Town of Sherman Comprehensive Workplan 2023

Housing

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| **GOAL 1: TO HAVE HOUSING DEVELOPMENT THAT ENSURES THE TOWN’S OVERALL VISION AND LAND USE GOALS ARE MET** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| 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 BoardPlan CommissionIron County Zoning | Ongoing | Plan Commission |  | Met with Iron County Zoning Administration February 3, 2023 |
| Maintain reasonable fees for local building permits and continue prompt action on Conditional Use Permit (CUP) requests. | Plan CommissionTown BoardIron County ZoningTown Clerk | Ongoing | Plan Commission Town Board |  | 03/2024 CUP’s are addressed within 30 days. Land use fees are reasonable. |
| Provide information on the Town’s website regarding other requirements, rules and regulations related to new building activity. | Town BoardPlanning CommissionTown ClerkIron County Zoning | Ongoing | Town Board |  | 2023 – Completed. |
| 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 BoardTown ResidentsIron County Zoning | Ongoing | Town Board |  |  |

Transportation

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| **GOAL 1: TO HAVE A SAFE SYSTEM OF ROADS** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Provide for the continued maintenance and upgrading of Town roads. | Maintain, clear and brush road rights-of-way to maximize functionality for snow plowing and safe passage for emergency vehicles. | Town BoardRoad SuperintendentProperty Owners | Ongoing | Road Supervisor |  |  |
| Develop an ongoing five-year plan for pavement maintenance and chip sealing. Develop wide shoulders when possible and financially feasible. | Town BoardRoad Superintendent Road Crew | Ongoing | Town Board |  | 2023 – Updated. |
| Increase efforts to secure grant funding for road projects. | Town Board Volunteers | Ongoing | Town Board |  | Grant funds received in 2023 and 2024 (see financial statements for further information) |
| Establish appropriate speed limits with proper signage when applicable and install other road signage as required. | Town Board Road Crew | Ongoing | Town Board |  | 03/2024 Determined not cost effective. DOT requires engineering study for each road to be changed. |
| Maintain the remote nature of Town roads. | Implement building setbacks according to Iron County Zoning and vegetative screening when applicable. | Town BoardIron County ZoningPlan Commission | Ongoing | Plan Commission Iron County |  | 03/2024 – The Town follows Iron County zoning ordinances.  |
| Encourage forestry practices that utilize woodland buffers during harvest.  | Town BoardIron County ForestryPlan Commission | Ongoing | Town Board |  |  |
| Protect the environment by limited use of salt and other chemicals on roads and rights-of-way. | Town BoardRoad Supervisor | Ongoing | Town Board |  | 03/2024 Current practice is to primarily use sand. |

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Transportation (cont.)

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| **GOAL 2: TO HAVE A MULTI-MODAL TRANSPORTATION SYSTEM** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| 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 BoardRoad Supervisor | Ongoing | Road Supervisor |  | 03/2024 All town roads have proper signage. |
| Work with local clubs to ensure proper signage on recreational trails in the Town. | Local Recreational ClubsWDNR | Ongoing | Local Clubs |  |  |
| Encourage efforts to move recreational trails off Town roads whenever feasible. | WDRNTown Board | Ongoing | Town Board |  |  |
| Encourage snowmobile and ATV/UTV users to “stay on the trail” and respect private property. | Local Recreational ClubsWDNR | Ongoing | Local Clubs |  |  |
| Support the formation of local organizations to determine feasibility of additional trail systems. | VolunteersWDNR | Ongoing | VolunteersTown Board |  |  |

Utility and Community Facilities

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| **GOAL 1: TO HAVE RELIABLE UTILITY SERVICE WITHIN THE TOWN** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Monitor utility providers (telephone, electric and broadband) to ensure dependable and consistent service is available for Town residents. | Seek a Town resident to function as a liaison to keep the Town informed on current topics. | Town BoardVolunteer | 2023 and Ongoing | Town Board |  |  |
| Invite current and future providers periodically to discuss current improvements, programs, and alternatives to energy delivery. | Town BoardService Providers | Ongoing | Volunteer Liaison |  |  |
| Invite current and future providers periodically to discuss current improvements, programs, and alternatives to energy delivery. | VolunteerService Providers | Ongoing | Volunteer Liaison |  |  |

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| **GOAL 2: TO HAVE TOWN FACILITIES, SERVICES AND PROGRAMS THAT ARE SUPPORTED** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| 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 | Town Board |  |  |
| Encourage the public use of Town facilities through programs and community events. | Local OrganizationsTown BoardSherman Connect | Ongoing | Sherman Connect |  | 03/2024 The Town Hall is well utilized by a variety of groups. |

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Utility and Community Facilities (cont.)

