Rail Transportation

Two rail lines, Wisconsin Central Limited and the Canadian National Railway Company, cross the county. No passenger trains stop in the Town or County.

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross-country skiing.

Trucking

Trucking is a vital part of the regional transportation network, essential for the smooth flow of goods locally and regionally. It supports the economy by connecting farms and businesses with markets and ensuring timely delivery of goods to consumers.

Ridesharing, Taxi, Bus, and Special Transportation

Various ride-sharing services and taxi companies provide transportation options within the town. For residents with special needs, such as the elderly and disabled, there is an accessible, call-ahead door-to-door bus service available to ensure convenient transportation for all community members. Additionally, a local transit commission operates public bus routes, including a community bus service that covers key areas of the City of Menomonie.

Snowmobile Trails

State corridor 37 crosses the Town's northeast corner connecting the Towns of Hay River and Tainter. Corridor 37 crosses Sherman township again in the southeast corner connecting Tainter and Menomonie township.

ATV Routes

As of 2013 Ordinance NO-O-01-2013, amended in 2020: All the town roads are designated ATV/UTV routes. The state and county roads have different rules (State Hwys 79 and 25; County Roads J, F, and K are open to ATV/UTV traffic unless otherwise posted).

Commented [DH2]: The state and county roads are subject to different laws (State Hwys 79 and 25 are closed;

Part 2: Goals and Policies**Policies**

1. **Investment in Infrastructure:** Prioritize funding for long-term transportation development of town roads.
2. **Continue to apply for Grants:** State grants help with road construction/repair.
3. **Levy Limit Proposal:** Plan to present a proposal to exceed the levy limit to directly increase the road repair budget.
4. **Regular Maintenance:** Ensure consistent and timely upkeep of transportation infrastructure in alignment with budgetary constraints.
5. **Road Assessment:** Review and update the road improvement plan every other year.
6. **Safety Compliance:** Adhere to safety standards across all transportation modes.
7. **Community Feedback Incorporation:** Integrate public input into transportation planning.
8. **Data-Driven Decisions:** Use analytics for informed transportation policymaking.
9. **Public-Private Collaboration:** Foster partnerships for infrastructure enhancement.

Goals:

- An integrated transportation strategy is envisioned, encompassing highways, shared transit, disability access, bicycles, walking paths, and trucking.
- Alignment of local transportation goals with state and regional plans, with the integration of relevant studies and corridor plans, is anticipated for cohesive development.

D. UTILITIES AND COMMUNITY FACILITIES

Part 1: Background

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, stormwater management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

This section describes utility and community facilities available to the Town. Its goals, objectives and policies to guide future development of these facilities are presented in Part Two of this Plan.

Dunn County Land and Water Resource Management Plan 2017-2026 manage water quality according to water quality standards set by the Clean Water Act of the United States Environmental Protection Agency. There are over 700 bodies of water in the State of Wisconsin, 19 in Dunn County, a total of 223 miles of rivers and streams. The main cause of impairment to surface waters in the county are excess phosphorus and excess total suspended solids (sedimentation) and polychlorinated biphenyl (PCBs). This causes human health concerns of residents as well as reduced recreational and sporting opportunities.

Of the 19 Impaired Waters in Dunn County under management by the Dunn County Water Plan, there are 4 in the Town of Sherman: Clack Creek, Coon Creek, Annis Creek and Lambs Creek that runs under County Road F on 380th Street in the Town of Sherman. The pollutant, impairment and date list on the

Impaired Waters list is:

Name of Creek	Pollutant	Impairment	Year listed as Impaired
Annis Creek			
Clack Creek			
Coon Creek	Unknown Pollutant	Degraded Biological Community	4/1/2014
	Sediment/Total Suspended Solids	Elevated Water Temperature, degraded habitat	4/01/2002
Lambs Creek			

Under the category regarding the importance to protect and preserve natural resources, residents ranked the importance of water quality in 3 categories “very high”: (1) ground water quality as #1, with 84% saying they Strongly Agree and 16% saying they Agree, total 99%; (2) rivers and streams – 73% Strongly agree; 26% Agree, total 99%; (3) wetlands and ponds as Strongly agree 65%, 29% Agree, total 94%. Of the 11 questions under Natural Resources (question 16), Strongly Disagree or Disagree combined did not exceed 7% on any of the natural resources’ questions. (2022 Town Resident Opinion Survey, page 23.)

The groundwater in Dunn County is “plentiful and generally easy to access in an unconfined Cambrian age sandstone aquifer.” The main approach to improve the ground water quality is to reduce or eliminate potential contamination sources, as follows: proper abandonment of unused wells; develop and implement manure management systems and storage; and monitoring land management of septage. A committee now guides groundwater monitoring considering increased use of high-capacity wells and their effect on ground water quantity and quality. Groundwater usage increased in Dunn County between 1979 and 2005 by over 400%, primarily for agricultural irrigation.

One of the programs run by Dunn County is a testing program for homeowners. 35 homeowners sent in samples; the average in the town was 2.93 mg/L; Dunn was 4.42 mg/L while the Environmental Protection Agency standard is above 10 mg/L is considered unsafe for drinking water. Only one of the 35 samples exceeded the safe limit (2.86%).

Source: Dunn County Land and Water Resource Management Plan 2017-2026, pages 30-40.

Water Supply

The Town of Sherman does not provide municipal water or sewer service to its residents. All households obtain water from private wells which require permits prior to drilling a new well and passing inspection after drilling is completed. See Dunn County Zoning Ordinance, Chapter 11 Private Well Systems (3/16/2011). The County Health Department started a program; between 1995 and 2005, 852 wells were tested and 16.5 exceeded the safe drinking water standards for nitrates. In the 1988 testing program, 9.1 exceeded the safe limit. The County encourages homeowners to test their water annually and take corrective action if necessary. The current water supply is meeting the town's needs.

Source: Dunn County Land and Water Resource Management Plan 2017-2026, page 40.

