

ELEMENT 8 - LAND USE

8.1 INTRODUCTION

This element provides an examination of the existing land use pattern and development requirements in the Town of Sherman. As part of this examination, historical land use, property assessment, and ownership patterns will be analyzed. This background report also includes a synopsis of the existing development requirements.

8.2 EXISTING LAND USE INVENTORY

The existing land use pattern in the Town of Sherman was defined through visual interpretation of digital aerial photography, field identification, and through consultation with the town planning committee. *The mapped land use boundaries and acreage totals shown in Table 8.1 are approximations based on photo-identifiable features and are not based on parcel classifications used for assessment and zoning purposes.*

Existing land uses were categorized based on a broad classification of use. Land uses were categorized to fit within 11 categories, including:

Agricultural	Government/Institutional	Residential
Commercial	Industrial	Urban
Abandoned Commercial	Open Space	Woodlands/Other Natural Areas
Communications/Utilities	Parks and Recreation	

Definitions of the existing land use categories are found in Appendix D.

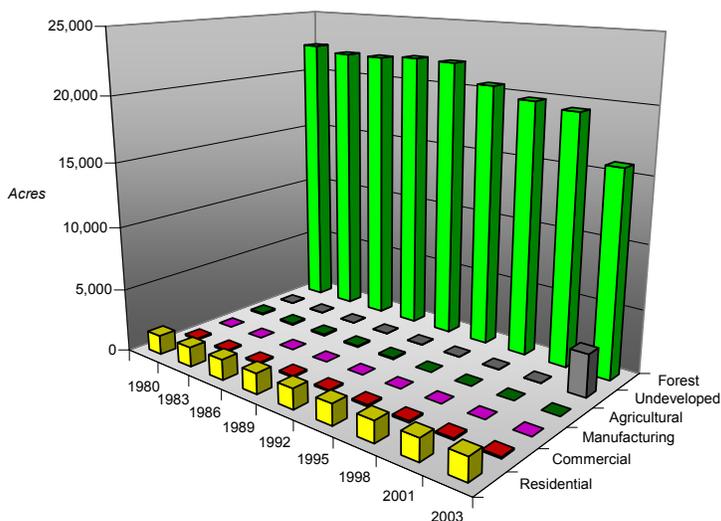
Table 8.1: Existing Land Use and Land Management			
Existing Land Use	Land Use Classification	Acres	Percent
	Agriculture	25	<0.1
	Commercial	118	<0.1
	Open Space	227	0.3
	Residential (primary)	500	0.6
	Woodlands/Other Natural Areas	86,977	99.0
	Total Acreage	87,847	100.0
Land Management	Land Management Classification	Acres	Percent
	Privately Owned Lands, Non-Forest Tax Law	20,733	23.2
	Lakes and Rivers	11,881	13.6
	Forest Crop Law (FCL)	8,396	9.6
	Managed Forest Law (MFL)	1,330	1.5
	Industrial Forest Land	109	0.1
	State of Wisconsin	30,843	35.3
	Town of Sherman	463	0.5
	Nature Conservancy	890	1.0
	Lac du Flambeau Indian Reservation	14,532	16.6
Total Acreage	87,847	100.0	

Source: NWRPC, Local Government

8.3 LAND USE TRENDS

Changes in the community land use profile over time can reveal general development trends and highlight potential future concerns. In the absence of historic land use inventory information, Wisconsin Department of Revenue land assessment data can be used to conduct a simplified land use analysis and for examining trends. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Forest, and Undeveloped. Excluded from this inventory are lands categorized as “other” or tax-exempt lands.

Figure 8.1: 1980-2003 Assessment Data (in Acres)



	1980	1983	1986	1989	1992	1995	1998	2001	2003
Residential	1,526	1,554	1,611	1,617	1,586	1,629	1,629	1,683	1,748
Commercial	126	126	126	126	125	139	138	138	131
Manufacturing	0	0	0	0	0	0	0	0	0
Agricultural	118	118	118	118	118	0	0	0	0
Undeveloped	35	35	35	35	35	35	35	35	3,300
Forest	22,342	21,871	21,854	22,058	21,971	20,527	19,750	19,352	15,870

Above chart and table show historical data about number of acres in various Assessment Classifications
 Source: Wisconsin Department of Revenue 2003

8.4 EXISTING LAND USE AND DEVELOPMENT REQUIREMENTS

Zoning Ordinance

Zoning is a locally enacted law that regulates and controls the use of property. Zoning involves dividing the community into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning text, which accompanies the maps, states which specific uses are permitted in each district and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

The Iron County Board of Supervisors enacted the Iron County Zoning Ordinance on January 21, 1971. This ordinance regulates and restricts the location, construction, and use of buildings and

structures and the use of land in the unincorporated portions of Iron County, including the Town of Sherman.

The Town of Sherman does have the authority to veto county zoning changes as outlined in Wis. Stat. § 59.69(5)(e)3. Referred to as the “ten-day rule”, this authority allows the town to disapprove and reject proposed amendments to county zoning ordinances under certain circumstances. These rights must be exercised according to statutory procedures and do not apply to shoreland zoning or zoning of county-owned lands.