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| **GOAL 2: TO HAVE TOWN FACILITIES, SERVICES AND PROGRAMS THAT ARE SUPPORTED** (cont.) |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Provide ongoing EMS and Fire Department services. | Continue to provide appropriate levels of funding. | Town Board | Ongoing | Town Board |  | 03/2024 – The Town provides funding to Fire and EMS through the annual budget. |
| Continue to make available the waste/recycling center operations. | Periodically review needs of waste/recycling center and upgrade, as necessary. | Town BoardProperty Owners | Ongoing | Town Board |  | 03/2024 The Town currently provides adequate waste/recycling services. |
| Inform residents of hazardous waste, metal disposal and electronic recycling events/sites. | Town Board | Ongoing | Town Board |  |  |
| Maintain awareness of public health concerns and human services programs. | Establish and maintain relationships with various Iron County agencies. | Iron County SupervisorTown BoardPlan Commission | Ongoing | Iron County Supervisor |  | 03/2024 The Iron County Supervisor meets with Health and Human Services monthly. |

Natural, Agricultural, & Cultural Resources

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| **GOAL 1: TO HAVE NATURAL AND AGRICULTURAL RESOURCES THAT ARE PROTECTED** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| 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:* Clean Boats/Clean Water program
* Shoreland stabilization including native planting, buffer zones and riparian establishment
* Fish stocking regulations
* Fishing regulations
* Aquatic invasive species and terrestrial species identification and removal
* Responsible use of herbicides and phosphorus-free fertilizer
* Lake water quality testing
* Culvert sizing and placement
 | Iron County SupervisorIron County Land & Water ConservationWDNRTown BoardProperty Owners | Ongoing | Iron County Supervisor |  | 03/2024 Replaced Springstead Road culvert in 2022. Murrays Landing culvert to be replaced 2024. Iron County Supervisor meets with Iron County Land and Water Conservation monthly. |
| Encourage forestry practices that utilize woodland buffers during harvest. | Iron County ForestryWDNRTown BoardProperty Owners | Ongoing | Town Board |  |  |

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Natural, Agricultural, & Cultural Resources (cont.)

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| **GOAL 1: TO HAVE NATURAL AND AGRICULTURAL RESOURCES THAT ARE PROTECTED** (cont.) |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Protect groundwater and other sensitive natural areas. | Encourage landowners to properly maintain private wells through regular inspection and water testing. | Iron County Health DeptWDNRProperty Owners | Ongoing | Town Board |  | 03/2024 Water testing equipment was available in February 2024 at the Town Hall. |
| Collaborate with Iron County Land & Water Conservation to encourage proper well abandonment. | Iron County SupervisorWDNRIron County ZoningProperty Owners | Ongoing | Iron County Supervisor |  |  |
| Discourage improper waste disposal and unauthorized burning. | WDNRFire DepartmentProperty Owners | Ongoing | WDNR |  |  |
| Discourage development within environmentally sensitive areas. |  | Plan CommissionTown BoardIron County ZoningProperty Owners | Ongoing | Plan CommissionTown Board |  |  |
| 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. |  | Iron County SupervisorIron County Land & Water ConservationProperty Owners | Ongoing | Iron County Supervisor |  |  |

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Natural, Agricultural, & Cultural Resources (cont.)

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

Economic development

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| **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** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Support/encourage formation of a local business association. |  | Business Owners | Ongoing | Business Owners |  |  |
| Focus economic development activity on tourism, forestry, and other businesses that are compatible with the needs and desires of the community. |  | Plan CommissionTown Board | Ongoing | Town Board |  |  |

**Intergovernmental Cooperation**

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| **GOAL 1: TO HAVE INFORMED AND ENGAGED RESIDENTS** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Improve public communication. | Encourage full-time and seasonal residents to sign up to receive Town emails. | Town BoardTown Volunteers | 2023 and Ongoing | Town Board |  | 2022-Informational flyer was sent with the tax bill |
| Utilize the Town’s website and designated bulletin boards to provide information on Town matters. | Town BoardTown VolunteersPlan Commission | Ongoing | Town Board |  | 03/2024 Numerous updates were made to the website in 2023. |
| Create an informational packet for residents and other users of Town facilities and services. | Town Volunteers | 2023 | Tracy MurrinSherman Connection |  | December 2022 – Sherman Connection formed. Informational packet is available at the Town Hall.  |
| Form a work group to determine the capabilities of the Town web site and work with the Town Board to make improvements. | Town BoardTown Volunteers | 2023 | Town BoardChair Wolff |  | Work group created January 2023 and improvements were made during 2023. |
| Broaden the Volunteer Base. | Match up resident skill sets with various volunteer opportunities. | Town Volunteers | 2023 and Ongoing | Town BoardSherman Connection |  | 03/2024 Sherman Connection met with 8 individuals and identified 26 opportunities. |

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Intergovernmental Cooperation (cont.)

