

## **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 areas 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/policies 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 light 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 Planning Commission, Town Board, and citizens 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 or not 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 in order 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, a number of goals, objectives, and actions were developed that, when implemented, are intended to build stronger relationships and give direction to the Town Board and its 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 Plans’ 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 Planning Commission and citizens participating in the overall 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: Promote an adequate range of housing opportunities to meet varied needs of residents while preserving the town’s rural/northwoods character.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Encourage high quality single family, seasonal, recreational and accessible housing for people of all ages and income levels.	Maintain low fees for local building permits and continue prompt action on Conditional Use Permit requests.	Town Board Planning Commission Iron County Zoning	Ongoing

Cooperate with Iron County Zoning to ensure that minimum standards are met in new housing and other structures, septic systems and ongoing building maintenance.	Meet with Iron County Zoning to determine what current codes and standards are and what enforcement activity takes place at the County level so we can develop action plan for local activity.	Town Board Planning Commission Iron County Zoning	2006-2007
	Support the enforcement of the Uniform Dwelling Code in the Town of Sherman.	Town Board Planning Commission Iron County Zoning	Ongoing
	Use the Town Building Permit process to communicate other Town requirements, rules and regulations to Town building owners	Town Board Town Clerk	2005-2006 to develop list of material to be handed out w/ Town Building Permit. Ongoing distribution of list

**TRANSPORTATION**

<b>GOAL: Maintain the aesthetic character, safety and efficiency of the Town's transportation system.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Encourage a safe system of roads.	Continue road maintenance and development of wide shoulders. Establish appropriate speed limits with proper signage.	Town Board Town Highway Dept. Taxpayers	Ongoing
Maintain aesthetic character of town roads.	Implement building setbacks, vegetative screening, and protect the environment by limited and specific use of salt and other chemicals on roads and right-of-ways.	Town Board Town Highway Dept.	Ongoing
Work toward safer routes for recreational trails of all types.	Ensure proper signage on all Town roads used by ATV's and/or Snowmobiles.	Town Board Town Highway Dept. Local Recreational Clubs	Ongoing

	Work with local clubs to ensure proper signage on recreational trails in the Town.	Town Board Local Recreational Clubs Iron County Forestry Dept.	Ongoing
	Support efforts to move recreational trails off Town roads whenever feasible.	Town Board Local Recreational Clubs Iron County Forestry Dept.	Ongoing

### **UTILITY AND COMMUNITY FACILITIES**

<b>GOAL: Promote adequate utility service, community facilities and Town services, which contribute to the overall improvement of the Town.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Work with utility providers (telephone and electric) to ensure adequate and consistent service for Town residents.	Establish contact with CenturyTel. Ask them to lay out plan for increased availability of high speed internet connection for Town residents/visitors.	Town Board CenturyTel	2005-2006
	Work with Cellular Phone providers for improved service in the Town	Town Board Cell Service Providers	2007-2008
Promote increased emergency medical services through local participation.	Continue/increase support for the newly formed First Responder group.	First Responder Group Town Board Citizens	Ongoing
Promote publicly based long term planning process for future community buildings and/or facilities.	Use experience gained from Fire Department Advisory Committee process to develop a long-term plan for Town facilities.	Community Town Board Plan Commission	Ongoing
Promote publicly based planning process for consideration of possible future community recreation facilities.	Determine if park, playground and/or walking trails are needed. If so, determine siting, funding and other appropriate details.	Volunteer Group(s) Town Board Grant Funding Sources	Ongoing

**NATURAL RESOURCES**

<b>GOAL: Protect and maintain the environmental quality and scenic beauty in the Town of Sherman.</b>			
<b>OBJECTIVES</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Cooperate with other units of government to protect resources.	Identify resources where cooperation with other government units is necessary.	Town Board Wisconsin DNR Iron County Zoning	Ongoing
Support efforts to protect and improve water resources, wetland and forests.	Encourage formation of Lake Associations on more lakes.	Lakefront Prop. Owners Town Board WI-DNR Iron County Lakes Alliance	Ongoing
	Encourage formation of Woodland Property Owners Group.	Woodland Prop. Owners Town Board Iron County Forestry	Ongoing

**AGRICULTURAL RESOURCES**

<b>GOAL: Support forms of agriculture, which lend themselves to ongoing operation in the Town's environment.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Support development of alternative agricultural crops and products.	Contact UW-Extension, WI Dept. of Agriculture and other state agencies to determine if they have programs in place that further this objective. If so, publicize these programs in the Town.	Planning Commission WI Dept of Agriculture UW-Extension	2010-2015