Other zoning permit activities, standards, and requirements, including building and sanitary permits are administered at the discretion of the county. Issuance of conditional use permits (CUP) and zoning class changes are under shared authority between the County and the Town. Current procedure in Sherman is as follows:

1. The County notifies the Town of a CUP or re-zoning request
2. The Town Planning Commission notifies adjoining property owners of the proposed activity and holds a public hearing on the matter.
3. The Planning Commission makes recommendations to the Town Board.
4. Town Board makes its recommendations to the County Zoning Committee for final action. In most cases, the County Zoning Committee will implement recommendations made by the Town.

Table 8.2 details permits issued over the four-year period from 2000-2003. The Town of Mercer is shown as a comparison.

Table 8.2: 2000-2003 Permits Issued

	New Residence	Sanitary	Soil Test Review	Conditional Use	Rezones
2003					
Sherman	11	13	21	5	1
Mercer	44	59	67	15	4
Iron Co.	92	114	134	39	7
2002					
Sherman	5	8	8	3	0
Mercer	28	37	46	5	5
Iron Co.	53	79	82	26	13
2001					
Sherman	7	8	7	3	0
Mercer	27	46	53	11	3
Iron Co.	67	93	86	35	7
2000					
Sherman	8	17	21	3	0
Mercer	31	43	52	6	2
Iron Co.	72	102	110	20	4

Source: Iron County Zoning Department

In addition to building permits required by the County, the Town of Sherman also requires building permits be obtained from the Town Clerk.

Iron County Zoning Districts

Iron County recognizes ten (10) zoning districts as part of the Iron County Zoning Ordinance as defined below. For those categories allowing development, basic dimensional requirements are detailed in Table 8.3. See also Town of Sherman Zoning, Map 8.2.

In addition, Iron County has adopted a Lake Classification ordinance with separate dimensional requirements for zoning classes R-1, RR-1, R-2, A-1, C-1, I-1 and F-1 when the property is within the designated shorelands area. These requirements are shown in Table 8.3 (a).

Residential (R-1)

This district provides for one- and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas that can be economically and readily served by utilities and municipal facilities.

Residential-Recreation (RR-1)

This district is intended to provide for seasonal residential development and essential recreation-oriented service in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

Single Family Residential (R-2)

This district is intended to provide for large lot residential development in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources

Agricultural (A-1)

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development into such areas.

Commercial (C-1)

This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and similar commercial establishments.

Industrial (I-1)

This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance, or similar factors relating to public health, welfare, and safety.

Forestry (F-1)

This district provides for the continuation of forest programs and related uses in those areas best suited for such activities.

Non-Shoreland Resource Conservation (W-1)

This district is intended to prevent destruction of natural or manmade resources and to protect watercourses including shorelands of navigable waters and areas which are not adequately drained or which are subject to periodic flooding, where developments would result in hazards to health or safety; would deplete or destroy resources; or be otherwise incompatible with the public welfare.

Planned Unit Development (PUD)

This district is intended to provide for large-scale residential or residential-recreational development.

Shoreland Wetland (W-2)

This district is intended to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty, and to control building and development in wetlands whenever possible.

Table 8.3: Iron County Zoning Dimensional Requirements

	R-1	RR-1	R-2	A-1	C-1	I-1	F-1
Lot Area – with public sewer	15,000ft ²	15,000 ft ²	40,000 ft ²	2 Acres	10,000 ft ²	1 Acre	10,000 ft ²
Lot Area - without public sewer	-	-	40,000 ft ²	-	-	-	-
Lot Area – Inside Shoreland Area	30,000 ft ²	30,000 ft ²	40,000 ft ²	2 Acres	20,000 ft ²	1 Acre	20,000 ft ²
Lot Area - Outside Shoreland Area	60,000 ft ²	60,000 ft ²	80,000 ft ²	2 Acres	20,000 ft ²	1 Acre	60,000 ft ²
Minimum lot width (with public sewer)	125ft	125ft	200ft	200ft	75ft	200ft	100ft
Minimum lot width (no public sewer)	150ft	150ft	200ft	-	100ft	-	-

Source: Iron County Zoning Ordinance

Table 8.3 (a): Iron County Lakes Development Standards

Lakes Class	Lot Size	For Each Single Family Dwelling Unit Lot Width	Shoreline Setback	Lot Depth	Vegetation Removal
Class I	40,000 ft ² 80,000 ft ²	200ft/400ft ^(a)	75ft	200ft	30ft corridor within 35 ft of shore
Class II	90,000ft ² 180,000ft ²	300ft/600ft ^(a)	75ft	300ft	30ft corridor within 35 ft of shore

Source: Iron County Zoning Code

^{a)} = Standards for Two Family Dwelling Units

8.5 IRON COUNTY ZONING CODE – CONDOMINIUMS (SECTION 8-1-7)

New Construction Condominiums

Section 8-1-7 of the Iron County Zoning Code was created to clarify density requirements for parcels of land covered by condominium declarations. In this section, density requirements are established for both New Construction and Conversion Condominiums. Density requirements for new condominium construction, especially new condominiums in the shoreland area, are significantly different than requirements for other types of ownership. See Table 8.4 for more details.