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| **GOAL 2: TO HAVE COOPERATIVE RELATIONSHIPS WITH NEIGHBORING JURISDICTIONS** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Coordinate with Iron County for enforcement of County regulations within the Town.(Local regulations should be deleted as the County does not enforce Town regulations) | Meet periodically with Iron County Zoning to review standards and enforcement activity taking place at the County level. | Town BoardPlan Commission | Ongoing | Plan Commission |  | The Plan Commission met Feb. 2023 with Iron County zoning and continues regular correspondence. |
| Participate in conditional use permit review to ensure the Town’s goals are followed. | Plan CommissionTown Board | Ongoing | Plan Commission |  | 03/2024 - Conditional use permits are reviewed within 30 days. |
| Review periodic reports and updates provided by the County Supervisor. | Sherman’s Iron County SupervisorTown Board | Ongoing | Town Board |  | 03/2024 - Iron County Supervisor provides monthly updates at the Town Board meeting. Additional information is available on the Town website. |
| 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 | Town Board |  | 03/2024 - The Sherman Town Chair has met with a Town Board representative from all the townships in Iron County.The Mercer Ambulance agreement was reviewed to include water/ice and snowmobile rescue.The Sherman First Responders train jointly with Fifield EMS and Pike Lake EMS monthly. |
| 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 BoardPlan Commission | Ongoing | Town Board |  | 03/2024 – The Town Chair has monthly conversations with WDNR and Iron County departments on relevant topics. |

Land Use

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| **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.** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Guide future development into appropriate areas of the Town. | Explore methods to limit future shoreland development to single family housing. | Plan CommissionIron County ZoningTown Board | 2023-2024 | Plan Commission | 5 | 06-2023The Town does not have an ordinance limiting development to single family housing. Following review of Iron County Shoreland Ordinance, Title 13(1)(12), Iron County Land Use Ordinance, Title 9 (9.4.2) (9.4.14), State Stat 59.692(2)(bg) and 60.61(3r), the Plan commission concluded they have no authority to enact an ordinance that is more restrictive than Title 13.  Rezoning would need to be on an individual basis and there is no zoning classification that limits development to single family housing. Another option to meet this priority would be for housing groups, i.e. neighborhoods, to develop a "covenant" or organization to limit development to single family housing. |
| Explore methods to ensure off-water development is low density and large lots. | Plan CommissionIron County ZoningTown Board | 2023-2024 | Plan Commission | 3 | 04-2023Sherman Land Division Ordinance, 8.30, 20081.13(1) Minimum Lot Size. “No land shall be divided if any lot created by the land division is smaller than Four (4) acres”.Iron County Land Division, Title 8, 8.1.5(C)(2) Minimum lot size. “The minimum lot size for new lots created shall be consistent with the Iron County Zoning Ordinance. Title 8, 8.1.2(I) ” No division of land in the Town of Sherman shall result in the creation of a parcel less than 4 acres in size.”.Priority 3 is achieved. The Sherman Land Division Ordinance, #8.30, 2008 will be retained as a reference for the notation in the Iron County Land Division Ordinance, Title 8Resolution/Acknowledgement #5-2015. References an August 8, 2006, amendment to the 2005 Comprehensive Plan, basically grandfathering less than 4 acre parcels in existence prior to August 8, 2006. As this resolution is a Town Board resolution, the matter is referred to the Board. (See 2023-2033 Comprehensive Workplan Appendix A for reference documents.) |
| Review the current commercial overlay district along Hwy 182 and determine whether the overlay district still reflects the Town’s vision. | Plan CommissionIron County ZoningTown Board | 2023-2025 | Plan Commission | 7 |  12-2023 - Iron County zoning and counsel have researched and reviewed further documents and have determined there is a documented Hwy 182 Commercial Overlay Corridor, from Hwy 47 west to the Price County line. It is defined as 500ft from the right of way on both sides of the road. The parcels are zoned with the original zoning, i.e. RR1 or Forest but the commercial overlay does allow the development of commercial establishments under permitted uses as defined in Iron County Land Use Ordinance, Title 9 without conditional use permits. (See 2023-2033) Comprehensive Workplan Appendix B for reference documents - Iron County Public Hearing minutes 06/30/1983, Iron County Petition to Amend Zoning Ordinance 07/13/1983, OAG Opinion 01/26/1994).  |
| Review Tourist Rooming House (TR)compliance concerns with Iron County to determine if changes in regulation are necessary. | Plan CommissionIron County ZoningIron County Health DeptTown Board | Annually | Plan Commission |  |  01-2024 - Reviewed Iron County’s list of Sherman TRH licenses for 2023-2024. Discrepancies were reported to Iron County Zoning for follow up. Contact information for the property managers is located at townofsherman.net/community/touristroominghouse. |
| 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 CommissionIron County ZoningWDNRTown Board | Ongoing | Plan Commission |  |  |

