

# *Sheridan Township*

# Land Use Plan



## **Sheridan Town Hall 2004**

### **Vision Statement**

**Preserve the rural and agricultural character of Sheridan Township,  
maintain a proper respect for our natural resources,  
and to develop a sound plan for our future.**

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# Town of Sheridan Land Use Plan

## INTRODUCTION

In recent years, many of our residents have noticed changes in rural living. Some welcome these changes. Others express concern about the future of rural living. Open space, abundant wildlife habitat, the family farm way of life, and strong congenial neighborly relations are all part of the rural atmosphere that many value.

In July of 1999 The Town sent a Citizen Opinion Survey to discover how residents felt about these issues. The results of this survey were tabulated and discussed at a Town Meeting, which established a land use planning committee composed of volunteers from the Town. A major concern of this committee is to preserve the rural and scenic character of the Town, while planning for orderly growth into the future.

Almost concurrently, Governor Thompson signed the 1999 Wisconsin Act 9 Bill, known as the "Smart Growth Law." This law provides the framework for developing comprehensive land use plans and for assisting towns in making informed land use decisions. Land use planning, or the lack of it, is a problem faced by towns all over the state.

This legislation encourages Town residents to examine their community in order to understand its future needs and wishes. The legislation also provides for incentives in the form of Grants to towns to begin to work on these plans. Appointed by the Town Board, a Land Use Planning Committee is working to draft a comprehensive land use plan. The plan consists of nine elements:

- **Issues and Opportunities**
- **Housing**
- **Transportation**
- **Utilities and Community facilities**
- **Agricultural, Natural, and Cultural Resources**
- **Economic Development**
- **Intergovernmental Cooperation**
- **Future Land Use**
- **Implementation**

A document titled "Contents of a Local Comprehensive Plan: A Checklist" attached.

The land use plan is organized into sections corresponding to each of these nine elements. Each of the nine elements will be supported by historical and demographic information in the form of objectives, policies, goals, maps, charts, and/or programs.

The Township of Sheridan is one of four in Dunn County that has no village or city. It fits the standard -- 36 square mile, six miles on a side -- format. It was set off as Township 31 of Range 13 on Nov 13, 1867 and remains that way today. The Town has a broad-based agricultural and residential area. With comprehensive planning, the people of the Township have the opportunity to create and maintain a high quality of life here.

## COMMUNITY INVOLVEMENT & INPUT

The purpose of this section is to review and summarize the community involvement activities and to summarize the input that was obtained during the planning process. Community involvement is a valuable tool for gathering public input, educating the public, and fostering a sense of ownership of the plan.

Survey and Visioning results indicate a strong desire to preserve the rural and agriculture character of the town and preserve farms and farmland for agricultural purposes and a strong desire for single family housing. See appendix for Survey results.

# Commission History

## Timeline

05/15/1999 Planning Resource and Development explained the land use planning process  
07/12/1999 Town Board sent out citizen's opinion survey  
09/15/1999 Planning Resource and Development reviewed survey results  
10/15/1999 Town Board appoints land use planning committee  
10/\_\_/1999 Smart Growth Law signed by Gov. Thompson(Wisconsin Act#9)  
08/15/2000 Town adopts county zoning  
06/15/2002 Grant application approved and county helps ???  
06/26/2002 Dunn County "Kick Off" meeting, Dunn County Judicial Center  
12/07/2002 Visioning session U W Extension  
12/15/2002 Plan Commission established by Town Board  
01/11/2003 Visioning session U W Extension  
06/14/2003 Open House Plan Commission  
09/27/2003 Plan Commission and Town Board host community potluck and open house  
09/25/2004 The Plan commission hosted its final open house to present and its progress. Goals were reviewed and objectives were presented. Maps and printed materials were available for viewing.

## Committee Members

### June 2000

James MrDutt	Chairman
Patrick McCoy	Secretary
Dave Bartlet	
Marilynn Bartos	
Mike Boesl	
Paul Holland	
James Hoover	
Mark Stuber	
William Wiseman	

## Commission Members

### December 2002

James Hoover	Chairman/Commissioner
Paul Holland	Secretary/Commissioner
Marilynn Bartos	Commissioner
Mike Boesl	Commissioner
Mark Stuber	Commissioner
Phil Gorsuch	Committee
Robbie Robinson	Committee
William Wiseman	Committee

## Advisors

### *Special Thanks*

Jim Forster	Dunn County
Marty Havlovic	UW Extension Office
Bob Colson	Dunn County
Jim Hulbert	Dunn County

# ISSUES AND OPPORTUNITIES

## Introduction

The purpose of this section is to present the existing population, housing, agricultural, and economic conditions that help define the Town of Sheridan. Understanding these factors is the first step in developing the land use plan for the Town of Sheridan.

## Population Characteristics

Population change is the primary component in tracking a community's growth and in predicting future trends and needs. Change in population affects all aspects of a community: recreation, transportation, agriculture, housing needs, and all community services.

### Population trends

This section identifies population trends and projections for the Town of Sheridan.

The year 2000 population density for the Town of Sheridan is 13.4 per square mile compared to 76 for the Town of Menomonie and 46.8 for Dunn County.

Unit of Government	Historical & Actual						Projection			
	1890	1970	1980	1990	2000	2005	2010	2015	2020	2025
Sheridan	423	426	476	468	483	497	505	510	520	533

Population from Census Data and Projection

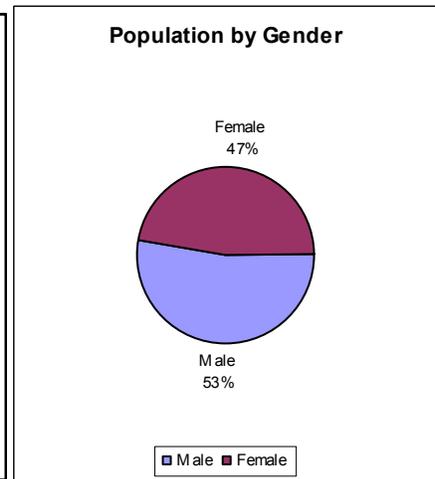
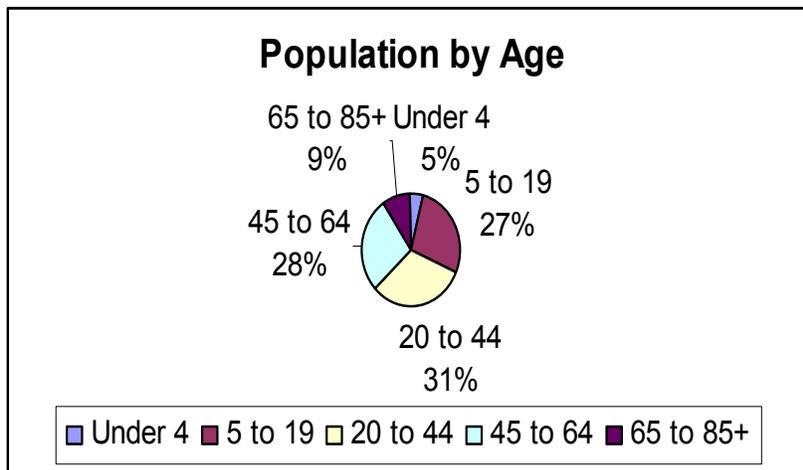
## Population and Household Comparison

Town of Sheridan	1990	2000	Numeric Change	Percent Change
Population	468	483	15	+3.2
Households	155	168	13	+8.4
Household size	3.02	2.88		

### Population profiles

Marital: In 2000 the Town of Sheridan had 80 single, 256 married, 32 divorced, and 11 widowed people.

## Gender and Age



### Age (2000 Census)

In the ten years leading up to 2000 the median ages for both Dunn County and the Town of Sheridan increased. In the Town of Sheridan, the median age climbed to 37.3 years. The Dunn County median age grew from 28.5 to 30.6 years. Moreover, the median age is expected to increase over the next

twenty years. In 2000 the Town had 92 people 55 or older. That is 19 % of the population. The ages of the population have an impact on the services provided by the Township.

**Summary: Population Characteristics**

Accurately predicting population change is difficult because there are many unpredictable variables. A contributing factor to this change is new families and their size moving into or out of the town. Therefore, this information should be continually updated to reflect the directions in which the township is actually moving.

**HOUSING CHARACTERISTICS**

Housing characteristics of the Town of Sheridan are important elements of the land use plan. The location of housing determines the cost of many public services and facilities. In addition, housing characteristics are related to the social and economic conditions of the community's residents. The need for housing also exerts pressure to convert agricultural land to other uses.

Vacant Housing Units	Town of Sheridan		County of Dunn	
	Number	Percent	Number	Percent
Total Housing Units	185	100%	1,129	100%
Vacant Housing Units	17	9.2%	940	6.2%

Occupied Housing	Town of Sheridan		County of Dunn	
	Number	Percent	Number	Percent
Occupied Housing Units	168	100%	14,337	100%
Owner-occupied housing units	146	86.9%	9,900	69.1%
Renter-occupied housing units	22	13.1%	4,437	30.9%

**Households**

A figure closely tied to housing units is the number of households in the township. From 1990 to 2000 the number of households in the Town of Sheridan increased from 155 to 168 (8.4 %). From 2005 through 2025 the Town of Sheridan is projected to add 30 new households (17.9%).

Households By Type	Town of Sheridan		Dunn County	
	Number	Percent	Number	Percent
Total number of households	168		14,337	100
Family households	130	77	9,265	64.6
With children under 18 years	63	38	4,496	31.4
Married couples	117	70	7,754	54.1
With children under 18 years	54	32	3,527	24.6
Female head of household	6	4	993	6.9
With children under 18 years	4	2	666	4.6
Non-family household	38	23	5,072	35.4
Householder living alone	28	17	3,500	24.4
Householder 65 years & older	9	5	1,286	9.0

During the same time the average household size decreased from 3.02 to 2.88, following the national trend of smaller families. Smaller households mean that more housing will be needed even if the population remains the same. These changes are a result of a combination of a number of factors; people are getting married at older ages, more divorces are occurring, more single parent households have come into being, and more elderly people are living alone.

**Household Projections and Comparison, Wisconsin DOA**

Unit of Government	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Sheridan	168	175	181	185	192	198

## **Low and Moderate Housing**

The number of low and moderate-income households is important in projecting future housing needs. The classification "low and moderate income households" includes all households that earn an amount equal to or less than 80% of the county median income or \$31,002 in 2000. Thirty-eight percent of Dunn county households fall in this category; in the Town of Sheridan, 26.4%. Affordable housing, as defined by HUD, is housing in which essential housing costs do not exceed 30% of the household income. The costs for owner occupied housing include the principal, interest, taxes, and insurance. In the Town of Sheridan, 16.7% of owner-occupied cost the residents 30% or more of their household income. In Dunn County the comparable figures were 17.1%.

## **Housing Trends**

Housing in the Town of Sheridan consists mostly of single family dwellings. In 2000 there were 155 single family units, 27 mobile homes, and only 3 units classified as 2-4 family units. In 2000 approximately 13% of the housing was rented. None of the rentals were multiple family units of five families or more. There were 146 owner occupied units and 22 renter occupied units.

The median value of owner occupied housing was \$86,700. The comparable figure for Dunn County is \$92,900 (2000.)

## **Summary: Housing Characteristics**

The plan needs to address the continued expansion of housing and subsequent loss of "undeveloped" land.

## **ECONOMIC CHARACTERISTICS**

The planning process must identify the Town of Sheridan's economic characteristics: the labor force, employment, educational levels, income, unemployment rates, and commuting patterns.

## **Economic Trends**

In general the Town continues to lose agricultural jobs. Yet while agricultural employment has decreased, it remains a strong economic sector in Dunn County, which has a higher rate of agricultural employment than does the region and in the State. Dunn County has less employment in the areas of manufacturing, services, transportation and utilities, and finance, insurance, and real estate sectors than does the region and state.

## **Employment Projections, Dunn County**

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 3,700 jobs added in the period 1991-2001, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

### Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 Census the Town of Sheridan had an unemployment rate of 1%. Over this reporting period Dunn County has outpaced the town but has maintained close parallels with the state regarding employment rates.

Subject	Town of Sheridan		Dunn County	
	Number	Percent	Number	Percent
Age 16 & older	369	100%	31,773	100.0%
In labor force	258	70%	22,439	70.6%
Civilian labor	258	70%	22,415	70.5%
Employed	253	69%	20,791	65.4%
Unemployed	5	1%	1,624	5.1%
Armed forces	-	-	24	0.1%
Not in labor force	111	30%	9,334	29.4%
Female (16 & older)	177	100%	15,715	100.0%
In labor force	109	62%	10,578	67.3%
Civilian	109	62%	10,566	67.2%
Employed	107	61%	9,876	62.8%

(Due to rounding percent totals may not add up to 100)

### Historical Labor Force

Agriculture, forestry, fishing, hunting and mining is the largest employment industry in our township. Manufacturing is the second largest industry employer. Educational, health and social services is the third largest industry employer. Industrial employment is determined by location of employer. This is the number of jobs in Dunn County. Labor force is estimated by where a worker lives. This is the number of Dunn County residents with jobs, including those that travel out of the county.

