

## **ELEMENT 9: IMPLEMENTATION**

### **9.1 INTRODUCTION**

The purpose of this element is to explain how this plan will be implemented to achieve the desired outcomes, actions, etc. as set forth by the Town of Sherman. The Town of Sherman Comprehensive Plan addresses many important components critical to sustaining a healthy community while preserving the area's natural resources and history. As change is inevitable, the Plan may need to be amended to appropriately reflect those changes. This element includes a table of all the goals, objectives, and actions highlighted in each previous element of the Plan, with a timeframe for those actions. In this way, this element serves as the master "to do" list for implementing the Plan.

### **9.2 HOW TO USE THE PLAN**

The Town of Sherman Comprehensive Plan is intended to help guide growth and development decisions within the Town. The plan is an expression of the Town's wishes and desires and provides a series of actions for assisting the Town in attaining its goals. The Comprehensive Plan is not an inflexible or static set of rules. The objectives and actions are intended to allow flexibility in consideration of new information or opportunities. The Plan is not an attempt to predict the future but an attempt to document community values and philosophies that citizens of the Town of Sherman share. The Plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation, and economic development.

The Plan Commission, Town Board, and residents in reviewing all proposals pertaining to growth and development should utilize this document. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the Comprehensive Plan.

When looking at proposals for growth or development, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis to determine consistency.

### **9.3 CONSISTENCY REVIEW DURING PLAN DEVELOPMENT**

Within this Implementation Element, it is required to "describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan." As a result of the Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based

on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Sherman Plan Commission and Town Board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated and forward approach to planning.

**9.4 MEASURING PLAN PROGRESS**

As part of the comprehensive planning process, several goals, objectives, and actions were developed that, when implemented, are intended to build stronger relationships, and give direction to the Town Board and residents, including year-round and seasonal. Many of the objectives and actions can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the Comprehensive Plan. The task of developing a measurement tool to gauge the outcome of this Plan’s objectives and actions will be accomplished by the development of an implementation target for the identified actions. These targets will provide guidance to the Plan Commission and Town Board on when specific actions should be initiated. Based on the targets, the Plan Commission can then measure the progress of achieving implementation of the Comprehensive Plan.

The Plan Commission and residents participating in the plan process developed the list of goals, objectives, and actions. The goals are the “purpose or end” that provides direction for the Town and other governmental organizations, such as Iron County. Objectives are statements that are measurable benchmarks the community works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future.

**9.5 IMPLEMENTATION TABLE**

**HOUSING**

<b>GOAL 1: TO HAVE HOUSING DEVELOPMENT THAT ENSURES THE TOWN’S OVERALL VISION AND LAND USE GOALS ARE MET.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Assist Iron County Zoning to ensure that appropriate building regulations are followed during construction of new housing, out lot buildings and septic systems as well as to any improvements/upgrades made to existing structures.	Meet periodically with Iron County Zoning to review current codes, standards and enforcement activity taking place at the County level.	Town Board  Plan Commission  Iron County Zoning	Ongoing
	Maintain reasonable fees for local building permits and continue prompt action on Conditional Use Permit requests.	Plan Commission Town Board Iron County Zoning Town Clerk	Ongoing
	Provide information on the Town’s website regarding other requirements, rules and regulations related to new building activity.	Town Board Planning Commission Town Clerk Iron County Zoning	Ongoing
Encourage residents to continue maintaining and improving existing structures. Cooperate with Iron County.	Direct residents to contact their local banker or co.iron.wi.gov for further information on the programs listed under 2.4 that may provide financial assistance to help with paying for home improvements	Town Board  Town Residents  Iron County Zoning	Ongoing

**TRANSPORTATION**

<b>GOAL 1: TO HAVE A SAFE SYSTEM OF ROADS</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Provide for the continued maintenance and upgrading of Town roads.	Maintain, clear and brush road right-of-ways to maximize functionality for snow plowing and safe passage for emergency vehicles.	Town Board Road Superintendent Property Owners	Ongoing
	Develop an ongoing five-year plan for pavement maintenance and chip sealing. Develop wide shoulders when possible and financially feasible.	Town Board Road Superintendent Road Crew	Ongoing
	Increase efforts to secure grant funding for road projects.	Town Board Volunteers	Ongoing
	Establish appropriate speed limits with proper signage when applicable and install other road signage as required.	Town Board Road Crew	Ongoing
Maintain the remote nature of Town roads.	Implement building setbacks according to Iron County Zoning and vegetative screening when applicable.	Town Board Iron County Zoning Plan Commission	Ongoing
	Encourage forestry practices that utilize woodland buffers during harvest.	Town Board Plan Commission Iron County Forestry	Ongoing
	Protect the environment by limited use of salt and other chemicals on roads and right-of-ways.	Town Board Road Supervisor	Ongoing