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Land Use (cont.)

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| **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.** (cont.) |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Guide future development into appropriate areas of the Town (cont.) | 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 CommissionIron County ZoningWDNRTown Board | Ongoing | Plan Commission |  |  |
| Determine whether the current Town ordinance preventing keyholing is sufficient to prohibit water access from off water parcels or individuals. | Plan Commission Iron County ZoningTown Board | 2023-2024 | Plan Commission | 4 | 06-2023Town of Sherman Keyholing Ordinance 8.40, 2008Iron County Shoreland Zoning Ordinance, Title 13, 2021: 13.07(10-11), allows keyholing for 3 back lots or dwelling units by conditional use permit. 13.05(6)(b) *“If an existing town ordinance relating to shorelands is more restrictive than this ordinance or any amendments thereto, the town ordinance continues in all respects to the extent of the greater restrictions, but not otherwise”.*WI State Statute - Zoning of shorelands on navigable waters. 59.69(2)(b).Priority 4 achieved. The Plan Commission is recommending to the Board to retain the current Keyholing Ordinance 8.40, 2008 prohibiting keyholing throughout the town. (See 2023-2033) Comprehensive Workplan Appendix C for reference document.) |
| Encourage the use of landscaping and screening to reduce visual impacts of conflicting land uses near one another. | Plan CommissionProperty Owners | Ongoing | Plan CommissionTown Boar |  |  |
| Provide public forums, input sessions and information sessions on land use planning and land use decisions | Plan CommissionIron County Zoning | Ongoing | Plan Commission |  |  |
| Consider the development of a blight ordinance to ensure properties are maintained and valued throughout the community. |  | Plan CommissionTown BoardProperty Owners | 2024-2025 | Plan Commission | 6 | 07-2023Reviewed Iron County Title 9 – Land Use, Section 9.5.11 Public Nuisance Regulations and determined that the language was sufficient to meet the Town’s needs regarding blight issues. |

Other Town Issues

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| **GOAL 1: OTHER TOWN ISSUES** |
| **Objectives** | **Actions** | **Partners in Implementation** | **Timeframe** | **Responsible Party** | **Priority** | **Outcome** |
| Amend Conditional Use Permit (CUP)-Accessory building conditions language |  |  |  | Plan Commission | 1 | 02-2023 – Rescinded CUP condition language. Future CUP applications will be reviewed & conditions will be applied on an individual basis using Iron County Land Use, Title 9, Article 8 as a guide. |
| Determine whether the town desires mobile/manufactured home and RV regulation  | Ordinance 13 – Annual Parking Permit for Mobile Homes and Trailers and Regulating Mobile Home Parks and Trailer Camps, June 1974Ordinance 11 – Location of Mobile Homes #12.30. “All travel trailers and mobile homes and tents…are prohibited in the Town of Sherman…” |  |  | Plan Commission | 2 | 11-2023Ordinance 13 only addresses permit fees, therefore the Plan Commission defers to the Town Board.01-2024Recommendation to the Town Board to rescind Town of Sherman Ordinance 11 for the following reasons:* The definitions of mobile homes and travel trailers are outmoded.
* The ordinance has rarely, if ever, been enforced.
* Under Section 2, Penalties, the Town Board does not have the authority to commit a resident to the County Jail.

03-2024 Following extensive document review, information gathering from Iron County Zoning, Town of Sherman attorney, Town of Sherman assessor, Town of Mercer Plan Commission chair, various town residents and healthy discussion at Plan Commission meetings, a motion was passed to table the topic at this time. |
| Review - Ordinance Regulating Wireless Communication Facilities in the Town of Sherman 2002 |  |  |  | Plan Commission |  | 12-2023 The Plan Commission has made a recommendation to the Town Board to rescind the ordinance. Language regulating mobile towers is covered in Iron County Land Use, Title 9 - Mobile Tower Siting Regulation 9.7.16, 06/20/2014. |