On-Site Wastewater Disposal Facilities

The disposal of domestic and commercial wastewater in the Town of Sherman is handled by the use of individual on-site wastewater disposal systems (septic systems), which generally discharge the wastewater to underground drainage fields. "Current septic system regulations only require a minimal soil depth, sufficient water infiltration into soil, and minimal separation between wells and drain fields. These regulations may not fully address the potential impacts of unsewered developments." Dunn County Comprehensive Land Use Plan 2010-2030 page 82, Septic Suitability. In Dunn County, the Department of Human Services (County Sanitarian) administers the county's private sewage system ordinance. The ordinance requires owners of all septic systems to have the systems inspected and, if necessary, pumped every three years. In 2001, Dunn County amended its ordinance to respond to COMM 83.

Commented [DH3]: , however there is not a penalty for noncompliance.

Existing sewer system from the City of Menomonie is too far from the Town of Sherman to warrant connecting the town to their system. The septic systems meet the current needs of the residents.

Solid Waste Disposal Sites

Solid waste disposal sites, or landfills, are important potential sources of groundwater pollution in Dunn County. In 1985, Dunn County had 38 operational landfill sites, none of which were or are located in the Town of Sherman.

With the passage of stringent federal regulations in the late 1980s, many town landfills closed. Many of these older landfills were located in worked-out sand and gravel pits, or in low-lying wetland areas. These landfill sites pose a much greater risk to local groundwater quality than modern landfills because of poor location and absence of liners or advanced leachate collections systems. To the extent the old systems are impacting ground or surface water, the Dunn County Land and Water Resource Management Plan is addressing the impacted waters. The current remediation plan is addressing the

current needs of the Town of Sherman and no further action need be taken.

Stormwater Management and Erosion Control

The Town of Sherman adopted Ordinance 2021-02, Driveway Requirements within the Town Road Right-of-Way Ordinance. One of the purposes of the ordinance is to set minimum requirements for construction of driveways to minimize erosion control and the design does not have the potential to damage town roads. In addition, as discussed above, impaired waters are managed by the county and controls are put in place to reduce further erosion, such as manure management.

Town Facilities and Services

Town Hall/Garage

The Town Hall and Town Garage were built in 2004 and are in the town limits at 8425 County Road F. The town hall and garage meet the Town's current needs.

Recycling Facilities

Following closure of the Dunn County Recycling and trash collection facility by the County, the Town Board went through a rigorous process to research costs and services, as well as meetings with residents to get feedback on the options. Since January 1, 2021, the Town's recycling and trash collection is curbside pickup by GFL Environmental Inc. on a negotiated 10-year contract, with controlled cost of living increases each year. The costs negotiated are reasonable, particularly compared to the other local villages and towns in Dunn County that have decided to continue its own recycling centers (e.g. in 2023, the Town of Sherman residents pay \$192 for the year (2023) for collection of curbside service of trash and recycling compared to the Village of Boyceville's site that charges \$160 for the year and residents have to bring their trash and recycling to the village location, with very limited times available. The costs and services are very economical and meet the needs of the residents and no changes need to be made.

Cemetery

Town residents voted for a town cemetery in 1876, and the cemetery continues to be a place of rest for our residents to this day. A notable internment is Orson T. Crosby who was a Civil War POW in 1864, brought home to rest here in the town cemetery in 2023. There are 74 other war veterans laid to rest. There are more than 200 available burial sites and town-owned property that could be expanded on in the future. The Town budgets sufficient funds to properly care for and make the cemetery attractive for visitors. Residents rated cemetery services 82% as Excellent or Good. (2022 Town Resident Opinion Survey, page 10.) No further actions need be taken at this time.

Law Enforcement Protection

The Dunn County Sheriff’s Department serves as the law enforcement agency to Town residents and is managed in the City of Menomonie for all of Dunn County. The services provided by the County Sheriff’s department meet the town’s needs and no changes need to be made.

Fire Protection & First Responder Services

The City of Menomonie and Town of Boyceville Fire Departments serve residents in the Town of Sherman. The City of Menomonie has 2 fire stations; the north branch is closest to the Town of Sherman and is generally the responder but can call in additional fire trucks from the other location as needed. The Menomonie Fire Department generally serves the east and south side of the Town of Sherman. The Boyceville Fire Department is in the Town of Boyceville and serves the west and north sides of the Town of Sherman. The Town also contracts for “first response” services from the City of Menomonie and the Town of Boyceville for the same areas of the Town of Sherman. Residents rated fire protection 83% as Excellent or Good. (2022 Town Resident Opinion Survey, page 10.)

These services are currently meeting the Town of Sherman’s needs. The assessments by the City of Menomonie and Village of Boyceville are:

	2022	2023
AMBULANCE		
Menomonie	\$10,074	\$11,064
Boyceville	\$30,656	\$36,658
FIRE		
Menomonie	\$9,090	\$9,848
Boyceville - assessment	\$16,071	\$18,164
Boyceville – new fire truck	\$5,478	\$5,416
Boyceville – call charges	\$1,750	\$2,750
Boyceville – fire total	\$21,549	\$23,580
Fire Dues	\$1,932	\$2,199
TOTAL – all fire charges		
TOTAL – all public safety (fire & ambulance)	\$75,050	\$86,099

Source: Town records

Town residents rated storm water management at 13% Excellent and 64% at Good (77% total).

Library

Town residents are served by several local area libraries: the City of Menomonie Library located at 600 Wolske Bay Road in the City of Menomonie, the town of Elk Mound and the Village of Boyceville. It has

access to libraries throughout Wisconsin through an Interlibrary Loan program from the Wisconsin Resource Sharing (WISCAT).

Telecommunication Towers

There are no towers in the town but services in nearby areas are adequate. Most town residents have access to high-speed internet as of 2021-2023 construction seasons. No further action needs to be taken.

Schools

Town residents are served by the City of Menomonie school district (2 elementary, 1 middle and 1 high school) and Boyceville School District (1 elementary and a combined middle/high school). None of the schools are located within the Town of Sherman. Busing is provided to all students in the Town of Sherman to these schools.