Table 8.4: Dimensional Requirements for New Condominium Development (selected data)

Distance to Water	Units Per Structure	Lot Width	Lot Size (Square Ft)	Maximum Height
200’ or less	1	100’ per unit	20,000	35’
200’ or less	More than 1	100’ for 1 st unit plus 30’ for each contiguous unit	20,000 for 1 st unit plus 10,000 per additional contiguous unit	35’
More than 200’	1	200’	60,000	35’
More than 200’	More than 1	200’	60,000 for 1 st unit plus 20,000 per additional contiguous unit	35’

Source: Iron County Zoning Department

8.6 IRON COUNTY SHORELAND-WETLAND ZONING

Section 9-1-20 of the Iron County Zoning Ordinance establishes development standards for lands within the shoreland areas of the county. These areas are defined as lands which lie within 1,000 feet of the ordinary high water mark (OHM) of navigable lakes, ponds, or flowages and lands within 300 feet of the OHM of navigable rivers and stream or to the landward side of the floodplain, whichever distance is greater. Mapped wetlands five acres in size or larger are also regulated under this ordinance.

Section 9-1-71 of the Iron County Zoning Ordinance amends the county shoreland regulations to incorporate lake, river, and stream class development standards. These standards are based on the Iron County Lakes Classification, which assigns each county water body into one of two classes. The lakes classification rating is based on an assessment of the individual characteristics of each lake. Under this system, Class II lakes along with rivers and streams receive the highest level of protection.

The dimensional requirements for zoning districts within the shoreland areas are shown above and can be found in the Natural, Agricultural, and Cultural Resources Element of the Town of Sherman Comprehensive Plan.

Iron County Floodplain Ordinances

The Iron County Board of Supervisors enacted the Iron County Floodplain Zoning Ordinance on April 21, 1987 (amended 1988). The official floodplain maps for Iron County are the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Maps (FHBM) dated September 8, 1978.

The Wisconsin Department of Natural Resources revised its model floodplain zoning ordinance in April 2004. Iron County will likely amend its floodplain ordinances to be consistent with the provisions of the new model ordinance in the near future.

Private Sewage System Regulations

The Wisconsin Department of Commerce and Iron County are jointly responsible for the regulation and monitoring of private on-site wastewater systems (POWTS). The state code outlining POWTS requirements in Wisconsin is Administrative Code Chapter “Comm 83”.

Section 9-1-68 of the Iron County Zoning Ordinance regulates the location, construction, installation, alteration, design, and use of all private sewage systems in the county. This section of the ordinance incorporates by reference the provisions of Chapter 145, Wisconsin Statutes.

Nonmetallic Mining

Chapter NR 135, Wis. Adm. Code, defines the standards for reclamation and restoration of state nonmetallic mining operations. By law, each Wisconsin county (except Milwaukee County) is required to enact an ordinance and administer a program that regulates the reclamation of nonmetallic mining sites.

8.7 LAND PRICES & VALUATION

The price of land depends upon many factors, which can vary significantly by location. It is difficult to generalize the market price of property within a given municipality due to the ‘location specific’ factors that dictate the price and by the fact that a limited number of properties are on the market at any given time. By examining the entire local market over a period of time, we can draw some conclusions about the general land prices within the local area.

The following analysis represents a generalized view of real estate prices in Iron County based on real estate listings and consultation with local real estate professionals. *This information is meant to provide a general “snapshot in time” of the Iron County land market and should not be considered comprehensive.*

Rural Vacant Land

- ❖ Listings generally range from about \$1,000 to \$3,000 per acre, with some listings as high as \$10,000
- ❖ Tracts with available waterfront generally sold for much higher
- ❖ Wooded lots generally were more expensive than open lands

Platted Rural Subdivisions

- ❖ Lots average about 5 acres in size
- ❖ Average listing price was about \$30,000
- ❖ Waterfront lots were significantly more expensive

Land Values

Like most of the "Northwoods", overall land values in the Town of Sherman have increased significantly over the past few years. When buying or selling property, the value of the transaction is negotiated between a willing buyer and seller. However, the process used to establish the land value for property tax purposes is much different.

Equalized Value

The Wisconsin Department of Revenue (WI-DOR) sets a total amount of "equalized value" for different classes of property (residential, commercial, forest, etc.) in each municipality. The equalized value for each land class is adjusted yearly, primarily based on real estate transactions that have occurred during the year in that municipality. The equalized value amount represents full market value (most likely selling price) for all parcels in a class of property.

Assessed Value

It is the responsibility of the local assessor to review properties and establish an "assessed value" for each individual parcel. Assessed values are used to apportion the local tax levy among various property owners in the Town, and represent an *estimate* of the value of individual properties including land, buildings, and improvements.