Employment By Industry Subject	Town of Sheridan		Dunn County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	66	26%	1492	7.2%
Construction	21	8%	1254	6.0%
Manufacturing	56	22%	3535	17.0%
Wholesale trade	2	1%	687	3.3%
Retail trade	18	7%	2755	13.3%
Transportation, warehousing and utilities	19	8%	1026	4.9%
Information	1	0.4%	295	1.4%
Finance, insurance, real estate, rental and leasing	4	2%	778	3.7%
Professional, scientific, management, administrative, and waste management services	42		845	4.1%
Educational, health and social services	46	18%	4578	22.0%
Arts, entertainment, recreation, accommodation and food services	4	2%	2140	10.4%
Other services (except public administration)	5	2%	834	4.0%
Public administration	7	3%	578	2.8%

(Due to rounding percent totals may not add up to 100)

**Income**

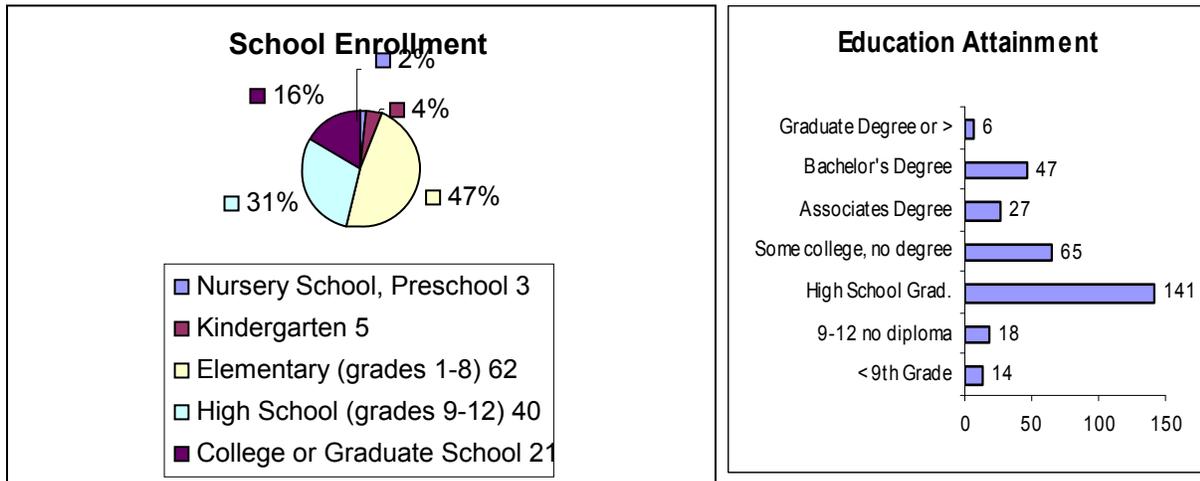
There are some distinct contrasts within the township, however. The median household income for the Town of Sheridan is \$44,167, about \$5,414 more than the median for the county.

Household Income	Number	Percent
	168	100%
Less than \$10,000	10	6%
\$10,000-\$14,999	4	2%
\$15,000-\$24,999	14	8%
\$25,000-\$34,999	32	19%
\$35,000-\$49,999	37	22%
\$50,000-\$74,999	55	33%
\$75,000-\$99,999	5	3%
\$100,000-\$149,000	7	4%
\$150,000-\$199,999	2	1%
\$200,000 or more	-	-
Average Household Income	\$44,167	
Average Social Security Income	\$10,737	
Average Retirement Income	\$11,897	

(Due to rounding percent totals may not add up to 100)

**Education Characteristics**

Education (U.S. Census, 2000) In the Town of Sheridan 89.9% of the people have graduated from high school or higher and 16.7% of our residents have a bachelor's or higher degree.



**Summary: Economic Characteristics**

With the declining agricultural activity most Town of Sheridan residents work outside the township, averaging a thirty-five minute commute. The median income for Town of Sheridan residents is about 14% higher than Dunn County's. A higher median age may partially account for the higher average income.

## **AGRICULTURAL CHARACTERISTICS**

Agricultural activity is an important part of the Town of Sheridan's economy. It also plays an important role, directly and indirectly, in the lifestyles of our residents. The changing status of agricultural land will have a huge impact on the nature of the Town of Sheridan over the next twenty years and beyond.

### **Agriculture Trends**

The amount of farmland in Wisconsin has been decreasing for some time. The number of farms, dairy farms in particular, has been steadily decreasing. Dunn County and the Town of Sheridan follow this trend.

### **Land Use (Town Land Use Data Book)**

Between the years 1990 to 1997, the amount of land used for farming in Dunn County decreased by 5.7% (19,322 acres). Over the same period the farm acreage in the Town of Sheridan has dropped by 0.7% (107 acres).

### **Farm Numbers**

From 1989 to 1997 the number of farms increased from 58 to 66, while the number of dairy farms declined from 38 to 25. This trend has continued since there are currently less than twenty-five dairy farms in the Town of Sheridan. Presently (2005) there are thirteen remaining dairy farms in Sheridan Township.

### **Age Factor**

It is important to consider the ages of the people farming. As farmers reach retirement age it is more likely that their land will be sold. In Dunn County, in 1997, more than 40% of the people farming were over 55 years of age. Only .9% were under twenty-five. Because the current economic conditions make it very difficult to make a living, fewer young people are farming. Thus, there is a strong possibility that more land will be taken out of farming, or absorbed by other farm entities.

### **Summary: Agriculture Characteristics**

Agricultural land is being converted to non-agricultural use. The number of farms, dairy farms in particular, has been decreasing steadily. The increase in population, and the resulting demand for housing, is one of the main causes for this change. The large number of farmers at or near retirement age increases the probability that the loss of farmland may accelerate in the near future. If this trend continues, the Town of Sheridan will lose many of its farms over the next twenty years. The Town of Sheridan opinion poll reveals that the large majority wants to preserve the rural atmosphere of our township.

# HOUSING

## Introduction

A core part of the planning process is the collection and analysis of information about the housing situation in the Town of Sheridan. In our needs assessment we have used knowledge of historical trends and data on current conditions to estimate the Town of Sheridan's future housing needs.

## Housing Trends

### Housing Supply (Dunn County Zoning and Sanitation Report and 2000 Census)

The Town of Sheridan has approximately 185 housing units. A November, 2003 windshield survey of 185 units in the Town provided the following information: About 15%, either new or recently built homes, were considered to be in excellent shape. Another sixty percent, recently built or older homes with only a few flaws, were considered to be in good condition. Twenty-four percent, mostly older homes needing a few repairs, like insulation, or storm windows, were considered in fair condition, but generally quite suitable for living. Less than 2%, homes needing major work, appeared to be in poor condition. Of the homes surveyed, Trailer Houses (single width Mobile Homes or Manufactured housing) comprised about 15% scattered throughout the Township. In that group of approximately 27, about 25% were good, 60% were fair, and 15% were poor.

In 2000 approximately 22 units were rented. There were three duplexes and no multiple family units. Currently there are about 13 households in the Town of Sheridan receiving rent subsidies. There are no special needs housing in the town, although there are probably some units with facilities such as wheelchair accessibility, etc. Rent on a two or three bedroom home ranged from \$200 per month to \$750 per month.

The 2000 median value of owner occupied housing in the Town of Sheridan was \$86,700. This figure is considerably higher than the median value for housing in Dunn County, which was only \$70,000.

### Housing Demand

Population is the most important factor in determining housing demand. According to the 2000 Census, approximately 483 people live in the Town of Sheridan. Since 1960 the population in our town has grown at about same the rate of the population of Dunn County. The population forecast for 2020 is 595, an increase of 23% from the year 2000. In 2000 the Town of Sheridan had 80 single, 256 married, 32 divorced, and 11 widowed people. From 1990 to 2000 the median age for the Town of Sheridan increased from 35.8 to 37.3 years. The median age is also expected to increase over the next twenty years.

## Age of Housing Stock

Source: US Census

1999 to March 2000	6	3.2
1995 to 1998	8	4.3
1990 to 1994	17	9.2
1980 to 1989	16	8.6
1970 to 1979	28	15.1
1960 to 1969	15	8.1
1940 to 1959	18	9.7
1939 or earlier	77	41.6

Source: US Census

## HOUSING STARTS

2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	Total
7	2	4	5	2	4	3	1	2	1	31

IN 2002 there were 5 new homes, 2 new mobile homes.

Source: 2002 Dunn County Annual report

## **Households**

The Dunn County Housing Authority has programs to provide assistance to lower-income families.

The major occupations for the Town of Sheridan residents 16 and over in 2000 were managerial and professional specialty 104; sales and office 39; production, transportation, and material moving 66; service occupation 13; farming, forestry, and fishing 13. Most people in the township commute to work and average about 34.5 minutes in their commute. Historically, Dunn County has had one of the region's lowest unemployment rates, due, in part, to University of Wisconsin-Stout, a large agriculture sector, and a large number of people commuting outside the county for employment.

## **Analysis**

The data indicates that the Town's population will continue to grow at a rate greater than that of the county. Additionally, there is an increasing need for housing. Currently there seems to be sufficient low-income housing. The present developments are not full so there seems to be adequate middle to high-income housing available in the short term. The Town may need between 20-30 housing units by 2020. Over that same time period many farmers will reach retirement age and may wish to sell land, possibly causing the haphazard development of land and straining the resources of the Town and the environment. If we wish to maintain the rural atmosphere in the Town of Sheridan, the township should exercise some control over residential development and housing. Green space should be required for all new developments of two or more housing units. Other objectives that help maintain the town's rural character should also be considered.

## **Special Needs**

Rural Townships such as Sheridan do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups and for persons with special needs. However, this does not mean that the town can not promote outside services to meet these needs. The following are programs and sources for those individual needing special housing needs to use as resources

### **Development/Redevelopment & Maintenance/Rehabilitation**

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since local (town) government in Dunn County do not have the infrastructure and resources to offer local assistance. Generally speaking the town is agricultural in nature; there are no run down neighborhoods or abandoned industrial sites therefore, there are no traditional "redevelopment opportunities".

### **Housing Environment**

The Town of Sheridan is currently under county zoning. The Town of Sheridan could also enact a moratorium on housing developments until the Land Use Plan is completed. About 80% of the land is zoned A2, and approximately 60% is in agriculture. There is currently one major development in the Town, Dunn Hills.

## **Summary**

The Town of Sheridan's population is increasing slightly faster than the projections. The average size of households is decreasing. These two facts indicate that the township will see continued growth. There will be continued need for all types of housing. Most of the housing in the Town is in reasonably good condition. Nearly all of the rental units in the Town are single family units. About 15% of the units are mobile homes. The high median housing value for the township indicates that there are also many units on the upper end of the scale.

# TRANSPORTATION

## Introduction

Supply adequate transportation systems now and in the future, while making every effort to preserve natural resources and to prevent undue strain on the environment.

## Transportation Trends

### Road Classification

#### Principle arterials.

Carry high traffic volumes (Interstates and freeways) There are none in the town.

#### Minor arterials.

Serve cities, large communities and other large traffic generators. There are none in the town.

#### Major collectors.

Provides service to moderate sized communities and links them to nearby population centers and higher function routes. The major highway in the Town of Sheridan is State Highway 64, which runs eight miles east and west through the southern part of the township. State Highway 25 runs through the Southeast corner a distance of one mile.

#### Minor collectors.

Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators and higher function roads. Minor collectors in the township are county roads O, V, F and V V. These roads connect to either other county roads, with state roads or with local roads to serve all destinations within the town and allows access to higher function roads beyond the town boundaries.

#### Local roads.

All roads not classified as arterial or collector are local functioning roads.

Dunn County to provide base map

The Town has 36.3 miles of roads to maintain; 31.0 miles of paved roads, 5.0 unpaved. 20 miles are classified as local, while 16.3 are low-use. The town roads that carry the largest volume of traffic are 1230<sup>th</sup> Ave, 350<sup>th</sup> St, 1350<sup>th</sup> Ave, 1250<sup>th</sup> Ave, 450<sup>th</sup> St, and 430<sup>th</sup> St.. The Town has a five-year road plan that calls for restructuring about 1.5 to 2 miles per year and for sealcoating and crackfilling as needed.

## Condition of local roads in 2004

PASER Rating	Warranted Maintenance	Percent
1 – 3 (poor to very poor)	Reconstruction	20.7
4- 6 (good to fair)	Preservative Treatments to Structural Improvements and leveling- overlay	36.6
7 – 10 (very good to excellent)	None Required to Routine Maintenance	42.7

## Road Maintenance Plans

The Town budgets \$180,000 annually for road maintenance. These funds are made up from local taxes, Revenue sharing, State highway aid, plus additional funds from the Trip and Bridge Aid Fund.

## Local 5 Year Plan

**2005 1390<sup>th</sup> Ave from County VV to 490<sup>th</sup> St. 410<sup>th</sup> St from 1390<sup>th</sup> Ave to County V**

**2006 1300<sup>th</sup> Ave from County VV to 490<sup>th</sup> St.**

**2007 1390<sup>th</sup> Ave from County VV to 490<sup>th</sup> St. 380<sup>th</sup> St from 1450<sup>th</sup> Ave to County V**

**2008 1450<sup>th</sup> from 290<sup>th</sup> St west to the Town line**

**2009 490<sup>th</sup> St from 1390<sup>th</sup> Ave to the Town line. 320<sup>th</sup> St, the south half.**

### **County 5 Year Plan**

**2007 County F from hwy 64 to County VVV**

### **State 5 Year Plans**

The State plans for highway resurfacing Highway 64 from County O west to County line.

### **Regional Transportation Systems**

#### **Air Transportation**

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

#### **Rail Transportation**

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

#### **Bicycle/Walking Trails**

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

#### **Special Transit Facilities**

Greyhound Bus Service is available in Eau Claire.

Disabled Elderly Transportation (DET) transports disabled and elderly citizens.