The assessments (as pass-through payments from the county) paid to the City of Menomonie and Village of Boyceville for the 2023-2024 school year for K-12 were: Boyceville: \$298,315; Menomonie: \$230,693; and for post-secondary education to Chippewa Valley Technical College: \$57,483.

Parks and Recreation Facilities

There are no parks or recreation facilities in the Town of Sherman; however, there are 700-acres of public land on Rodey Road that could be developed for park and recreational use. In the public survey, activities that a wide segment of the population (walking, picnic tables, and camping) received substantial support (74%, 63%, 53% stated Strongly Agree or Agree, respectively). There were 38 comments in the "Other" category with the most common responses, no development (7 residents); for development, others suggested bike trails (7 residents), horse trails (5 residents), ATV or UTV (4 residents), other fewer residents suggested hunting, ski trails, dog park, mini golf, family activities.

The cost of any potential development will need to be weighed against the many existing park and recreational facilities located in the area:

Hoffman Hills State Recreational Area: A 707-acre area open year-round that has preserved and restored wooded hills, wetlands and prairie, and is available for hiking, cross-country skiing, sledding, snowshoeing, bird watching, and deer hunting.

Devil's Punchbowl Preserve: A 3 acre preserve south of Menomonie with unique and fragile rock formations that allows hikers to look back over 500 million years of geological time. In addition to beautiful rock formations, there is a waterfall and river, and it is great for bird watching as well as hiking. The recent addition of stairs allows hikers easier access to the bottom of the falls area.

Muddy Creek Wildlife Area: A wildlife area that started as a 1,400-acre property in 1969 but today has 4,100-acres. Muddy Creek Wildlife Area also includes several smaller parcels throughout the area. It is predominantly marsh and sedge meadow with woodland islands or prairie. A unique feature of the area is that it is a transitional zone where common plant species from both the northern and southern sedge meadows of the state can be found. Old Elk Lake is to the south. The area provides opportunities to birdwatch, hike, cross country ski, trap, hunt, and foraging for wild edibles.

Red Cedar River Savanna State Natural Area: is located on sand islands and terraces within the Red Cedar River floodplain. Red Cedar River Savanna features a unique dry savanna on riverine sand and gravel deposits. A mosaic of natural features is present on this river island including pine-oak savanna, patches of barrens, backwater sloughs, open sand and gravel bars, and floodplain forest. Jack pine and bur oak are scattered throughout the openings and dominate the eastern portion of the island while a canopy of white pine, swamp white oak, and green ash dominate the island's western side.

Red Cedar State Trail: Originates at the north end in the Town of Menomonie. This 14.5-mile rail trail shadows the steep walls of the Red Cedar Valley from Menomonie to its connection with the Chippewa River State Trail. Along its route, the trail passes through the communities of Irvington and Downsville and the Dunnville State Wildlife Area. The trail passes by prairies, marshland bottoms, forests and farmlands, including sandstone bluffs and other unique rock formations.

Keil Birch Creek Nature Preserve: The preserve was created in 2009 when the local residences and the Western Wisconsin Land Trust came together to raise funds to keep this piece of land from being developed. It is an important integral part of sustaining the Red Cedar River and for wildlife conservation. A common place for neighborhood residents to walk and play in, the preserve is also open to the public for the use of hunting, trapping, fishing, birdwatching, hiking, and environmental education.

Dunnville Wildlife Area: Known locally as the "Dunnville Bottoms," the Dunnville Wildlife Area is 4,200-acre property located between Menomonie and Durand, next to the Chippewa River on County Highway Y and 210th Avenue. The following recreational opportunities are hunting deer, turkey, pheasant, waterfowl, small game, trapping, hiking, snowmobiling, wildlife viewing, fishing, canoeing, and swimming. The Red Cedar State Trail bisects the wildlife area and is open to hiking and biking.

Wisconsin State Natural Area called Nine Mile Island: Nine Mile Island located within Dunn and Pepin Counties and is 1592 acres. It has an extensive river ecosystem that includes the Chippewa River and Nine Mile Slough and features two high quality native plant communities - oak barrens and floodplain forest. Most of the island is an extensive floodplain forest. This area is available for hiking, fishing, cross country skiing, hunting, and trapping.

Brickyard Disc Golf Course: This top ranked 9-hole course (Ranked 2nd as of 2016 by Disc Golf Course Review) provides a scenic technical course laid out on a fairly wooded and hilly terrain.

Part 2: Goals and Policies

1. Apply for grants to improve the Rodey Road public area based on Town resident interests:
(Strongly agree and Agree):

- Walking trails: 74%
- Picnic Tables: 63%
- Camping facilities: 53%

2. Town Facilities and Services:

- a. Strengthen the town ordinance 2021-02 to reduce the potential impact on town roads from water runoff from home and farm access driveways.
- b. Have Town Board member attend and actively participate on the Dunn County Land & Water Resource Management Plan meetings.

If a grant cannot be secured, the board shall not use the current Town funds to make these improvements. Residents were willing to increase taxes to provide these recreational activities.

In the survey, the town residents stated the most popular activities are running/walking, picnic/cookout, hunting, bird/wildlife viewing, and fishing. The recreational activities listed above are consistent with the areas listed for improvements on the Rodey Road public land. In the survey, residents supported tax increases for improved park development for picnic areas (39%) and playground equipment (32%), designated bike routes (38%), recreational opportunities for seniors (35%), ATV, UTV trails (25%) and snowmobile trails (20%).

In the survey, Residents were “dissatisfied” with the bike-ability of the roads (28% rated Poor, 38% Fair) (2022 Town Resident Opinion Survey, page 11) (including both county and town roads): The shoulders are un-ridable either due to gravel or, if paved, very narrow shoulders.

The residents consider this a priority to address in the Plan. The volume of traffic on town roads is minimal but the county and state roads, which are required for all access to areas outside of the town, have higher speeds and a significant amount of traffic, and they lack sufficient shoulders for adequate bike-ability. The town could improve the bike-ability of the town roads with more education about biking.