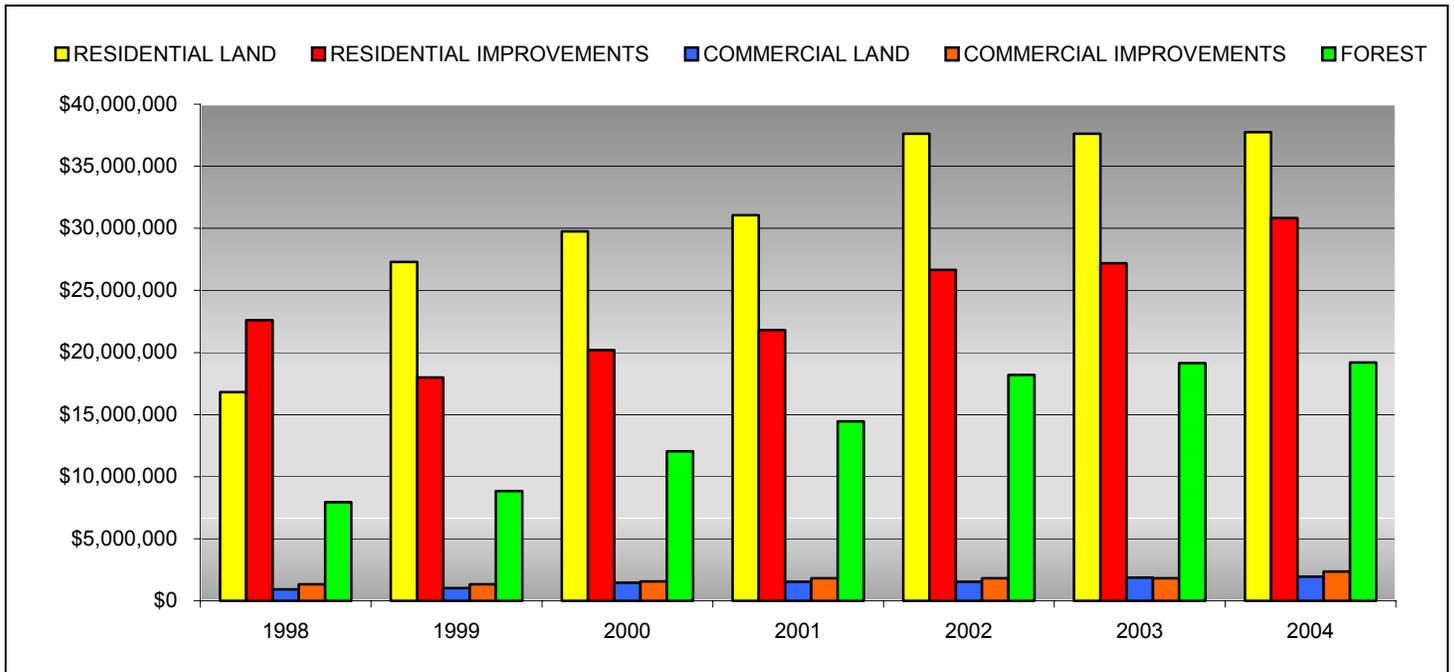
Because equalized values change yearly and assessed values do not, the assessed values are oftentimes less than equalized value. At a minimum, once every 5 years, the total assessed value must equal at least 90% of the equalized value for each property class, hence the need for a periodic re-assessment like we have had in recent years. Table 8.5 and Figure 8.2 depict the 1998-2004 Equalized Values for the Town of Sherman.

Table 8.5: 1998-2004 Town of Sherman Equalized Value (Selected Classes)

YEAR	RESIDENTIAL LAND	RESIDENTIAL IMPROVEMENTS	COMMERCIAL LAND	COMMERCIAL IMPROVEMENTS	FOREST
1998	\$ 16,805,300	\$ 22,609,600	\$ 912,400	\$ 1,324,500	\$ 7,955,100
1999	27,300,600	17,985,500	1,025,500	1,324,500	8,844,800
2000	29,758,300	20,203,600	1,467,200	1,563,600	12,036,700
2001	31,069,400	21,807,000	1,525,900	1,811,200	14,453,400
2002	37,608,600	26,642,900	1,525,900	1,811,200	18,205,900
2003	37,608,600	27,175,800	1,861,600	1,811,200	19,145,400
2004	37,736,700	30,825,500	1,943,600	2,350,700	19,190,200

Source: WI-DOR Web Site 4/4/2005

Figure 8.2: 1998-2004 Equalized Values



Source: WI-DOR Web Site 4/4/2005

8.8 FUTURE LAND USE

Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character.

The future land use component is the focal point of the Town of Sherman Comprehensive Plan. This element is built upon the community's vision for the future and is intended to provide guidance for community growth and development. The land use element seeks to accommodate future growth by providing ample lands for residential, commercial, industry, agriculture, and open space. Additionally, the element seeks to guide future growth away from areas of the community where natural constraints such as wetlands, steep slopes, and floodplains exist. It is also a primary function of this element and the plan in general to strive to preserve the unique rural character, reduce potential conflict, and enhance the quality of life for residents and visitors.