## TRANSPORTATION

### GOAL 2: TO HAVE A MULTI-MODAL TRANSPORTATION SYSTEM

Objectives	Actions	Partners in Implementation	Timeframe
Work toward safer routes for recreational trails of all types.	Ensure proper signage on all Town roads used by ATV, UTVs and/or Snowmobiles.	Town Board Road Supervisor	Ongoing
	Work with local clubs to ensure proper signage on recreational trails in the Town.	Local Recreational Clubs WDNR	Ongoing
	Encourage efforts to move recreational trails off Town roads whenever feasible.	WDRN Town Board	Ongoing
	Encourage snowmobile and ATV/UTV users to "stay on the trail" and respect private property.	Local Recreational Clubs WDNR	Ongoing
	Support the formation of local organizations to determine feasibility of additional trail systems.	Volunteers WDNR	Ongoing

## UTILITY AND COMMUNITY FACILITIES

### GOAL 1: TO HAVE RELIABLE UTILITY SERVICE WITHIN THE TOWN

Objectives	Actions	Partners in Implementation	Timeframe
Monitor utility providers (telephone, electric and broadband) to ensure dependable and consistent service is available for Town residents.	Explore ways to increase cell phone coverage and availability of high-speed internet connection within the Town.	Town Board Service Providers	Ongoing
	Invite current and future providers periodically to discuss current improvements, programs, and alternatives to energy delivery.	Town Board Service Providers	Ongoing
	Seek a Town resident to function as a liaison to keep the Town informed on current topics.	Volunteer Town Board	2023 and ongoing

**UTILITY AND COMMUNITY FACILITIES**

**GOAL 2: TO HAVE TOWN FACILITIES, SERVICES AND PROGRAMS THAT ARE SUPPORTED.**

<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Allocate budget dollars to provide for maintenance and upkeep of Town buildings.	Periodically review the need for other facilities and solicit public input to seek future changes.	Town Board	Ongoing
	Encourage the public use of Town facilities through programs and community events.	Local Organizations Town Board	Ongoing
Provide ongoing EMS and Fire Department services.	Continue to provide appropriate levels of funding.	Town Board	Ongoing
Continue to make available the waste/recycling center operations.	Periodically review needs of waste/recycling center and upgrade, as necessary.	Town Board Property Owners	Ongoing
	Inform residents of hazardous waste, metal disposal and electronic recycling events/sites.	Town Board	Ongoing
Maintain awareness of public health concerns and human services programs.	Establish and maintain relationships with various Iron County agencies.	Iron County Supervisor Town Board Plan Commission	Ongoing

**NATURAL, AGRICULTURAL, & CULTURAL RESOURCES**

<b>GOAL 1: TO HAVE NATURAL AND AGRICULTURAL RESOURCES THAT ARE PROTECTED.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Work to protect lakes, rivers, wetlands, woodlands, and forests.	Align with Iron County Land and Water Conservation, the WDNR and other cooperating agencies to increase awareness and knowledge about best management practices: <ul style="list-style-type: none"> <li>• Clean Boats/Clean Water program</li> <li>• Shoreland stabilization including native planting, buffer zones and riparian establishment</li> <li>• Fish stocking regulations</li> <li>• Fishing regulations</li> <li>• Aquatic invasive species and terrestrial species identification and removal</li> <li>• Responsible use of herbicides and phosphorus-free fertilizer</li> <li>• Lake water quality testing</li> <li>• Culvert sizing and placement</li> </ul>	Iron County Supervisor Iron County Land & Water Conservation WDNR Town Board Property Owners	Ongoing
	Encourage forestry practices that utilize woodland buffers during harvest.	Iron County Forestry WDNR Town Board Property Owners	Ongoing
Protect groundwater and other sensitive natural areas.	Encourage landowners to properly maintain private wells through regular inspection and water testing.	Iron County Health Dept Iron County Supervisor WDNR Property Owners	Ongoing
	Collaborate with Iron County Land & Water Conservation to encourage proper well abandonment.	WDNR Iron County Zoning Property Owners	Ongoing