Possible solutions that would be economical:

- positive campaign and formal “roll out” about “share the road”
- reduce speed limit to 45 miles per hour in areas with significant pedestrian and bicycle traffic
- “bikes can use the whole lane” signs
- signage at the stop signs that says bikes have priority through the intersection

- Create maps of bike roads (paved, gravel), on our website and other recreational websites that are tourism related and available in print at information facilities

E. AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Part 1: Background

Agricultural, Natural, and Cultural Resources

A Compilation of objectives, policies, goals, maps and programs for the conservation and promotions of the effective management of the following areas:

Natural Resources

The Town's natural resources include its topography, productive soils, unpolluted waters, wildlife, forested land, and non-metallic minerals. Whenever possible, these resources have been mapped. Those resources that could not be mapped have been described or inventoried.

Actual field verification may be required on the part of the user to locate mapped features accurately. Sherman is a zoned Township and falls under the jurisdiction of the Dunn County Comprehensive Zoning Ordinance. A copy of this ordinance is available for review or purchase through the Dunn County Zoning Office. It can also be viewed or printed online at www.dunncountywi.govoffice2.com under the Planning, Resources and Development of the County Departments.

Ground Water

It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. Water is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustain the natural systems on and under the earth's surface.

It is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. Even though a map of groundwater does not exist it is generally agreed that our groundwater is a safe source of potable water. As development pressures increase so does the potential of groundwater contamination. To assist in protecting the groundwater of the Town, and of the county as a whole, a map of groundwater recharge areas. This map is included as an educational tool at the Town level to educate the development community of the importance and location of groundwater recharge areas throughout the county.

Forests

Woodlands, for the purpose of this plan, are woodlots that are 10 acres or greater in size. This acreage was selected because this is the minimum acreage that can be enrolled in the State's Managed Forest Program.

Productive Agricultural Areas

When the National Resources Conservation Service (NRCS) established a consistent, national identification of productive farmlands it created a soils classification system to categorize soils according to their relative agricultural productivity. There are two categories of soils, (1) *national prime farmland* and (2) *farmland of statewide significance*. Both categories, *national prime farmland* and *farmland of state significance*, are well suited for the production of food, feed, forage, fiber and oilseed crops and possess the soil properties to produce economically sustained high yields of crops when properly managed. Soils that fall into classes I, II, and III of the NRCS's capability unit classification system are considered prime agricultural lands. For this Plan the classification of "prime" is not being used to describe the most productive land in the Town. The "Prime" designation is a state definition which if used, may not paint a complete picture of the important agricultural land in the Town. Instead, this plan identifies productive agricultural land as land best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland but it is not existing urban and/or built-up land. This is land that produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage. Productive farmland was identified using the NRCS's system to evaluate agricultural lands, Land Evaluation and Site Assessment (LESA), which uses a more detailed analysis of soils capability and can assess factors beyond soil productivity in determining the potential of land for sustainable agricultural uses. The LESA system is a numeric rating developed by the Soil Conservation Service of the U.S. Department of Agriculture for planning, policy development and decision making.

Environmentally Sensitive Areas

Environmentally sensitive areas include mapped areas that meet one or more of the following criteria

- Public Owned Park, recreation, and/or conservancy lands
- Mapped water bodies and wetlands
- Mapped floodplains
- Woodlands 10 acres or greater in size
- Slopes that are 20% or greater

Steep Slopes

Areas with slopes greater than 20% are considered environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Most of these slopes are wooded but some are pastured while few, if any, are cultivated. These types of slopes are prevalent throughout the Town. The Town does not want to exclude development or the use of these slopes but would need assurances that the integrity and stability of this resource has been considered and planned for. Such consideration could be in the form of an erosion control plan or similar documentation detailing how the slope will be protected during and after proposed land disturbing activities. For the purpose of this plan, slopes of 20% and greater have been mapped using the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey.

Threatened and Endangered Species

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generations. The State's goal is to identify, protect, and manage native plants, animals, and natural communities from the "very common" to the "critically endangered". They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems. The Town will fully cooperate regarding the state's policy on Endangered Resources.

Wisconsin's Endangered Species These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy based on scientific evidence.

Wisconsin's Threatened Species These are any species which appear likely within the foreseeable future, based on scientific evidence, to become endangered. No threatened or endangered species are known to exist within the Town. For additional information on these resources contact any local DNR representative.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting land and water related issues.

Currently, the town does not have a Land and Water Resource Management Plan. We will look at options to consolidate the town into Dunn County's Land and Water Resource Management Plan. This plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail. Information regarding Threatened and Endangered Species is available through the Wisconsin Department of Natural Resources. A copy of this plan will be available through the Dunn County Land Conservation Department.

Stream Corridors

United States Geologic Survey maps were used in the inventory.

Surface Waters

United States Geologic Survey maps were used in the inventory.

Floodplains

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). This includes areas which are subject to occasional or frequent flooding.

Wetlands

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions). For the purpose of this plan, hydric soils as identified in United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey were used to represent wetlands in the Town.

Wildlife Habitat

All land and water--whether cropland, woodland, wetland, floodplain, river, stream, or even residential yard--supports wildlife. The Town of Sherman supports a large variety of wildlife because of the diversity of its agriculture and natural resources. Sherman is home to big game such as deer and black bear; small game such as rabbits and squirrels; and fur-bearing animals such as raccoon, opossum, beaver, mink,

and red and gray fox, and coyote. We have upland birds such as turkeys and ruffed grouse; birds of prey such as owls, red-tailed hawks, and eagles; and a large variety of songbirds and waterfowl.

Historical and Cultural Resources

Historic sites are of great importance to society in general since they are reminders of past events and also a reminder of progress that has been made. There are no historical markers or cultural resources in the town.

There are 609 historical markers in the state.

<https://www.wisconsinhistory.org/pdfs/Official%20List%20of%20Wisconsin%20Historical%20Markers%20June%202022.pdf>

There are 17 historical markers in Dunn County.

