

**TOWN OF SHERRY**  
**Wood County, Wisconsin**

**COORDINATION LAND USE PLAN**



Prepared By:  
Town of Sherry Citizen Advisory Committee



# **TOWN OF SHERRY: COORDINATION LAND USE PLAN**

Prepared By:  
Citizens Advisory Committee

Dick Becker  
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## Town Board of Supervisors

David Homb, Chairman  
Rosie Ewoldt, Clerk  
Linda Haas, Treasurer  
Edwin Hetze, Supervisor  
Jim Mann, Supervisor

July 10, 2012

Prepared under the provisions of Wisconsin Statutes, Chapter 66.1001  
/ Comprehensive Planning  
Public Informational Meeting Date: June 25, 2012  
Public Hearing Date: July 10, 2012

With assistance from The Foundation for Common Sense, Inc.



## **TOWN OF SHERRY: COORDINATION LAND USE PLAN**

### Citizens Advisory Committee Meetings

<b>2010</b>	<b>2011</b>	<b>2012</b>
Education	January 17, 2011	January 5, 2012
August 24, 2010	January 31, 2011	January 12, 2012
September 15, 2010	February 28, 2011 (cancelled - blizzard)	January 18, 2012
October 6, 2010	March 28, 2011 (cancelled - blizzard)	January 25, 2012
October 20, 2010	April 25, 2011	February 1, 2012
November 3, 2010	May 16, 2011	February 8, 2012
November 15, 2010	June 7, 2011	February 22, 2012
November 29, 2010	June 28, 2011	February 29, 2012
December 13, 2010	July 20, 2011	March 7, 2012
	August 30, 2011	March 21, 2012
	November 16, 2011	March 28, 2012
	December 7, 2011	April 5, 2012
	December 14, 2011	April 18, 2012
		April 25, 2012
		April 30, 2012
		May 2, 2012
		May 16, 2012
		May 23, 2012
		June 6, 2012

The Sherry Coordination Plan was prepared in accordance with Wisconsin Open Meetings Law Wis. Stat. § 19.81(1). 2

In order to advance this policy, the open meetings law requires that “all meetings of all state and local governmental bodies shall be publicly held in places reasonably accessible to members of the public and shall be open to all citizens at all times unless otherwise expressly provided by law.” Wis. Stat. § 19.81(2). There is thus a presumption that meetings of governmental bodies must be held in open session.



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## PREFACE

Chapter 1 of the Wisconsin Statutes contains general principles of law relating to sovereignty and jurisdiction, principles that set forth the public policy of the state regarding the relationship between the various sovereign levels of government. Public policy of Wisconsin, as that of any state, is set by the legislative representatives of the people.

A significant element of that public policy is the recognition of the relationship of local government with state government. The legislature includes in its statements of public policy its intention that the state coordinate with local government. The inclusion of coordination in this critical sovereignty and jurisdiction chapter should make it crystal clear that when the legislature uses the word “coordination” with regard to comprehensive planning and in other statutes; it means to emphasize the importance of local government in the sovereign to sovereign governmental relationships which make up Wisconsin government and law.

In Chapter 1, Section 1.13 the legislature specifically establishes the public policy of the state with regard to land use planning. One of the key elements of that policy is encouragement to all state agencies to coordinate with “nearby units of government,” which in its all inclusive fashion includes “local government.” When the legislature says that an agency is “encouraged” to take action, it is more than just a suggestion; it is a statement of public policy that the agency ought to take to heart. The people of Wisconsin are entitled to have the administrative agencies follow policy set by the legislature, and language of encouragement is certainly expression of policy. The direct statement of policy states that:

“...(2) Each state agency, where applicable and consistent with other laws, is encouraged to design its programs, policies, infrastructure and investments of the agency to reflect a **balance** between the **mission of the agency** and the following **local, comprehensive planning goals**:

(b) Encouragement of neighborhood designs that support a range of transportation choices;

(c) Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources;

(d) Protection of economically productive areas, including farmland and forests;

...

(g) Encouragement of **coordination and cooperation among nearby units of government**;

...  
(k) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels;

...  
(m) Planning and development of land uses that create or preserve varied and unique urban and rural communities;

In the above sections the legislature has directed the agencies to the policy of the state that there be coordination between units of government, and that the agencies “balance” their mission under state law with “local” goals---and those goals are related to virtually every function and duty of local government: Support efficient transportation, protect and respect natural resources, protect and support economic stability and social cohesiveness within the uniqueness of the community.

Keep in mind the meaning of the word “coordination”. It is a word of common usage and the dictionary definition provides the common meaning related to equality of rank, not superior and subordinate rank.

Clearly the Wisconsin legislature knows the difference between coordinate and cooperate, because in (2) (g), above, it encourages the agency to balance its mission to make room for “coordination and cooperation” with other units of government. It is obvious that the legislature understands that coordination is different from cooperation because it encourages development of both.

Court decisions make it clear that unless the legislature provides a specific definition of a word of common usage, it intends the common meaning.

Coordination, that is an equal ranking in policy discussions, is called for to make possible the legislative policy stated in subsection 3 of 1.13. There the legislature encourages the agency to administer any law under which “a local government unit prepares a plan” so that it’s planning requirements make it “practical for local governmental units to incorporate those plans into local comprehensive plans prepared under s.66.1001”. Note very clearly that it is not the policy of the state that the state agencies impose its plans and requirements on the local government.

Rather, it is the policy of the state that the agencies make its requirements so consistent with local interests that it would be “practical” for local government to include the state plan into its own!

The remarkable element of this Preface that the upshot as to planning is that the state agencies administer itself in such coordination with local government that the local government would want to include the state agency’s plan into its own. So, the public policy as stated in Wisconsin law is not that the local government be dictated to from above, but that local government decides whether to include in its policy and plan, the plans adopted above.

In Section 1.11 the legislature mandates that as to every “major action” that significantly affects the quality of the “human environment” every state agency must “to the fullest extent possible” prepare an environmental impact statement in accord with the guidelines provided by the Council on Environmental Quality (CEQ) for National Environmental Policy Act (NEPA) studies. The National Environmental Policy Act requires “coordination” between plans prepared by federal, state and local governments.

The legislature could have mandated preparation of environmental impact statements without reference to the National Environmental Policy Act guidelines which are set by the Council on Environmental Quality, but it did not. The importance of the legislative tie to the CEQ guidelines is that the tie brings the state study in line once again with the coordination requirement as to local government.

In subsection (d) of 1.11 the legislature requires that each agency “study, develop and describe appropriate alternatives to recommended courses of action in any proposal which involves unresolved conflicts concerning alternative uses of available resources.” The obvious intention in this mandate is that the environmental study contains alternatives that would resolve inconsistencies caused by conflicts in policy. What “conflicts” are referred to by the legislature? Pretty clearly not conflicts just among staff of the agency because the director of the agency would take care of such conflicts administratively.

Referring back to the provisions of 1.13 which encourage the agencies to promote coordination with local government and to develop their state plans in such a manner that local government will want to include the state plans within their local plans, doesn't it seem relatively clear that subsection (d) refers at least to conflicts that exist between local government policies and state policies?

This reading of the "conflict" language is consistent with what the legislature has provided in Chapter 66, section 66.1001 (2) (g):

...  
The element shall identify existing or potential **conflicts between the local governmental unit and other governmental units** that are specified in this paragraph and describe processes to resolve such conflicts."

This language incorporates into Wisconsin law the "consistency" requirement which the federal statutes have included in their definition of "coordination" between federal agencies and local government. It requires that any plan created under Chapter 66 include a description of conflicts—existing or potential---between local government, county government and state government AND THE PROCESS BY WHICH SUCH CONFLICTS CAN BE RESOLVED. That is a mandate for the same process leading toward consistency as mandated by federal statutes.

The consistency process language is included in a paragraph that identifies one of the nine elements that must be included in a Chapter 66 plan. The element is called "Intergovernmental Cooperation", but it includes the same resolution of conflict which is a critical element of "coordination". Regardless of the title of the element, the importance is that the consistency element of "coordination" is made the law of Wisconsin.

## SHERRY RESOLUTION

1 **RESOLUTION OF THE TOWN OF SHERRY, IMPOSING ITS AUTHORITY TO COORDINATE**  
2 **WITH, AND INSIST ON COORDINATION BY, FEDERAL AND STATE, COUNTY, CITY AND**  
3 **VILLAGE AGENCIES (COLLECTIVELY, "STATE," "STATE AGENCIES" OR "LOCAL**  
4 **GOVERNMENT") WITH MANAGEMENT, OVERSIGHT OR PLANNING DUTIES REGARDING**  
5 **LAND AND/OR NATURAL RESOURCES WITHIN THE JURISDICTION OF THE TOWN OF**  
6 **SHERRY.**  
7

8 WHEREAS; the Town of Sherry is a unit of local government under Chapter 60 of the Wisconsin Code;  
9

10 WHEREAS; applicable provisions of the Constitution, statutes and regulations of the State of Wisconsin  
11 authorize the Town of Sherry plan for current and future land and resource uses and authorize the Town to  
12 exercise the police powers related to the public health and safety which are customarily reserved to local  
13 government;  
14

15 WHEREAS; the governing body of Sherry has the responsibility to protect the Town's tax base, protect the  
16 public health and safety, to take actions necessary to serve its citizens;  
17

18 WHEREAS; in order to protect local authority to act in the best interests of the citizens, the Town must be in a  
19 position to represent the citizens in a meaningful way with the federal and "State" agencies and units of  
20 government which have management, oversight or planning duties regarding land and/or other natural resources  
21 within the jurisdiction of The Town of Sherry. "State" units of government include the state, counties, and cities  
22 of all classes, villages, and townships;  
23

24 WHEREAS; the governing body of the Town of Sherry engages in local planning regarding current and future  
25 land use, natural resource use, roads and highways, and all elements of local authority recognized by Wisconsin  
26 law and the 10<sup>th</sup> Amendment to the United States Constitution, and;  
27

28 WHEREAS; proper planning and management of land and/or other natural resources is an ongoing, dynamic,  
29 process requiring systematic and continual review and revision, in coordination with units and agencies of  
30 federal and state government, to best serve the interests and needs of the citizens of the Town of Sherry in  
31 relation to specific needs and circumstances as they may change from time to time, including, but not limited to  
32 comprehensive plans adopted by other units of federal and state government;  
33

34 WHEREAS; applicable provisions of the Constitution, statutes and regulations of the State of Wisconsin  
35 mandating that state, county and local units of government assigned duties relating to management, oversight  
36 and planning of use of land and natural resources coordinate with the Town's governing body include, but are  
37 not limited to § 1.11, § 1.12, § 1.13, Stats., Land use planning activities; § 16.023(1)(c), Stats., Wisconsin land  
38 council; § 16.965, Planning grants to local government units; and § 16.967, Land information program; and §  
39 560.04, Stats.; and statutes relating to community planning;  
40

41 WHEREAS; the common and ordinarily accepted definition of "coordination" as provided in standard  
42 dictionaries and common usage require that the Town of Sherry and those units and agencies of federal and  
43 State government required by law to coordinate with the Town be of equal status in the planning process and  
44 that plans proposed by such other units and agencies of federal and State government be consistent with those of  
45 the Town, and;  
46

47 WHEREAS; the federal statutes and regulations relating to management, oversight and planning of use of land  
48 and natural resources include, but are not limited to, the National Environmental Policy Act which requires  
49 federal agencies to coordinate plans, functions, programs and resource actions with local government (42 U.S.C.  
50 Sections 4331(a) and 4332(2); the Federal Land Policy and Management Act (43 U.S.C. Sections 1701 and  
51 1712), which requires that the Secretary of Interior coordinate with local government and seek consistency  
52 between federal plans and actions and plans, policies and actions established and taken by local government; the

53 National Forest Management Act (16 U.S.C. Section 1604); the Endangered Species Act (16 U.S.C. Section  
54 1533); the Intergovernmental Cooperation Act and Presidential Executive Order No. 12372 require federal  
55 agencies to coordinate with local government so that local impacts from federal projects can be identified and  
56 mitigated; the Homeland Security Act which requires the Secretary to coordinate with local government; and  
57 various other statutes and regulations relating to clean water, clean air, wild and scenic rivers, conservation  
58 services, regulatory flexibility and recreation opportunities which require coordination as to lessening adverse  
59 impact on local government, and quality of data utilized by the federal agencies and state agencies involved in  
60 federal projects, and;

61  
62 WHEREAS; the Code of Federal Regulations contains regulations issued by the Council on Environmental  
63 Quality, the Secretaries of Interior and Agriculture, the Environmental Protection Agency, requiring  
64 coordination with local government as to economic and social impacts of federal plans and actions on local  
65 government and defining coordination in a manner which gives local government equal status with federal and  
66 state agencies and units of government and;;

67  
68 WHEREAS; the individual rights and interests of private citizens guaranteed and protected under the  
69 constitutions and laws of the United States and the State of Wisconsin, including but not limited to the United  
70 States Civil Rights Act which affords relief for denial of due process of law regarding land use actions, are  
71 substantially affected by sound land use planning,

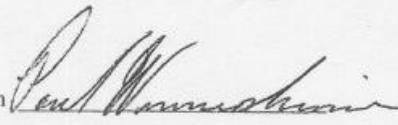
72  
73 NOW, THEREFORE, BE IT RESOLVED that the governing body of the Town of Sherry invokes the Town's  
74 legal standing and authority to coordinate with, and insist on coordination by units and agencies of federal and  
75 state government claiming jurisdiction over lands and/or resources located within the jurisdiction of the Town of  
76 Sherry pursuant to the federal and state constitutions, statutes and regulations recited above;

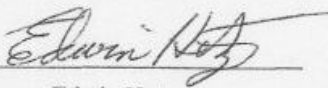
77  
78 BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to units and agencies of federal and  
79 state government claiming jurisdiction over lands and/or resources located within the jurisdiction of the Town  
80 of Sherry, to the County of Wood, and to all federal and state elected representatives;

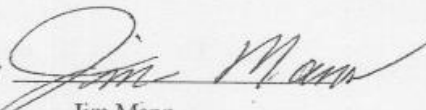
81  
82 BE IT FURTHER RESOLVED that the land use plan adopted pursuant to this Resolution shall be a dynamic,  
83 continually evolving plan requiring periodic review, assessment, and amendment in coordination with all  
84 agencies and units of federal and State government in relation to which the Town invokes coordination pursuant  
85 to this Resolution or subsequent Ordinances adopted pursuant to this Resolution and the federal and state  
86 constitutions, statutes and regulations recited herein.

87

APPROVED AND ADOPTED THIS 11<sup>th</sup> day of May, 2010.