More information is available through the Dunn County Office On Aging.

#### **Freight Transportation**

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

### **Existing Transportation Plans**

#### **Translinks 21**

*Translinks 21* is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

#### **Wisconsin State Highway Plan-2020**

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

### **Midwest Regional Rail System**

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

### **Wisconsin Bicycle Transportation Plan-2020**

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of Township for bicycle traffic may be a subject of interest.

### **State Recreational Trails Network Plan**

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

### **Wisconsin State Airport System Plan-2020**

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

### **Summary**

In comparing state and regional plans with those of the town indicates there is no long range state or regional plans that need to be incorporated into the local transportation plans.

# UTILITIES AND COMMUNITY FACILITIES

## Introduction

The quality of life of the residents of the Town of Sheridan depends greatly on the type and extent of the facilities and services available in the community. The residents are concerned about health, safety, education, and recreation. In order to sustain the reputation of the community and to make it attractive to potential new residents, citizens must have a good understanding of current conditions.

This element examines a variety of the factors in making a community of high quality. The intent is to acquaint individuals with specific factors that currently exist. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the coming years.

## Utilities that apply to the Town of Sheridan:

- Transmission lines
- Distribution lines
- Phone lines
- Communication towers

## Existing Facilities & Services

### Water and Wastewater Facilities

There are no water and wastewater facilities within the Township. Private wells and septic systems are the responsibility of the individual landowner

### Storm Water Management Facilities

A storm sewer system is not available in the Township. Storm water is dispersed using the natural contours of the land in most sections of the township with drainage flowing down local creeks to the Hay River. Where roads and other construction have disturbed the terrain ditches, culverts and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. In rough terrain where heavy rains could cause washing of unprotected soil catch basins and/or rock rip-rapping have to be installed to slow water flow and prevent damage.

### Solid Waste Disposal/Recycling

Sheridan Township had a town dump that was closed in the 1980s. It was located in Section 11. The Township is part of the Dunn County Solid Waste management and recycling program. Residents are able to take their garbage and recyclable materials to a collection site on WI RTE 25 in the Township of Wilson. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill.

### Recreational Facilities

Public snowmobile trails can be found within the Township; they are maintained by the county and the state. There are no other recreational facilities within the Township. However, the Red Cedar State Trail is located in a neighboring township.

### Library Services

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail, a bookmobile and web services. As a member of IFLS the four libraries have access to library consultants who provide information service such as reference, interlibrary loan service, support for children's services, and services for special needs. All four libraries are governed by municipal boards which meet monthly and are appointed by their municipality. The closest library to Sheridan residents is located in the Village of Sand Creek.

Residents must go outside the Township for Library Services, although they can participate in the Mail-a-book Program.

## **Police Services**

The Dunn County Sheriff's Department provides police protection for the entire Township. 911 Service is available throughout the Township.

## **Fire Protection**

Fire protection is provided by Boyceville and Prairie Farm Fire departments, depending on the location of the incident. 911 service is available in the township.

## **Emergency Medical Services**

Emergency medical service for the entire community is provided by the Boyceville and Dallas Area ambulance Services. In addition to these services, Dunn County Sheriff's deputies are trained and equipped with defibrillators. 911 service is available in the township.

## **Municipal Buildings**

The town owns and maintains a Town Hall, and shop. The Town Hall is used for public meetings, elections and community events, the shop houses road maintenance equipment.

## **Electrical and Natural Gas Transmission**

Excel Energy and Dunn Co. Electric Cooperative provide electrical power to customers in the township. Two lines run through the Township. One runs from the northeast corner to the southwest corner, and the other runs east to west in the northern half of the Township. There are no electrical substations in the Township.

Excel Energy and Dunn Co. Electric have easements that give them the rights to maintain and to remove brush from the electrical rights of way. No housing or development may take place under these lines without their approval.

## **Telecommunications and Fiber Optics**

Chibardun Telephone Co-Operative provides telephone service to Township residents. If you need more knowledge of the utilities existing on your parcel, phone Digger's Hotline at 1-800-242-8511 or 1-800-542-2289.

## **Health Care Facilities**

Sheridan Township residents have ready access to health care in Prairie Farm, Barron and Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, Middleport Clinic and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds houses including a critical care unit and a birthing center. Emergency care is available 24-hour a day, 7-days a week basis.

## **Child Care facilities**

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12. Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

## **Cemeteries**

There are three cemeteries in the Town, Oak Grove in section 12 and the Vanceburg in section 8 and the Zion Sheridan 26. (See Points of Interest Map)

## **Schools**

A number of educational facilities are available to residents in the Town of Sheridan. These range from a local elementary school to three universities within commuting distance. The township is primarily served by the Boyceville and Prairie Farm School Districts. The School district boundary zig-zags through the town (see Points of Interest Map).

Sheridan Township is part of the Chippewa Valley Technical College. This campus is located in Menomonie. This Institution offer several associate degree and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District.

Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

## **Recreation**

Sheridan Township offers a wide variety of recreational activities. Such as: Walking, Jogging, Hunting, Fishing, Bicycling, Canoeing, Wildlife watching, etc.

## **Future Needs**

In looking to the future none of the private utility providers have expressed a concern regarding their ability to continue providing service, nor do they express a concern about expanding services if necessary. None of them indicated any plans to locate or expand service facilities in the township.

# AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

## Introduction

This element describes the resources that make up the rural characteristics of the Town of Sheridan. Here are the resources that will be discussed in this section:

Productive Agricultural Areas, Topography, Wetlands, Floodplains, Forests and Vegetation Types  
Wildlife habitat, Threatened and Endangered Species, State Natural and Wildlife Area  
Watersheds and Sub-watersheds, Water Features (Rivers, Streams) and Associated corridors  
Environmentally Sensitive Areas/Environmental Corridors, Historic/Cultural Sites

## Agriculture Section

### Soil and Usage

Productive agricultural areas include those areas which are underlain by prime or unique soils that allow the land to successfully produce food, forage, fiber, oilseed, and/or specialty crops. Prime farmland is land which has the best combination of both physical and chemical characteristics, such as soil quality, growing season, and moisture supply, which are needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Unique farmland is land other than prime farmland that is used for the production of specific, high-value food and fiber crops such as apple orchards, cherry orchards, or cranberry production.

The town of Sheridan is predominantly an agricultural township. Although the number of dairy farms has been declining the total number of farms has been increasing. In 1989 there were 38 dairy farms. By 1997 that number declined by 34% to 25. Numbers continued to decline by 50% with only 13 dairy farms remaining today. During the same period from 90 – 97 there was an increase in the total number of farms. As dairy farms have gone out of business the land has remained in production. Even though it may be sold in pieces it still gets rented by other crop or dairy farms and remains productive.

The trends of agriculture will probably continue at about the same pace. In the next 6 years Sheridan Township will lose another 6 – 7 dairy farms due primarily to age and economics. The land will either be farmed by the owner or rented to other farmers. More farms that are sold will be split into smaller parcels, as we continue to have more people wanting to move into a country setting. There will be moderate growth in the size of remaining farms. The topography of the township is not suitable to large expansions of farming operations. The size of fields and distance between them does not lend itself to the use of larger machinery.

Sheridan Township has an abundant supply of Class I, Class II, and Class III soils. There are several areas in the Township with exceptionally productive farmland. These areas are outlined on an attached surface feature map with soils identified. From 1987 to 1997 Dunn County lost approximately 32,000 acres of farmland. The number of farms operated by full-time farmers declined by 26% between 1987 and 1998. The number of farms operated by individuals for whom farming is a secondary occupation increased by 43%.

Acreage of productive agricultural areas	
(from satellite)	(from Tax Assessor)
12,000acres	15,425 acres

## Natural Resources Section

Dunn County is predominantly characterized by the topographical features of the western upland geographical province. The province includes narrow, steep-walled valleys and broad ridges. Much of the area has been in a driftless condition for at least the past 500,000 years. The land ranges from 750' above sea level to 1200' above sea level.

Areas of slopes 12% or greater should be considered sensitive areas. Protecting such areas from development maintains high water quality because construction on slopes of 12% or more can result in soils washing into nearby streams. The slopes, the hills, and the mounds create much of the township's rural character and bear undeveloped woodland areas.

Dunn County contains a rich mix of plant and animal species common to the northern hardwoods province, the northeast half of Wisconsin, and the prairie-forest province, the southwest half. The northern hardwood (or northern mesic) forest and the southern mesic forest contributed sugar maple, hemlock, American beech, basswood, and yellow birch. The southern oak forest, oak savanna, and prairies also appear.

A great white and red pine forest, perhaps owing its origin to Indian burning practices, once covered the north central part of the county. Dunn County offers rocky cliffs, richly thicketed mounds, rivers, creeks, sandbars, marshes, prairies, savannas, and woodlands.

Water in the ground-water reservoir moves by gravity from areas of recharge down the hydraulic gradient to areas of discharge. Recharge occurs over most of the county, and generally the hydraulic gradient is from topographically high to topographically low areas. Therefore, ground water is moving through the water-bearing rocks from the water divides in the highland areas of Dunn County to the streams where it is discharged.

It would be wise to consider the land and water below as absolutely connected to the land and water above. Therefore, we propose that certain elements of the Township be considered as major "environmentally sensitive areas." "Environmentally sensitive areas" are significant bodies of land and water that could be greatly damaged or eliminated by development. Inhabitants often identify such areas as "scenic" or as key elements of their surroundings. Environmentally sensitive areas that should be protected in the Township include the Hay River and its tributaries: Big Beaver Creek (Sections 20, 21, 27, 28, 34), Little Beaver Creek (Sections 30, 31, 32), Washburn Farm Creek (Section 26), Vance Creek (Section 5), Quarter Creek (Sections 5, 6, 7) and the shorelands adjacent to them; floodplains; woodlands; groundwater; aquifers; and any wetlands. "Wetlands are defined by State Statute as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions."

Wetlands recharge groundwater, act as a natural filtering system for nutrients, such as phosphorus and nitrates, serve as a productive wildlife habitat, maintain base flows for streams and creeks, and help control flood damage. Most wetland areas have been identified on the attached surface feature map. These areas contain hydric soils that are clearly indicated on the map (USDA/NCRS Soil Survey.) This plan should provide for an educational strategy, a voluntary program to achieve compliance with applicable State and County standards, and a regulatory approach should the first to approaches fail. For complete analysis see appendix B

- **SOIL**

See Appendix for NR151 (Wisconsin's Runoff Rules); ATCP 50 (A listing of Conservation Practices); and Committee Recommendations.

- **WATER QUALITY**

See Appendix for NR 151 (Wisconsin's Runoff Rules; ATCP 50 (A listing of Conservation Practices); and Water Quality Goals from the "State of the Lower Chippewa River Basin Report 2001, PUBL #WT 554-00; and Committee Recommendations.

## ENDANGERED RESOURCES

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

**Wisconsin's Endangered Species** are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

**Wisconsin's Threatened Species** are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered. Notify the local DNR agent for a listing of "Endangered and Threatened Species" and "Guide to Wisconsin's Endangered and Threatened Plants", published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

## WILDLIFE

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The Town of Sheridan is blessed with a variety of wildlife because of the diversity of its natural resources.

The following types of wildlife are common in the Town of Sheridan: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

If the Town of Sheridan has a wildlife problem, it is not with maintaining populations but controlling them. Uncontrolled populations result in crop damage, car collisions, and nuisance problems. The greatest problems with controlling populations are a lack of access to private property and firearm safety issues that come with increasing development.

Fewer landowners allow hunting for a number of reasons. Regardless of the reason, it is impossible to manage and control wildlife populations without access to private property. If wildlife populations aren't properly managed, natural forces such as starvation, predation, and destruction of habitat or disease become the limiting factor. It often takes years before populations recover from natural thinning.

## Natural Resource Programs

### Wildlife Habitat

The preservation of wildlife habitat should be one of our primary concerns. Wildlife habitat is generally recognized as any and all native flora and fauna and insects, territorial and aquatic, and the soils, wetlands, streams and lakes on which they depend. Lots to be set aside for development must be inventoried to determine whether their development will have an unfavorable impact on our natural resources.

The entire Township should be considered wildlife habitat. Of particular importance are the environmentally sensitive areas such as floodplains, wetlands, woodlands, and agricultural land, but even neighborhood green spaces provide niches for many species. Lawns, for instance, serve the preservation of wildlife habitat should be one of our primary concerns. Wildlife habitat is a preferential habitat for robins because they provide easy access to earthworms.

Currently, the Township has 555 acres in the Wisconsin Managed Forest Law Program. Only 320 acres remain in the Forest Crop and Woodland Tax programs.

The wildlife to be found in the township of Sheridan includes whitetail deer, wild turkey, gray squirrels, red squirrels, fox, raccoon, bear, coyote, rabbits, and an occasional report of a wolf sighting. Waterfowl is in abundance and usually includes wood ducks, mallards, bluebills, blue-winged teal, sandhill cranes, Canada geese, and blue herons. Songbirds can be found in many sites. Cardinals are present year round.

**Wetlands** (“Hydric soils one acre or greater in size”);

Acreage of Wetlands: approximately 839 acres according to DNR wetlands maps.

**Floodplains** (“Soils that are occasionally or frequently flooded);

**Nonmetallic Mining Deposits**

The Town of Sheridan has some sand and gravel deposits. These deposits can be found on outwash plains and have been identified and mapped using the new digital Soil Survey.