8.9 PROTECTING PRIVATE PROPERTY RIGHTS

The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Private property rights were respected throughout the Town of Sherman comprehensive planning process. This plan was developed through an open, community-based, citizen participation

process which focused upon balancing the needs of private landowners with the needs of the larger community

Wisconsin law holds private property ownership in very high regard. Although private landowners are generally free to do as they wish with their property, there are limits on unconditional ownership. Landowners are prohibited from using their property in a manner that jeopardizes public health safety. Furthermore, the actions of a private landowner cannot cause an “unreasonable” interference with another landowner’s use of their property.

The Town of Sherman has worked diligently to minimize future conflict potential and to protect the rights of individual landowners to continue to use their property. The town will continue to work with all private landowners to ensure the best possible future for the community.

8.10 LAND SUPPLY

Providing an adequate supply of land suitable and available to meet long-term residential, commercial, industrial, agricultural, public/institutional, and open space needs of the community is a foundation of long-range planning. Not all vacant land is suitable and available for development due to the presence of development constraints such as steep slopes, wetlands, floodplains, and/or ownership limitations such as public lands. Development constraints are depicted individually in the Natural, Agricultural, and Cultural Resources Element of the Town of Sherman Comprehensive Plan. Select environmental and land management constraints are portrayed collectively in Map 8.3, titled “Combined Constraints”.

The available land supply in the Town of Sherman was analyzed in Table 8.6. The purpose of this analysis is to determine the total acreage available for future growth and development. Table 8.5 is meant to provide general information of the “potentially” available acreage remaining in the Town of Sherman. Each of the “factors” (ownership, land use, and environmental) was deducted individually from the overall land base. In cases where factors were overlapping, only one was used so as not to duplicate acreage. For example, acreage of wetlands on county forests was not counted in the analysis, as this area was already deducted from the total area of public lands.

Table 8.6: Town of Sherman Land Supply		
	Acres	Percent of total land area
Land Ownership Factors		
State Lands	30,843	35.3
Lac du Flambeau Indian Reservation	14,532	16.6
Town of Sherman Lands	463	0.5
Total	45,838	52.5
Existing Land Use Factors		
Existing development	618	0.1
Existing agricultural areas	25	0.0
Managed Forest Law MFL	1,330	1.5

Forest Crop Law FCL	8,396	9.6
Industrial forest lands	109	0.1
Total	10,478	11.4
Environmental Factors		
Surface Waters	11,881	13.6
Wetlands	34,268	39.2
Slopes (20% and Greater)	818	0.9
Constraints Analysis		
Public/Tribal Lands	45,838	52.5
Existing Land Use	10,478	11.4
Surface Waters	11,881	13.6
Wetlands ¹	10,237	11.7
Steep Slopes ²	540	0.6
Total Constraints	78,974	89.9
Total Land Area	87,847	100.0
Remaining Land Area	8,873	10.1

Source: GIS Analysis, various data sources

Resources identified in *Natural, Agricultural and Cultural Resources Element* presents various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact.

Land management constraints include lands under public ownership. These lands are excluded from the overall developable land base, regardless of environmental constraints that may be present.

Map 8.3 (Combined Constraints) reflects those areas encompassed by select environmental and land management constraints, including:

¹ 24031 acres of wetlands occur in other existing use or ownership category.

² 278 acres of steep slope areas occur within other existing use or ownership category

Lakes
 Rivers and Streams
 Wetlands
 Steep Slopes (20% and greater)
 Public Lands

Lands Enrolled in Forest Tax Programs
 (including industrial forest)
 Existing Development
 Existing Agricultural Lands
 Parks and Recreation Lands
 Lac du Flambeau Indian Reservation

(This map is not intended to be comprehensive, and should be used for general planning purposes only.)

8.11 PROJECTED LAND DEMAND

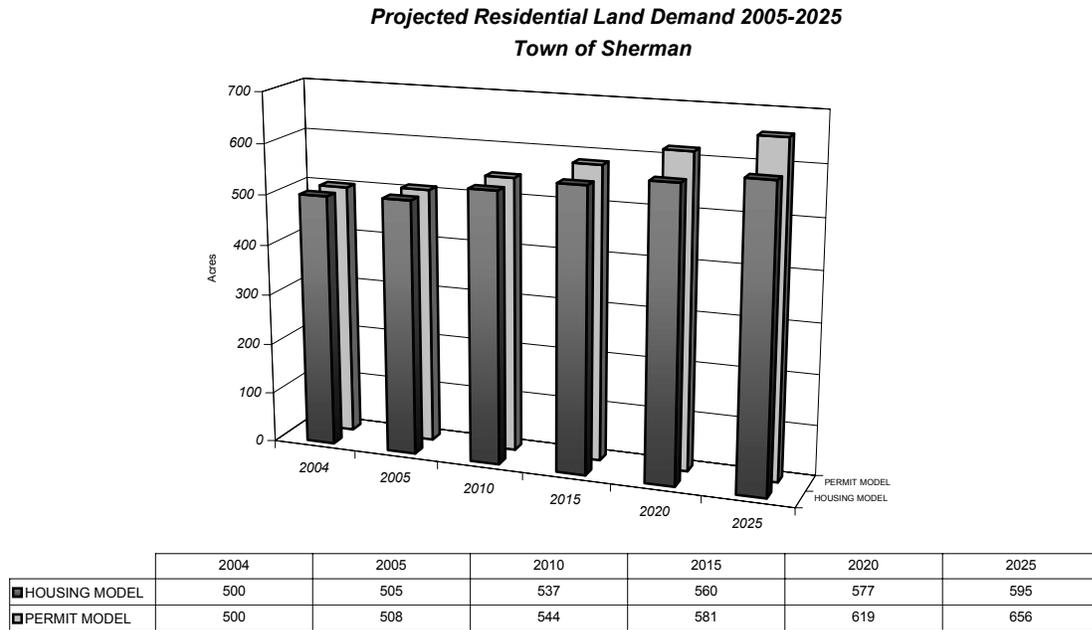
Future residential land demand in the Town of Sherman was estimated using the housing unit forecasts discussed in the Housing Element.