Chairman   
Paul Wennesheimer,

Supervisor   
Edwin Hetze,

Supervisor   
Jim Mann

**STATE OF WISCONSIN**

**Town of Sherry**

**Wood County**

**SECTION I – TITLE AND PURPOSE**

The title of this ordinance is the Town of Sherry Coordination Land Use Plan Ordinance. The purpose of this ordinance is for the Town of Sherry, Wood County, Wisconsin, to lawfully adopt a coordination land use plan to address all nine elements in s. 66.1001 (4) (c), Wis. stats.

**SECTION II – AUTHORITY**

The Town Board of the Town of Sherry, Wood County, Wisconsin, has authority under its village powers under s. 60.22, Wis. stats., to appoint a town plan citizens advisory committee under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The coordinated land use plan of the Town of Sherry must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

**SECTION III – ADOPTION OF ORDINANCE**

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the adoption by the town of a land use plan under s. 66.1001 (4), Wis. stats.

**SECTION IV – PUBLIC PARTICIPATION**

The town board adopted written procedures designed to foster public participation in every stage of the preparation of the land use plan as required by s. 66.1001 (4) (a), Wis. stats.

**SECTION V – TOWN PLAN CITIZENS ADVISORY COMMITTEE RECOMMENDATION**

The Coordination Land Use Citizens Advisory Committee of the Town of Sherry, by a majority vote of the entire committee, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Sherry Coordination Land Use Plan, which contains all nine of the elements specified in s. 66.1001 (2), Wis. stats.

**SECTION VI – PUBLIC HEARING**

The Town of Sherry has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

**SECTION VII – ADOPTION OF TOWN COORDINATION LAND USE PLAN**

The town board, by the enactment of this ordinance, formally adopts the document entitled Town of Sherry Coordination Land Use Plan Ordinance under s. 66.1001 (4) (c), Wis. stats.

## SECTION VIII – SEVERABILITY


If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

## SECTION IX – EFFECTIVE DATE

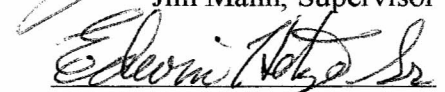
This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats. A copy of the ordinance and the plan, shall be filed with at least all of the entities specified under s. 66.1001 (4) (b), Wis. stats.


Adopted this 10<sup>th</sup> day of July, 2012

  
Dave Homb, Chairman

  
Jim Mann, Supervisor

  
Edwin Hetze, Sr., Supervisor

Attest:

  
Rosie Ewoldt  
Sherry Town Clerk



## **SECTION 1: VISION STATEMENT & PUBLIC PARTICIPATION**

### **VISION STATEMENT**

The Sherry Town Board has studied the issue of planning for the future needs and land use within the town. With the support of the community, the board decided to adopt the federal and state statutorily recognized process known as coordination (the definition of coordination is *“the establishment of rank; equal, not subordinate”*). The Board adopted a Coordination Resolution on May 11, 2010 sighting state and federal statutes that grant us the right and ability to proceed. As a guideline for the Coordination Plan we are using the nine elements contained in the Wisconsin Comprehensive Planning Law ss. 66.1001.

Our vision is to create a plan that can be amended by the Town as the need arises. This plan allows the residents of Sherry to participate as active partners in the discussions and decisions regarding the use, health, safety, environment and economy of our community, as well as to be able to control both the present and future use of our private and public property.

We recognize intergovernmental coordination as one of the most important elements of this type of plan, with the concept that all plans or actions being considered by governmental units (i.e. county, state, federal) must be preceded by early notification to the town, that is “before any meeting or public notice”. Early notice is critical to our community being involved in any process that may affect the economy, environment, or land use of our jurisdiction.

With this vision for the future, the community and the board can embrace the concept of coordinated decisions granted by the Constitutions of the United States and the State of Wisconsin, thereby protecting all of our individual property rights.

### **PUBLIC PARTICIPATION**

To ensure public participation in the coordination planning process the Sherry Planning Committee developed the following:

- Local citizens were encouraged to attend any or all planning sessions for updates. All meeting times and dates were posted at the official posting places and in compliance with the open meeting laws.
- Local citizens were encouraged to attend both the public informational meeting and the public hearing to be informed about progress and to offer comments/criticisms in an open forum.
- Local citizens were encouraged to access printed copies of drafts approved by the committee as well as the minutes of meetings after approval. Copies are available at the town hall.

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## **SECTION 2: MAPS**

This section includes maps that are referenced throughout the various sections of this Coordination Plan. Maps include:

- General Location – Wood County #M1
- Roads #M2
- Existing Land Use #M3
- Future Land Use #M4

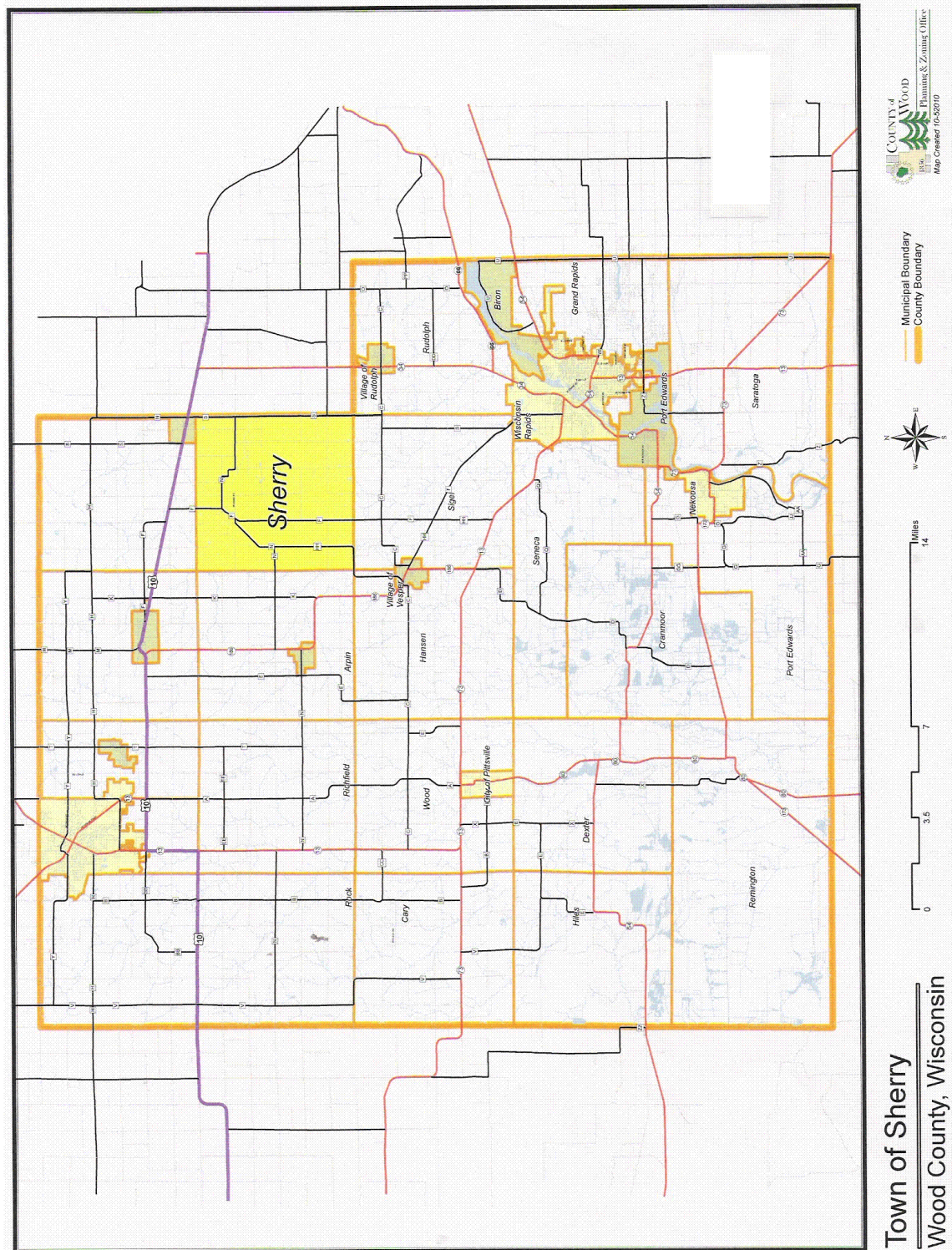
Disclaimer: The maps included in this document are created for the express purpose of discussion for coordination planning. Although an effort was made for accuracy the information contained herein, however, changes in the physical and cultural landscape may not be represented.

The Town of Sherry reserves the right to challenge any use or interpretation of this data that has not been coordinated with the Town.

All inquires should be directed to the Sherry Town Clerk at [Sherrytownclerk@gmail.com](mailto:Sherrytownclerk@gmail.com) .

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# TOWN OF SHERRY, WOOD COUNTY, WI GENERAL LOCATION – 2012

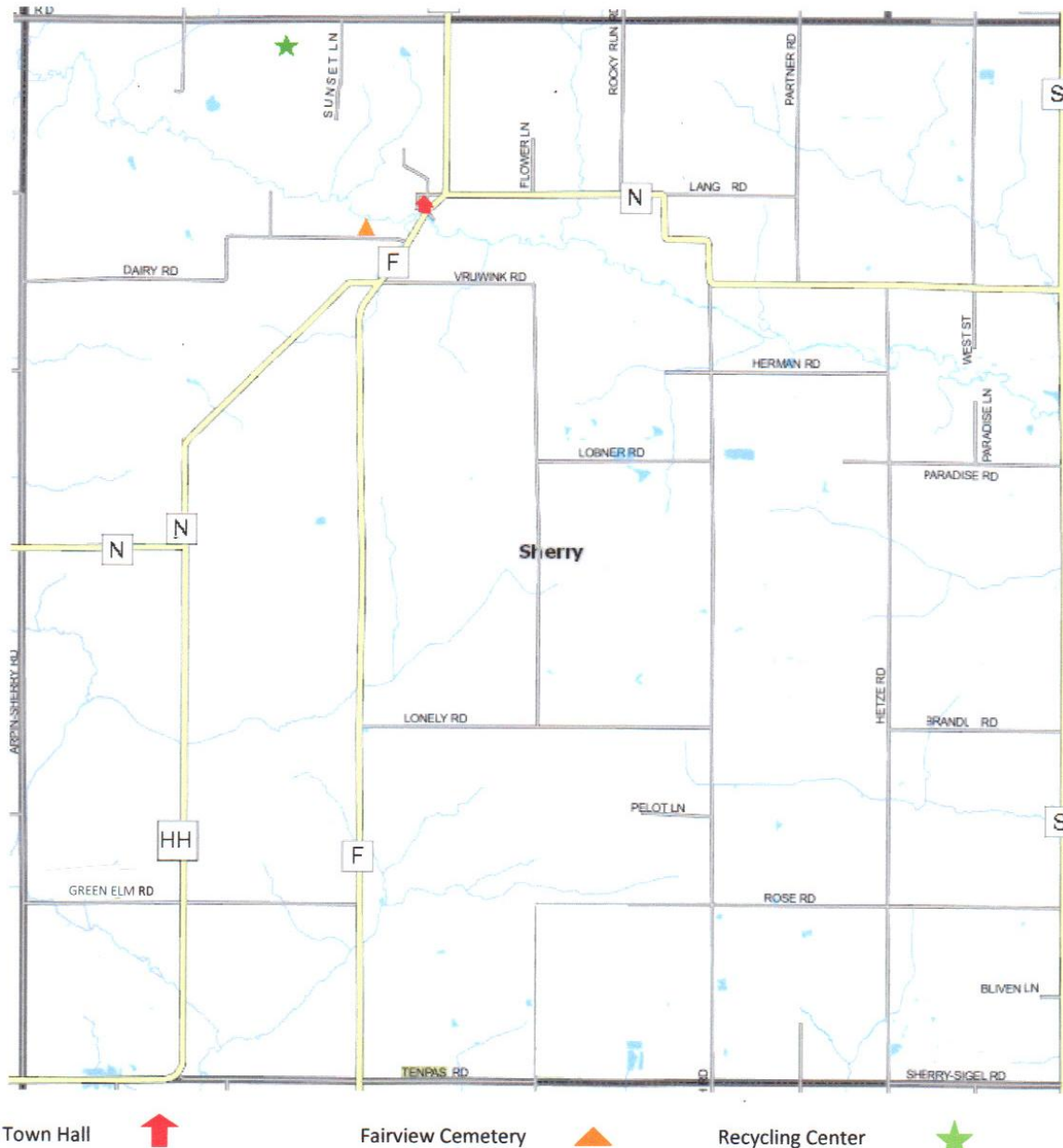


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# TOWN OF SHERRY, WOOD COUNTY, WI