**Natural Resources Section**

**Historical/Cultural Resources**

Although the boundaries of the Town remain as they were set off on Nov. 13, 1867 much has changed within those boundaries since then and will most likely continue to change. We need to record these changes, (such as the immigrant’s beginnings, the logging history and the Vanceburg area, and agriculture’s evovement through the years), and learn how they have affected the Town.

**Historical Sites**

Item	Section	Site Description
1	8	Vanceburg School
2	26	Washburn School
3	1	Bilse School
4	31	Oak Lawn School
5	28	Little Beaver School
6	8	Vanceburg cemetery Civil War
7	4	Vanceburg Indian Battle
8	15	Sheridan Town Hall (constructed 1937)
9		
10		

These sites should be recorded by the committee.

# ECONOMIC DEVELOPMENT

## Introduction

The Town of Sheridan is mainly a residential town with a large agriculture land base. The major sources of employment are farming, manufacturing, and education and social services. Local employment is provided by Midwest Ducts, Nedland Industries, Ridgeland-Chetek Co-op, The Turkey Store, and in local school districts, banks, lumber yards, etc, etc. Many residents commute to Menomonie for work in local businesses and the Menomonie Industrial Park. In the Park most starting jobs offer \$10.50 an hour. Much of the work force resides in the surrounding townships and the City of Menomonie. The Industrial Park houses a Wal-Mart Distribution center, a 3M manufacturing plant, the Cardinal Glass factory, Anderson Window Manufacturing, Badger Foundry, three Phillips facilities, a cold storage facility, implement dealers, and a wood products manufacturing plant. At this time the Town of Sheridan lacks the infrastructure to support medium to large scale manufacturing.

## Trends

### Desirable Businesses and Industries

The Town would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. Appropriateness includes things such as the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the township.

## Economic Development Programs

### State and County Programs

The town has no resources to offer or provide economic development assistance but would support appropriate proposals and would encourage them to review the following State and the County programs regarding locating or expanding existing businesses:

### Selected Economic Development Programs

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEBR).

Enterprise Development Zone (EDZ)

Community Development Zones (

Rural Economic Development (RED) Early Planning Grant Program.

Wisconsin Development Fund-Major Economic Development Program (MED).

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

Other resources for Economic Development: University of Wisconsin-Stout Technology Transfer Institute; Dunn County economic Development Corporation; Marty Havlovic, Community Resource Education.

## Community Strengths and Weaknesses

### Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Excellent infrastructure of telecommunications industry.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good medical services.
- A number of religious institutions.

### Weaknesses

- No public sewer and water system.
- No economic assistance programs to promote new businesses.

### Regional Industrial/Business Parks

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	0
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

The town of Sheridan does not have an industrial/commercial base to use as a base for making future projections. However, the town would review any proposal against the towns plan. If the proposal is appropriate for the town, the town would work to secure such proposals. If the proposal is not appropriate for the town, the town would recommend they pursue the above listed Industrial/business parks.

# INTERGOVERNMENTAL COOPERATION

## Introduction

Intergovernmental cooperation is defined as a compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local government units, for siting and building public facilities and sharing public services. For the Town of Sheridan, the interacting units include surrounding townships, Dunn County, the State of Wisconsin, and the Federal Government. In addition to the major governmental units, many specific governmental agencies have an impact on the development of the Township.

Surrounding Townships: the Townships of New Haven, Tiffany, Hay River, and Wilson surround the Town of Sheridan. We also share the Dunn/Barron County line with the Town of Prairie Farm.

Fire protection is provided by the Prairie Farm Fire Department and ambulance service is provided from Dallas.

The town has road maintenance agreements with the adjoining townships. The existing arrangements for the Township work well, but they may have to be modified if population concentrations change.

As we plan for the Town, we should maintain contact with surrounding townships. We may want to create a strategic planning task force to insure beneficial growth and services for people in all of the townships.

**Dunn County:** Dunn County provides construction and maintenance of county highways, law enforcement services, garbage and recycling services, and oversight of various ordinances. The County also supports the Land Conservation Office, which gives technical information to the residents of the Township. These services now meet the needs of the residents. The Township does not plan to duplicate or enhance these services during the next twenty years.

**State of Wisconsin:** The State provides funds to build and maintain State Highways 25 and 64 both intersect and pass through the Town. The State also supports the Land Conservation Service, the Department of Natural Resources, and UW-Stout. The DNR assists in identifying and preserving environmentally sensitive areas, provides forest management services, and licenses fishing and game hunting. Moreover, the State provides funding assistance for the UW-Extension.

**Schools:** The Town is a part of the Prairie Farm and Boyceville Districts. Although there are no public schools within its boundaries, the Town collects real estate taxes for the Prairie Farm and Boyceville Districts and Chippewa Valley Technical College. The Township's commitment to education is strong.

**Federal Government:** the Federal Government has a wide range of programs and regulations that influence the State, the County, and the Township. These wide-ranging programs often change and need to be continuously monitored.

## Process to Resolve Conflicts

Sometimes conflicts arise regarding intergovernmental issues. There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances.

Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

**Binding arbitration**  
**Non-binding arbitration**  
**Early neutral evaluation.**  
**A focus group**  
**A mini-trial**  
**A moderated settlement conference**  
**A summary jury trial**

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Presently no conflicts exist with land use or with other governmental units. Unwritten but enduring agreements between Sheridan and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

At present the Town of Sheridan has no conflicts with other governmental units. If conflicts develop, the Town Board will take immediate steps to resolve them. A Strategic Planning task force, combining the surrounding township units should be put into motion.

## **LAND USE**

### **Introduction**

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, community likes and dislikes, and to define what residents want the community to become. It studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure implementation of the plan is consistent with the goals and objectives. Based on its findings this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics.

**General Policies**

Prepare existing land use map, identify contaminated sites, assess real estate forces, identify conflicts, 20 year projections, and prepare future land use map.

**Current Land use Map**

The existing Land Use map was generated by analyzing demographic data related to development. It shows the patterns of development up the time that the map was generated. It is probably already inaccurate since development is a constant force at work changing the landscape but, the importance of the map isn't its accuracy, rather the patterns and type of development that has occurred. Sheridan is a large township with some large farm fields, but the topography of the township is not suitable to large expansions of farming operations. Housing development is the other major land use that shows up on the map. Because of its proximity to Eau Claire, Menomonie, Sheridan has experienced limited residential development. The following chart is a statistical look at the various land uses within the township.

**Existing Conditions**

**Current Land use Map**

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands, Surface Water, Waste Disposal Sites

**Land Use Summary**

Source: 2003 Dunn County Real Estate Valuation Statement

<b>Total Acres 23178.87</b>	Total Parcels	Improved Parcels	Total Acres	Town Net Density Parcel	Average parcel size In acres
<b>General Property</b>					
Residential	130	118	405.60	1:178.29	3.12
Commercial	0	0	0	0	0
Manufacturing	0	0	0	0	0
Agricultural	626	0	15425.17	1:37.02	24.64
Swamp & Waste	203	0	839.39	1:114.17	4.13
Forest	337	0	5310.38	1:68.77	15.75
Other	95	94	249.8	1:273.97	2.62
<b>Total</b>	<b>1391</b>	<b>212</b>	<b>22230.34</b>		<b>15.98</b>
<b>Woodland Tax</b>					
Private Forest	8	0	320.87		40.10
Managed Forest Open	10	0	117.05		11.70
Managed Forest Closed	13	0	377.58		13.00
<b>Total</b>	<b>31</b>	<b>0</b>	<b>875.5</b>		<b>28.24</b>
<b>Exempt Property</b>					
Federal	0	0	0		0
State	8	0	16.67		2.08
County	19	0	46.13		7.68
Other	6	0	10.23		1.70
<b>Total</b>	<b>33</b>	<b>0</b>	<b>73.03</b>		<b>2.21</b>

## Dunn County Real Estate Activity & Cost

### Contaminated Sites

Only one potential site is the closed town dump, located in section 11

### Redevelopment Opportunities

The town is basically agricultural in nature. It is a rural environment there are no incorporated areas, no blighted neighborhoods and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

### Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses.

Regardless of the type or degree of conflict they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns.

From discussions with elected officials and the general population no significant land use conflicts have been identified.

### Future Conditions

The Preferred land Use Map represents the patterns of development that the town wants to happen over the next twenty years. It mainly deals with the three land uses, Residential development and agriculture. These uses also represent the negative and positive aspects of citizens concern for "Protecting Agricultural Land" and "Preserving Rural Character",

Protecting Agricultural land while allowing residential development is a balancing act because it deals with individual landowner property rights and community need. The map shows where these uses; areas of high agricultural value and areas of lower agricultural value (residential development) should occur.

Prime agricultural lands have been identified and mapped. It is important to note that these areas **ARE NOT** proposed zoning districts and do not represent any limitations as to its future use. These areas represent the agricultural land that because of their soil type, parcel size, proximity to other farm land and or its potential to be irrigated are of a higher agricultural value to the township. However locating and managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands will be managed at either the local or county level.

### Projections

Projections in five-year increments.

	2003-2008	2008-2013	2013-2018	2018-2023
Number of Housing Units	175	183	197	232
Acreage needed for Housing Units	3.0	2.67	2.42	2.10
Number of Commercial& Industrial Units	0	0	1	0
Acreage needed for Commercial& Industrial Units	0	0	20	0
Number of Farm Units	66	58	51	47
Acreage needed for Farm Units	233	267	304	330

### Preferred Land Use Map

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands,  
Surface Water, Waste Disposal Sites.

## IMPLEMENTATION

### Introduction

The Town of Sheridan Comprehensive Plan provides for the rural development and open space preservation objectives recommended by the Town's Plan Commission. This section identifies the mechanisms to implement those recommendations such as zoning, subdivision controls, ordinance development and local informational opportunities.

The objective of the plan as a whole is to meet the goals. The goals cross over into other elements of the plan therefore in order to achieve a goal the objectives also must cross over. To meet the goals set forth in the plan the Town Board should use the following process to organize and implement its goals.

The Town of Sheridan Comprehensive Plan provides for the rural development and open space preservation objectives recommendations. This section identifies the mechanisms to implement those recommendations such as zoning, subdivision controls, ordinance development and local informational opportunities.

## **COMMUNITY COOPERATION**

Community cooperation is the educational and communication tools available to the town to help it analyze the need and importance of zoning and local ordinances. Through community cooperation the town can stay informed about local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation.

## **LOCAL ORDINANCES**

Other common implementation tools available to the town are local ordinances such as subdivision ordinances and site plan review. The town currently has some local ordinances in place. The town will review its ordinances against the comprehensive plan, county zoning ordinance and state statutes and if inconsistencies are discovered, the town will make necessary ordinance revisions. If the town were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides.

Control of land divisions is of particular importance since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. The plan recommends the Town adopt a conservation subdivision ordinance.

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

## **COUNTY ORDINANCES**

Most local units of government rely on the Dunn County Comprehensive Ordinances as the tool to implement their plan. The County's comprehensive ordinances regulate subdivisions, storm water and erosion control and zoning. Of those ordinances, zoning is the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so property can be adequately served with governmental facilities such as street, school, recreation and utility systems. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as

agriculture, conservancy, residential, commercial and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights and setback requirements.

The Town of Sheridan is participating in Dunn County Comprehensive Zoning. Primarily the Town is zoned A2 which requires a minimum of 5 acres for a residential building site, with some selected areas zoned A3 with a 1 acre building site allowable. Currently the county is revising its zoning ordinance to reflect existing and emerging development patterns. The county is working closely with the towns to get input for this revision cycle and to identify concerns for the planned rewrite of the zoning ordinance.

The Town's Comprehensive Plan and recommendations will be reviewed against the county ordinances. If inconsistencies between the Town's plan and county zoning are discovered, the Town will request the County to make zoning ordinance revisions to be consistent with the plan.

Recommendations of the Town comprehensive plan are long range and it is important to understand that some areas of the Preferred Land Use map will not be developed for a number of years. Consequently, county-zoning districts may not need to be immediately changed to reflect the Town's comprehensive plan and should be changed incrementally. Zoning should always be consistent with appropriate use of the land.

## **IMPLEMENTATION PROCESS**

This plan looks twenty years into the future. The purpose of the plan is not to solve local issues but, rather to identify patterns and trends and provide direction for the town. The recommended direction for the town to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before it can be started. Some goals may have a higher priority while others may need additional resources. The most important issue regarding implementation isn't the goals and objectives but rather a clear process defining a beginning, middle and an end of a particular goal and objectives.

Since these goals are based on some level of community participation beginning the implementation process with Community Cooperation may result in a better understanding of the task at hand. In this step of the process focus groups, affected users and or landowners, local and regional officials, experts, consultants and interested citizens are identified and invited to attend informational meetings.

At these initial meetings a particular goal and its objectives are presented to the group. Its merits and effects on each of the focus groups are discussed and a committee is formed. The committee establishes a meeting schedule and an agenda for subsequent meetings.

To begin the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goal.
2. The Town Board passes the goal to the Plan Commission for their recommendation.

If the Plan Commission becomes involved they have two options open to them;

1. Act, using only Plan Commissioners.
2. Form sub-committees with Plan Commission involvement.

Regardless of which option is exercised the first step of the implementation process should involve community cooperation. In this initial step focus groups, affected users and or landowners, local and regional officials, experts, consultants and interested citizens are invited to attend informational meetings.

At these initial meetings the goal and its objectives are presented to the group. Its merits and effects on each attendee are discussed and if necessary the Plan Commission forms a sub-committee. From there meeting schedules and agendas are set.