Permit based housing unit estimate

DOA household based estimate

Both estimates identify a specified number of **HOUSING UNITS** at five-year increments throughout the 20-year planning period. This information was correlated with the existing minimum zoning standards to produce residential parcel size estimates.

Figure 8.3: Projected Residential Land Demand 2005-2025 (in Acres)

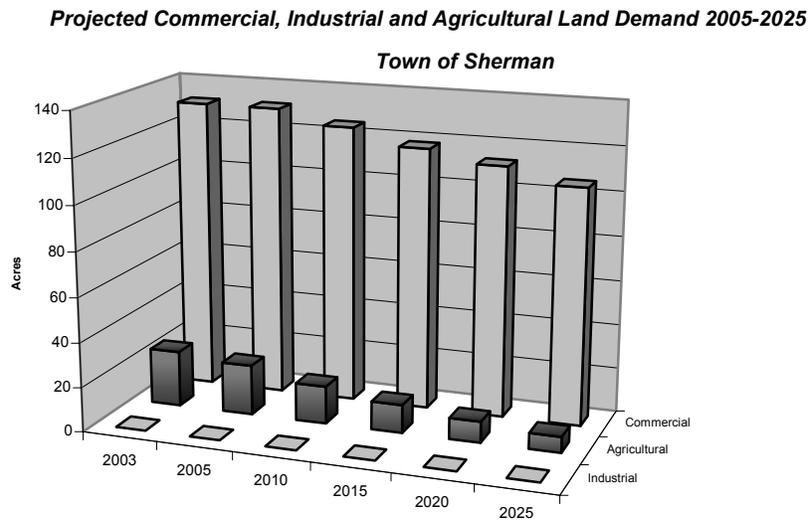


Existing residential locations were cross-referenced with the zoning map to create a community development profile. This profile indicates the relative proportion of existing residential development within each zoning category. The projected number of housing units multiplied

this proportion in each projection year (2005, 2010....) to determine the number of future housing units within each zoning category. To complete the analysis, the existing minimum development requirements were applied to the future development units in each category to derive a future acreage value. This analysis makes two assumptions: 1) The community development profile will remain the same throughout the planning period, and 2) because the analysis applies the minimum zoning standards to future development, the derived value is the **MINIMUM** acreage which will be required to support the projected growth. The land use inventory indicated that there were about 500 acres of residential land use in the Town of Sherman.

Forecast commercial, industrial, and agricultural land demand is based upon historical land assessment changes.

Figure 8.4: Projected Commercial, Industrial, and Agricultural Land Demand 2005-2025



	2003	2005	2010	2015	2020	2025
Industrial	0	0	0	0	0	0
Agricultural	25	23	17	13	9	7
Commercial	131	131	125	118	113	106

What these Forecasts Mean

It should be noted that the Town of Sherman land use demand projections are based on trends and assumptions, and cannot account for unforeseen changes in the demographic, social, or economic conditions within the community. The community should use this information as a general guide to:

- ❖ allocate sufficient lands to accommodate forecast growth,
- ❖ plan for public services, utilities, transportation and facilities ,
- ❖ economic development planning, and
- ❖ protect natural resources.

8.12 GROWTH COSTS

The community development pattern significantly influences the costs of providing government and utility services to rural residents. Local units of government frequently have difficulty financing services and are continually searching for ways to generate revenue. Often times, local government seeks to increase the community tax base as a means of generating revenue. However, increasing evidence is becoming available which refutes this theory. In fact, some studies suggest that this method actually worsens the problem. The revenues generated by commercial and industrial development are oftentimes much more significant than that of residential development, and these forms of development generally “pay their way” with respect to government and utility services. Residential development, however, can place a higher demand for services that are not fully offset by the tax revenue generated (American Farmland Trust 1992,1993). As residential growth increases, this disparity can grow larger, further exacerbating the problem.

Additionally, the existing development ordinances generally support a scattered rural growth pattern, which further increases costs. The existing land use regulatory structure does not have mechanisms to encourage, promote, or support cost-effective development; and there are no incentives to landowners for engaging in cost-reducing development activities.

