
8. Land Use

8.1 Introduction

Land use is a means of broadly classifying how land is used and how it could be used in the future. Each type of use has its own characteristics that can determine compatibility, location, and preference to other land uses. The maps, especially existing land use, are used to analyze the current pattern of development, and serve as the framework for formulating how land will be used in the future. Land use regulations, private market demands, ownership patterns, and resource management programs all contribute to the character of the community as it is known today. A primary function of this land use element is to help guide future land use in a way that is compatible, desirable, and accepted by the local community. This requires the consideration of a range of ideas and opinions relative to land use, property rights, and community values. The community can effectively manage land use through sensible land use controls and policies. Because land use is a people-oriented process, personal opinions, desires, attitudes, and legal and political considerations all have land use impacts.

8.2 Existing Land Use

Table 8-1, Figure 8-1, and Map 8-1 detail the existing land uses found in the Village of Sherwood. Land use is a means of broadly classifying different types of activities relating to how land is used.

Residential

Residential development in Sherwood consists primarily of single-family housing (20.7% of total land use) along with minimal multi-family housing (0.20% of total land use). Residential land use accounts for 471 acres of land or approximately 21% total land use in the village. While single-family housing is scattered throughout the village, there are three areas where it is concentrated. There is a large area of single-family housing in the west of the village, which is along Lake Winnebago. Another area of housing exists to the north and east of High Cliff Golf Course, and the third major cluster of housing is on the eastern end of the village around the Sherwood Forest Country Club. There are smaller areas of single-family housing along major transportation routes in the community. Multifamily housing does not exist in any concentrated areas of the village. It consists primarily of condominium buildings rather than apartment complexes.

Commercial

Commercial development accounts for approximately 35 acres or 1.6% of the land use in the Village of Sherwood. This commercial development is located almost exclusively along major transportation routes in the village including STH 114/55, CTH M, and the rail line. The exception to that is commercial development on the west side of the village which is associated with High Cliff Golf Course.

Parks and Recreation

Recreation is a major type of land use in the Village of Sherwood. The various areas make up 483 acres of the land or 21.5 % of the total land use within the village. The areas include golf courses and parkland located throughout the entire village. There are two golf courses and one state park which account for the majority of this land use.

Cropland

Cropland occupies a significant portion of the land in Sherwood. Currently, farmland and cropland occupies approximately 520 acres, or 23% of the land in the village. These agricultural areas are located on the periphery of the village. As the village continues to grow, this land will most likely be converted to other uses. This issue, and the mechanics of how and where this happens, has been a primary focus of the land use planning process.

Transportation and Utilities

Transportation related land use features include local streets, county and state highways, and rail corridors. Utility lines typically follow these main transportation routes. In the Village of Sherwood, transportation and utilities occupy 220 acres or 9.8 % of the land in the village.

Industrial and Quarry

The Village of Sherwood has almost 45 acres of land, or 2% of the village land mass, currently used for industrial or quarry purposes.

Institutional

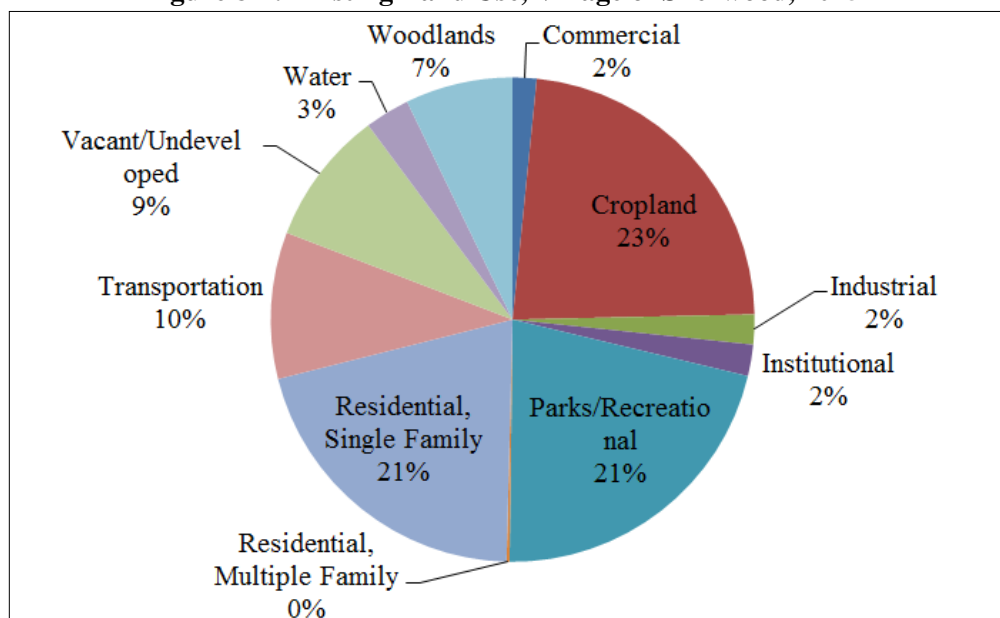
The Village of Sherwood has 47.4 acres of land, or 2.1% of the village land mass which is currently used for institutional purposes. This includes schools, government buildings, churches, and cemeteries. The institutional buildings are primarily located along STH 55/144 and in the village center along Clifton Road.