### **Committee meetings are held to;**

- Identify other user/ focus groups that may be affected and invite them to a meeting.

- Compared the goal and its objectives to applicable local and county ordinances.
- Identify ordinance/ user conflicts.
- Identify conflict resolution options.
- Identify resources required for each option.
- Develop an action plan.
  - Statement of desired outcome.
  - Framework for each resolution option.
  - Recommend preferred implementation tool(s)
    - Develop educational/ informational program(s)
    - Develop or amend local ordinance(s)
    - Develop or amend county ordinance(s)

Once the committee has developed the action plan it is offered to the Plan Commission. If the Plan Commission disagrees with the action plan it is sent back to the committee with revision instructions. Once the Plan Commission agrees with the action plan it sends a recommendation to the Town Board to approve the plan. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the recommendation they adopt the action plan and instruct the Plan Commission implement the action plan by following one or more of the following implementation tools.

If a sub-committee develops the action plan it is offered to the Plan Commission. If the Plan Commission disagrees with the action plan it is sent back with revision instructions. Once the Plan Commission agrees with the action plan it sends a recommendation to the Town Board to approve the action plan. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it adopts the action plan and implements the action plan.

This implementation process provides a basic framework for future town officials to follow when addressing the goals and objectives.

## **Implementation Tools**

### **Develop educational/ informational program(s)**

Plan Commission would work up prototype packets with estimates of costs to produce/ distribute them. It would send a recommendation to the Town Board to approve the educational/informational program(s). If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the recommendation they adopt the educational/ informational program(s).

### **Develop or amend local ordinance(s)**

Plan Commission would draft language amendments to existing ordinance or it would draft language for a new ordinance. It would send a recommendation to the Town Board to approve the draft. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the recommendation they either amend the existing ordinance or they adopt the new ordinance.

### **Develop or amend county ordinance(s)**

Plan Commission would draft language amendments to existing ordinance or it would draft language for a new ordinance. It would send a recommendation to the Town Board to approve the draft. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the recommendation they either send the amendment request to the county or they send the new ordinance request to the county. Once the request reaches the county it would follow the county amendment process.

This implementation process provides a basic framework for future town officials to follow when addressing the goals and objectives. To help future officials, a basic objectives and a list of affected users

and or focus groups developed as part of the Community Cooperation The list and the objectives are a framework for setting up the initial meeting.

## **PLAN MONITORING, EVALUATION AND UPDATE**

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update, depends on new conditions and issues that demand a plan update. The Town Board will monitor the progress of plan implementation and evaluate it against changing conditions on at least five year intervals or as changes warrant. The Plan Commission will remain flexible with regard to updates. It is not expected that updates will be necessary more often than every two years, but should be conducted within seven years.

## **Goals and Objectives**

The Town of Sheridan has worked very hard to preserve the rural character and agricultural lifestyle. In order to maintain important farmland and to preserve rural character it is a strong recommendation of this plan for the town to remain primarily A2 and to continue to work to keep as much of the town as possible as A2.

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. The goals are the Town's desired destination.

The Plan Commission through the use of visioning sessions, citizen opinion survey, reviewing inventory data and other community input accomplished development of goals. The following goals have been compiled to provide for the orderly growth and development of Sheridan Township, in a manner that ensures a safe and healthful environment for the Town and its residents, by promoting an efficient use of the Town's resources.

## **Goals & Objectives**

- **Preserve rural character of Sheridan Township**
  - Promote developments that do **NOT** compromise open space.
  - Enact ordinance to address and/or preserve the rural environment.
  - Help citizens realize the importance of agricultural land in maintaining "open space" or "green space".
  - Create a Code of Rural Living for Town residents present and future.
    - Welcome Wagon approach.
    - Explain the "Special ness" of living in an Agriculture Based Community
      - Expect certain sounds, smells, and hazards.
      - Pizza delivery is not probable.
      - Know your neighbor program.
      - Etc.
    - Encourage participation in local government
      - Annual Meeting
      - Budget Meeting
      - Land Use Meeting
      - Encourage Town Annual Picnic
      - Use Township Newsletter/Website for communication.
- **Protect the family farm way of life**
  - Identify and inventory all potentially productive farm land.

- Resolve conflicts between the existing zoning map and the preferred land use map (Prime agricultural area and the ag-residential zone A3).
- Enlist any agency that can promote perpetuation of farming.
- Develop programs to help transfer farm ownership.
- Encourage family farm operations.
- Help keep farm land in farm operations.
- Provide any assistance to maintain quality farmland.
- Promote farmer / developer cooperation to keep “Open Space” productive.
- Protect individual property rights.
  - The right to farm.
  - The right to livelihood.
- Write a subdivision ordinance.
- **Preserve and Protect Natural Resources**
  - Protect environmentally sensitive areas.
  - Protect wildlife habitat, species and plants.
  - Protect ground and surface waters.
  - Promote the recreational use of the Hay River.
    - Grant application to develop public parking and access.
- **Protect the economic stability of the Town**
  - Encourage only businesses that are environmentally responsible.
  - Encourage home based businesses.
  - Restrict any business that would a negative economical impact the township.
- **Develop a sound base for single-family housing**
  - Write an ordinance requiring all manufactured homes have foundations.
  - Adopt a local subdivision ordinance.
  - Require all new construction to meet current building codes.
  - Make residents aware of severe weather protection facilities if needed.
  - Identify and rank appropriate housing sites.
  - Promote the rehabilitation of abandoned farmsteads and homesites.
  - Enforce driveway ordinance to ensure public safety.
- **Preserve the Towns historical and cultural resources**
  - Identify and inventory all historical sites.
  - Document the cultural history of the Town.
  - Implement a Historical/Cultural Committee.
    - Find and preserve old documents, photos, letters, etc.
  - Preserve the Town Hall; however add running water and restroom facilities.
- **Promote cooperation with neighboring and other governmental bodies.**
  - Develop communication with neighboring towns, both incoming and outgoing.

### **County Objectives**

- Coordinate with the Dunn County Land Conservation Division to provide training on the Revised Universal Soil Loss Equation (RUSLE) and the importance of residue management and no till in controlling soil erosion.
- The Committee would like to see the re-establishment of grassed waterways as a high priority best management practice and that this practice be given a high priority for State and Federal cost sharing assistance.
- Coordinate with the Land Conservation Division to educate landowners on the advantages of participating in the Conservation Reserve Enhancement Program (CREP).

- Coordinate with the USDA-Natural Resources Conservation Service and the Dunn County Land Conservation Division to educate landowners and help them qualify for the Conservation Security program, so that when the Red Cedar River Basin is selected, landowners can take advantage of the incentive payments.
- Work with all landowners, living near streams, to voluntarily participate in an “Adopt a Stream Program” to achieve the water quality goals within the Township. If all of the landowners living near a stream volunteer to participate, as a group, they should be given priority for State and Federal cost sharing programs.
- Encourage woodland owners to work with the DNR Forester to remove those trees that are most likely to be defoliated and killed by a gypsy moth infestation, Dutch Elm disease, oak wilt, bark beetle, blister rust, and other woodland management problems.
- Work with the DNR Foresters to educate landowners about the Managed Forest Program.
- Work with the Department of Natural Resources, USDA-NRCS and the Land Conservation Division to become aware of what plants are considered invasive and to become educated on their control.
- Recommend educating landowners on the importance of allowing hunting to control wildlife populations.

## **Appendix A**

According to Wisconsin DNR policies, a farmer may apply no more than 75 pounds of phosphate, in the form of unincorporated manure or organic material, per acre per year.

After December 31, 2004 a farmer cannot apply nutrients to any field unless a certified testing laboratory has conducted a soil and nutrient test on that field (NCRS technical guide NM standard 590.)

After December 31, 2006, a farmer applying nutrients to any field shall create and comply with an annual nutrient management plan that includes every field, is approved by a certified NM planner, and meets the NRCS standard for nutrient management and UW Extension recommendations for soil testing.

The Dunn County Board of supervisors voted to adopt a Manure Management Ordinance for Dunn County on April 26, 2000. The purpose of this ordinance is to regulate the location, design, construction, installation, operation, and maintenance of all new or altered manure storage facilities and the application of manure from all new or altered manure storage facilities and other structures.

Items to be addressed: distance from well, groundwater and bedrock; type of liner needed, if any, and location upon which manure will be spread when structure is emptied. Those who plan to construct a new storage facility or to alter an existing facility must apply for and obtain a permit from the Dunn County Land Conservation Division.

This ordinance also addresses unconfined manure stacking, which is usually placed on field edges or other areas not suitable for cropping. Such locations may not be within a "Water Quality Management Area," which is defined as:

- A. The area within 1000 feet from the ordinary high-water mark of navigable waters that consist of a lake, pond, and flowage, except for a navigable water that is a glacial pothole lake. "Water quality management area" means the area within 1000' from the high-water mark of the lake.
- B. The area within 300 feet from the ordinary high-water mark of navigable waters that consist of a river or a stream.
- C. A site that is susceptible to groundwater contamination or that has the potential to be a direct conduit for contamination to reach groundwater.

## **Appendix B**

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Sheridan town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>483</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>483</b>	<b>100.0</b>
Male.....	254	52.6	Hispanic or Latino (of any race).....	3	0.6
Female.....	229	47.4	Mexican.....	3	0.6
Under 5 years.....	23	4.8	Puerto Rican.....	-	-
5 to 9 years.....	35	7.2	Cuban.....	-	-
10 to 14 years.....	40	8.3	Other Hispanic or Latino.....	-	-
15 to 19 years.....	53	11.0	Not Hispanic or Latino.....	480	99.4
20 to 24 years.....	21	4.3	White alone.....	472	97.7
25 to 34 years.....	50	10.4	<b>RELATIONSHIP</b>		
35 to 44 years.....	80	16.6	<b>Total population</b> .....	<b>483</b>	<b>100.0</b>
45 to 54 years.....	89	18.4	In households.....	483	100.0
55 to 59 years.....	30	6.2	Householder.....	168	34.8
60 to 64 years.....	17	3.5	Spouse.....	117	24.2
65 to 74 years.....	23	4.8	Child.....	160	33.1
75 to 84 years.....	18	3.7	Own child under 18 years.....	126	26.1
85 years and over.....	4	0.8	Other relatives.....	9	1.9
Median age (years).....	37.3	(X)	Under 18 years.....	3	0.6
18 years and over.....	347	71.8	Nonrelatives.....	29	6.0
Male.....	188	38.9	Unmarried partner.....	13	2.7
Female.....	159	32.9	In group quarters.....	-	-
21 years and over.....	325	67.3	Institutionalized population.....	-	-
62 years and over.....	57	11.8	Noninstitutionalized population.....	-	-
65 years and over.....	45	9.3	<b>HOUSEHOLD BY TYPE</b>		
Male.....	24	5.0	<b>Total households</b> .....	<b>168</b>	<b>100.0</b>
Female.....	21	4.3	Family households (families).....	130	77.4
<b>RACE</b>			With own children under 18 years.....	63	37.5
One race.....	478	99.0	Married-couple family.....	117	69.6
White.....	475	98.3	With own children under 18 years.....	54	32.1
Black or African American.....	1	0.2	Female householder, no husband present.....	6	3.6
American Indian and Alaska Native.....	2	0.4	With own children under 18 years.....	4	2.4
Asian.....	-	-	Nonfamily households.....	38	22.6
Asian Indian.....	-	-	Householder living alone.....	28	16.7
Chinese.....	-	-	Householder 65 years and over.....	9	5.4
Filipino.....	-	-	Households with individuals under 18 years.....	65	38.7
Japanese.....	-	-	Households with individuals 65 years and over.....	31	18.5
Korean.....	-	-	Average household size.....	2.88	(X)
Vietnamese.....	-	-	Average family size.....	3.20	(X)
Other Asian <sup>1</sup> .....	-	-	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	-	-	<b>Total housing units</b> .....	<b>185</b>	<b>100.0</b>
Native Hawaiian.....	-	-	Occupied housing units.....	168	90.8
Guamanian or Chamorro.....	-	-	Vacant housing units.....	17	9.2
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	-	-	occasional use.....	9	4.9
Some other race.....	-	-	Homeowner vacancy rate (percent).....	0.7	(X)
Two or more races.....	5	1.0	Rental vacancy rate (percent).....	12.0	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>168</b>	<b>100.0</b>
White.....	480	99.4	Owner-occupied housing units.....	146	86.9
Black or African American.....	2	0.4	Renter-occupied housing units.....	22	13.1
American Indian and Alaska Native.....	6	1.2	Average household size of owner-occupied units.....	2.87	(X)
Asian.....	-	-	Average household size of renter-occupied units.....	2.91	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	-	-			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Sheridan town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school.....	131	100.0	Total population.....	470	100.0
Nursery school, preschool.....	3	2.3	Native.....	467	99.4
Kindergarten.....	5	3.8	Born in United States.....	467	99.4
Elementary school (grades 1-8).....	62	47.3	State of residence.....	377	80.2
High school (grades 9-12).....	40	30.5	Different state.....	90	19.1
College or graduate school.....	21	16.0	Born outside United States.....	-	-
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born.....	3	0.6
Population 25 years and over.....	318	100.0	Entered 1990 to March 2000.....	-	-
Less than 9th grade.....	14	4.4	Naturalized citizen.....	3	0.6
9th to 12th grade, no diploma.....	18	5.7	Not a citizen.....	-	-
High school graduate (includes equivalency).....	141	44.3	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree.....	65	20.4	Total (excluding born at sea).....	3	100.0
Associate degree.....	27	8.5	Europe.....	3	100.0
Bachelor's degree.....	47	14.8	Asia.....	-	-
Graduate or professional degree.....	6	1.9	Africa.....	-	-
Percent high school graduate or higher.....	89.9	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	16.7	(X)	Latin America.....	-	-
<b>MARITAL STATUS</b>			Northern America.....	-	-
Population 15 years and over.....	379	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married.....	80	21.1	Population 5 years and over.....	450	100.0
Now married, except separated.....	256	67.5	English only.....	438	97.3
Separated.....	-	-	Language other than English.....	12	2.7
Widowed.....	11	2.9	Speak English less than "very well".....	-	-
Female.....	9	2.4	Spanish.....	4	0.9
Divorced.....	32	8.4	Speak English less than "very well".....	-	-
Female.....	13	3.4	Other Indo-European languages.....	8	1.8
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well".....	-	-
Grandparent living in household with one or more own grandchildren under 18 years.....	-	-	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	-	-	Speak English less than "very well".....	-	-
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over ..	347	100.0	Total population.....	470	100.0
Civilian veterans.....	37	10.7	Total ancestries reported.....	542	115.3
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab.....	-	-
Population 5 to 20 years.....	123	100.0	Czech <sup>1</sup> .....	2	0.4
With a disability.....	8	6.5	Danish.....	4	0.9
Population 21 to 64 years.....	286	100.0	Dutch.....	8	1.7
With a disability.....	49	17.1	English.....	28	6.0
Percent employed.....	57.1	(X)	French (except Basque) <sup>1</sup> .....	3	0.6
No disability.....	237	82.9	French Canadian <sup>1</sup> .....	-	-
Percent employed.....	83.5	(X)	German.....	217	46.2
Population 65 years and over.....	41	100.0	Greek.....	-	-
With a disability.....	14	34.1	Hungarian.....	4	0.9
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup> .....	27	5.7
Population 5 years and over.....	450	100.0	Italian.....	2	0.4
Same house in 1995.....	330	73.3	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	120	26.7	Norwegian.....	188	40.0
Same county.....	38	8.4	Polish.....	-	-
Different county.....	82	18.2	Portuguese.....	-	-
Same state.....	56	12.4	Russian.....	-	-
Different state.....	26	5.8	Scotch-Irish.....	2	0.4
Elsewhere in 1995.....	-	-	Scottish.....	4	0.9
			Slovak.....	9	1.9
			Subsaharan African.....	-	-
			Swedish.....	12	2.6
			Swiss.....	2	0.4
			Ukrainian.....	-	-
			United States or American.....	17	3.6
			Welsh.....	-	-
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	13	2.8