<https://www.hmdb.org/results.asp?Search=County&State=Wisconsin&County=Dunn%20County>

Recreational Resources

Parks and open space provide recreation opportunities, open space and scenic amenities. They also serve to preserve unique physical features, plant communities and wildlife habitat. Recreation opportunities are generally passive in nature, but some parks and open spaces are designed to provide active recreation such as golf courses, ball diamonds, soccer fields, campgrounds, etc.

Part 2: Goals and Policies

1. Take an active role to monitor groundwater in our town.
2. Send newsletters to residents about groundwater problems and remediation on a regular basis.
3. Take an active role to inform residents about groundwater contamination. In the event the Town Board deems that well testing done by the County and State are insufficient to provide adequate water quality data to the Town Board, then the Town Board shall take the following steps: encourage residents to send in a sample on an annual basis, provide the right forms and negotiate a decrease in cost if possible, and encourage or assist residents with remediation of any problems.
4. Assign a member of the Town Board, Plan Commission, or a third party to monitor the County reporting of water quality data, and if the Board finds appropriate, do annual water testing of the four creeks in the town. Seek opportunities to improve creek water impairments.
5. Develop a Land and Water Resource Management Plan (either in coordination with Dunn County or the town alone) to protect environmental concerns.

F. ECONOMIC DEVELOPMENT

Part 1: Background Information

This section details labor force trends, employment trends, educational attainment, income data and other economic development characteristics of the Town of Sherman. As required by §66.1001, Wisconsin Statutes, this section also includes an assessment of new businesses and industries that are desired in the Town, an assessment of the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries, and an inventory of environmentally contaminated sites.

Local Businesses, Employment Trends, and Remote Workers

Within the predominantly rural setting of the Town of Sherman, a diverse range of businesses can be found, including farms, a welding shop, a cabinet shop, and a coating business, as well as seasonal event venues. While these establishments offer employment opportunities, their capacity to generate jobs is somewhat limited. However, it is worth noting that alongside these local businesses, an increasing number of residents are embracing remote work arrangements, either on a part-time or full-time basis.

A significant demographic characteristic of the Town of Sherman is its median age, which stands at 51.8. This figure is 1.5 times higher than the median age of 35.3 in Dunn County, reflecting a relatively older population profile within the town.

When it comes to commuting, residents in the Town of Sherman have an average travel time to work of 25.3 minutes. This figure is approximately 10% higher than both the average travel times in Dunn County (22.7 minutes) and the State (22.2 minutes). In terms of transportation modes, the majority of residents (80%) commute by driving alone, while 4% choose to carpool, 8% prefer walking, and 6% have the convenience of working from the comfort of their homes.

The combination of local businesses, remote work opportunities, and the distinct demographic characteristics of the Town of Sherman shapes its employment landscape. By recognizing and adapting to these trends, the town can foster economic growth, explore innovative employment models, and enhance the overall quality of life for its residents.

Educational Attainment

The educational landscape in the Town of Sherman showcases a diverse range of achievements and intellectual growth among its residents.

The distribution of educational attainment in the Town of Sherman is as follows:

- 4% of individuals have not obtained a formal degree.
- 32% have completed high school and earned a diploma.
- 32% have pursued some college education.
- 23% of residents have attained a bachelor's degree.
- 9% of individuals in the town have achieved a graduate degree.

This distribution of educational achievements demonstrates the Town of Sherman's emphasis on fostering a well-educated and intellectually diverse community, where lifelong learning is valued and pursued at various levels of education.

Household Income

In the Town of Sherman, residents enjoy a thriving economy with impressive income statistics. The per capita income stands at an impressive \$56,273, nearly double the per capita income of \$31,154 in Dunn County and approximately 1.5 times the per capita income of \$36,754 in the State of Wisconsin. Prosperity extends to household income as well, with a median of \$99,545, which is approximately 1.5 times the median household income of \$64,420 in Dunn County and 1.5 times the median household income of \$67,080 in the State of Wisconsin.

When examining the household income distribution in the Town of Sherman, it becomes evident that residents enjoy a diverse and financially stable community. A significant 19% earn under \$50,000, while 31% fall within the \$50,000 to \$100,000 range. 33% of households earn between \$100,000 and \$200,000, and 16% earn over \$200,000.

The Town of Sherman's poverty rate is approximately 2.6%. This rate is significantly lower, around one fourth, compared to both Dunn County and the State of Wisconsin.

These income and poverty statistics can be attributed to the high proportion of owner occupancy, with 87% of residents owning their homes, as well as the higher home values observed in the Town of Sherman.

Environmentally Contaminated Sites

Fortunately, the Town of Sherman stands free from any environmentally contaminated sites. However, it is crucial for the Plan Commission and Town Board to remain vigilant and considerate of potential environmental concerns associated with future commercial and industrial proposals. By incorporating environmental considerations into the approval process, the town can ensure the preservation of its pristine environmental conditions and safeguard against potential contamination risks. This proactive

approach will uphold the town's commitment to environmental stewardship and sustainable development practices.

Desired Businesses and Industries

At this time there are no new businesses the town is looking to attract.

Location of New Commercial Buildings:

An overwhelming majority of about two-thirds of all residents expressed a preference for new commercial buildings to be situated exclusively in designated commercially zoned areas. Additionally, approximately 20% of residents indicated a stance against any new commercial development altogether.

Support for New Business and Industrial Activities:

The survey revealed that residents, in general, do not favor extensive support for new business and industrial endeavors in the town. Less than half of all residents agreed with the idea of the Town actively recruiting new businesses. Furthermore, only about one-third or fewer residents supported the operation of gravel and sand pits, industrial buildings and activities, as well as salvage or junk yards in the Town of Sherman.

Promoting Energy Alternatives for Economic Development:

Approximately 75% of residents expressed their belief that the Town should actively support energy alternatives as a means of fostering economic development. Notably, two-thirds of residents voted in favor of solar energy, while approximately 43% voted for wind energy.

Preferred Business Types for Economic Development:

When considering businesses that the Town should endorse for economic development, residents exhibited widespread support for agriculture-related, home-based, and recreation businesses. Conversely, tourism and commercial businesses garnered the backing of only about one-third of residents.