Table 8-1: Current Land Use, Village of Sherwood, 2015

Land Use	Village of Sherwood		
	Acres	Percent of Developed Land	Percent of Total Acres
Commercial	35.0	4.28%	1.55%
Industrial	44.8	5.48%	1.99%
Institutional Facilities	47.4	5.79%	2.10%
Residential, Multiple Family	4.5	0.55%	0.20%
Residential, Single Family	465.8	56.99%	20.70%
Transportation	219.9	26.90%	9.77%
Total Developed	817.4	100%	36%
Cropland	519.8	36.26%	23.09%
Parks/Recreational	483.1	33.70%	21.46%
Vacant/Undeveloped	201.8	14.08%	8.97%
Water	67.5	4.71%	3.00%
Woodlands	161.2	11.25%	7.16%
Total Undeveloped	1,433.4	100%	64%
Total Acres	2,250.8	-	-

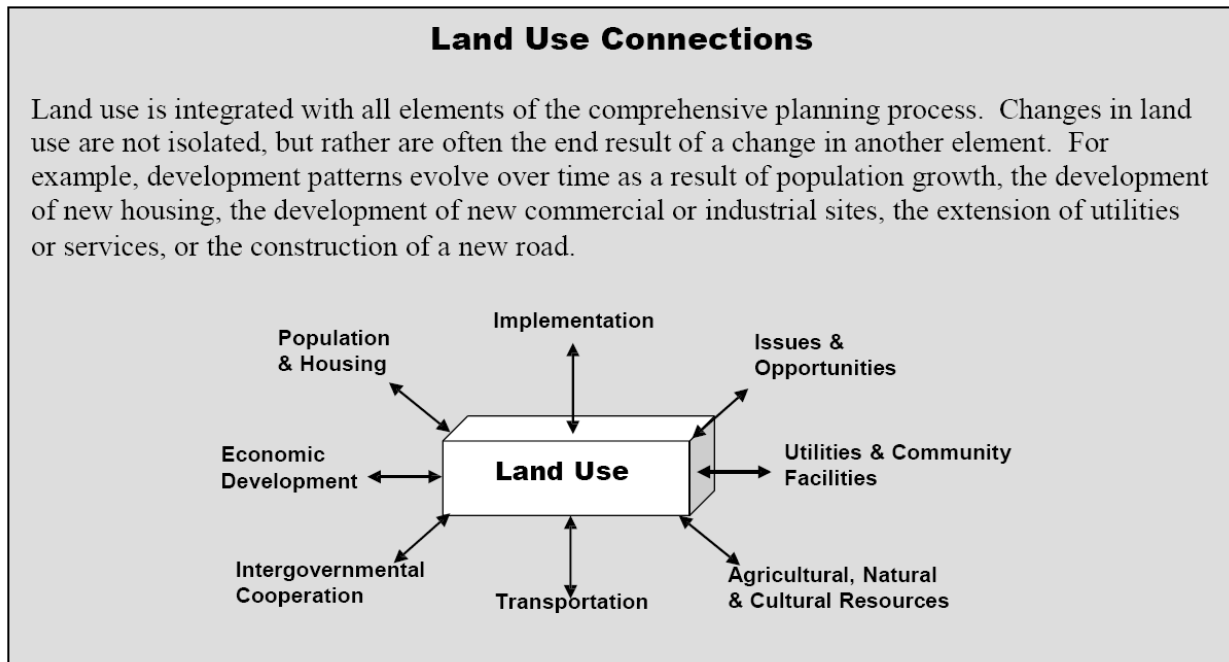
Source: East Central WI RPC, 2015.

Figure 8-1: Existing Land Use, Village of Sherwood, 2015



Source: East Central WI RPC, 2015.

Figure 8-2: Land Use Connections



Land Use Density and Intensity

Density

Density is broadly defined as a “number of units in a given area¹”. For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. Between 2000 (203.5 units/sq. mi.) and 2010 (297.2 units/sq. mi.), residential densities increased in the Village of Sherwood, about 93.7 units per square mile (Table 8-2). Residential densities also increased in Calumet County (12.6 units/sq. mile), as a whole.