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Sheridan town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over .....	369	100.0	Households .....	166	100.0
In labor force .....	258	69.9	Less than \$10,000 .....	10	6.0
Civilian labor force .....	258	69.9	\$10,000 to \$14,999 .....	4	2.4
Employed .....	253	68.6	\$15,000 to \$24,999 .....	14	8.4
Unemployed .....	5	1.4	\$25,000 to \$34,999 .....	32	19.3
Percent of civilian labor force .....	1.9	(X)	\$35,000 to \$49,999 .....	37	22.3
Armed Forces .....	-	-	\$50,000 to \$74,999 .....	55	33.1
Not in labor force .....	111	30.1	\$75,000 to \$99,999 .....	5	3.0
Females 16 years and over .....	177	100.0	\$100,000 to \$149,999 .....	7	4.2
In labor force .....	109	61.6	\$150,000 to \$199,999 .....	2	1.2
Civilian labor force .....	109	61.6	\$200,000 or more .....	-	-
Employed .....	107	60.5	Median household income (dollars) .....	44,167	(X)
Own children under 6 years .....	28	100.0	With earnings .....	147	88.6
All parents in family in labor force .....	22	78.6	Mean earnings (dollars) <sup>1</sup> .....	43,339	(X)
<b>COMMUTING TO WORK</b>			With Social Security income .....	38	22.9
Workers 16 years and over .....	249	100.0	Mean Social Security income (dollars) <sup>1</sup> .....	10,737	(X)
Car, truck, or van -- drove alone .....	168	67.5	With Supplemental Security Income .....	8	4.8
Car, truck, or van -- carpooled .....	29	11.6	Mean Supplemental Security Income .....	5,675	(X)
Public transportation (including taxicab) .....	-	-	(dollars) <sup>1</sup> .....	3	1.8
Walked .....	13	5.2	With public assistance income .....	3,500	(X)
Other means .....	3	1.2	Mean public assistance income (dollars) <sup>1</sup> .....	29	17.5
Worked at home .....	36	14.5	With retirement income .....	11,897	(X)
Mean travel time to work (minutes) <sup>1</sup> .....	34.5	(X)	Mean retirement income (dollars) <sup>1</sup> .....	-	-
Employed civilian population .....	253	100.0	Families .....	134	100.0
16 years and over .....	253	100.0	Less than \$10,000 .....	6	4.5
<b>OCCUPATION</b>			\$10,000 to \$14,999 .....	5	3.7
Management, professional, and related .....	104	41.1	\$15,000 to \$24,999 .....	7	5.2
Service occupations .....	13	5.1	\$25,000 to \$34,999 .....	21	15.7
Sales and office occupations .....	39	15.4	\$35,000 to \$49,999 .....	29	21.6
Farming, fishing, and forestry occupations .....	13	5.1	\$50,000 to \$74,999 .....	52	38.8
Construction, extraction, and maintenance .....	18	7.1	\$75,000 to \$99,999 .....	5	3.7
Production, transportation, and material moving .....	66	26.1	\$100,000 to \$149,999 .....	7	5.2
occupations .....	66	26.1	\$150,000 to \$199,999 .....	2	1.5
<b>INDUSTRY</b>			\$200,000 or more .....	-	-
Agriculture, forestry, fishing and hunting, .....	66	26.1	Median family income (dollars) .....	49,375	(X)
and mining .....	21	8.3	Per capita income (dollars) <sup>1</sup> .....	16,550	(X)
Construction .....	56	22.1	<b>Median earnings (dollars):</b>	-	-
Manufacturing .....	2	0.8	Male full-time, year-round workers .....	30,139	(X)
Wholesale trade .....	18	7.1	Female full-time, year-round workers .....	26,250	(X)
Retail trade .....	19	7.5			
Transportation and warehousing, and utilities .....	1	0.4			
Information .....	4	1.6			
Finance, insurance, real estate, and rental and .....	4	1.6			
leasing .....	46	18.2			
Professional, scientific, management, adminis- .....	4	1.6			
trative, and waste management services .....	4	1.6			
Educational, health and social services .....	5	2.0			
Arts, entertainment, recreation, accommodation .....	7	2.8			
and food services .....					
Other services (except public administration) .....					
Public administration .....					
<b>CLASS OF WORKER</b>					
Private wage and salary workers .....	175	69.2			
Government workers .....	25	9.9			
Self-employed workers in own not incorporated .....	51	20.2			
business .....	2	0.8			
Unpaid family workers .....					

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Sheridan town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units.....	185	100.0	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			Occupied housing units.....	170	100.0
1-unit, detached.....	155	83.8	1.00 or less.....	164	96.5
1-unit, attached.....	-	-	1.01 to 1.50.....	6	3.5
2 units.....	3	1.6	1.51 or more.....	-	-
3 or 4 units.....	-	-			
5 to 9 units.....	-	-	Specified owner-occupied units.....	36	100.0
10 to 19 units.....	-	-	<b>VALUE</b>		
20 or more units.....	-	-	Less than \$50,000.....	8	22.2
Mobile home.....	27	14.6	\$50,000 to \$99,999.....	14	38.9
Boat, RV, van, etc.....	-	-	\$100,000 to \$149,999.....	6	16.7
			\$150,000 to \$199,999.....	2	5.6
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999.....	2	5.6
1999 to March 2000.....	6	3.2	\$300,000 to \$499,999.....	4	11.1
1995 to 1998.....	8	4.3	\$500,000 to \$999,999.....	-	-
1990 to 1994.....	17	9.2	\$1,000,000 or more.....	-	-
1980 to 1989.....	16	8.6	Median (dollars).....	86,700	(X)
1970 to 1979.....	28	15.1			
1960 to 1969.....	15	8.1	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959.....	18	9.7	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier.....	77	41.6	With a mortgage.....	25	69.4
<b>ROOMS</b>			Less than \$300.....	-	-
1 room.....	-	-	\$300 to \$499.....	1	2.8
2 rooms.....	-	-	\$500 to \$699.....	8	22.2
3 rooms.....	2	1.1	\$700 to \$999.....	7	19.4
4 rooms.....	19	10.3	\$1,000 to \$1,499.....	5	13.9
5 rooms.....	37	20.0	\$1,500 to \$1,999.....	-	-
6 rooms.....	44	23.8	\$2,000 or more.....	4	11.1
7 rooms.....	35	18.9	Median (dollars).....	788	(X)
8 rooms.....	31	16.8	Not mortgaged.....	11	30.6
9 or more rooms.....	17	9.2	Median (dollars).....	238	(X)
Median (rooms).....	6.3	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
Occupied housing units.....	170	100.0	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>INCOME IN 1999</b>		
1999 to March 2000.....	12	7.1	Less than 15.0 percent.....	15	41.7
1995 to 1998.....	43	25.3	15.0 to 19.9 percent.....	4	11.1
1990 to 1994.....	27	15.9	20.0 to 24.9 percent.....	6	16.7
1980 to 1989.....	32	18.8	25.0 to 29.9 percent.....	3	8.3
1970 to 1979.....	23	13.5	30.0 to 34.9 percent.....	2	5.6
1969 or earlier.....	33	19.4	35.0 percent or more.....	4	11.1
			Not computed.....	2	5.6
<b>VEHICLES AVAILABLE</b>			Specified renter-occupied units.....	13	100.0
None.....	2	1.2	<b>GROSS RENT</b>		
1.....	18	10.6	Less than \$200.....	-	-
2.....	90	52.9	\$200 to \$299.....	2	15.4
3 or more.....	60	35.3	\$300 to \$499.....	2	15.4
			\$500 to \$749.....	5	38.5
<b>HOUSE HEATING FUEL</b>			\$750 to \$999.....	-	-
Utility gas.....	2	1.2	\$1,000 to \$1,499.....	-	-
Bottled, tank, or LP gas.....	84	49.4	\$1,500 or more.....	-	-
Electricity.....	19	11.2	No cash rent.....	4	30.8
Fuel oil, kerosene, etc.....	31	18.2	Median (dollars).....	508	(X)
Coal or coke.....	-	-			
Wood.....	34	20.0	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy.....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel.....	-	-	Less than 15.0 percent.....	5	38.5
No fuel used.....	-	-	15.0 to 19.9 percent.....	2	15.4
			20.0 to 24.9 percent.....	2	15.4
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent.....	-	-
Lacking complete plumbing facilities.....	3	1.8	30.0 to 34.9 percent.....	-	-
Lacking complete kitchen facilities.....	5	2.9	35.0 percent or more.....	-	-
No telephone service.....	3	1.8	Not computed.....	4	30.8

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

# Appendix C

## MAPS

The following maps are included and referenced as follows;

**Map 1 (Zoning)** details the existing zoning classifications

**Map 2 (Existing Land Use)** details existing land uses at the time of the study

**Map 3 (Steep Slopes)** locates steep slopes

**Map 4 (Woodlots)** locates wooded areas 10 acres in size or greater

**Map 5 (Wetlands)** locates wetland areas based on soil characteristics

**Map 6 (Water Quality Management Areas and Frequently Flooded)**

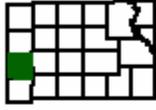
**Map 7 (Soil Productivity)** delineates soils by classes

**Map 8 (Points of Interest)** locates points of interest and points of historical significance

**Map 9 (Preferred Land Use)** delineates preferred land uses



# EXISTING Zoning Town of Sheridan Dunn County, Wisconsin



North

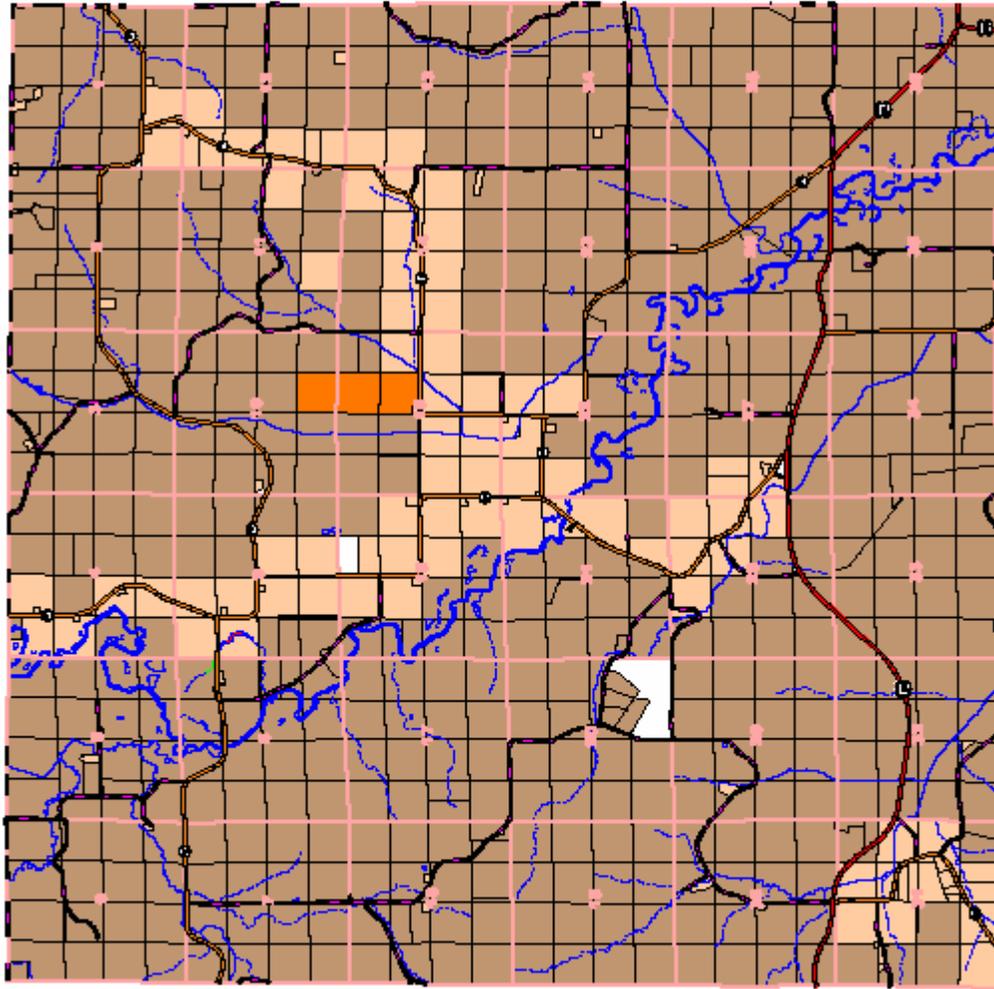
## ZONING

- Exclusive Ag
- Agricultural
- Ag Residential
- Commercial
- Restricted Commercial
- Industrial
- Residential 1
- Residential 2
- Rural Housing
- Shoreland Recreational
- Non-Taxed

## TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

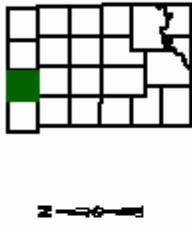
- 1 Sections
- Hydrology



2004 Photography

February 2005

**EXISTING LANDUSE**  
**Town of Sheridan**  
**Dunn County, Wisconsin**



**Existing Land Use**

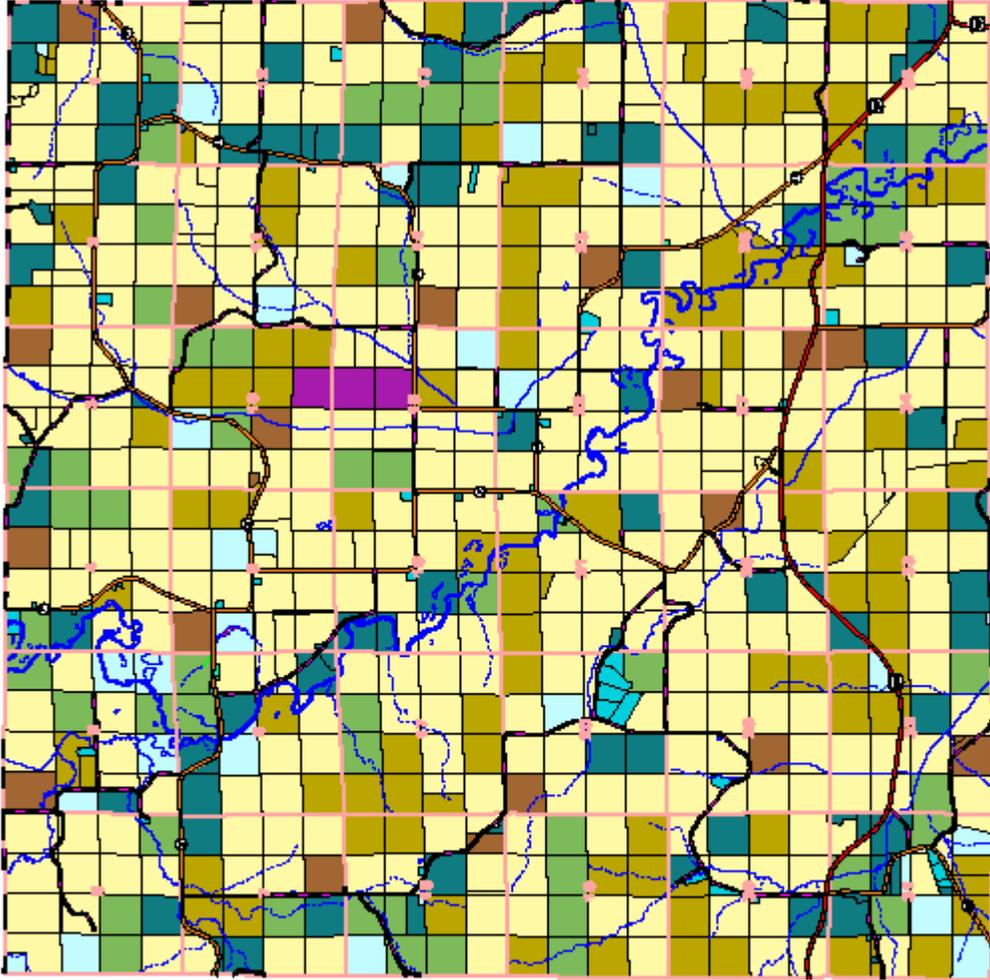
- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmstead
- Farmstead-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

**TRANSPORTATION**

- Interstate
- Federal
- State
- County
- Town

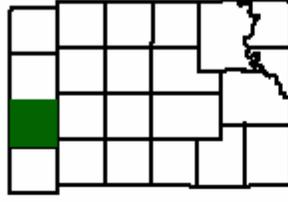
- 1 Sections
- Hydrology

2004 Photography February, 2005



# STEEP SLOPES

Town of Sheridan  
Dunn County, Wisconsin



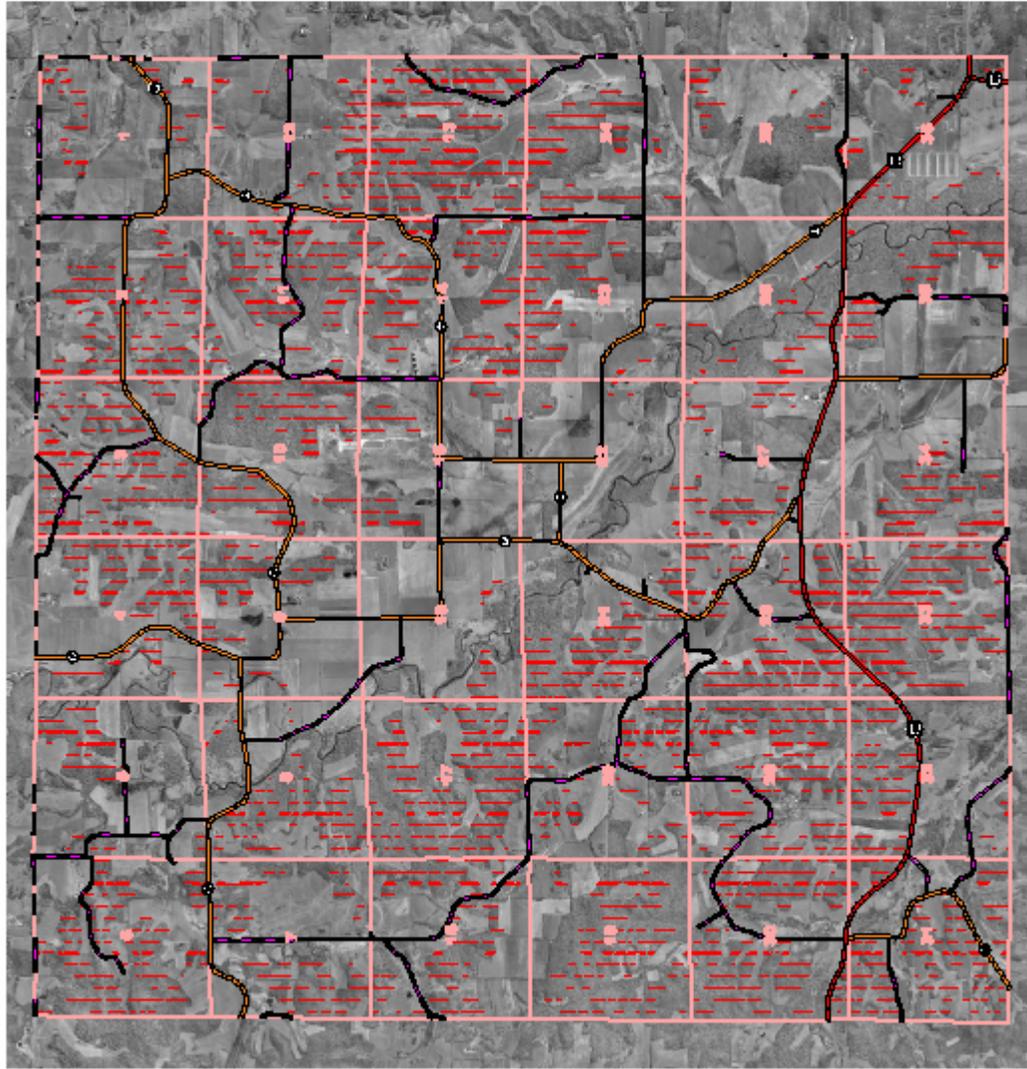
Slopes Greater  
Than 20 Percent



## TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

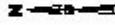
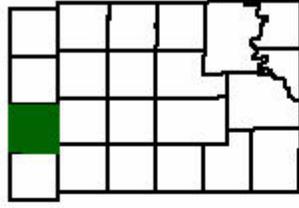
- Sections
- Hydrology



2004 photography

February 2009

**WOODLOTS GREATER THAN 10 ACRES**  
**Town of Sheridan**  
**Dunn County, Wisconsin**

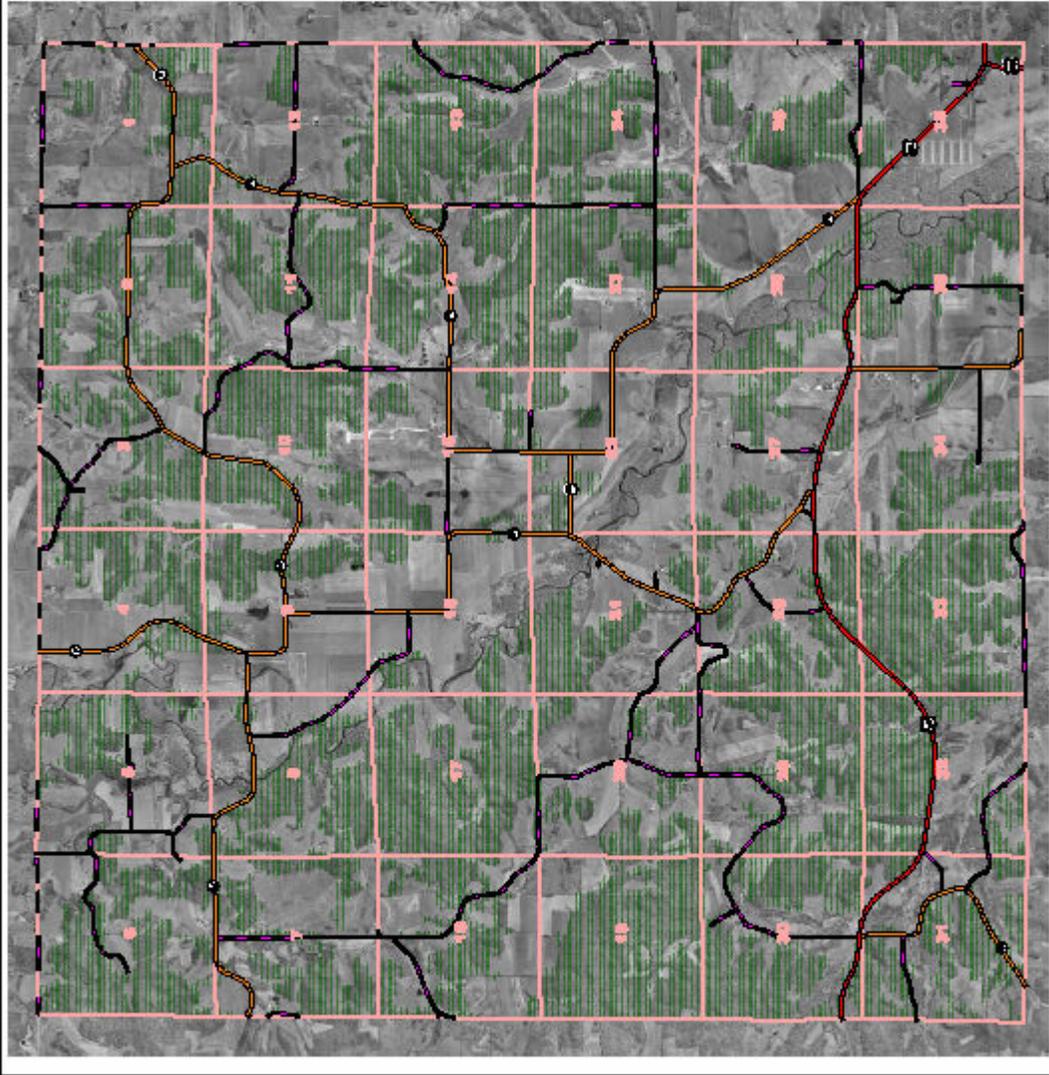


Woodlots Greater Than 10 Acres

**TRANSPORTATION**

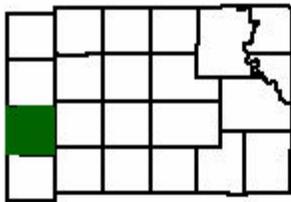
- Interstate
- Federal
- State
- County
- Town
- Sections
- Hydrology