These survey results provide valuable insights into the preferences and priorities of residents in the Town of Sherman regarding economic development. By considering and understanding these perspectives, the Town can make informed decisions that align with the desires of its community members.

Strengths for Attracting and Retaining Businesses and Industries:

- The Town of Sherman benefits from its strategic location, with proximity to the City of Menomonie and the City of Eau Claire, as well as the Twin Cities Metro Region.

- The town enjoys excellent connectivity due to the presence of State Highways 25 and 79, along with its proximity to Interstate 94.
- High-speed internet access is readily available throughout the majority of the town, ensuring reliable and efficient communication for businesses.
- The presence of educational institutions such as University of Wisconsin Stout and Chippewa Valley Technical College contributes to a skilled workforce and potential partnerships with academia.
- Access to quality health systems in close proximity enhances the overall well-being of residents and provides necessary medical support to businesses.
- The natural beauty of the town, characterized by diverse landscapes of hills, forests, and fields, adds to its appeal and quality of life.
- The availability of clean ground water ensures a sustainable and reliable water source for businesses and industries.
- The town has a low government debt load, which reflects a fiscally responsible approach and provides stability for potential investors.

Weaknesses for Attracting and Retaining Businesses and Industries:

- The majority of land in Sherman is zoned for General Agriculture, Conservation, and Residential purposes, limiting commercial development to a small fraction of land zoned for commercial use.
- The absence of a public sewer or water system poses challenges for businesses requiring these utilities, potentially limiting certain types of commercial growth.
- The condition of roads in the town is a concern, as poor road conditions coupled with limited funding for repairs may hinder transportation and logistics for businesses.
- Low residential density may impact the customer base and market potential for businesses, particularly those reliant on local patronage.
- The prevalence of agricultural land use results in lower tax revenue for the local government, potentially affecting the availability of resources and incentives for attracting and supporting businesses.

By recognizing and addressing these strengths and weaknesses, the Town of Sherman can strategically position itself to attract and retain businesses and industries, fostering sustainable economic growth and development.

Prime Locations for Business and Industry Attraction:

The Town of Sherman offers strategically advantageous sites that are well-suited for attracting commercial businesses and industries. In light of resident feedback and in consideration of the advantages of the town, the corridors along State Highway 25 and State Highway 79 emerge as the most favorable locations for new ventures. To accommodate such establishments, land rezoning by Dunn County may be necessary. Direct access to state highways not only enhances the potential for increased traffic flow but also alleviates the burden on town roads, which experience higher wear due to heavier vehicles associated with business and industrial operations. Furthermore, these corridors exhibit a lesser prevalence of residential development, minimizing the likelihood of conflicts arising from differing zoning designations.

Accommodating Agricultural and Home-Based Businesses:

The Town of Sherman possesses a vast expanse of land, the overwhelming majority of which is capable of accommodating agricultural-related and home-based businesses within the existing zoning framework and infrastructure. This favorable condition reduces the need for rezoning efforts and ensures a smooth and convenient setup for such ventures.

By strategically identifying and utilizing these sites for commercial businesses and industries and capitalizing on the town's existing zoning and infrastructure for agricultural and home-based enterprises, the Town of Sherman can effectively attract and facilitate a diverse range of businesses, fostering economic growth and cultivating a vibrant local economy.

Summary

The Town of Sherman currently has limited commercial and business development. However, its advantageous location in close proximity to the City of Menomonie, Eau Claire, and the Twin Cities positions it as an increasingly enticing prospect for new business ventures. The town's most compelling strengths lie in its strategic geographic positioning and easy accessibility via State and Interstate Highways. Conversely, its primary hurdles in attracting businesses revolve around the absence of city sewer and water infrastructure, as well as the lack of commercial zoning, which is a prerequisite for the vast majority of businesses seeking to establish a presence in the town.

In light of these considerations, the Town of Sherman presents an intriguing opportunity for prospective businesses, leveraging its strategic location and transportation connectivity. However, addressing the challenges posed by the absence of essential infrastructure and zoning provisions will be crucial in realizing the town's full potential for sustainable economic growth and attracting a diverse range of businesses to its vibrant community.

Part 2: Goals and Policies

Goal: Promote economic development efforts that are appropriate to the resources, character, and service levels in the Town.

Comment:

Commercial development is a limited but important use in the Town. Land use is governed by the Dunn County Zoning Ordinance. The vast majority of usable land in the Town is zoned General Agriculture (GA). Certain types of “commercial” land uses, such as intensive agriculture, home-based businesses, agritourism, and agricultural-related businesses are allowed under GA zoning. However, most commercial uses require General Commercial (GC) zoning. The future land use map contains areas designated for rezoning into General Commercial.

Objectives:

1. Focus economic development efforts on agriculture, agriculture-related businesses, agritourism, home occupations, and recreational businesses in the Town.
2. Designate an adequate number of sites for businesses and industries, as required by WI Statutes 66.1001(2)(f), and support petitions to rezone these sites to General Commercial as needed.
3. Incorporate environmental considerations into the approval process of economic development, so that the Town can ensure the preservation of its pristine environmental conditions and safeguard against potential contamination risks.
4. Ensure that economic development can occur in the Town of Sherman within the framework of the Dunn County Zoning Ordinance.
5. Direct large-scale commercial and industrial uses to the City of Menomonie where appropriate locations and services are available.

Policies:**The Town Board and Plan Commission shall:**

1. Encourage and support new and existing businesses and economic development, which align with the following types of development:
 - a. agriculture
 - b. agriculture-related businesses
 - c. agritourism
 - d. home occupations
 - e. recreational businesses
2. Support landowner rezoning petitions to General Commercial for lands in areas designated as candidates for Commercial rezoning on the Future Land Use map, unless the proposed commercial use is of a sufficiently large-scale that it should be located in an industrial or

commercial park with municipal sewer and water, or if the proposed use is highly likely to cause excessive conflict with adjoining land uses. The Future Land Use map shall designate as candidates for Commercial rezone any parcels which lie wholly or in part within 1500 feet of State Highway 79 or State Highway 25.