## ROADS - 2012



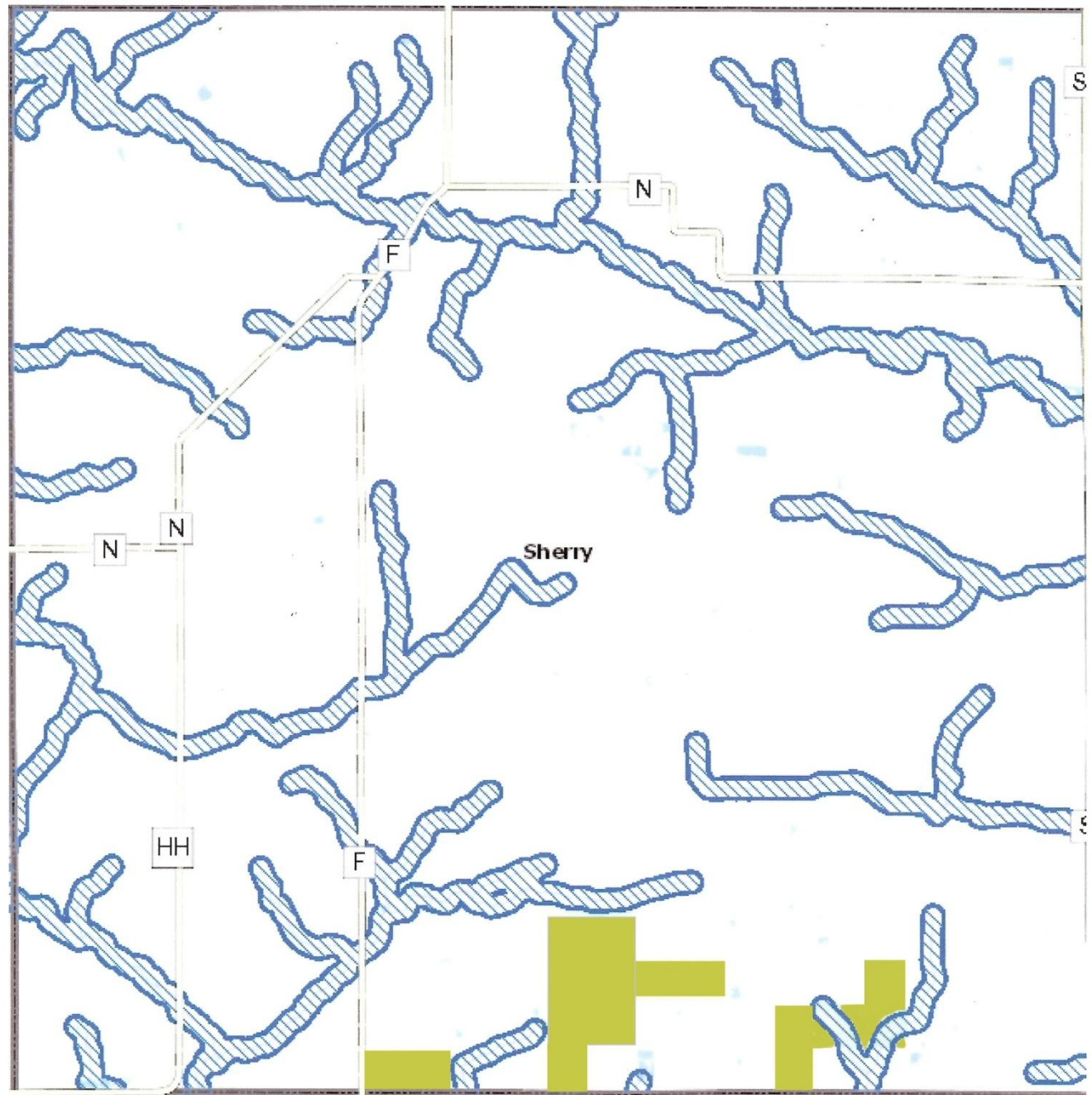
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# TOWN OF SHERRY, WOOD COUNTY, WI

## EXISTING LAND USE MAP - 2012



General Use



Shore land Zoning



State Owned Land

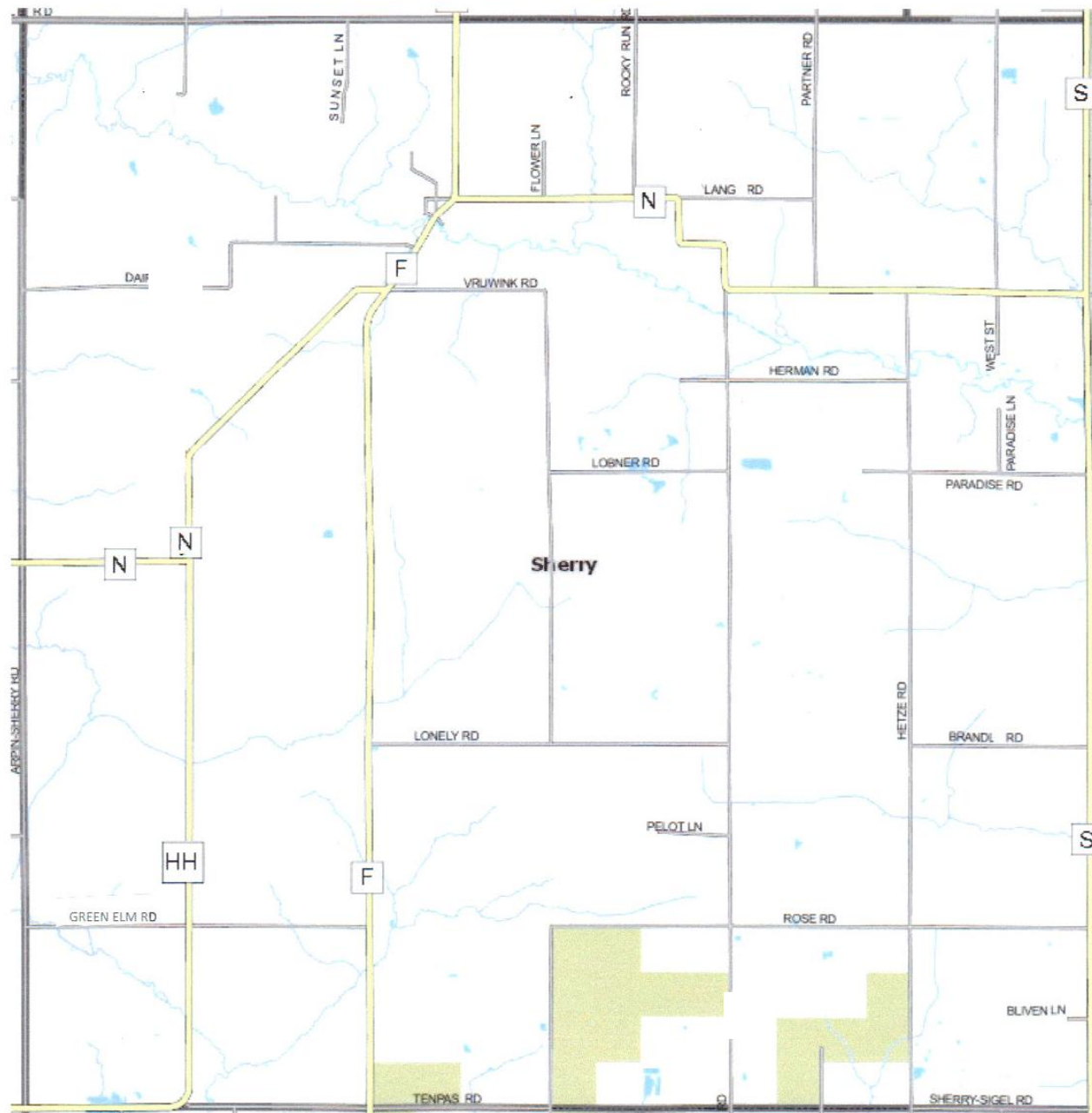


This Map is NOT a Survey! Information on this map is not legal evidence of size, shape, location, or ownership of real estate, municipal boundaries or natural features including floodplains and wetlands.

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# TOWN OF SHERRY, WOOD COUNTY, WI FUTURE LAND USE MAP - 2012



General Use



State Owned Land



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### **SECTION 3: INTRODUCTION: NINE ELEMENTS**

The nine elements that are being used as a guideline for the Town of Sherry's Coordination Plan as contained in ss. 66.1001. Each element is discussed in further detail in the following sections of this plan.

#### **ELEMENT 1 – ISSUES & OPPORTUNITIES (Section 4)**

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20 year planning period.

Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its coordination plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

#### **ELEMENT 2 – HOUSING (Section 5)**

A compilation of objectives, policies, goals, maps, and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock.

The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

#### **ELEMENT 3 – TRANSPORTATION (Section 6)**

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall

compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans.

The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

#### ELEMENT 4 – UTILITIES & COMMUNITY FACILITIES (Section 7)

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities.

The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities, and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

#### ELEMENT 5 – AGRICULTURAL, NATURAL & CULTURAL OPPORTUNITIES (Section 8)

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under ss. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

## ELEMENT 6 – ECONOMIC DEVELOPMENT (Section 9)

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit.

The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional, and state economic development programs that apply to the local governmental unit.

## ELEMENT 7 – INTERGOVERNMENTAL COOPERATION (Section 10)

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for citing and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units.

The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under ss.66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts. Cooperation is a key element in coordinating resolution of conflict to reach consistency.

## ELEMENT 8 – LAND USE (Section 11)

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as

agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts.

The element shall contain projections, based on the background information specified in Element 1, for 20 years, in 5 year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in Element 4, will be provided in the future, consistent with the timetable described in Element 4, and the general location of future land uses by net density or other classifications.

#### ELEMENT 9 – IMPLEMENTATION (Section 12)

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in Elements 1-8.

The element shall describe how each of the elements of the coordination plan will be integrated and made consistent with the other elements of the coordination plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the coordination plan. The element shall include a process for updating the coordination plan. A coordination plan under this subsection shall be updated no less than once every 10 years.



## **SECTION 4:**

### ***Element 1: DEMOGRAPHICS, ISSUES AND OPPORTUNITIES***

This fourth section of the Town of Sherry Coordination Plan, explores potential issues that may have an effect on the development of the Town over the 20-year planning period of the plan. This chapter contains trends and forecasts with jurisdictional comparisons for some basic demographics including: population, households, employment, age, education, and income. Although forecasts should typically cover the 20-year planning period, in some cases, the only acceptable sources had lesser time periods for their forecasts. Official sources are used for data and forecasting, including the Wisconsin Department of Administration (WDOA) Demographic Service Center, and the U.S. Census Bureau and Wood County Planning & Zoning Office.

In addition to this review of basic town statistics, a variety of tools are utilized to identify issues, including a review of past plans, a review of other town plans, research by the planning committee, a public hearing, and observations of The Foundation for Common Sense, Inc. and County of Wood: Planning and Zoning Office.

The Town of Sherry reserves the right to review and amend their coordinated land use plan at any time, as needed.

#### **A. BACKGROUND INFORMATION**

The Town of Sherry is an agricultural-based town in the rural northeast corner of central Wisconsin's Wood County. The Town is bounded on the north by agricultural-based Milladore, on the east by Portage County, on the west by the agricultural-based Arpin, and on the south by agricultural-based Sigel. (See Map #M1 – Surrounding Towns).

The Town of Sherry is governed by the Town Chairman and a two-member board of supervisors who are elected by the voting residents of the Town. The Town Clerk and Treasurer are also elected by the voters. The Town Board holds regular meetings once a month, on the second Tuesday of the month. All meetings are open to the public pursuant to Wisconsin's open meetings law.

The 2010 total Equalized Value of the Town is \$58,788,800. The 2010 total land value and improvements Assessed Value of the Town is \$53,500,100.

## 1. POPULATION TRENDS AND FORECASTS

In 2000, 809 people lived in Sherry. Between the 1990 and the 2000 Censuses, the Town of Sherry's population increased 2.8%, while surrounding towns either gained or declined as much or greater; see Table 1. Both the County and the State grew slightly, with growth rates of 2.6 and 9.6 percent, respectively. According to the 2005 population estimate of 827 people living in Sherry, the population increased by another 18 people since the year 2000.

Table 1 displays the total population for the Town of Sherry, the neighboring towns, the County, and the State. Sherry has increased, as well as both the County and the State. The Towns of Seneca and Sherry both grew faster than the County, at 6.1% and 2.8% respectively from 1990 to 2000. Arpin, Carson, Sigel, and Rudolph declined from 1990 to 2000.

**Table 1:**  
**Population Trends (# of residents)**

	1990	2000	Estimate 2005	% Change 1990- 00	% Change 2000-05	% Change 1990-05
Town of Sherry	787	809	827	2.8%	2.2	5.1%
Town of Sigel	1,192	1130	1150	-5.2%	1.8	-3.5%
Town of Arpin	806	786	813	-2.5%	3.4	0.9%
Town of Hansen	698	707	720	1.3%	1.8	3.2%
Town of Seneca	1,133	1202	1161	6.1%	-3.4	2.5%
Town of Rudolph	1,180	1161	1161	-1.6%	0	-1.6%
Town of Carson, Portage Co.	1,327	1299	1356	-2.1%	4.4	2.2%
Wood County	73,605	75,555	76,644	2.6%	1.4	4.1%
Wisconsin	4,891,769	5,363,675	5,580,757	9.6%	4.0%	14.1%

Source: U.S. Census, and WDOA Demographic Services Center, 2000

Population projections in Table 2 show the Town of Sherry increasing by 3.9 percent over the next 20-year period between 2010-2030. Seneca, Rudolph, and Sigel are expected to decline in population (9.1% and 7.6%, and 5.9%, respectively), with the other towns and the County expected to grow under 5 percent each. Wisconsin's population is projected to grow by 13.3 percent over the next 20-year period between 2010-2030.

**Table 2:  
Population Projections to 2030 (# of residents)**

	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Sherry	841	854	865	873	874
Town of Sigel	1,138	1,127	1,113	1,094	1,071
Town of Arpin	829	842	854	862	864
Town of Hansen	732	741	748	752	752
Town of Seneca	1,191	1,170	1,146	1,118	1,083
Town of Rudolph	1,148	1,132	1,113	1,090	1,061
Town of Carson, Portage Co.	1,362	1,376	1,389	1,399	1,402
Wood County	77,721	78,613	79,359	79,773	79,713
Wisconsin	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180

Source: WDOA Demographic Services Center

Further discussion of population can be found in other sections of this Plan, particularly in the Housing section and the Land Use section.

## 2. HOUSEHOLD TRENDS AND FORECASTS

The 809 (Year 2000) residents of the Town of Sherry formed 270 households. Total households are projected to increase to 328 by 2030; see Table 3. This does reflect population growth as projected in Table 2. Average household size in Sherry was 3.0 people in 2000, which is higher than the 2.57 State average. Projected average household size of 2.24 in Wood County is much lower than 2.50 in 2000. Table 3 reflects an overall trend of more households based upon fewer people per household, and projected population changes.

<b>Table 3: Households</b>							
	Total 2000	Estimate 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030
Town of Sherry	270	284	298	310	318	324	328
Town of Sigel	410	429	439	444	445	442	436
Town of Arpin	267	285	299	311	320	326	330
Town of Hansen	255	268	280	290	298	302	305
Town of Seneca	408	406	430	431	428	422	413
Town of Rudolph	423	437	444	448	447	442	434
Town of Carson, Portage Co.	475	507	522	539	552	561	565
Wood County	30,135	31,492	32,855	33,979	34,775	35,307	35,596
Wisconsin	2,084,556	2,208,571	2,322,062	2,442,354	2,557,504	2,654,905	2,738,477

Source: U.S. Census, and WDOA Demographic Services Center

Further analysis of housing unit change can be found in other chapters of this Plan, particularly in the Housing section and the Land Use section.

