

TOWN OF SHERMAN COMPREHENSIVE WORKPLAN 2023 - 2033

HOUSING

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 Board Plan Commission Iron County Zoning	Ongoing	Plan Commission		Met with Iron County Zoning Administration February 3, 2023 03/2025-Periodic communication via text, email or phone to resolve questions/issues. County Supervisor meets with Zoning monthly.
	Maintain reasonable fees for local building permits and continue prompt action on Conditional Use Permit (CUP) requests.	Plan Commission Town Board Iron County Zoning Town Clerk	Ongoing	Plan Commission Town Board		03/2024 CUP's are addressed within 30 days. Land use fees are reasonable. 03/2025 – 2 CUP's, both addressed within 30 days.
	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	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 Board Town Residents Iron County Zoning	Ongoing	Town Board		

TRANSPORTATION

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 Board Road Superintendent Property Owners	Ongoing	Road Supervisor		3/2025. – To some degree, the highway department completes annually.
	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	Town Board		2023 – Updated.
	Increase efforts to secure grant funding for road projects.	Town Board Volunteers	Ongoing	Town Board		Grant funds received annually (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 Board Iron County Zoning Plan 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 Board Iron County Forestry Plan Commission	Ongoing	Town Board		
	Protect the environment by limited use of salt and other chemicals on roads and rights-of-way.	Town Board Road Supervisor	Ongoing	Town Board		03/2024 Current practice is to primarily use sand.

Continued on next page

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 Board Road 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 Clubs WDNR	Ongoing	Local Clubs		03/2025 – All recreation trails have proper signage.
	Encourage efforts to move recreational trails off Town roads whenever feasible.	WDNR Town Board Iron County Forestry	Ongoing	Volunteers WDNR		
	Encourage snowmobile and ATV/UTV users to “stay on the trail” and respect private property.	Local Recreational Clubs WDNR	Ongoing	Local Clubs		Local clubs encourage the practice through email and website.
	Support the formation of local organizations to determine feasibility of additional trail systems.	Volunteers WDNR Town Board	Ongoing	Volunteers		

UTILITY AND COMMUNITY FACILITIES

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 Board Volunteer	2023 and Ongoing	Town Board		03-2025-Tom Mowbray has volunteered to become the liaison.
	Invite current and future providers periodically to discuss current improvements, programs, and alternatives to energy delivery.	Town Board Service Providers	Ongoing	Volunteer Liaison		
	Explore ways to increase cell phone coverage and availability of high-speed internet connection within the Town.	Town Board Service Providers	Ongoing	Volunteer Liaison Iron County Supervisor		
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		03/2025 – Reviewed annually with the budget process.
	Encourage the public use of Town facilities through programs and community events.	Local Organizations Town Board Sherman Connect	Ongoing	Sherman Connect		03/2024 The Town Hall is well utilized by a variety of groups. 03/2025 As above, including programming by the Springsteaders.

Continued on next page

UTILITY AND COMMUNITY FACILITIES (CONT.)

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		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 Board Property Owners	Ongoing	Town Board		The Town currently provides adequate waste/recycling services.
	Inform residents of hazardous waste, metal disposal and electronic recycling events/sites.	Town Board	Ongoing	Town		03/2025 – Metal and electronic recycling annually.
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	Iron County Supervisor		The Iron County Supervisor meets with Health and Human Services monthly.

NATURAL, AGRICULTURAL, & CULTURAL RESOURCES

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: <ul style="list-style-type: none"> • 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 Supervisor Iron County Land & Water Conservation WDNR Town Board Property Owners	Ongoing	Iron County Supervisor		03/2024 Replaced Springstead Road culvert in 2022. Murray's Landing culvert 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 Forestry WDNR Town Board Property Owners	Ongoing	Town Board		

Continued on next page

NATURAL, AGRICULTURAL, & CULTURAL RESOURCES (CONT.)

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 Dept WDNR Property Owners	Ongoing	Town Board		03/2024 Water testing equipment was available in February 2024 at the Town Hall. 04/2025-20 water testing kits were available April 2025 at the Town Hall.
	Collaborate with Iron County Land & Water Conservation to encourage proper well abandonment.	Iron County Supervisor WDNR Iron County Zoning Property Owners	Ongoing	Town Board		
	Discourage improper waste disposal and unauthorized burning.	WDNR Fire Department Property Owners	Ongoing	WDNR		WDNR accomplishes through burning permit application.
Discourage development within environmentally sensitive areas.		Plan Commission Town Board Iron County Zoning Property Owners	Ongoing	Plan Commission Town Board		Addressed through CUP process.
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 Supervisor Iron County Land & Water Conservation Property Owners	Ongoing	Iron County Supervisor		

Continued on next page

NATURAL, AGRICULTURAL, & CULTURAL RESOURCES (CONT.)

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 Volunteers Town Board	Ongoing	Town Board		4/2025 – At a Town Board meeting, Meta Brandt presented on the status of the Town of Sherman History Preservation Project. Volunteers are needed.
Support local preservation efforts to educate and display historical photos/artifacts about the Town.		Town Volunteers Town Board	Ongoing	Town Board		
Promote the formation of the Sherman (Springstead) Historical Society.		Town Volunteers	Ongoing	Volunteers		

ECONOMIC DEVELOPMENT

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 Commission Town Board	Ongoing	Town Board		

Intergovernmental Cooperation

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 Board Town Volunteers	2023 and Ongoing	Town Board		2022-Informational flyer was sent with the tax bill 2025-125 residents have signed up for Town emails.
	Utilize the Town's website and designated bulletin boards to provide information on Town matters.	Town Board Town Volunteers Plan Commission	Ongoing	Town Board		03/2024 Numerous updates were made to the website in 2023 and 2024.
	Create an informational packet for residents and other users of Town facilities and services.	Town Volunteers	2023	Sherman Connection		December 2022 – Sherman Connection formed. Informational packet is available at the Town Hall. Updated as needed.
	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	Town Board Clerk		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 Board Sherman Connection		03/2024 Sherman Connection met with 8 individuals and identified 26 opportunities. 03/2025 Sherman Connection met with 6 individuals. 2 are becoming EMR's and 1 is a Fire Fighter.