The Town of Sherman supports a rural development pattern that promotes efficiency and serves to reduce the costs to government and utilities. It is recommended that the town measure the public costs of proposed future development against the public benefits. A compact and cost-effective development pattern should be defined in the town’s preferred future development pattern map. Additionally, the town can reduce development costs through the use of development techniques such as cluster or “conservation design” methods.

8.13 OPPORTUNITIES FOR REMEDIATION AND REDEVELOPMENT

Sound planning seeks to identify community redevelopment options and potential “**smart growth areas**” or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

There are no known redevelopment opportunities in the Town of Sherman. Much of the community is currently undeveloped.

WDNR Bureau of Remediation and Redevelopment Information

The Wisconsin Department of Natural Resources GIS Registry of Closed Remediation Sites depicts closed sites with groundwater contamination remaining above NR140 enforcement standards or soil contamination above NR720 residual contaminant levels. There is one site located within the Town of Sherman known to be a **former** soil or hazardous waste site.

Site Details

Name: Private Business
Type: LUST (Leaking Underground Storage Tank)
DNR Activity Number: 0326178365
Contaminated Media: Soil
Risk: Low
Status: Closed 08/27/2004

For additional information, please refer to the on-line registry at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Within the Town of Sherman there are three sites listed in the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. Open sites are contaminated sites in need of cleanup or where cleanup is still underway. Closed sites are those that have completed all cleanup requirements and have received a case closure letter from DNR or spills that require no further cleanup.

LUST Site 1

Name: Private Business
Type: Soil Contamination (gasoline)
Status: **Closed** 07/08/1996

LUST Site 2

Name: Sherman Town Garage
Type: Soil & Groundwater Contamination
Status: **Closed** 03/18/1997

No Action Site

Name: Private Landowner
Type: Closure of Underground Storage Tank
Date Closed: 06/25/2003

For additional information, including locations of these sites, please refer to the BRRTS web database on the Wisconsin Department of Natural Resources web page at <http://dnr.wi.gov/org/aw/rr/brrts/index.htm>.

Waste Disposal Sites

The Wisconsin Department of Natural Resources publishes a registry of known waste disposal sites in Wisconsin. The registry was created by the WDNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur in the future. Three known former waste disposal sites exist within the Town of Sherman, including:

Facility Name: The Birch's Resort
Legal Desc: S16, T41N-R3E

Facility Name: Town of Sherman
Legal Desc: NW-NW S8, T41N-R4E

Facility Name: Town of Sherman
Legal Desc: NE-NE S23, T41-R3E

8.14 LAND USE CONFLICTS

One of the primary goals of comprehensive planning is to reduce the potential for land use conflicts. In a rural setting, such as that found in the Town of Sherman, land use conflicts generally are generally either conflicts with the individual landowner or uses which are undesirable to the community as a whole.

Land use conflicts may arise through sights, sounds, smells, or other activities on the landscape. This type of conflict is relatively common in cases where residential land use infringes upon areas of agricultural use. Typically, these types of conflict represent conflicts with individual landowners as both agricultural and residential uses are generally considered "desirable" land uses by the community.

The second type of land use conflict arises when a use conflicts with the wishes of the larger community. For example, a proposed electrical transmission line or large-scale landfill may be widely opposed by the community as a whole. These types of conflict can sometimes be difficult to avoid completely due to existing regulations and the fact that these conflicts may involve many independent jurisdictions.

A primary tool for reducing the potential for conflict is by establishing clear growth and development policies and by providing for a thorough review of development proposals. Plan policies should establish the framework for evaluating future development proposals and establish the criteria or performance standards required.

Examples of Potential Land Use Conflicts

Wireless communications facilities	Jails, prisons, or group homes
Utility lines	Mining operations
Landfills	Transportation, and related facilities
Industrial operations	Large-scale animal operations

Care was exercised by the Town of Sherman to provide a future land use pattern that was coordinated and minimized the potential for land use conflict. In order to continue to reduce the potential for conflict, the town should remain cognizant of changes in planning and development requirements of adjacent and overlapping jurisdictions. Furthermore, the town should continue to communicate with neighbors and with the county on land use issues and policy.

8.15 FUTURE LAND USE MAP

Background

The Future Land Use Map for the Town of Sherman provides a visual depiction of the preferred development pattern for the Town of Sherman. This map is intended to serve as a development guide for landowners, the Town of Sherman, and Iron County. This map, land use category descriptions, and the development guidelines outlined in the Implementation Element will be used to evaluate future development proposals. The future land use map is not a zoning map and does not alter the existing zoning on each property. As such, landowners may continue to use their property in a legal manner, in accordance to the provisions of the Iron County Zoning Ordinance.

The Future Land Use Map is to be used by the Town of Sherman Plan Commission to review and evaluate future land use proposals. The plan commission to review rezoning requests, land divisions, and other types of development applications and to make recommendations to the Town of Sherman Board of Supervisors should use the map and supporting narrative. Furthermore, Iron County should consider this map and supporting narrative in its land use decision-making process and should base any future zoning amendments on the provisions of this document.