2004 Preliminary February 2005



# WETLANDS

Town of Sheridan  
Dunn County, Wisconsin



1:60,000

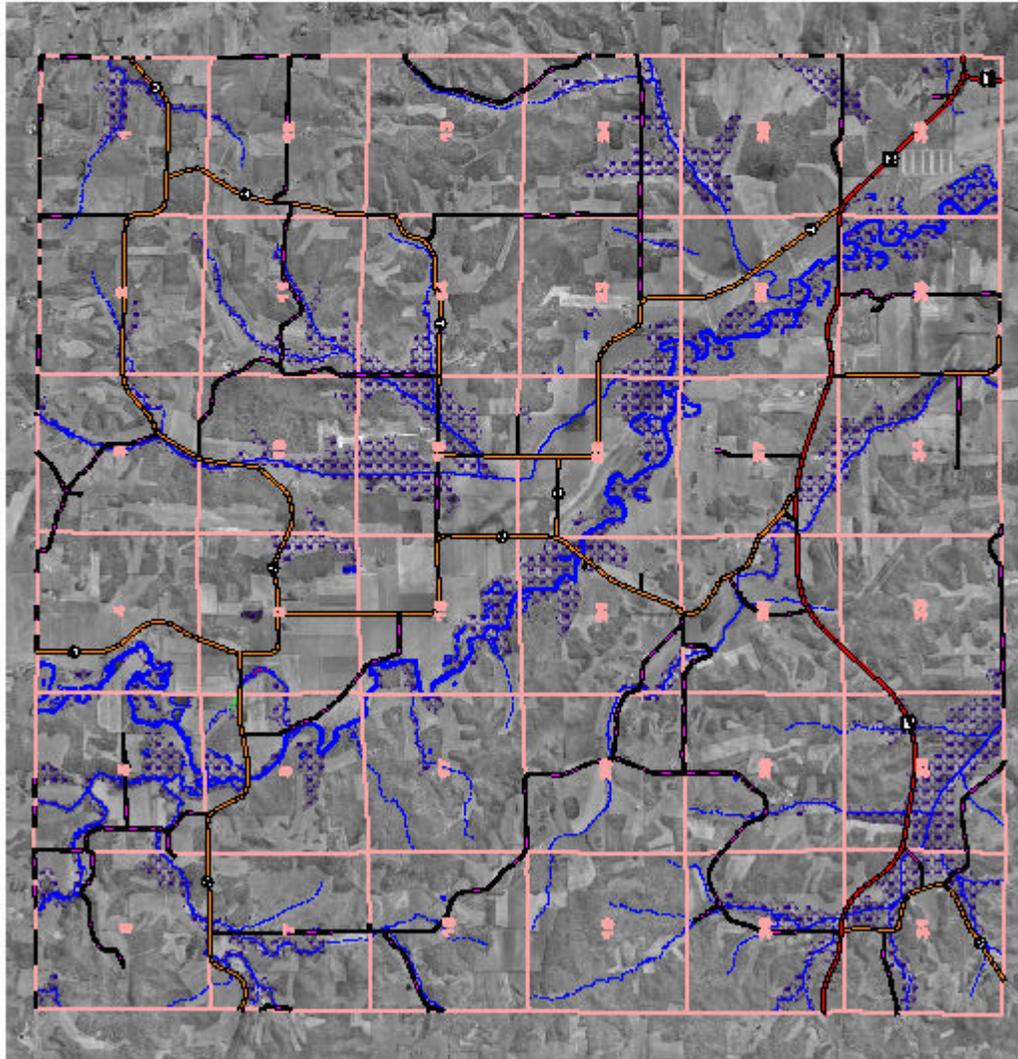


## TRANSPORTATION

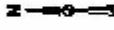
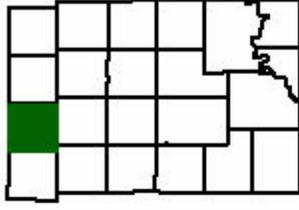
- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology

Scale Proportion February, 2005



**WATER QUALITY MANAGEMENT  
AREAS AND AREAS  
PRONE TO FLOODING  
Town of Sheridan  
Dunn County, Wisconsin**

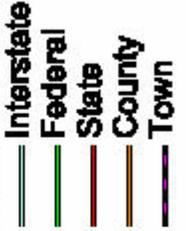


**Water Quality  
Management Areas**  
Areas Prone  
to Flooding



**TRANSPORTATION**

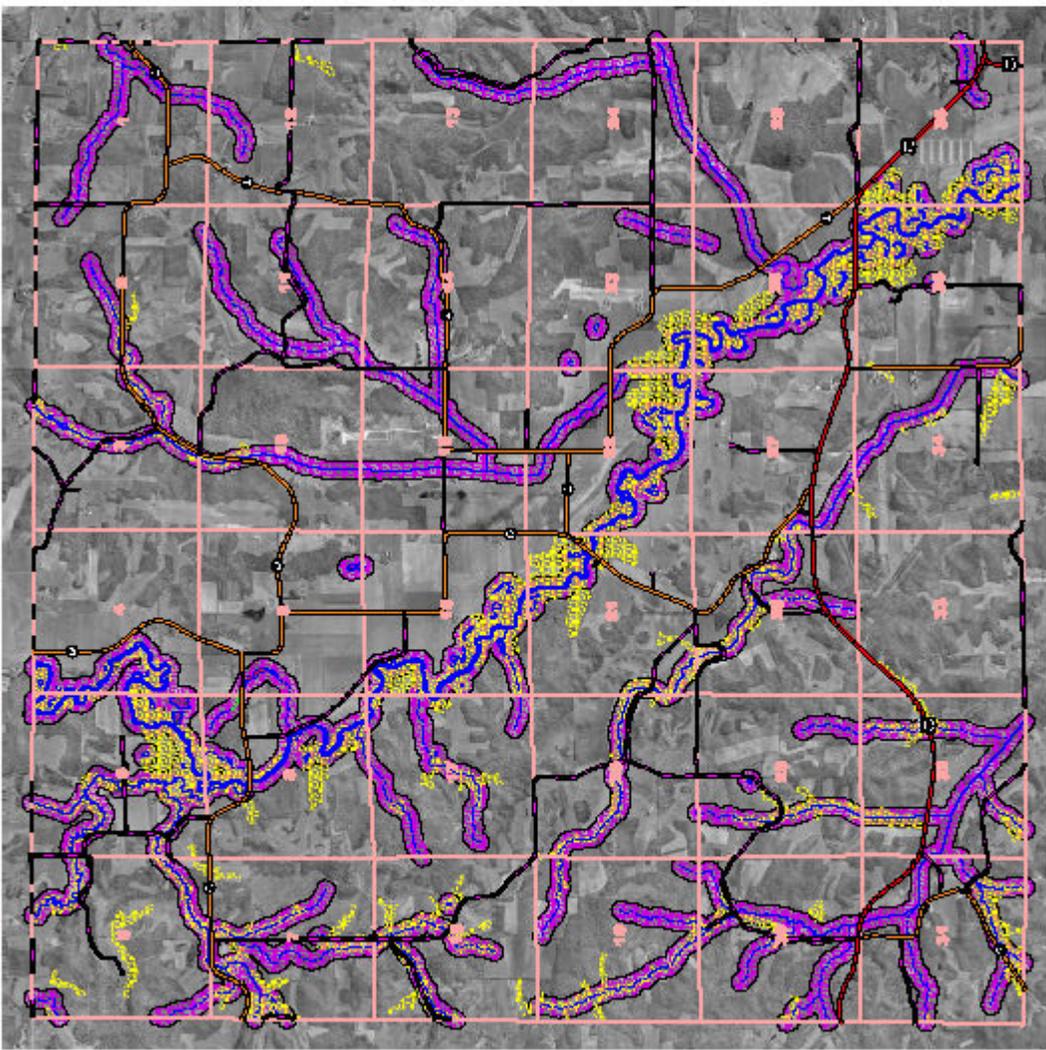
Interstate  
Federal  
State  
County  
Town



Sections  
Hydrology

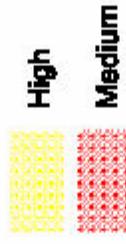
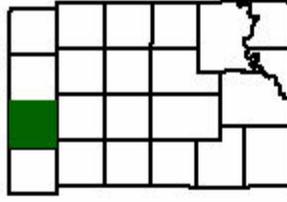


2004 Photography February, 2005

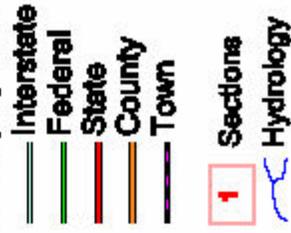


# SOIL PRODUCTIVITY

Town of Sheridan  
Dunn County, Wisconsin

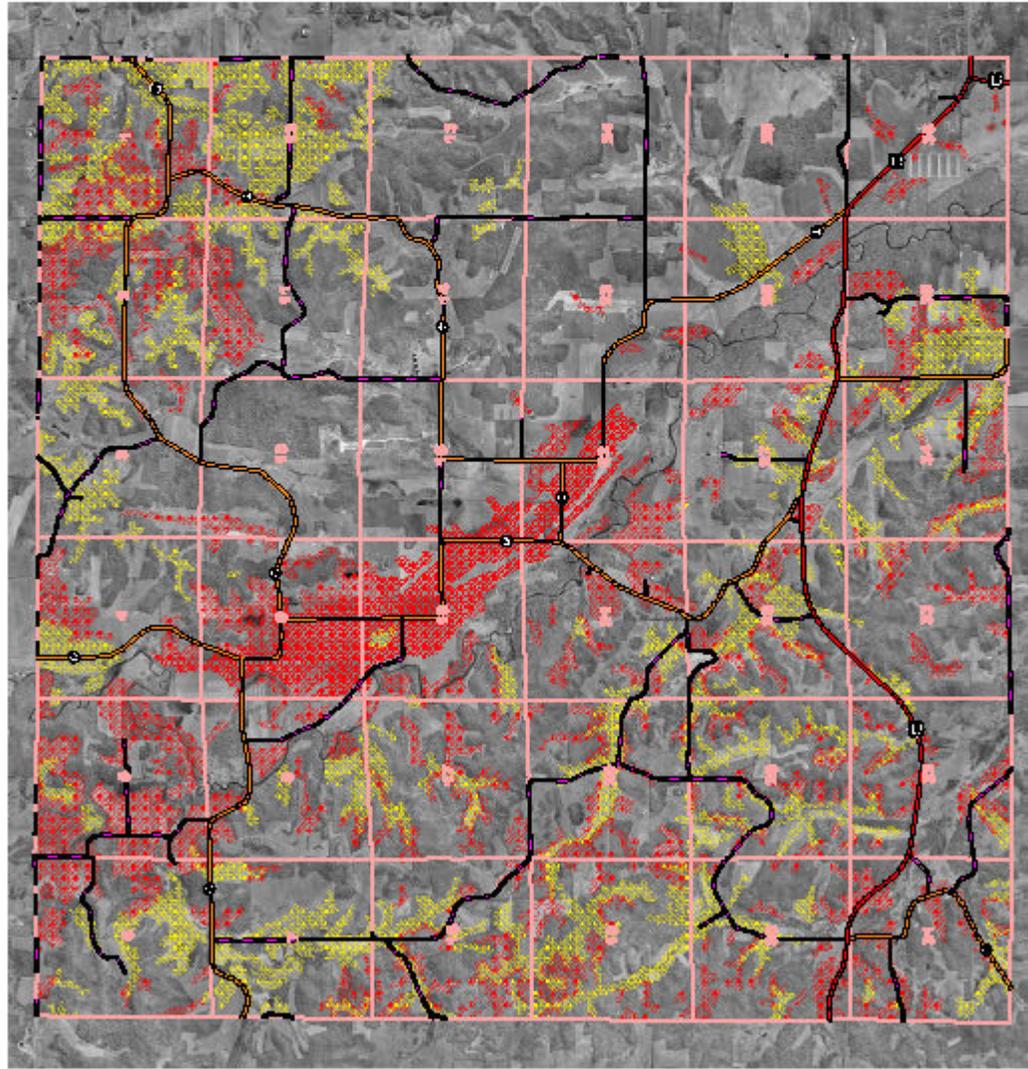


## TRANSPORTATION

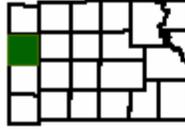


February 2009

2004 photography



# POINTS OF INTEREST Town of Sheridan Dunn County, Wisconsin



NO.	DESCRIPTION
1	WISCONSIN STATE EMPLOYERS CLUB
2	WISCONSIN STATE
3	WISCONSIN COUNTY
4	WISCONSIN TOWNSHIP
5	WISCONSIN SECTION
6	WISCONSIN QUARTER SECTION
7	WISCONSIN 1/4 SECTION
8	WISCONSIN 1/4 SECTION
9	WISCONSIN 1/4 SECTION
10	WISCONSIN 1/4 SECTION
11	WISCONSIN 1/4 SECTION
12	WISCONSIN 1/4 SECTION
13	WISCONSIN 1/4 SECTION
14	WISCONSIN 1/4 SECTION

## TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

1 Sections

Hydrology

2014 PHOTOGRAPHY March, 2015