## 3. AGE DISTRIBUTION

Population distribution by age is important in the planning process. Two age groups are examined here: 1) people 5 to 17 years old, and 2) people 65 years

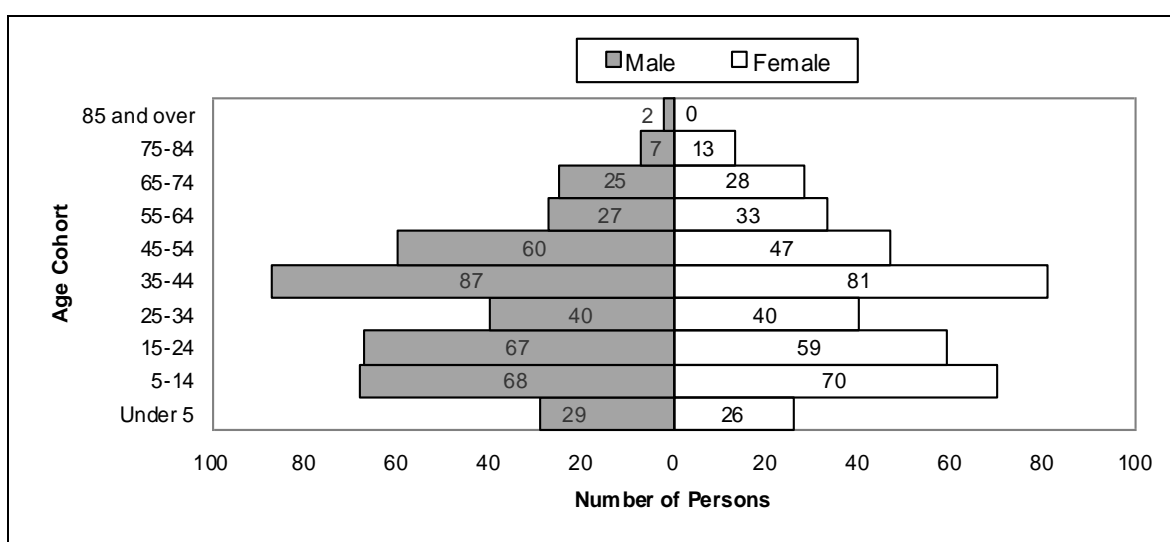
and older. These two age groups have different needs. The younger group utilizes schools, and the older group is retiring from the workforce.

In 1990, the median age of Sherry's population was 30.5 years. At that time, the County (33.3 years) and the State (32.9 years) had populations older than Sherry. Sherry's older population (65+ age class) percentage of 10.4% is lower than both the County (14.2%), and the State (13.3%).

By 2000, the median age of Sherry's population had advanced to 35.4. See Table 4.

Many of the surrounding towns have higher median ages than the State, but Arpin and Sherry both have lower median ages. The Town of Sherry's school age population (5-17 age class) slightly decreased to 24.0 percent in 2000, which is higher than the population in the County (19.5%), and the State (19.1%). Sherry's older population (65+ age class) numbered 75, percentage of 9.3 is lower than the County (15.3%), both of which rose slightly between 1990 and 2000; and the State stayed almost even at 13.1 percent.

**FIGURE 1: 2000 Age Cohorts for Town of Sherry**



Source: U.S. Census Bureau, 2000

A shifting age structure affects a variety of services and needs within the community including transportation, housing, elderly care, and schools. Town of Sherry had a higher proportion of population (24.3%) in school (5-17 age class) than the County (20.4%), and the State (19.0%).

The Town of Sherry population pyramid (FIGURE 1) shows a generally balanced male to female population of all the age groups. Sherry has a large

school age population (5-14 years), and a smaller 15 to 24 age group, indicating that residents do leave town to seek a higher education or employment after high school, especially the females. Another bulge shows a large 35-44 year age group that represents the school children's parents. The rest of the pyramid tapers off as the population matures in age.

**Table 4:  
Age Distribution 1990 to 2000**

		Percent of Population				Median Age
		<5	5-17	18-64	65+	
Town of Sherry	1990	8.3%	24.3%	59.0%	8.5%	30.5
	2000	6.8%	24.0%	60.0%	9.3%	35.4
Town of Sigel	1990	5.6%	24.9%	58.1%	11.3%	34.6
	2000	5.1%	19.0%	61.4%	14.4%	40.1
Town of Arpin	1990	8.1%	27.8%	54.3%	9.8%	29.3
	2000	6.9%	23.8%	61.8%	7.5%	35.0
Town of Hansen	1990	8.7%	23.2%	57.3%	10.7%	31.5
	2000	5.2%	21.8%	60.1%	12.9%	38.0
Town of Seneca	1990	7.2%	23.6%	59.6%	10.9%	32.4
	2000	6.2%	22.5%	60.1	11.1%	36.9
Town of Rudolph	1990	6.4%	23.7%	59.6%	10.3%	33.6
	2000	5.8%	20.3%	60.2%	13.7%	38.9
Town of Carson, Portage Co.	1990	6.5%	23.1%	58.8%	11.7%	32.9
	2000	5.7%	20.5%	62.7%	11.1%	38.0
Wood County	1990	7.5%	20.4%	57.9%	14.2%	33.3
	2000	6.1%	19.5%	59.0%	15.3%	38.0
Wisconsin	1990	7.4%	19.0%	60.3%	13.3%	32.9
	2000	6.4%	19.1%	61.4%	13.1%	36.0

Source: U.S. Census Bureau

#### 4. EDUCATION LEVELS

The educational attainment level of people within a community is often an indicator of the overall income, job availability, and well being of a community.

In 1990, 77.10% of the Town of Sherry's population age 25 and over were high school graduates, compared to 78.3% in the County and 78.6% in the State. By 2000, the percentage of high school graduates had risen significantly to 88.2% in the Town, and also rose significantly in both the County at 84.8% and the State at 85.1%; see Table 5 for details.

The number of residents in Town who are 25 and older and have four or more years of college has increased from 30 people in 1990 to 53 in 2000. Both the County and State percentages of residents with a bachelors degree or higher increased between 1990 and 2000, as shown in Table 5.

**Table 5:  
Education Levels**

	Town of Sherry		Wood County		State of Wisconsin	
	1990	2000	1990	2000	1990	2000
Less than 9 <sup>th</sup> Grade	59	29	5,442	3,049	294,862	186,125
9-12 Grade / No Diploma	46	30	4,715	4,613	367,210	332,292
High School Diploma	244	242	19,986	20,618	1,147,697	1,201,813
College / No Degree	46	92	6,514	9,443	515,310	715,664
Associate Degree	34	52	3,824	4,050	220,177	260,711
Bachelor Degree	30	32	4,170	5,937	375,603	530,268
Graduate/Professional Degree	0	21	2,145	2,549	173,367	249,005
Total Persons 25 & Over	459	498	46,796	50,259	3,094,226	3,475,878
Percent high school graduate or higher	77.10%	88.2%	78.3%	84.8%	78.6%	85.1%
Percent with bachelors degree or higher	6.50%	10.6%	13.5%	16.9%	17.7%	22.4%

Source: U.S. Census Bureau

## 5. INCOME LEVELS

In 1990, the median household income for the Town was 5.3% higher than the County, and about 6.4% higher than the State. On a per capita basis, the income of Sherry's residents was 3.6% lower than that of the County, and about 4.7% lower than the state in 1990.

Between 1990 and 2000, the Town of Sherry's median household income expanded nearly 66.5%, which is now 25.4% higher than the County. On a per capita basis, Sherry's income grew 40%, but the Town trails the County by 12.3% and the Town trails the State by 16.7%, see Table 6.

The 'median household income' is commonly used to generate data about geographic areas and divides households into two equal segments with the first half of households earning less than the median household income and the other half earning more. The median income is considered by many statisticians to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values."

‘Per capita income’ or income per person is the numerical quotient of income divided by population, in monetary terms. It is a measure of all sources of income in an economic aggregate, such as a country or city. It does not measure income distribution or wealth. (Source: Wikipedia).

**Table 6:  
Income Levels**

	1990			2000		
	Town of Sherry	Wood County	State of Wisconsin	Town of Sherry	Wood County	State of Wisconsin
Median Household Income	\$31,324	\$29,735	\$29,442	\$52,143	\$41,595	\$43,791
Per Capita Income	\$12,654	\$13,130	\$13,276	\$17,728	\$20,203	\$21,271

Source: U.S. Census Bureau

## 6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the U.S. Census, the civilian labor force (population 16 and over) living in the Town of Sherry was approximately 450 workers in 2000. Of these, 9 were unemployed for an unemployment rate of 1.5%. The unemployment rate for the County was 3.8% in 2000.

As of December 2011 the unemployment rate for Wisconsin, 6.6% (unadjusted); 7.1% (seasonally adjusted). The Wisconsin “Historical High” rate of January 1983 was 11.5%. The Wisconsin “Historical Low” was February 2000 at 3.3%. These unemployment rates as documented are seasonally adjusted (Source Bureau of Labor Statistics and DWD).

As of December 2011 unemployment rate for our nine-county NCWWDB area: 7.2% (unadjusted); the highest being Vilas with 10.6% unemployment (4th highest in the state) and the lowest being Portage with 5.7% (57th highest in the state). (Source WorkNet and DWD).

Tables 7 & 8 display employment related information. The primary occupation of Sherry residents in the labor force in year 2000 was: Production, transportation & material moving (124 people), while the leading industry sectors of employed Town residents in year 2000 was: Manufacturing; with about 130 people.



Historically, *manufacturing* has been the strongest industry sector county-wide, with over 9,000 workers in both 1990 and 2000. The next two leading industries countywide had different trends. *Education, Health and Social Services* grew by about 23 percent from 1990 to 2000; but *Retail Trade* declined by 18 percent. *Education* employment rose countywide.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Sherry itself is not readily available.

**Table 7:  
Occupation of Employed Workers**

	Town of Sherry		Wood County	
	1990	2000	1990	2000
Management, professional & related	33	108	8,258	10,011
Service	40	49	4,399	5,598
Sales & office	82	86	8,299	8,991
Farming, Fishing & Forestry	77	13	1,610	471
Construction, extraction & maintenance	43	61	2,086	3,900
Production, transportation & material moving	119	124	9,642	8,374

Source: U.S. Census Bureau

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released August 2006, cover 2004-2014. The projections for the North Central Workforce Development Area cover Wood County and include eight other counties. These projections show increases in all occupations. *Production*; and *Farming, fishing, & forestry* occupations both are projected to gain less than 30 positions each for the whole region. The following occupations are all projected to need over 600 replacement workers each: *Production*; *Office & administration*; *Sales*; and *Food preparation & serving*. Town residents commute to jobs, of which 86.3% commuted by car, truck or van. Research reveals 12% travel outside Wood County for employment, so the Town of Sherry can expect to take advantage of some of this projected employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 394 people. By 2000 the labor force had increased 11.9% to 441 with 1.5% unemployment (16 years and over). There are 152 people not in the labor force. The degree to which this available workforce is actually employed is dependent on external economic factors reflected in the unemployment rate.

**Table 8:  
Industry Sectors**

	Town of Sherry		Wood County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	79	40	1,686	1,321
Construction	29	45	1,560	2,333
Manufacturing	121	130	9,284	9,144
Wholesale Trade	6	5	1,115	929
Retail Trade	29	32	6,282	5,150
Transportation, Warehousing & Utilities	44	60	1,844	1,685
Information	N/A	4	N/A	581
Finance, Insurance, Real Estate & Leasing	15	10	1,225	1,471
Professional, Scientific, Management, Administrative & Waste Mgmt Services	9	9	1,607	1,288
Education, Health and Social Services	36	70	6,984	8,558
Arts, Entertainment, Recreation, Accommodation and Food Services	0	18	347	2,537
Public Administration	3	8	725	980
Other Services	23	10	1,514	1,368
Totals:	394	441	34,173	37,345

Source: U.S. Census Bureau

## 7. STATISTICAL DATA

It is important to note that many of the statistical data contained in this Coordination Plan may be more than ten years old because they are based on the national census of 2000, or the data most readily available. Census data immediately following a census may be assumed fairly accurate.

However, projections and estimates performed subsequently may not be. Other sections of this Coordination Plan may likewise suffer from the effects of similarly outdated statistical data and maps, or the lack of readily sufficient data.

Fortunately, as more accurate data become available, this Coordination Plan allows the Town of Sherry the opportunity to update the data herein contained. A U.S. Census, for example, was conducted in 2010. The Town recognizes that an amendment may be necessary, once the new census data becomes available, or at any other time the Town Board deems necessary.

## **B. ISSUE IDENTIFICATION**

### **1. REVIEW OF DEMOGRAPHIC TRENDS**

Demographic change is a principle factor in predicting future community growth. Population characteristics relate directly to the community's housing, education, utility, recreation, and facility needs, as well as future economic development. Over time, fluctuations in local and regional economies can influence population change.

A number of issues and opportunities facing the Town of Sherry can be identified:

- The Town has had a steady increase in their population from 787 in 1990 to 803 in 2010. Source: WI Dept of Administration and WDNR: Get Facts, The Applied Population Laboratory.
- Household formation in Sherry is driven by declining average household size but the residential parcels have increased.
- Sherry has an aging population.
- Median household income of Town residents continues to be higher than both the County and State; but per capita income of Sherry is lower than the County and State.
- The Town of Sherry's central location to the major employment centers of Marshfield, Wisconsin Rapids and Stevens Point make it a good location to locate where one spouse works in one community and the other in a different community or for those who work in one of the major communities, but want to live in a quiet rural area with good access to work.
- Because the number of households is expected to continue to increase, the Town has an opportunity to coordinate development standards that will result in a compatible mix of farm and non-farm uses.

Further discussion of agriculture can be found in Section 8.

## **C. GOALS, OBJECTIVES & POLICIES**

### **1. GOALS**

It is the goal of the Issues & Opportunities section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

### **2. OBJECTIVES**

It is the objective of the Issues & Opportunities section to achieve our goal through local control by utilizing the coordination process at the town level.

### **3. POLICIES**

Any policies adopted by the Town or Town appointed committee must be consistent with the goals of this section and overall coordination plan.

**SECTION 5:**  
**Element 2: HOUSING**

**A. BACKGROUND INFORMATION**

Like most rural towns in Wood County and elsewhere, Sherry's housing stock has traditionally consisted of single family dwellings. Most of those have been farm homes, although, in recent times, some non-farm residential homes have been constructed in the town.

**B. HOUSING STOCK ASSESSMENT**

The following is an attempt to inventory the existing housing stock in the Town of Sherry. While there are some dwelling units in need of repair or removal, these are few in number and the majority of available housing are adequate to maintain average living conditions for residents.

**1. AGE CHARACTERISTICS**

The age of the housing stock in the Town of Sherry is widely varied. Table 5-1 below provides a summary of age characteristics by age cohort.