3. Update the Future Land Use map as necessary to ensure that an adequate number of sites are provided for businesses and industries. These updates may designate additional land as having the potential for Commercial rezone, but they may not remove land's existing designation as a candidate for Commercial rezone.
4. Consider imposing environmental protection requirements on proposed land uses, which are environmentally sensitive or are likely to be environmentally damaging.

Comment: In order to ensure the continued free use of private property within the Town of Sherman, it is the expectation and desire of the Town Board and Plan Commission that the provisions of the Dunn County Zoning Ordinance are in clear, unambiguous, and peremptory terms, and that the provisions be administered and interpreted in such a way that any and all ambiguity is resolved in the favor of the free use of private property.

Part 3: Summary

To earn a living, most town residents either work in a nearby community, operate home-based businesses, or work remotely from home. Although farming was historically the primary economic activity in the Town, fewer residents now generate significant supplemental income from farming or agriculture, with even fewer relying on it as their primary household income. This Plan not only acknowledges and values the town's agricultural heritage and future development but also recognizes that the economic forces that have led to the decline of family farms over the last century will likely persist. While this shift may not diminish the intrinsic or cultural importance of farming in our community, it will reduce the significance of agriculture as a primary economic activity. Consequently, other types of economic development supported by this plan, such as agriculture-related businesses, agritourism, home occupations, and recreational ventures, are expected to play a more prominent role in the town's economic and business landscape in the future.

While this Plan incorporates land use objectives and policies that promote private land use and economic development, it does so with a steadfast belief that such progress must not be detrimental to the environment. As water contamination and other environmental issues continue to escalate across Wisconsin, it is imperative for the future of the community that the Plan Commission and Town actively consider environmental impacts as part of their approval processes.

In conclusion, the future of economic development in the Town of Sherman is marked by a changing dynamic. While farming's historical significance declines, the town embraces its agricultural heritage while acknowledging the impact of economic forces on family farms. While farming's cultural value remains, the town foresees other economic activities like agriculture-related businesses, agritourism, home occupations, and recreational enterprises taking the lead in driving economic growth in the future. The Plan's emphasis on sustainable land use and environmentally conscious development ensures that progress is not at the expense of the town's natural resources. By striking a balance between economic growth and environmental responsibility, the Town of Sherman sets itself on a path towards a prosperous and sustainable future for its residents and businesses.

G. INTERGOVERNMENTAL COOPERATION

Part 1: Existing Regional Framework

The following are local and state jurisdictions operating within or adjacent to the Town of Sherman.

Overview

Intergovernmental cooperation may be defined as verbal or written arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the town implements its comprehensive plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by towns that may be helpful in comprehensive plan implementation: cooperative boundary agreements and intergovernmental cooperation agreements, authorized under section 66.023 and 66.30, respectively, of the Wisconsin Statutes.

School Districts

The Town plays a crucial role in supporting the educational needs of its residents through its funding of two school districts: Menomonie and Boyceville. Additionally, the Town provides financial assistance to the Chippewa Valley Technical College, which is conveniently located nearby. Town residents are able to benefit from the college's expertise and technical resources, enhancing educational opportunities and professional development within the community.

County, State, and Interstate Highways

Ensuring smooth and safe transportation infrastructure is essential for the Town's connectivity and accessibility. The Town cooperates with neighboring Town's on road maintenance and road replacement as needed.

The responsibility of maintaining key county roadways within the Town falls under the purview of the Dunn County Highway Department. Specifically, County Highway F, County Highway J, and County Highway K receive funding from the department, enabling regular upkeep and necessary improvements.

In addition to county highways, the State of Wisconsin actively contributes to the maintenance of State Highway 25 and State Highway 79 within the Town. By providing funding for these important roadways, the state government plays a significant role in ensuring the efficient movement of people and goods, enhancing both local and regional connectivity.

Existing Areas of Cooperation

Existing cooperative agreements fall under Section 66.30 of the state statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term "municipality" in Section 66.30 refers to the State, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Section 66.30 are minimal and are intended to be liberally interpreted by the agencies involved. Agreements under section 66.30 are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to provide essential public services and achieve economy of scale, which reduces the cost of such public services.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste, and other recreational facilities.

The Dunn County Highway Department and the Town work cooperatively on a bridge petition program, a bridge inspection program, and a Local Road Improvement Program (LRIP). The Town and the county highway department also come to occasional agreements regarding road maintenance such as paving, seal coating, and crack filling.

The Town works to provide fire and ambulance service through the Boyceville Fire Department, Menomonie Rural Fire Department, the Menomonie Ambulance Service and the Boyceville Ambulance Service. Each service covers a portion of the township.

Existing or Potential Areas of Intergovernmental Conflict

The Town enjoys positive working relationships with other governmental units, experiencing no conflicts at present. The absence of intergovernmental disputes underscores the cooperative spirit and collaborative approach embraced by all parties involved. This amicable environment fosters an

atmosphere for effective governance and the pursuit of shared objectives. As the Town continues to grow and evolve, maintaining these positive relationships will remain a priority.

Process to Resolve Conflicts

Sometimes the Town addresses intergovernmental issues and finds out that neighboring communities have different visions and ideas. Many techniques exist to resolve conflicts, and the Town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list of different techniques:

- Binding arbitration
- Non-binding arbitration
- Early neutral evaluation
- A focus group
- Moderated settlement conference
- A summary jury trial

Dispute resolution techniques are typically used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, avoiding the time, trouble, and expense of resolving the dispute by maintaining open communication. Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

Part 2: Goals and Policies

Goal: Establish and maintain mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. The Town of Sherman should explore how intergovernmental cooperation with surrounding towns and Dunn County might help to meet the Town's goals, objectives, and policies.
2. We should continue to explore road maintenance options to efficiently use staff and equipment.

Policies:

The Town Board and Plan Commission shall:

1. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
2. Cooperate with other units of government on natural resources that are under shared authority or cross government boundaries.
3. Provide a copy of this Comprehensive Plan to all surrounding local governments.
4. Support the State's acquisition of wetland and other land of low economic value but of high environmental importance.

