

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.

Table 11-1:		
Existing Land Uses		
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.

TABLE 11-2:						
POPULATION DENSITY (people/sq. mile)						
	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.

TABLE 11-3:							
HOUSEHOLD DENSITY (households/sq. mile)							
	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.

TABLE 11-4:							
POPULATION ESTIMATES & PROJECTIONS (# of people)							
	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.

	Table 11-5:	
	Future Land Uses	
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:

TABLE 11-6:					
Equalized Real Estate Value					
	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.