<b>TABLE 5-1</b>				
<b>AGE OF HOUSING STOCK</b>				
<b>AGE COHORT</b>	<b>NUMBER</b>	<b>% OF TOTAL</b>	<b>WOOD COUNTY</b>	<b>WISCONSIN</b>
1990-2000	50	17.48%	13.78%	16.80%
1980-1989	41	14.34%	12.33%	10.80%
1970-1979	37	12.94%	18.61%	16.90%
1960-1969	17	5.94%	13.29%	11.90%
Pre-1960	141	49.30%	41.99	43.70%
<b>TOTAL</b>	<b>286</b>	<b>100.00%</b>	<b>100.0%</b>	<b>100.%</b>

Source: U.S. Census, \* Data was combined in Census

Almost 50% of the housing stock in Sherry was constructed pre-1960, compared to 41.99% in Wood County and 43.70% in the State. The town had 17.48% construction between 1990 and 2000 which is higher than the County and State.

The numbers of single-family new house construction building permits are reflected in Table 5-2.

<b>TABLE 5-2</b>		
<b>SINGLE-FAMILY NEW HOUSE CONSTRUCTION BUILDING PERMITS</b>		
<b>YEAR</b>	<b>NUMBER</b>	<b>AVERAGE COST</b>
1996	2	\$ 60,000
1997	0	\$ -
1998	2	\$ 95,400
1999	5	\$ 93,000
2000	2	\$ 77,500
2001	4	\$ 128,800
2002	1	\$ 50,000
2003	3	\$ 84,000
2004	7	\$ 104,900
2005	4	\$ 147,500
2006	3	\$ 140,000
2007	3	\$ 140,000
2008	3	\$ 140,000
2009	2	\$ 140,000
2010	7	\$ 160,200
2011	3	\$ 184,667
Total	51	

In fact, since the 1980-1989 period Sherry has a higher percentage of newer homes than the County and State.

Source: <http://www.city-data.com/city/Sherry-Wisconsin.html> Pages 3 & 5

## 2. STRUCTURAL CHARACTERISTICS

The actual housing stock in Sherry is comprised mostly of single family residences with 6.1 rooms on average. In 2000 there were 10 vacant housing units which comprised 3.6%. In 1990 there were 6 vacant housing units or 2.38%. Table 5-3 below shows the composition of rooms per household according to the U.S. Census, 2000.

<b>TABLE 5-3</b>		
<b>ROOMS PER HOUSEHOLD</b>		
<b>ROOMS</b>	<b>NUMBER</b>	<b>% OF TOTAL</b>
1 Room	0	0.00%
2 Rooms	2	0.68%
3 Rooms	6	2.05%
4 Rooms	32	10.92%
5 Rooms	62	21.16%
6 Rooms	65	22.18%
7 Rooms	66	22.53%
8 Rooms	35	11.95%
9 or More	25	8.53%

### 3. SEASONAL HOUSING

Seasonal housing plays a minimal role in the demographics and economy of Wood County.

### 4. VALUE CHARACTERISTICS

Homes in the Town of Sherry may be valued as high as \$299,999, but this is uncommon. Most homes in the town are valued between \$50,000 and \$150,000 according to the 2000 census. This holds true for Wood County and the State of Wisconsin as well.

### 5. OCCUPANCY CHARACTERISTICS

The 2000 U.S. Census reports the Town of Sherry had 280 total housing units, 270 occupied housing units (or households) within its unincorporated boundary of which 245 were owner-occupied housing units and 25 renter-occupied housing units. There were 10 vacant units. Average family size was 3.36. Average household size in the occupied housing units was 3.0 persons. The average household size for Wood County was 2.34, and 2.50 for the State of Wisconsin.

### 6. PARCEL SALES

During 2010, the Town of Sherry had 21 total sales Table 5-4 below gives the sales range of each type of parcel sold during 2009 and 2010.

TABLE 5-4		
	2009 SALES, TOWN OF SHERRY	2010 SALES, TOWN OF SHERRY
Type of Property & Sale Price	Number of Sales	Number of Sales
Residential		
\$0 - \$50,000		
\$50,000 - \$100,000		
\$100,000-\$200,000	2	5
\$200,000 and above		
Commercial/Agricultural		
\$0 - \$200,000		
Vacant Land		
\$0 - \$30,000	5	6
\$30,000 - \$50,000	5	3
\$50,000 - \$80,000	4	2
\$80,000 - \$100,000	1	1
\$100,000 - \$200,000	2	4
\$200,000 and above	1	
Total	20	21

Source: Wood County Clerk

## **C. GOALS, OBJECTIVES & POLICIES**

### **1. GOALS**

It is the goal of the Housing section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

a. The overall housing goal of the Town of Sherry is to allow for additional homes and other building development, while still promoting agriculture.

b. Encourage the maintenance or rehabilitation of existing housing stock.

### **2. OBJECTIVES**

It is the objective of the Housing section to achieve our goal through local control by utilizing the coordination process at the town level.

a. The Town intends to coordinate with other housing authorities in development of future housing needs.

b. The Town will work with Wood County to coordinate development consistent with future land use as the need arises.

### **3. POLICIES**

Any policies adopted by the Town or Town appointed committees must be consistent with the goals of this section and overall coordination plan.

a. It is the Town's intent to preserve the right to coordinate with zoning and housing authorities to promote housing development that meets the future needs of the community.



## **SECTION 6:**

### ***Element 3: TRANSPORTATION***

#### **A. BACKGROUND INFORMATION**

The Town of Sherry recognizes that Wood County has jurisdiction over the county highways within the town. In an effort to maintain a safe and efficient transportation system, the Town of Sherry expects to utilize the coordination process with both the county and the state and other agencies concerning transportation issues that may affect the town.

#### **B. TRANSPORTATION MODE INVENTORY**

##### **1. HIGHWAYS**

Public highways are generally classified by two different systems, the jurisdictional and the functional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance. The highway system within the Town of Sherry is composed of a network of county highways, and numerous local roads. (See Map #M2). The following is a description of the current network of highway and roads within the Town.

There is no State Highway (STH) in the Town of Sherry.

County Highway (CTH) F, CTH N and CTH S are Major Collectors with County Jurisdiction. County Highway (CTH) HH and CTH N are Major Collectors with Local Jurisdiction. The remaining roads within the town are classified as Local. There are 34 local town roads in the town of Sherry, consisting of 41.53 miles total. There are 61.16 gross miles in the Town of Sherry. The jurisdictional breakdown and functional class breakdown by mileage is shown in Table 6-1 below.

<b>TABLE 6-1</b>				
<b>ROAD MILEAGE BY JURISDICTION &amp; FUNCTIONAL CLASS</b>				
	<b>FUNCTIONAL CLASS</b>			
<b>JURISDICTION</b>	<b>ARTERIAL</b>	<b>COLLECTOR</b>	<b>LOCAL</b>	<b>TOTALS</b>
State	0.0	0.0	0.0	0
County	0.0	12.18	7.45	19.63
Town	0.0	0.0	41.53	41.53
<b>TOTALS</b>	0.0	12.18	48.98	61.16

Source: WisDOT: Wisconsin Information System for Local Roads Certified Miles List (R-03 Report)

The functional class refers to the role the particular segment plays in moving traffic within the overall system. The functional classification system groups streets and highways into classes according to the character of service they provide.

This classification system used in Wisconsin is divided into urban and rural categories. Functional classifications are used to determine eligibility for federal aid. For purposes of functional classifications, federal regulations define urban as places of 5,000 or more population. Therefore, the rural classification applies for the Town of Sherry.

According to the Wisconsin Department of Transportation, the summary of the Urban and Rural Highway Functional Classification System is described below.

Principal Arterials – Serve interstate and interregional trips. These routes generally serve to connect all urban areas greater than 5,000 population. The rural principal arterials are further divided into 1) interstate highways and 2) other principal arterials.

Minor Arterials – In conjunction with the principal arterials, they connect cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

Major Collectors – Provide service to moderate sized communities and other inter-area traffic generators and link those generators to nearby larger population centers of higher function routes.

Minor Collectors – Collect traffic from local roads and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

Local Roads – Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

The Wisconsin Department of Transportation (WisDOT) records annual average daily traffic volumes (number of vehicles) for major state roadways as reflected in Table 6-2.

<b>TABLE 6-2</b>		
<b>TRAFFIC COUNTS: Annual Average Daily Traffic (AADT)</b>		
<b>SECTION OF HWY.</b>	<b>Data Survey Date</b>	<b>AADT Survey Data</b>
CTH F between STH 10 & CTH N - south	2002 or older	1300
CTH F between CTH N -south & CTH C	2002 or older	950
CTH HH between CTH F/ Vruwink Rd to Vesper	2002 or older	250
CTH N east of Sherry to CTH NS		No data
CTH NS between STH 10 & CTH N	2002 or older	250
CTH S between CTH NS & CTH C	2002 or older	520

Source: WisDOT 2008 AADT Data

## 2. BRIDGES

The Wood County Bridge Inventory records a number of bridges present within the town as Table 6-3 shows below.

<b>TABLE 6-3</b>				
<b>BRIDGES</b>				
<b>STRUCTURE</b>	<b>CUSTODIAN</b>	<b>FEATURE_ON</b>	<b>FEATURE_UNDER</b>	<b>BUILT</b>
B710041	TOWN(40)	HETZE RD	MILL CREEK	1982
B710060	TOWN(40)	GREEN ELM RD	E FK HEMLOCK CR	1986
B710068	COUNTY(30)	F	MILL CREEK	1988
B710091	TOWN(40)	ARPIN-SHERRY RD	E FK HEMLOCK CREEK	1994
B710141	COUNTY(30)	HH	E FK HEMLOCK CREEK	2004
B710177	COUNTY(30)	CTH F	Branch Hemlock Creek	2009
B710178	COUNTY(30)	CTH F	Branch Hemlock Creek	2009
P710071	COUNTY(30)	HH	BR HEMLOCK CREEK	1914
P710135	TOWN(40)	SWEDISH RD	MILL CREEK	1928
P710938	TOWN(40)	MAPLE RD	BR MILL CREEK	1950

Source: Wisconsin Department of Transportation

### 3. TRUCKING

Trucking is allowed on all county highways and local roads within the town in order to transport vital goods and services to local businesses, industry and residents. Temporary weight restrictions may limit hauling capacity during the spring of each year on county highways and local roads.

### 4. SLOW MOVING TRANSPORTATION

The Town of Sherry is home to agricultural activity and this has an impact on vehicles traveling on roads in the Town.

It is common for slow-moving vehicles, tractors with, or without farm implements to use roads in the Town to access various pieces of property.

Residents driving horse drawn carriage and buggy modes and steel-wheeled implements frequently use the roads as their primary mode of transport.

### 5. BICYCLING & WALKING

Bicycling and walking is legally allowed on all county highways and local roads within the Town.

### 6. SNOWMOBILE / MULTI-USE TRAILS

The Town of Sherry recognizes the vital role snowmobile trails play in sustaining local businesses and the winter economy within the county. Sherry has approximately 6-8 miles of snowmobile trails, linking Sherry ultimately to surrounding towns and trails. These trails are supported and maintained by the Vesper Snow Drifters, a local snowmobile club.

At the present time, the Town does not have any multi-use trails. However, the Town board would consider the use, if the need arises.

### 7. RAILROADS, AIR AND WATER, PUBLIC TRANSPORTATION

There is no local access to rail service in Sherry. There are no public airports, nor private airfields located in Sherry. There are no harbors or ports within the Town. There is no local access to public transit (e.g. bus, train, subway) in Sherry.

## **C. TRANSPORTATION PROGRAMS**

The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. The Town of Sherry generally utilizes the following programs to finance roadwork with the town:

- General Transportation Aid
- Highway Shared Cost Programs
- Local Roads Improvement Programs
  - Town Road Discretionary Improvement Program
  - Local Roads Improvement Program
- Tax Levy

## **D. CONSTRUCTION, MAINTENANCE AND PLOWING**

On an annual basis, the Town of Sherry Board reviews local road conditions and any transportation concerns that may arise. Current general specifications for roads built within the Town of Sherry are listed below. Specific requirements, as determined by the Town of Sherry, would depend upon a project's specific characteristics and conditions.

- FIRST SPEC:
  - 4 rod right of way
  - 30-ft sub base
  - 1-ft Breaker Run or Shell Rock
  - 6-inches minimum gravel base
- SECOND SPEC:
  - 4 rod right of way
  - 30-ft sub base
  - 1-ft Breaker Run or Shell Rock
  - 6-inches minimum gravel base
  - 22' paved road, 2"-3" average compacted thickness
  - 2' shoulders

The Town of Sherry currently is responsible for maintaining and plowing all Town roads. The Wood County Highway Department maintains and plows all county highways within the town.

The Town has a road plan for road improvements that include resurfacing and general maintenance. The schedule is reviewed and updated yearly or as road improvement needs and/or budget changes dictate, and with board approval.

Summer Reconstruction: road base, shoulder work, and apply hot mix asphalt.

Summer & Fall Maintenance: cut brush, mow ditches, apply dust abatement, grade roads, spot patch and replace signs as needed.

Winter & Spring Maintenance: snow plow, salt and sand as weather and conditions require.

## **E. GOALS, OBJECTIVES, POLICIES**

### **1. GOALS**

It is the goal of the Transportation section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

### **2. OBJECTIVES**

It is the objective of the Transportation section to achieve our goal through local control by utilizing the coordination process at the town level.

a. Coordinate with the neighboring municipalities, the Wisconsin Department of Transportation and the Wood County Highway Department and other agencies.

### **3. POLICIES**

Any policies adopted by the Town or Town appointed committee must be consistent with the goals of this section and overall coordination plan.

**SECTION 7:**  
**Element 4: UTILITIES & COMMUNITY FACILITIES**

Predominantly rural towns, like Sherry, typically do not provide urban-type utilities and community facilities, such as sanitary and storm sewers, public water supply, police and fire protection, parks in some instances, and similar facilities. Towns simply do not have the financial means to provide public utilities because of lower population and lower density developments.

**A. INVENTORY OF UTILITIES**

**1. DRINKING WATER**

Drinking water supplies in the Town of Sherry are individual, private wells and are on the site they serve. There are no municipal wells serving Town residents in Sherry and there are no plans to establish any at this time.

Private wells are regulated by the Wisconsin Department of Natural Resources. Unlike some sandy soil areas of Wood County where many wells are driven sand points, the wells in the Town of Sherry are drilled. Maintenance of private wells is up to the property owner.

**2. WASTEWATER AND TREATMENT FACILITIES**

**Wastewater Collection & Treatment**

There is a sewage treatment facility which is managed by the Blenker-Sherry Sanitary Sewage District located at 3861 County Road N. There is a concentration of population which allow for a centralized system. A portion of the Town of Sherry is in the Blenker-Sherry Sanitary District No. 1.

With continued improvements in both quality and efficiency the plant operates at a very high level and has a significant reserve capacity treating both domestic wastewaters from 119 units plus light industrial waste.