	Discourage improper waste disposal and unauthorized burning.	WDNR Fire Department Property Owners	Ongoing
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**NATURAL, AGRICULTURAL, & CULTURAL RESOURCES**

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<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Discourage development within environmentally sensitive areas.		Plan Commission Town Board Iron County Supervisor Property Owners	Ongoing
Encourage residents to collaborate with Iron County Land and Water Conservation and Natural Resource Conservation Service (NRCS) to incorporate best management practices related to agriculture practices		Iron County Land & Water Conservation Iron County Supervisor Property Owners	Ongoing

<b>GOAL 2: TO HAVE HISTORICAL AND CULTURAL RESOURCES THAT ARE PROTECTED.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Support local preservation efforts to document and preserve materials and personal documentaries of personal interest.		Town Volunteers Town Board	Ongoing
Support local preservation efforts to educate and display historical photos/artifacts about the Town.		Town Volunteers Town Board	Ongoing
Promote the formation of the Sherman (Springstead) Historical Society.		Town Volunteers	Ongoing



**ECONOMIC DEVELOPMENT**

<b>GOAL 1: TO HAVE FUTURE ECONOMIC GROWTH THAT IS COMPATIBLE WITH THE COMMUNITY’S NEEDS WHILE PROTECTING THE NATURAL RESOURCES AND MAINTAINING THE REMOTE NATURE OF THE TOWN.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Support/encourage formation of a local business association.		Business Owners	Ongoing
Focus economic development activity on tourism, forestry, and other businesses that are compatible with the needs and desires of the community.		Plan Commission Town Board	Ongoing

**INTERGOVERNMENTAL COOPERATION**

<b>GOAL 1: TO HAVE INFORMED AND ENGAGED RESIDENTS.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Improve public communication.	Encourage full-time and seasonal residents to sign up to receive Town emails.	Town Board Town Volunteers	2023 and ongoing
	Utilize the Town’s website and designated bulletin boards to provide information on Town matters.	Town Board Town Volunteers Plan Commission	Ongoing
	Create an informational packet for residents and other users of Town facilities and services.	Town Volunteers	2023
	Form a work group to determine the capabilities of the Town web site and work with the Town Board to make improvements.	Town Board Town Volunteers	2023
Broaden the Volunteer Base.	Match up resident skill sets with various volunteer opportunities.	Town Volunteers	2023 and ongoing

**INTERGOVERNMENTAL COOPERATION**

<b>GOAL 2: TO HAVE COOPERATIVE RELATIONSHIPS WITH NEIGHBORING JURISDICTIONS.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Coordinate with Iron County for enforcement of local and County regulations within the Town.	Meet periodically with Iron County Zoning to review standards and enforcement activity taking place at the County level.	Town Board Plan Commission	Ongoing
	Participate in conditional use permit review to ensure the Town’s goals are followed.	Plan Commission Town Board	Ongoing
	Review periodic reports and updates provided by the County Supervisor.	Sherman’s Iron County Supervisor Town Board	Ongoing
When feasible, cooperate with adjoining towns and government units regarding facility planning, services, and land-use policies to gain efficiency and regional development consistency.	Maintain awareness of opportunities that may arise and respond as appropriate.	Town Board	Ongoing
Maintain open lines of communication with the WDNR and Iron County	Contact WDNR personnel and Iron County departments as needed to share information and review relevant topics.	Town Board Plan Commission	Ongoing

**Land Use**

<b>GOAL 1: TO HAVE FUTURE LAND DECISIONS THAT PRESERVE THE REMOTE NATURE OF THE TOWN, PROTECT NATURAL RESOURCES AND PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Guide future development into appropriate areas of the Town.	Explore methods to limit future shoreland development to single family housing.	Plan Commission Iron County Zoning Town Board	2023-2024
	Explore methods to ensure off-water development is low density and large lots.	Plan Commission Iron County Zoning Town Board	2023-2024
	Review the current commercial overlay district along Hwy 182 and determine whether the overlay district still reflects the Town’s vision.	Plan Commission Iron County Zoning Town Board	2023-2025
	Review Tourist Rooming House compliance concerns with Iron County to determine if changes in regulation are necessary.	Plan Commission Iron County Zoning Iron County Health Dept Town Board	Annually
	Direct new short term small scale non-metallic mining or asphalt plant operation (those smaller than ten acres and operational for less than sixty days annually) away from sensitive natural resources while maintaining a respectable distance from adjacent property owners.	Plan Commission Iron County Zoning WDNR Town Board	Ongoing
	Any metallic mining or long term, large scale non-metallic mining or asphalt plant operations (those greater than ten acres or operational for more than sixty days annually) are not compatible with the Town’s updated comprehensive plan.	Plan Commission Iron County Zoning WDNR Town Board	Ongoing