**CULTURAL & HISTORIC RESOURCES**

<b>GOAL: Preserve and protect historical and cultural resources.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Develop a plan to collect and display historical photos/artifacts about the Town.	Find or establish a group or individual with interest in history to lead this effort.	Town Board Community Groups Long Term Residents	2005-2006
Support community based cultural events and activities.	Inventory current events and activities to determine cultural and/or historical content and significance. Assess public interest in these activities and events to determine how they can be best supported.	Town Board Community Groups	2008-2009

**ECONOMIC DEVELOPMENT**

<b>GOAL: Promote economic growth that is compatible with needs of the community and our rural/northwoods character.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Support/encourage formation of a local business association to promote the area.	Meet with local business owners to gauge interest in local economic development. Determine if forming a local group or becoming associated with Mercer or Park Falls Chamber makes more sense.	Business Owners Planning Commission	2006-2007
Focus economic development activity on businesses that are compatible with the needs and desires of the community.	Review statistics from Iron County to see what businesses should be focused on.	Planning Commission Town Board Iron County Economic Development Zone	2006-2007

**INTERGOVERNMENTAL COOPERATION**

<b>GOAL: Provide better public communication on township issues.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Establish a liaison/resource to coordinate and provide information to the public concerning township issues.	Budget for Town Newsletter and recruit/appoint someone to coordinate.	Town Board	2006-2007
	Develop a pamphlet to inform property owners about township resources, services and best use practices for maintaining the Town of Sherman's character. (See page 7-2 of Land Use Plan for detailed information on this pamphlet.)	Town Board Town Clerk Town Treasurer Planning Commission	2005-2006
<b>GOAL: Promote interaction and cooperation with adjoining towns and other government units for short-term and long-term planning.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Coordinate with Iron County Zoning for enforcement of local and county regulations within the township.	Participate in conditional use permit review to ensure the townships goals are adhered to.	Planning Commission Town Board Iron County Zoning	Ongoing
Continue cooperation in planning for facilities, services and land use policies with adjoining townships for maximum efficiency, cost reduction and regional development consistency.	Contact Chairmen of adjacent Town's to determine their interest in attending meeting to start discussions concerning this Objective.	Town Board Other Towns	2008-2009

Encourage increased communication with the Department of Natural Resources for land management and recreational use policies.	Contact DNR personnel and see if a regular meeting between Town and DNR is feasible.	Town Board WI-DNR	2008-2009
---	--	----------------------	-----------

**LAND USE**

<b>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.</b>			
<b>Objectives</b>	<b>Actions</b>	<b>Partners in Implementation</b>	<b>Timeframe</b>
Guide residential, commercial and other development into appropriate areas of the Town by:	Keeping new commercial developments near or adjacent to existing commercial uses, particularly on Hwy. 182.	Town Board Plan Commission Iron County Zoning Potential New Businesses	Ongoing
	Encouraging new residential developments to conserve land and efficiently provide public services and accessibility.	Town Board Plan Commission Iron County Zoning Potential New Residential Development	Ongoing
	Guiding new residential development into, or adjacent to, existing residential areas.	Town Board Plan Commission Iron County Zoning Potential New Residential Development	Ongoing
Work to avoid the visual discord that results from poor design, management and maintenance of buildings, structures and other developments in the township by:	Establishing recommended design standards for new commercial buildings that fit the desired aesthetic goals of the Town.	Town Board Plan Commission	2010 – 2012

	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.	Plan Commission Town Board	Ongoing
	Reviewing 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.	Town Board Plan Commission Iron County Zoning	2006-2007
	Determining what steps must be taken to establish a minimum lot size in off-lake areas in an effort to control development density.	Town Board Plan Commission Iron County Zoning	2006-2007
	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)	Town Board Town Attorney Planning Commission Iron County Zoning	2005-2006
Promote appropriate balanced and responsible usage of the township's resources by:	Encouraging public participation in land use planning and decision making in the Town.	Town Board Plan Commission Public	Ongoing

	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.	Town Board Plan Commission Public	Ongoing
	Providing continual public review and public-based amendatory process to both the land use plan and the comprehensive plan.	Town Board Plan Commission Public	Ongoing

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 in an effort 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 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 (Map 8.4) incorporates the realities, ideas, goals, and visions described throughout the plan. The Future Land Use Map is one of the most important 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 Planning Commission and Town Board will use it extensively.

In order 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 in order 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 are involved 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 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.

Ultimately 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.