Continued on next page

INTERGOVERNMENTAL COOPERATION (CONT.)

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 local and County regulations within the Town. <u>(Local regulations should be deleted as the County does not enforce Town regulations)</u>	Meet periodically with Iron County Zoning to review standards and enforcement activity taking place at the County level.	Town Board Plan Commission	Ongoing	Plan Commission		Met with Iron County Zoning Administration February 3, 2023 03/2025-Periodic communication via text, email or phone to resolve questions/issues.
	Participate in conditional use permit review to ensure the Town's goals are followed.	Plan Commission Town Board	Ongoing	Plan Commission		Conditional use permits are reviewed within 30 days.
	Review periodic reports and updates provided by the County Supervisor.	Sherman's Iron County Supervisor Town Board	Ongoing	Town Board		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. 03/2025 Town Chair attends the quarterly meetings of Town Boards.
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	Town Board		03/2024 – The Town Chair has monthly conversations with WDNR and Iron County departments on relevant topics. 03/2025 The Town Chair meets periodically with WDNR.

03/2025 The Plan Commission recognized this additional opportunity: Coordinate with Iron County and towns contiguous to the Town of Sherman to proactively provide oversight of shared natural resources, including but not limited to, the Turtle Flambeau Flowage.	Actions: Monitor the status of shared natural resources through observation and dialog with stakeholders. Initiate conversation with other governmental stakeholders if necessary to effectuate change.	Sherman's Iron County Supervisor Town Board Plan Commission Iron County Land & Water WDNR Associations	Ongoing	Volunteers		

LAND USE

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 Commission Iron County Zoning Town Board	2023-2024	Plan Commission	5	<p>06-2023</p> <p>The 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.</p> <p>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.</p>
	Explore methods to ensure off-water development is low density and large lots.	Plan Commission Iron County Zoning Town Board	2023-2024	Plan Commission	3	<p>04-2023</p> <p>Sherman Land Division Ordinance, 8.30, 2008 1.13(1) <u>Minimum Lot Size</u>. "No land shall be divided if any lot created by the land division is smaller than Four (4) acres".</p> <p>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.".</p> <p>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</p>

						<p>Division Ordinance, Title 8</p> <p>Resolution/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.</p> <p>(See 2023-2033 Comprehensive Workplan Appendix A for reference documents.)</p>
	<p>Review the current commercial overlay district along Hwy 182 and determine whether the overlay district still reflects the Town's vision.</p>	<p>Plan Commission Iron County Zoning Town Board</p>	<p>2023-2025</p>	<p>Plan Commission</p>	<p>7</p>	<p>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.</p> <p>(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).</p>
	<p>Review Tourist Rooming House (TR) compliance concerns with Iron County to determine if changes in regulation are necessary.</p>	<p>Plan Commission Iron County Zoning Iron County Health Dept Town Board</p>	<p>Annually</p>	<p>Plan Commission</p>		<p>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. 02/2025 – Reviewed the list of licenses for 2024-2025 and identified 6 discrepancies which are in the process of resolution</p>

	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	Plan Commission		
--	---	--	---------	--------------------	--	--

Continued on next page

LAND USE (CONT.)

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 Commission Iron County Zoning WDNR Town 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 Zoning Town Board	2023-2024	Plan Commission	4	06-2023 Town of Sherman Keyholing Ordinance 8.40, 2008 Iron 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) <i>"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"</i> . 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 Commission Property Owners	Ongoing	Plan Commission Town Board		
	Provide public forums, input sessions and information sessions on land use planning and land use decisions	Plan Commission Iron County Zoning	Ongoing	Plan Commission		
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	Plan Commission	6	<p>07-2023 Reviewed 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.</p> <p>2024 – The Town Board developed a Blight Condition Process and Petition Form to respond to formal blight concerns.</p> <p>01/2025-One blight petition was completed and reviewed by the commission. Blight was validated. The Town sent a letter asking for resolution.</p>

OTHER TOWN ISSUES

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 1974 Ordinance 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	<p>11-2023 Ordinance 13 only addresses permit fees, therefore the Plan Commission defers to the Town Board.</p> <p>01-2024 Recommendation to the Town Board to rescind Town of Sherman Ordinance 11 for the following reasons:</p> <ul style="list-style-type: none"> • 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. <p>03-2024 Following extensive document review, information gathering from Iron County Zoning, Town of Sherman attorney, Town of</p>

						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.
2024 changes to Title 9 – Land Use						<p>Section 9.4.14 Change the floor area of a residence to a minimum of 400 sq ft for all residences in all zoning districts and require conditional use approval for any dwelling space less than 400 sq ft.</p> <p>Section 9.4.10 Allow single family dwellings and private garages and carports as permitted use in the F-1 (Forestry) district.</p> <p>Title 9 Allow permitted garage size of 1800 sq ft.</p>