Additionally, the Village of Milladore treatment facility is also located at 9594 West Street. This facility although located in Sherry, does not serve residents of the town of Sherry.

The Town will utilize the coordination process on issues relating to or pertaining to the sewage sanitary district with other municipality(s), sanitary districts, and other agencies.

Except for the sanitary district, the Town of Sherry relies on private on-site waste treatment systems (POWTS) to treat wastewater.

See Section 8-3 Soils: The majority of the Town of Sherry consists of soils from the Sherry Series association. Wastewater treatment systems are dependant on the soil. The county permits individual wastewater treatment systems and the Town would expect the County to coordinate with the Town of Sherry should new requirements make on private on-site waste treatment systems (POWTS) prohibitive.

### 3. DAMS

The Town recognizes that activity above and below our jurisdiction can have negative impacts that affects the town's economy or environment.

The Town reserves the right to coordinate on any issues regulating the flow of water within its jurisdiction.

Portions of the Wisconsin Rapids, Mill Creek and Hemlock watersheds are within the Town's jurisdiction.

### 4. STORMWATER RUNOFF

Stormwater runoff is water from rainstorms or snowmelt that flows over the land rather than evaporating or soaking into the ground. Sherry is rural in nature and does not provide an integrated stormwater collection management system.

## **B. COMMUNITY FACILITIES**

### 1. LICENSED LANDFILLS, SOLID WASTE DISPOSAL AND RECYCLING

There are no licensed landfills in Sherry. However, residents in the Town of Sherry may use the Sherry-Milladore Recycling Center which is located at 4179 Maple Road.



## 2. STATE, COUNTY, LOCAL PARKS, AND FOREST LAND

There are no state or county parks, nor county forests located within the town. There are several large areas of forest or wildlife areas, located mostly in the southeastern portion of the town.

The Paul J. Olson Wildlife Area is located east of Lundberg Road. The state of Wisconsin wildlife area is located east on County Highway F. Any future development or expansion should be coordinated with the Town.

The Auburndale School District forest is located on Lonely Road.

Sherry Volunteer Fire Department owns and maintains its own local park facility named Anderton Community Park which is centrally located near the town hall between 2<sup>nd</sup> Street, 3<sup>rd</sup> Street and Main Street.

## 3. CEMETERY AND CHURCH

In 1893, the Fairview Cemetery was established. It is located on Dairy Road, one half mile west of CTH F.

St. Luke's Lutheran Church is located in Sherry at 9297 3rd Street.

## 4. TELECOMMUNICATION, DSL AND OTHER TOWERS

Wood County has erected a tower for emergency services near Maple Road at the Sherry-Milladore Recycling Center.

There are no radio towers, nor cellular towers at the present time in Sherry.

Telephone, mobile communication devices and internet service is available to the Town by local service providers.

## 5. ENERGY FACILITIES AND TRANSMISSION LINES

Electric and natural gas service are provided through Alliant Energy and Wisconsin Public Service to households and businesses in the town. While electric service is available to nearly all locations, natural gas is not available to all residents.

The Arpin Substation Energy facility located at 8574 County Highway N is maintained by Wisconsin Power & Light, a subsidiary of Alliant Energy. It is also known as the Camp One Energy facility. American Transmission Company (ATC) operates and maintains the 345 kvw transmission lines which enter and leave the substation.

Koch Pipeline Company, L.P. operates and maintains a cross-country, high pressure petroleum pipeline in the Town of Sherry.

## 6. SCHOOLS

Sherry is located in three public school districts: Auburndale, Stevens Point and Wisconsin Rapids.

## 7. MEDICAL FACILITIES

There are no medical facilities located in the town.

A First Responder vehicle is housed at the Sherry fire building and is manned by local volunteer, certified EMS personnel trained at the first responder level.

Hospitals are located in Marshfield, Stevens Point and Wisconsin Rapids with various medical and dental clinics in those cities. However, dental offices are also available in Auburndale and Rudolph.

## 8. EMERGENCY SERVICES: FIRE, RESCUE, AND POLICE

Emergency 911 calls are dispatched by the Wood County Sheriff's Department inclusive of fire department(s), ambulance/EMS, and police service.

## 9. LIBRARY

The Town of Sherry does not have its own library.

Residents have access to the other libraries in the County, the closest being in Arpin or Vesper. Our Coordination Plan will be available at the Lester Public Library of Vesper, 6550 Virginia Street. There are larger libraries in Wisconsin Rapids and Marshfield.

Communities without libraries of their own pay for these services through a County apportionment, which is based on the town's equalized valuation.

§43.12(1) specifically says that "at least" 70% of the cost is calculated on the basis of the non-library municipalities paying at least 70 percent of the costs associated with circulation to non-library community users.

Sherry is responsible to Wood County for its apportionment for library funding. In 2011, the rate for Sherry is .03535 according to the Wood County Clerks Office.

Wood County currently pays 75% of the costs associated with circulation to non-library community users.

## 10. TOWN HALL

The Sherry Town Hall is located at 9285 2<sup>nd</sup> Street. The town hall is available for rent under established guidelines. See the Town's website [www.townofsherry.com](http://www.townofsherry.com) for reservation information. Public notices are posted at the Sherry Town Hall, Sherry-Milladore Recycling Center and at 9277 2<sup>nd</sup> Street – Sherry.

## **C. OPPORTUNITES, GOALS, OBJECTIVES & POLICIES**

### 1. OPPORTUNITIES:

a. The presence of the Blenker-Sherry Sanitary wastewater treatment system is a strength in attracting additional growth: residential, commercial or light industrial to the area.

b. Encourage Town residents through town officials to utilize the coordination process to protect their precious groundwater.

### 2. GOALS

It is the goal of the Utilities and Community Facilities section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

a. The Town of Sherry will continue to encourage all agencies and the private sector to engage in the negotiation of shared space for better services in development and installation of supply access for

mobile communication devices, telephone, DSL, energy sources, natural gas services and utilities to all residents of the town. Leasing of shared space on private towers is encouraged by the Town.

b. The Town of Sherry will coordinate future protective service agreements and contracts by exploring available fire, ambulance and EMS services to ensure safe and effective protection. See ss: 60.55 Fire Protection and ss: 60.565 Ambulance Service.

c. Coordinate with all utilities including, but not limited to transmission line operators for their maintenance and future expansion needs.

d. Coordinate with government and their agencies in adopting standards for towers or pedestals, including sharing of space, location criteria, aesthetics standards and criteria and funding for the decommissioning and demitting of towers or pedestals.

e. Establish a committee to share responsibility of Fairview Cemetery so that it meets the current and future needs of the Town.

## 2. OBJECTIVES

It is the objective of the Utilities and Community Facilities section to achieve our goal through local control by utilizing the coordination process at the town level.

## 3. POLICIES

Any policies adopted by the Town or Town appointed committee must be consistent with the goals of this section and overall coordination plan.

It is the policy of the town to rely on the early notification requirement of coordination for all levels of government and their agencies to notify and accept participation by the town as an equal partner on any matter that affects the economy or the environment of the towns' jurisdiction.

## **SECTION 8:**

### **Element 5: AGRICULTURAL, NATURAL RESOURCES & CULTURAL OPPORTUNITIES**

#### **A. AGRICULTURAL OPPORTUNITIES**

##### **1. BACKGROUND**

Agriculture is a significant contributor to the economy, and one of the prevalent land uses in the Town of Sherry. Agricultural activity in the Town has the potential to produce a variety of goods including, but not limited to, vegetables, cranberries, grains, dairy products, beef, sheep, lamas, swine, fish, Christmas trees, and maple syrup.

##### **2. AGRICULTURAL AREAS**

The success of agriculture within the Town is dependent on soil fertility, climate and topography, as well as crop demand, the economy, regulations, among numerous other factors.

The Town of Sherry recognizes the vital role agriculture plays in supplying open markets with obtainable crops, as well as providing a living for many residents of the town.

Currently there are six centurion farms that exist in the town:

- Robert L. Thomas family homestead, 1889;
- Jankovitz heritage farm owned by
  - Chris and Kathy (Hollar) Reindl, 1898.
- David and Katie Weinfurter family homestead, 1894;
- Thomas & Janet Hollar family homestead, 1893
- Edwin A. Hetze Sr. family homestead, 1910
- Czlapski heritage farm owned by
  - Bill and Diane Czlapski, 1911

#### **B. NATURAL RESOURCES OPPORTUNITES**

##### **1. BACKGROUND**

The Town of Sherry is nearly 36 square miles in area. The Town has no small, shallow lakes. Sherry is part of Lower Proterozoic Zone consisting of granite and sand stone.

The northern two-thirds of Wood County is part of the Forest Transition. However, a large portion of Sherry within Wood County is located in the southern one-third of the county in the Central Sand Plains.

The forested area is abundant with deciduous trees and a variety of conifer species

## 2. WATER RESOURCES

### A. Surface Water

Surface water resources support the town's economy by providing a good quality of life for residents and local businesses requiring water.

There are streams and creeks: Mosquito Creek, Moccasin Creek, East Fork Hemlock Creek, Hayden Creek, Mill Creek and other minor tributaries within the Town.

### B. Wetlands

Wetlands perform an important role in the proper function of the hydrologic cycle. Wetlands act as water storage mechanisms in times of high water. Like sponges, they are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage.

### C. Floodplains

The primary value of a floodplain is its role in natural flood control. Flood plains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area.

### D. Groundwater

The majority of the Town of Sherry lies within a glacial drift aquifer, which is the major source of groundwater in most of the county. Groundwater gives adequate supply of water for residents, agriculture and business.

### 3. LAND RESOURCES

The Town of Sherry's Coordination Plan treats all land types, and their interaction with other land types, on an equal basis.

#### A. FORESTS

Approximately one-half of land within the Town of Sherry is forested. We encourage land owners interested in selling, transferring or entering into other property programs with federal, state, county or other agencies to become aware of the impact to the Town's tax base.

The Town will encourage the preservation of productive forestland in the Town for long-term use and maintain forestry as an important economic activity and way-of-life as well as consider agricultural development where appropriate.

#### Forest Economy

June 5, 1992 opened the Convention on Biological Diversity (CBD). Since that time multiple regulatory processes have constantly eroded Wisconsin's Forest Products industry, the second largest industry in the state. This is a direct result of treaties and agreements formed at the summit and through actions led by the International Union of Conservation and Nature (IUCN) and research consultants supported by the United Nations. Together these groups created the Global Biodiversity Assessment. The Global Biodiversity Assessment (GBA) is published and made available by Cambridge University Press. This document is a "compendium of knowledge" used by decision makers in the development of state, regional, county and local land use plans. Within this document are several objectives used to develop national and international strategies for the conservation and sustainable use of biological diversity. It is often seen as the key document regarding sustainable development. June 5, 1992 the convention document was signed in Rio de Janeiro. The effective date of implementation was December 29, 1993, with 30 ratifications, 168 signatories, 199 parties, depositary Secretary-General of the United Nations and in 6 languages. (Source: The Bio Diversity Assessment published by Harvard Press and the Forest Stewardship Council an advisory NGO to the UN).

The Forest Stewardship Council (FSC) was established in 1993 to promote good forest management world-wide, based on a set of principles

designed to ensure that all forests are managed in a way that is environmentally responsible, socially beneficial and economically sound. The main objective of the FSC is to link the 'green consumer', who "*may*" be willing to pay more for sustainably produced wood and wood products, with producers who are seeking to improve their forest management practices, obtain better market access and achieve higher revenues. The idea is to harness market forces to reach specific environmental goals. The FSC's main functions are to evaluate, accredit and monitor timber certification organizations that inspect forest operations and issue a label claiming that timber was produced sustainably and in accordance to the FSC's principles and criteria. (Source: The Bio Diversity Assessment published by Harvard Press and the Forest Stewardship Council an advisory NGO to the UN).

## B. METALLIC AND NONMETALLIC RESOURCES

There are no metallic mines currently operating in Sherry. However, there are several nonmetallic mines currently operating in Sherry. The Town of Sherry recognizes the vital role these aggregate sources play in supplying the businesses and residents with construction materials.

## C. SOILS

The majority of the Town of Sherry consists of soils from the Sherry Series association.

## D. ENVIRONMENTALLY SENSITIVE AREAS

The Town of Sherry's Coordination Plan treats all land types, and their interaction with other land types, on an equal basis.

## E. WILDLIFE HABITAT, ENDANGERED AND THREATENED SPECIES

The Town of Sherry is unaware of any threatened, endangered or species of concern within the jurisdiction of Town.

The Town requires peer reviewed scientific data as outlined in the Federal Data Quality Act when considering regulations affecting endangered and threatened species in the Town.



## **D. CULTURAL OPPORTUNITIES**

### **1. BACKGROUND**

The history of Sherry is rooted in early settlements known for the logging industry, and a natural transition to agriculture once the lands were clear cut. The railroad was a vital mode of early transportation to the community. Early immigrants were the predominant settlers of early Sherry.

The Town of Sherry was organized November 10, 1885. The village held its first town meeting in April of 1886. The village was named for Henry Sherry who, in the early days, was one of the most prominent lumbermen in this region. Charles E. Anderton and Edward A. Benson were the first farmland developers.

Much of the history of Sherry still shows through the present day Town of Sherry. Considered a small, close-knit community, 4<sup>th</sup> and 5<sup>th</sup> generations of families continue to reside in the town. See page 8-1 for centurion farms. Tourism does not play a vital role to the economy. One tavern still exists. Farms continue to operate in the town as well. Original railroad beds can be seen throughout the town. St. Luke's Lutheran Church continues to hold services.

No records were found for the Town of Sherry on the Wisconsin Historical Society's webpage, under the Wisconsin National Register of Historic Places.

## **E. GOALS, OBJECTIVES & POLICIES**

### **1. GOALS**

It is the goal of the Agricultural, Natural and Cultural section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

Create a Lake States Certification program to replace international programs such as Forest Stewardship Council (FSC) and Sustainable Forestry Initiative (SFI).

## 2. OBJECTIVES

It is the objective of the Agricultural, Natural Resource and Cultural section to achieve our goal through local control by utilizing the coordination process at the town level.

The Town will expect the County, State, and Federal Governments and their agencies to notify the Town of any proposed plan, program or land acquisition that will affect the environment or the economy of the Town's jurisdiction.

- a. the Town of Sherry will engage in coordination with agencies in any potential changes to the current regulations inclusive of NR 115 Wisconsin's Shoreland Protection Program, Wisconsin Administrative Code and NR 151 Runoff Management, Wisconsin Administrative Code, and those not defined here.
- b. Public private partnership  
The town shall be notified of any proposals to acquire any land for the purpose of creating an environmental easement or corridor, a state park or parkway, or any type of public taking of the land.