How the Map was Developed

Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the town planning committee in defining community issues and opportunities. A series of goals and objectives were developed which embraced the community vision as expressed by the citizens in their responses to the survey. These tools were utilized in conjunction with an analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development.

Finally, growth forecasts based on the projections found in the Issues and Opportunities and Housing Elements provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map and supporting narrative.

Future Land Use Categories

The Town of Sherman Future Land Use Plan delineates broad categories of future land use. These categories are, in some cases, consistent with the existing land use classification and simply represent a continuation of the existing situation. In other cases, the future category may be different from existing use and/or zoning classification, representing a recommended shift in use. When and whether these areas should be rezoned to be consistent with the provisions of the Town of Sherman Comprehensive Plan is at discretion of the Iron County Zoning Department.

Category Descriptions

The following land use categories are used on the Future Land Use Map for the Town of Sherman. These categories are not zoning districts and do not have the authority of zoning. Although advisory, the Future Land Use Map and these categories are intended to be used by

Town of Sherman officials as a guide when reviewing lot splits/subdivisions, rezoning and/or conditional use permit requests, and any revisions to the Iron County Zoning Map that impact the Town of Sherman.

1. **Government/Public Lands** (dark green)
 - Land owned by any unit of government (Federal, State, County, Town, School District)a
 - Primarily forest or wetland uses
 - Very unlikely to be developed

2. **Lac Du Flambeau Indian Reservation Lands** (tan)
 - Land that is inside the LdF reservation boundary.
 - Town has little or no authority over land owned by the Tribe.
 - Inside the overall tribal boundary there are small amounts of privately owned land. Town/County rules and regulations do apply these properties.

3. **Shoreland Areas** (pink)
 - Land inside the State defined "Shorelands" area (1000' from Lakes and 300' from Rivers/Streams)
 - Development is likely, primarily single family residential in nature
 - Minimum lot sizes and density issues governed by Iron County Zoning Code, DNR 115 and Iron County Lake Classification ordinance
 - Per Iron County Zoning Code, "keyhole" type development in shoreland area require Conditional Use Permit.

4. **Highway Commercial** (red)
 - Located near or adjacent to existing commercial businesses
 - Expect most new commercial development to be along Hwy 182
 - May look at design standards for future commercial developments

5. **Resort/Recreational** (purple)
 - Limited to existing resort/recreation businesses that are not in Highway Commercial area
 - Do not expect much new development or growth in this type of use

6. **Forestry** (light green)
 - Remaining lands (not otherwise listed above) fall into this category
 - Private ownership in nature
 - Allow Single Family Residential, Forestry and Recreational uses
 - Maximum of 1 dwelling per parcel
 - Low Density and Impact

8.16 LAND USE GOALS, OBJECTIVES, AND ACTIONS

A set of recommended goals, objectives, and actions steps has been developed to assist the Town of Sherman in the area of land use. Implementation of the identified actions will assist in achieving the overall goal.

GOAL: MINIMIZE LAND USE CONFLICTS WITHIN THE TOWN BY WORKING TO MAINTAIN/IMPROVE THE VISUAL AESTHETICS AND RURAL/NORTHWOODS CHARACTER OF THE TOWN, BY PROVIDING A VARIETY OF RECREATIONAL OPPORTUNITIES TO RESIDENTS AND VISITORS, AND BY PROMOTING AN EFFECTIVE AND CONTINUED PUBLIC-INPUT BASED PLANNING PROCESS.

Objective 1: Guide residential, commercial and other development into appropriate areas of the Town by:

- Action 1: *Keeping new commercial developments near or adjacent to existing commercial uses, particularly on Hwy. 182.*
- Action 2: *Guiding new residential development into, or adjacent to, existing residential areas.*
- Action 3: *Encouraging new residential developments to conserve land and efficiently provide public services and accessibility.*

Objective 2: Work to avoid the visual discord that results from poor design, management and maintenance of buildings, structures and other developments in the township by:

- Action 1: *Establish recommended design standards for new commercial buildings that fit the desired aesthetic goals of the Town.*
- Action 2: *Encouraging the use of landscaping and screening (fences, planting, etc.) to reduce the visual impacts of conflicting land uses in close proximity to one another.*
- Action 3: *Review current Iron County rules for Planned Unit Developments, Subdivisions, Condominiums, etc. Determine if local Town of Sherman rules are necessary so demand for housing can be met without diminishing the quality and character of the Town.*
- Action 4: *Determine what efforts could be taken for off-lake areas to control development density.*
- Action 5: *Determine steps to be taken so shoreland dimensional requirements for new Condominium developments are the same, per condo unit, as required for new single-family developments in the shoreland area. (see page 8-5 for details)*

Objective 3: Promote appropriate balanced and responsible usage of the township's resources by:

Action 1: *Encouraging public participation in land use planning and decision making in the Town.*

Action 2: *Providing public forums, input sessions and information sessions on land use planning and land use decisions to reflect the best interest and will of the public.*

Action 3: *Providing continual public review and public-based amendatory process to both the land use plan and the comprehensive plan.*