**Land Use**

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<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Guide future development into appropriate areas of the Town.	Determine whether the current Town ordinance preventing keyholing is sufficient to prohibit water access from off water parcels or individuals.	Plan Commission Iron County Zoning Town Board	2023-2024
	Encourage the use of landscaping and screening to reduce visual impacts of conflicting land uses near one another.	Plan Commission Property Owners	Ongoing
	Provide public forums, input sessions and information sessions on land use planning and land use decisions	Plan Commission Iron County Zoning	Ongoing
Consider the development of a blight ordinance to ensure properties are maintained and valued throughout the community.		Plan Commission Town Board Property Owners	2024-2025

Source: Town of Sherman

Some actions identified in the above tables are continuous or ongoing steps that do not have a specific implementation target date. These actions may involve the Town Board and or the Plan Commission. On an annual basis, the Plan Commission should monitor the Plan’s overall objectives and actions, to realize its accomplishments and identify areas where additional resources or actions are needed.

While previously identified in the Land Use Element that there are no specific redevelopment or smart growth areas, the implementation table may include references to promoting the redevelopment of abandoned or dilapidated parcels and the maintenance and rehabilitation of existing residential and commercial structures, where practical. Where applicable in implementing the Comprehensive Plan, redevelopment alternatives should at least be explored before the new development of greenfields begins.

**9.6 FUTURE LAND USE**

As part of the overall comprehensive planning process, the identification of issues and opportunities presented by citizens and property owners of the Town assisted in developing a future land use scenario. The future land use map is intended to assist the

Town in directing land use activities to areas best suited for such development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The Future Land Use Map incorporates the realities, ideas, goals, and visions described throughout the Plan. The Future Land Use Map is one of the most key features of the Town of Sherman Comprehensive Plan as it represents the Town's vision for growth and development over the next 20 years. When making land use recommendations and decisions, the Plan Commission and Town Board will use it extensively.

For the Future Land Use Map to be an effective tool for local decision-making, it is important that it be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map. The Future Land Use Map was built from the Existing Land Use Map, background data, and the community's desires for future development trends. Therefore, the Existing Land Use

Map is the foundation of the Plan. It represents the beginning point from which to build the future. As a result, areas that are not proposed for future development are represented by their existing land use to promote constancy in Sherman. In the future, as developer proposals are presented, amendments may be necessary to reflect forces that change or shift local land use patterns and demand.

## **9.7 PLAN IMPLEMENTATION TOOLS**

Shown in Appendix G is a partial list and description of additional plan implementation tools available to local governments to assist in following through on specific actions and to achieve the goals and objectives of a comprehensive plan.

## **9.8 PLAN UPDATES AND REVISIONS**

The Town of Sherman Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The Comprehensive Plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the Plan's goals, objectives, and actions reflect the current situation and modern needs. Under current law, it is required that an update of the Plan be undertaken every ten years. However, it is recommended the Plan be reviewed for consistency at least once every five years. This will ensure that any changes in the social and economic conditions or community values are reflected within the Plan.

To ensure that both year-round and seasonal residents engage in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Town of Sherman Plan Commission shall undertake a review of the Plan at five-year increments from the time of formal adoption by the Town Board and shall consider necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions. Upon Plan Commission review,

recommended changes to the Plan shall be forwarded to the Town Board. The Town of Sherman Board of Supervisors shall call a public hearing to afford property owners time to review and comment on recommended Plan changes. The public hearing shall be advertised using a Class I notice. Based on public input, Plan Commission recommendations, and other facts, the Town Board will then formally act on the recommended amendment(s). During Plan amendments, it is important that the Public Participation Plan be utilized to ensure public input.

**9.9 CONCLUSION**

The Town of Sherman Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the Plan will ensure that it is accurate and consistent with the wishes and desires of the community. Plan recommendations in this document provide the basis for evaluation of development proposals and give the community a means for achieving their desired goals and objectives. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process.

The success of the planning process will be measured by the future quality of life experienced by both residents and visitors. Overall, the Comprehensive Plan provides a guide and framework for development of the Town of Sherman that reflects the vision as set forth by the community.