See Section 11 on Public and Conservancy Land Purchases and Regulatory Takings.

## 3. POLICIES

Any consideration of programs (inclusive of, but not limited to the Fox Heritage Parkway site or any public private partnerships) that affect revenue or use of land shall be coordinated, with early notification being given before any meeting, government to government or public private partnership so as to afford the town their ability to address and/or afford notice to the public for public meetings concerning the subject. These become environmental corridors that change land use.

All federal, state and regional, and county Best Management Practices shall be created under the practices and guidelines of the Federal Land Policy Management Act (FLPMA).

Any policies adopted by the Town or Town appointed committee must be consistent with the goals of this section and overall coordination plan.

## **SECTION 9:**

### **Element 6: ECONOMIC DEVELOPMENT**

#### **A. EMPLOYMENT CHARACTERISTICS, TRENDS & FORECASTS**

The Town of Sherry's history has been that of an agricultural community. Agriculture remains very important in Sherry's economic development.

According to the U.S. Census, the population in Sherry, age 16 and older, was 616. Of these 166 were not in the labor force.

The labor force, 16 and over living in the Town of Sherry was approximately 450 workers in 2000. Of these, 9 were unemployed for an unemployment rate of 1.5%. The unemployment rate for the Wood County was 3.8% in 2000.

As of December 2011 unemployment rate for our nine-county NCWWDB area: 7.2% (unadjusted); the highest being Vilas with 10.6% unemployment (4th highest in the state) and the lowest being Portage with 5.7% (57th highest in the state), according to source WorkNet and DWD.

The Wisconsin "Historical High" rate of January 1983 was 11.5%. The Wisconsin "Historical Low" was February 2000 at 3.3%. These unemployment rates as documented are seasonally adjusted. (Source Bureau of Labor Statistics).

Tables 7 & 8 display employment related information. The primary occupation of Sherry residents in the labor force in year 2000 was *Production, transportation & material moving* (124 people), while the leading industry sectors of employed Town residents in year 2000 was: *Manufacturing* with about 130 people.

These figures are all based on the number of workers residing in the Town and what they do for employment not where they are actually employed. Information regarding the number of jobs available in the Town of Sherry itself is not readily available.

Historically, *manufacturing* has been the strongest industry sector county-wide, with over 9,000 workers in both 1990 and 2000. The next two leading industries countywide had different trends. *Education, Health and Social Services* grew by about 23 percent from 1990 to 2000; but *Retail Trade* declined by 18 percent. *Education* employment rose countywide.

<b>Table 9-1: Occupation of Employed Workers</b>				
	Town of Sherry		Wood County	
	1990	2000	1990	2000
Management, professional & related	33	108	8,258	10,011
Service	40	49	4,399	5,598
Sales & office	82	86	8,299	8,991
Farming, fishing & forestry	77	13	1,610	471
Construction, extraction & maintenance	43	61	2,086	3,900
Production, transportation & material moving	119	124	9,642	8,374

Source: U.S. Census Bureau

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released August 2006, cover 2004-2014. The projections for the North Central Workforce Development Area cover Wood County, namely Adams, Forest, Langlade, Lincoln, Marathon, Oneida, Portage and Vilas).

These projections show increases in all occupations. *Production*; and *Farming, fishing, & forestry* occupations both are projected to gain less than 30 positions each for the whole region. The following occupations are all projected to need over 600 replacement workers each: *Production*; *Office & administration*; *Sales*; and *Food preparation & serving*. Town residents commute to jobs, of which 86.3% commuted by car, truck or van. Research reveals 12% travel outside Wood County for employment, so the Town of Sherry can expect to take advantage of some of this projected employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 394 people. By 2000 the labor force had increased 11.9% to 441 with 1.5% unemployment (16 years and over). There were 152 people not in the labor force. The degree to which this available workforce was actually employed was dependent on external economic factors reflected in the unemployment rate.

**Table 9-2:  
Industry Sectors**

	Town of Sherry		Wood County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	79	40	1,686	1,321
Construction	29	45	1,560	2,333
Manufacturing	121	130	9,284	9,144
Wholesale Trade	6	5	1,115	929
Retail Trade	29	32	6,282	5,150
Transportation, Warehousing & Utilities	44	60	1,844	1,685
Information	N/A	4	N/A	581
Finance, Insurance, Real Estate & Leasing	15	10	1,225	1,471
Professional, Scientific, Management, Administrative & Waste Mgmt Services	9	9	1,607	1,288
Education, Health and Social Services	36	70	6,984	8,558
Arts, Entertainment, Recreation, Accommodation and Food Services	0	18	347	2,537
Public Administration	3	8	725	980
Other Services	23	10	1,514	1,368
Totals:	394	441	34,173	37,345

Source: U.S. Census Bureau

## **B. ECONOMIC DEVELOPMENT PROGRAMS**

Various organizations at the County, Regional, and State level offer a variety of programs to assist with commercial and industrial economic development.

## **C. LOCAL ASSESSMENT**

The Town of Sherry recognizes the need and importance of local businesses within the Town and the important role they play in employing residents of the Town and surrounding communities. Regulations imposed by government entities such as taxes, fees, and permits impose hardships upon local businesses thereby making them less efficient and less able to work productively ultimately resulting in less employees.

The fewer taxes, permits, fees, and regulations that are imposed upon businesses will also attract and retain businesses to the Town. Other strengths that are helpful in attracting or retaining local development include: abundance of woodland, recreational opportunities, town hall facilities, park facilities, asphalt paved roads, access to county and state

highways, and proximity to hospitals and shopping. Perhaps the most prevalent factor in attracting businesses, and thereby jobs to the Town, is the fact that Sherry is unzoned.

The Town of Sherry also recognizes the hard work and efforts of its residents in earning their living, and therefore expects to coordinate with any government entity whose proposed economic and environmental policies may affect, threaten, or impose undo hardships upon the residents of the Town.

## **D. GOALS, OBJECTIVES & POLICIES**

### **1. GOALS**

- a. Encourage development that promotes the cultural standards of the community.
- b. Encourage small business and new businesses to locate in the Town of Sherry that are compatible with the cultural standards.
- c. Encourage the expansion and/or improvements of existing businesses within the Town.
- d. Increase tax base by encouraging new housing as mentioned in Section 5 Housing; by promoting the town as a good place to live.
- e. It is the goal of the Economic Development section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

### **2. OBJECTIVES**

It is the objective of the Economic Development section to achieve our goal through local control by utilizing the coordination process at the town level.

### **3. POLICIES**

Our policies will promote communication between the Town of Sherry and other units of government and their agencies including adjoining towns, regional plan commissions, county, state and federal governments. Also they will build a government to government relationship with adjoining towns, county, state and federal governments utilizing coordination as outlined in this element. Any policies adopted by the Town or Town appointed committee must be consistent with the goals of this section and overall coordination plan.

## **SECTION 10:**

### **Element 7: INTERGOVERNMENTAL COOPERATION**

On May 11, 2010 the Town of Sherry's governing body adopted Resolution No. 2010-1, entitled: *"Resolution of the Town of Sherry, imposing its authority to coordinate with, and insist on coordination by, federal and state, county, city and village agencies (collectively, "state," "state agencies," or "local government") with management, oversight or planning duties regarding land and/or natural resources within the jurisdiction of Sherry."* Coordination is *"the establishment of rank; equal, not subordinate"; which is the federal and state statutorily recognized process.*

Many cities, towns, villages, and counties began coordinating arrangements to lower costs and promote efficiency. Most arrangements involve only two governmental units, but there are also agreements among multiple units. Intergovernmental coordination may range from formal joint power agreements to unwritten understandings. Two communities may have an unwritten agreement about sharing road repair equipment, or a cluster of cities and towns may have a written agreement concerning snow removal, economic development, fire, or emergency medical services. The opportunities for intergovernmental coordination are endless.

#### **A. ASSESSMENT OF INTERGOVERNMENTAL RELATIONS**

The policy of coordination requires that any governments or entities contemplating decisions that impact the health, safety, economy, and environment of the Town of Sherry, make initial and early notification to the Town to commence a dialogue wherein Sherry, with respect to decisions affecting its town, is an equally ranked entity, and not subordinate. This policy is consistent with Wisconsin Constitutional provisions, statutes and federal policies identified, but not limited to those within Resolution, dated May 11, 2010.

Intergovernmental coordination is an effective way for local governments to respond to changing and diverse needs by working together with their neighbors, while maintaining their own identity. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Coordination can also eliminate unnecessary duplication of services or purchasing of equipment.

## **B. ADVANTAGES OF INTERGOVERNMENTAL COORDINATION**

Intergovernmental coordination has many advantages associated with it including the following:

### **1. EFFICIENCY AND REDUCTION OF COSTS**

Coordinating services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to coordinate.

### **2. LIMITED GOVERNMENT RESTRUCTURING**

Coordinating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. For example, if a city and town can mutually coordinate, the town may avoid annexation of its land and the city may avoid incorporation efforts on the part of the town, which may hinder the city's development. Coordination also helps avoid the creation of special districts that take power and resources away from existing governments.

### **3. COORDINATION AND PLANNING**

Through coordination, governments can develop policies for the area, and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. For example, shared waste management policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. Coordinating can also lead to joint planning for future services and the resources needed to provide them.

### **4. EXPANDED SERVICES**

Coordination may provide a local unit of government with services it would otherwise be without. Coordination can make services financially and logistically possible. The Town of Sherry encourages communication and coordination of their actions, and working with regional, state and federal jurisdictions, to help local communities address and resolve issues, which are regional in nature.



## **C. POINTS TO CONSIDER**

Certain items may come before the Town Board for which they and/or residents feel strongly against forming intergovernmental agreements. The following are a few examples of why an agreement may not be reached:

**Reaching and maintaining an agreement:** In general, reaching an agreement in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may not be reached if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

**Unequal partners:** If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down as it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.

**Local self-preservation and control:** Some jurisdictions may feel their identity and independence will be threatened by an intergovernmental agreement. In addition, and possibly more importantly, a jurisdiction may lose control over what takes place within their boundaries. Moreover, although governmental officials may lose control, they are still held responsible for the delivery of services.

The above points are often prevalent in cooperative relationships among all levels of government and their agencies but, coordination offers the potential solution.

## **D. SHERRY'S INTERGOVERNMENTAL RELATIONSHIPS**

Because the Town of Sherry is a community with a relatively small population base, there are few commercial and industrial businesses to add to the tax base; and, there are areas of public lands that do not contribute to the tax base. It is important that the Town coordinate essential services required by state law or needed by area residents. Sherry does partner on a number of services. Below is an overview of Sherry's existing intergovernmental relationships.

- The Town of Sherry and the Town of Milladore, operate a recycling and garbage drop-off site that is located in the Town of Sherry. This cooperative venture has been going on for several years.
- Contract with the Sherry Volunteer Fire Department assures the Town of Sherry residents with fire protection and first responder service.
- Contract with the City of Marshfield assures the Town of Sherry residents with ambulance service.
- Contract with the Wood County Humane Society assures the Town of Sherry residents with assistance with stray animals and other related services.
- The Town of Sherry leases a portion of Milladore's town garage, using the space for various pieces of equipment.
- The Towns of Sherry and Milladore have a cooperative agreement for plowing of snow on border roads.
- Contract with the Wood County Highway Department assures the Town of Sherry residents with highway maintenance including emergency snowplowing and other related services.
- Contract with the B.A. Paul's and Associates provides the Town of Sherry residents with real estate and personal property assessment and other related services.

## 1. NEIGHBORING TOWNS AND JURISDICTIONS

The Town of Sherry is located in Wood County, and is bordered by the Town of Arpin to the west, the Town of Carson, Portage County to the east, the Town of Sigel to the south and the town of Milladore borders Sherry to the north.

## 2. WOOD COUNTY

The Town of Sherry, located in Wood County, is included in, but not subordinate to, the Wood County plans. The Town of Sherry has developed its own coordinated land use plan. Wood County is unzoned. However, the Shoreland Protection Program is enforced in the shoreland areas of the Town. Wood County enforces the mining reclamation areas of the Town. The County Highway Department maintains and plows county highways within the Town.

## 3. REGIONAL PLANNING JURISDICTIONS

The Town of Sherry is located within, but not subordinate to, the North Wisconsin Central Regional Planning Commission's jurisdiction

(NCWRPC). The NCWRPC prepares and adopts advisory regional land use plans and maintains extensive databases on such issues as population and land use.

#### 4. STATE AND FEDERAL JURISDICTIONS

The Town will coordinate with all State and Federal agencies regarding industries, bridge and road development/maintenance; and forest access/management activities.

#### 5. SCHOOL DISTRICTS

Sherry is located in three public and/or parochial school districts: Auburndale, Stevens Point and Wisconsin Rapids. Each district has its own elementary school(s), junior or middle school and senior high school(s).

There are no private schools in the town.

MidState Technical College has campuses located in Marshfield, Stevens Point, Wisconsin Rapids and provides on-campus classes for adults in many technical areas. Off-campus outreach programs and continuing education classes are also provided through the college at various sites.

#### 6. FIRE, RESCUE, AND POLICE

The residents of Sherry are served by Sherry Volunteer Fire and Rescue Department which is networked into the Wood County Emergency Government system. Police service, 911 dispatch, ambulance/EMS dispatch, and the fire department dispatch are provided by the Wood County Sheriff's Department.

### **E. TAX POLICIES**

Local Control: mandates (funded or unfunded) increase the cost of local government, hence, the Town's tax burden. Rules and regulations mandated by other units of government that serve little or no benefit for the Town will be reviewed via the coordination process. The Town will work with all other units of government and their agencies via coordination.

Taxes: residents of the Town will support infrastructure vital to their needs. The Town will contribute via taxation to those services that are of

value to the residents. Currently, school aid formulas and declining enrollment serve to increase the tax burden on Town property taxpayers.

#### **F. EXISTING OR POTENTIAL CONFLICTS**

This section identifies known existing or potential conflicts between the Town and this Coordination Plan and the plans of adjacent towns, Wood County, and the State of Wisconsin. The Town cites the following as, but not limited to, being current issues in conflict with Sherry's Plan.

1. NR115 and NR151: Wisconsin Department of Natural Resources
2. Outdoor Wood Stoves or Boilers: EPA, Wood County
3. Proposed Cap-and-Trade: Federal Government
4. Land Acquisition: State of Wisconsin
5. Unfunded Mandates: State of Wisconsin

#### **G. PROCESS TO RESOLVE CONFLICTS**

In adopting Resolution No. 2010-1 of Coordination, the Town of Sherry recognizes the process for intergovernmental relations set forth in the Federal Land Policy Management Act and other statutes cited. Equitable coordination with all levels of government, whose actions may impact the Town, is truly the only process available to the Town to resolve existing and potential conflicts.