Part 3: Summary

Looking ahead to the next 10+ years, the Town of Sherman recognizes the vital importance of fostering strong intergovernmental cooperation with surrounding jurisdictions. Collaborating with neighboring towns and Dunn County will be instrumental in achieving our shared goals and objectives.

Our commitment includes working with neighboring communities to promote an orderly and efficient land use pattern, preserving farming and natural resources while minimizing urban-rural conflicts. Collaborating with other government units on shared natural resources will lead to better protection and management.

Transparency and information sharing will be key, as we will provide a copy of this Comprehensive Plan to all neighboring local governments. Supporting state-led efforts to acquire and protect environmentally significant lands underscores our dedication to preserving the area's natural heritage.

By nurturing these cooperative relationships and fulfilling these policies, the Town of Sherman sets its sights on a stronger, more resilient future for all stakeholders in the region. Together, we can address challenges and leverage shared resources to create a thriving and sustainable community over the next decade and beyond.

H. LAND USE

Part 1: Background

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5–year increments of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

Residents’ support allowed uses as follows: Agricultural (97%), residential (61%), commercial (15%), and industrial (6%). The residents also overwhelmingly wish to preserve *Prime Farmland* (92%) and not allow it to be converted to non-farm use (Strongly Agree 46%, Agree 33%, total 79%). The similar question “Existing land use regulations negatively impact their property values” responded 78% with Strongly Disagree (21%) or Disagree (57%). The responses are consistent with resident wishes to preserve the rural and agricultural character of the town. “Land use polices should be relaxed so that development can respond freely to market conditions.” (38% Strongly Disagree and 41% Disagree, total 79%). (2022 Town Resident Opinion Survey, pages 15-16, Survey Questions 8 and 9, page 32).

The combined answers to these questions suggest that residents are willing to restrict their ability and others’ ability to use their land in order maintain the rural and agricultural character in the town, which could reduce the sale price of land sold in the Town of Sherman now and in the future.

Objectives:

1. Prepare existing land use map
2. Assess real estate forces
3. Identify conflicts
4. Prepare 20-year projections
5. Prepare preferred land use map

Existing Land Use

- a. **Agriculture:** agricultural uses, farmsteads, open lands and limited single-family residential development
- b. **Woodlands:** privately-owned forest land providing open space, habitat, single family residential, seasonal residential, private woodlot, or private recreational uses
- c. **Rural Lands/Vacant:** privately-owned vacant lands, undeveloped lands, or open lands not in agricultural or woodland use
- d. **Public Recreation:** publicly- or privately-owned lands designated as county parks and recreation areas, town parks, or other recreational facilities
- e. **Surface Water:** lake, streams
- f. **Rural Single Family Residential:** single family residential development, generally at densities between 1 dwelling units served by on-site waste disposal systems
- g. **Two Family Residential:** two-family and attached single-family residential development
- h. **Mixed Residential:** a variety of residential units at densities generally above 8 dwelling units per acre, including multiple family residences
- i. **General Business:** indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage
- j. **General Industrial:** indoor industrial land uses and controlled outdoor storage areas, with moderate landscaping and signage

Land Use Summary**AREA:**

- Total
 - 35.4 sq mi (91.6 km²)
- Land
 - 35.3 sq mi (91.4 km²)
 - 22,628.15 Acres
- Water
 - 0.1 sq mi (0.2 km²)
- Elevation
 - 997 ft (304 m)
- Coordinates:
 - 44°59'8"N 91°57'14"W : 44°59'8"N 91°57'14"W
- Country
 - United States
- State
 - Wisconsin

- County
 - Dunn

Source: United States Census Bureau

The breakdown of the types of land use is as follows:

	Parcels	Improved	Acres
Residential	382	359	898.490
Commercial	2		10.390
Agricultural	687		11,573.83
1st grade tillable	300		2,810.68
2nd grade tillable	248		3,739.37
3rd grade tillable	246		3,915.12
Pasture	78		1,108.66
Undeveloped	264		1,290.61
1st grade tillable	1		8.00
2nd grade tillable	2		12.65
3rd grade tillable	5		29.64
Prime pasture	14		146.76
Swamp	140		936.84
Road ROW	101		123.72
Swamp 3	1		3.00
Primary forest	1		30.00
Agricultural use Forest	340		3,818.01
Primary forest	339		3,808.01
Residual forest	1		10.00
Productive forest	89		1,206.82
Primary forest	87		1,199.82
Secondary forest	2		7.00

Agricultural homesite	56		56	123.07
Private forest crop	6			240.00
Forest crop 2		6		240.00
Managed forest law	99			2,548.41
MFL open pre-2005		19		607.00
MFL closed pre-2005		32		684.00
MFL open post-2005		10		258.03
MFL closed post-2005		38		999.38
Exempt	86		1	918.52
state	40			770.49
county	10			77.80
		Parcels	Improved	Acres
local	10			16.05
(Utilities) other	26			54.18
Total	1196		417	22,628.15

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown, because a single tax key number can have land or improvements in more than class or use.

-Source: 2021 Statement of Real Estate Assessments

Policies:

1. **Preserve Rural Essence in Growth:** Foster growth that is in harmony with the Town's rural character, ensuring that development enhances rather than detracts from this quality.
2. **Safeguard Undeveloped Areas:** Promote growth strategies that respect and maintain the integrity of undeveloped lands, valuing their natural state.
3. **Protect Agricultural Viability:** Ensure that growth initiatives preserve and support productive agricultural lands, acknowledging their significance for the community and environment.
4. **Promote Eco-Friendly Business Practices:** Encourage the establishment and growth of businesses that adhere to environmentally sustainable practices, contributing positively to the local ecosystem.
5. **Advocate for Groundwater Quality Preservation:** Support development projects that prioritize the preservation of high-quality groundwater, recognizing its importance for both human and ecological health.

IMPLEMENTATION

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (B) to (H). The Element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Draft