#### **H. GOALS, OBJECTIVES & POLICIES**

##### **1. GOALS**

It is the goal of the Intergovernmental Coordination section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

##### **2. OBJECTIVES**

It is the objective of the Intergovernmental Coordination section to achieve the stated goals through local control by utilizing the coordination process at the town level.

a. additionally, an opportunity exists to coordinate with Wood County Planning & Zoning. This Coordination Plan is a testament to the preservation of local control.

### 3. POLICIES

Any consideration of programs that affect revenue or use of land shall be coordinated, with early notification being given before any meeting, government to government or public private partnership so as to afford the town their ability to address and/or afford notice to the public for public meetings concerning the subject.

It is the policy of the Town of Sherry to coordinate with all levels of government on issues of concern to our Town which may impact the economy, environment, safety, and health of the Town and its residents; to have a well-coordinated, working relationship with area communities to promote business opportunities in Sherry; and to explore opportunities to coordinate with other local units of government to utilize and/or share public services, staff, or equipment where appropriate.

The Town of Sherry will set policy while coordinating with the other units of government in and around Sherry in order to obtain the highest quality service for Town residents in the most cost-efficient manner. By coordinating with the other units of government, the Town will seek to lessen or eliminate the duplication of services, uncertain or overlapping areas of responsibility, and otherwise waste of tax dollars. The Town will also continue to encourage citizen involvement through the Public Participation process as outlined in the beginning of this Plan. When appropriate, intergovernmental agreements with other units of government should be created through written contracts/agreements.

Our policies will promote communication between the Town of Sherry and other units of government including adjoining towns, county, state and federal governments. Also, they will build a government-to-government-relationship with adjoining towns, county, state and federal governments utilizing coordination as outlined in this element. Any policies adopted by the Town or Town appointed committee must be consistent with the goals of this section and overall coordination plan.

All policies included in this plan are to be implemented as of the date of adoption.

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**SECTION 11**  
**Element 8: LAND USE**

**A. EXISTING LAND USE**

The unzoned Town of Sherry is currently composed of public and private property which falls into two land uses: general and state-owned. (See Map #M3).

Table 11-1 below shows approximate existing land use by percentage of total land area of the Town.

	<b>Table 11-1:</b>	
	<b>Existing Land Uses</b>	
Land Use	Area (Acres)	% of Total Area
General Use	21,730	97.15%
State-Owned	638	2.85%
Totals	22,368	100.00%

Source: Statement of Assessment for 2010  
B.A. Pauls Associates

**B. DEMOGRAPHICS**

As Table 11-2 shows below, the population density of the Town remained constant. Population density is simply an indicator of population occupying a specific geographic area, in this case the entire area of the town (35.4 sq. miles). Because the area of the Town has not changed, population density is stable. The percent increase in the Town's population density from 1990-2010 was higher than Wood County, but lower than the State.

<b>TABLE 11-2:</b>						
<b>POPULATION DENSITY (people/sq. mile)</b>						
	1990	2000	2010	% CHANGE 1990-2000	% CHANGE 2000-10	% CHANGE 1990-2010
Town of Sherry	22.2	22.8	22.7	2.7	-1.0	2.2
Wood County	25.6	29.8	30.8	16.1	3.5	1.6
Wisconsin	74.7	81.9	85.2	9.6	4.0	16.2

Source: U.S. Census Bureau and  
Wisconsin Department of Administration Demographic Service Center

Similar to the table above, Table 11-3 below presents the Town's household density per square mile as well as projected figures.

<b>TABLE 11-3:</b>							
<b>HOUSEHOLD DENSITY (households/sq. mile)</b>							
	Actual 2010	PROJECTION 2015	PROJECTION 2020	PROJECTION 2025	PROJECTION 2030	% Change 2010- 2020	% Change 2020- 2030
Sherry	7.6	8.7	9.0	9.1	9.3	18.4	3.3
Wood County	41.4	42.8	43.9	44.5	44.9	5.8	2.4
Wisconsin	42.8	45.0	47.1	48.9	50.4	10.1	7.1

Source: U.S. Census Bureau and  
Wisconsin Department of Administration Demographic Service Center

Projections by the U.S. Census Bureau in Table 11-4 below, predict the Town's population to grow relative to the County's rate of growth through 2030, which is relatively lower than the State's. Whether this projected growth is realized remains to be seen.

<b>TABLE 11-4:</b>							
<b>POPULATION ESTIMATES &amp; PROJECTIONS (# of people)</b>							
	2010 ACTUAL	PROJECTION 2015	PROJECTION 2020	PROJECTION 2025	PROJECTION 2030	% CHANGE 2010-2020	% CHANGE 2020- 2030
Sherry	803	854	865	873	874	7.7	1.0
Wood County	74,749	78,613	79,359	79,773	79,713	6.2	0.4
Wisconsin	5,686,698	5,988,420	6,202,810	6,390,900	6,541,180	9.1	5.5

Source: U.S. Census Bureau and  
Wisconsin Department of Administration Demographic Service Center

### **C. FUTURE LAND USE**

The Town of Sherry will be using the following land use labels for future land use discussion: general use and state-owned.

The boundaries of the Town's land uses shall follow any recognizable or clearly defined line such as, but not limited to, survey maps, highways, and along meandered streams and lakes.



See Map M#4 for future land use. Table 11-5 below shows approximate future land use by percentage of total land area of the Town.

Each land use is discussed in further detail below. Note that future land use in the Town of Sherry matches current land use.

	<b>Table 11-5:</b>	
	<b>Future Land Uses</b>	
Land Use	Area (Acres)	% of Total Area
General Use	21,730	97.15%
State-Owned	638	2.85%
Totals	22,368	100.00%

Source: Statement of Assessment for 2010  
B.A. Pauls Associates

#### **D. DEFINITIONS**

General Use (white)

For purposes of this coordination plan all land is considered general use with the exception of state-owned land.

General use is inclusive of residential, commercial, agricultural, tax-exempt, manufacturing, industrial, and forested. The purpose of this land use is to have areas designated for agricultural uses and uses compatible with agriculture.

State-Owned (yellow)

Regarding State and Federal owned land, the Town's intention is to coordinate with any agency whose policies may affect the environment, economy, safety, and health of the Town and its residents.

#### **E. LAND**

Supply: The supply of land in the Town of Sherry has not changed since the Town was established in 1885. The boundaries of the Town have remained the same and the Town has not annexed any adjoining property. Throughout this coordination plan, 35.4 square miles has been used as the area of the Town of Sherry.

The Town of Sherry does not support any (additional) purchasing of lands within the Town by the government or governmental agencies. These purchases remove property from the tax base, and additionally remove private property from the private sector, thereby eliminating the ability of Town residents to purchase property, pay taxes, and create wealth and prosperity.

Demand: Future demand for land will depend on market conditions, the economic health of our country, and population demographics. See Table 11-6 below.

Price of Land: Over the last decade there has been substantial real estate value growth within the Town, as Table 11-6 shows below:

<b>TABLE 11-6:</b>					
<b>Equalized Real Estate Value</b>					
	Actual 2000	Actual 2005	Actual 2010	% Change 2000-2005	% Change 2005-2010
Sherry	\$34,820,500	\$48,378,500	\$58,788,800	38.9	21.5
Wood County	3,251,607,300	4,092,073,900	4,704,210,200	25.9	15
Wisconsin	286,321,491,800	427,933,562,000	495,904,192,300	49.5	15.9

Source: Wisconsin Department of Revenue

## **F. REDEVELOPMENT**

The Town does not know of any brownfield sites or redevelopment sites. Aggregate sources within the Town are required to reclaim their sites according to NR135 regulations.

## **G. EXISTING AND POTENTIAL LAND USE CONFLICTS**

The unfunded mandatory “Smart Growth” comprehensive planning law that was passed by the Assembly without public input in 1998, and signed by Governor Thompson, is the single largest land use conflict in the Town’s history.

The Coordination Land Use Plan being written and adopted by the Town of Sherry has been designed to promote and protect individual, allodial

property rights and to adhere to the Constitutions of the United States and State of Wisconsin. Through the use of the Coordination Land Use Plan, potential land use conflicts will be minimized.

## **H. PUBLIC AND CONSERVANCY LAND PURCHASES AND REGULATORY TAKINGS**

Public funds are being used to purchase land in Wisconsin. Currently, the Town of Sherry has a portion of its land owned by public entities. In addition, regulatory takings are occurring which diminish the value of private property. The primary reason given for public and conservancy land purchases and regulatory takings has been to preserve aesthetically appealing areas. Conversely, there may be some concerns to public land purchases including:

- Removing land from the local property tax rolls may create economic hardship for the town by reducing tax base.
- Regulatory takings via titled and non-titled means diminish the use and value of property. Examples include buffers, connecting corridors, conservancy zones, acquisition projects, endangered species designations and other means of restricting the use of private property.
- Increased taxes due to Payment-In-Lieu-of-Taxes (PILT). The State of Wisconsin makes PILT payments to local units of government for loss of property tax revenue. However, PILT payments come from public coffers. The amount of the PILT payments is less than the normal tax levy.
- These purchases and regulatory takings are meant to be as nearly permanent as possible. Making a piece of property permanently off-limits from resource utilization may or may not serve future generations well.
- Some private conservancy organizations are acting as a conduit for private lands to be purchased and then transferred to public entities. Acting as a conduit for public agencies is an inappropriate use of public funds.
- The Town of Sherry requires coordination by all entities that utilize public monies for land purchases within the Town and contiguous jurisdictions. The Town requires coordination for all conservation easements within the Town and contiguous jurisdictions. Any property owner within the Town shall be fairly compensated for

public and conservancy land purchases **IF** the landowner is a willing seller. Any property owner within the Town shall be fairly compensated for any regulatory taking **IF** the property owner **CHOOSES** to allow the taking. The Town will coordinate with all parties concerned.

## **I. GOALS, OBJECTIVES AND POLICIES**

### **1. GOALS**

It is the goal of the Land Use section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin. (Source: Article 1, Section 14 Wisconsin Constitution).

The Town of Sherry does not support any (additional) purchasing of lands within the Town by the government or governmental agencies.

### **2. OBJECTIVES**

It is the objective of the Land Use section to achieve its stated goals through local control by utilizing the coordination process at the town level.

Government or government agency land purchases remove property from the tax base, and additionally remove private property from the private sector, thereby eliminating the ability of Town residents to purchase property, pay taxes, and create wealth and prosperity.

### **3. POLICIES**

No initiative should be addressed without early notification to the town for coordination of any public use or any effort that would change the taxation status of any parcel within the towns' jurisdiction.

Any policies adopted by the Town or Town appointed committees must be consistent with the goals of this section and overall coordination plan.

## **SECTION 12:**

### ***Element 9: IMPLEMENTATION***

This final element provides information regarding the implementation of the strategies outlined in the previous eleven sections. Implementation takes the form of carrying out the objectives and reviewing the goals and policies of each section. From time to time, the Town Planning Committee should review and amend the goals, policies, and objectives to be consistent with demographic, economic, political, and environmental changes that occur.

While the Plan contains the strategy and direction, it is the efforts of government officials, local organizations, and Town residents that actually make the plan happen. The Town Board is empowered to utilize local ordinances or policies to accomplish objectives; local organizations and non-profits may utilize the plan in focusing their efforts; Town residents may reference the plan to see how it impacts their lives and property rights to take appropriate action. Overall, the Town Board and the Town Planning Committee should refer to this plan as a “guidebook” for decision-making, and make their decisions from the standpoint of community impact, balanced by the rights of the individual, and tempered by the interests of the community (outlined in the Constitutions of the United States and the State of Wisconsin, and the Town’s resolutions and policies).

#### **A. RECOMMENDED IMPLEMENTATION SCHEDULE**

The following schedule for implementation is recommended to achieve the goals of the plan. All items should be considered necessary to implement the goals of the Coordinated Land Use Plan:

1. Adopt this Coordinated Land Use Plan to satisfy addressing the nine required elements in Wisconsin ss 66.1001.
2. Coordinate with nearby units of government to create mutually beneficial service agreements, economic, or environmental impacts and coordinate future planning efforts.
  - a. Attempt to ease or reduce municipal cost by procuring services from another jurisdiction or by selling existing services. However, never relinquish the powers given to the Town under the Constitution of the United States, the Constitution or statutes of the State of Wisconsin, and the resolutions, ordinances, or policies of the Town.

b. Request plans and information to open channels of communication, and allow nearby jurisdictions to receive the Town's legal notices.

3. Continue to maintain an official website [www.townofsherry.com](http://www.townofsherry.com) for the Town and its activities until this technology has effectively served its purpose or becomes cost prohibitive. Promote the Town's website on correspondence, postings and through other opportunities.

4. The Town Board or appointed advisory committee should review the coordinated land use plan at a minimum of every two years.

## **B. PLAN CONSISTENCY**

Preparing all the sections of this Plan concurrently has ensured that there are no known inconsistencies between the various sections of the Plan.

## **C. CONCLUSION**

With this Coordinated Land Use Plan, the Town of Sherry has established independence from the Regional Planning Commission, the Wood County Zoning and Planning Office and other State of Wisconsin agencies. The Town believes that "*We the people*", as stated in the Preamble to the Constitution of the United States, are the residents of the Town. Future Town boards, advisory planning committees and residents will follow the principles of the coordination process when updating this Plan.

At the time of review, implementation should be revisited as well. The review should not only update the plan, but can also be used as a "measuring stick" of progress to see where we have been, where we are, and the vision for the future.

## **SECTION 13: SOURCES**

Wisconsin Comprehensive Planning Law ss. 66.1001

Map Source Wood County Planning & Zoning Office, online maps

Wisconsin Department of Administration (WDOA) Demographic Service Center

U.S. Census Bureau

Wood County Planning & Zoning Office

WDOA Demographic Services Center, 2000

Web source: <http://www.city-data.com/city/Sherry-Wisconsin.html>  
Pages 3 & 5

WisDOT: Wisconsin Information System for Local Roads Certified Miles List (R-03 Report)

WisDOT 2008 AADT Data

Blenker-Sherry Sanitary Sewage District

Convention the Forest Stewardship Council (FSC)

Federal Data Quality Act

Web source: WorkNet

Web source: Development

Wisconsin Department of Workforce Development (WDWD)

North Central Wisconsin Workforce Development Board (NCWWDB)

Statement of Assessment for 2010 B.A. Pauls Associates

The Foundation for Common Sense, Inc.

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