Table 8-2: Residential Density, 2000 and 2010

	2000			2010		
	Land Area in Sq. Miles	Total Units	Units/Sq. Mile	Land Area in Sq. Miles	Total Units	Units/Sq. Mile
V. Sherwood	2.91	593	203.5	3.46	1,027	297.2
Calumet County	319.84	15,758	49.3	318.24	19,695	61.9

Source: U.S. Census, 2000 and 2010 SF1, Table GCT-PH1

Intensity

Intensity is the degree of activity associated with a particular land use. Therefore intensity is defined as the measure of the units per acre of residential development. Due to the limited availability of information, this plan will compare the intensities of single-family versus multi-family development in the Village of Sherwood. To calculate land intensities, the categories (as defined by East Central) of

¹ Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscapes, University of Minnesota.

single and two-family residential, farmsteads, and mobile homes were all classified as “single-family.” Buildings consisting of three or more units were classified as “multi-family.”

Table 8-3: Residential Intensity, 2015

	2015		
	Units	Acres	Units/Acre
Single-Family	987	465.8	2.1
Multi-Family	22	4.5	4.9

Source: U.S. Census American Community Survey 2015, ECWRPC
Land Use 2000 and 2015

In 2015, residential single family land use intensities are estimated at 2.1 units per acre. Multi-family land use is estimated at 4.9 units per acre in the same time period (Table 8-3). Several important factors create more intense development patterns in communities. Single-family residential development is typically a less intense land use than multi-family. Another factor influencing residential intensity is the size of parcels. Parcels in older more established portions of a community are typically smaller than parcels developing today. This is because residential development in older neighborhoods took place when society was less dependent on the automobile. As a result, this necessitated smaller lot development that allowed for closer proximity to neighbors and services.

8.3 Supply, Demand, and Price Trends

Equalized Valuation

The equalized value of real property provides insight into land pricing and is a vital component to the provision of public facilities and services. The increase in real property in a community allows for additional tax revenue necessary to fund public facilities and service programs.

Equalized values are based on the full market value of all taxable property in the state, except for agricultural land. In order to provide property tax relief for farmers, the value of agricultural land is determined by its value for agricultural uses rather than for its possible development value, which is termed a “use value” system, rather than one based on full market value.

Table 8-4 details the total equalized values for the Village of Sherwood from 2013 to 2017 by land category.

Table 8-4: Equalized Valuation, Village of Sherwood 2013-2017

	2013	2014	2015	2016	2017
Residential	\$221,576,600	\$230,449,100	\$242,927,900	\$246,419,100	\$261,984,200
Commercial	\$9,588,700	\$10,212,000	\$10,284,400	\$10,177,000	\$10,177,000
Other	\$2,325,000	\$2,449,900	\$2,530,600	\$2,567,000	\$2,567,000
Manufacturing	\$293,500	\$293,500	\$293,500	\$293,500	\$293,500
Agricultural	\$100,100	\$106,800	\$99,200	\$99,900	\$100,000
Ag Forest	\$68,800	\$60,800	\$60,800	\$60,800	\$60,800
Undeveloped	\$22,200	\$25,500	\$26,700	\$27,500	\$27,500
Productive Forest	\$-	\$-	\$-	\$-	\$-
Total Real Estate	\$233,974,900	\$243,597,600	\$256,223,100	\$259,644,800	\$275,210,000

Source: Wisconsin Department of Revenue, Statement of Changes in Equalized Values by Class and Item, 2013-2017.

8.4 Existing and Potential Land Use Conflicts

The following existing and potential unresolved land use conflicts have been identified by the Village of Sherwood. While the multi-jurisdictional planning process was designed to provide maximum opportunities for the resolution of both internal and external land use conflicts, some issues may remain. Due to their complexity, the long range nature of comprehensive planning, and the uncertainty of related assumptions, these conflicts remain unresolved and should be monitored during the plan implementation. Note that some of the following conflicts are in regard to local issues, some to county level issues, and some involve both levels of government involvement.

Existing Land Use Conflicts

1. Wind energy or telecommunication towers.
2. Development near environmentally sensitive areas.
3. Development near or involving the Niagara Escarpment.
4. Storage of junk vehicles and general lack of property or building maintenance.
5. Non-uniform management of issues that cross municipal boundaries.
6. Residential and industrial or high intensity commercial incompatibility.
7. Poorly designed or unattractive commercial or industrial development.
8. Lack of screening or buffering between incompatible uses.
9. Home based businesses that take on the characteristics of primary commercial or industrial uses.

Potential Land Use Conflicts

1. Development along or on the Niagara Escarpment.
2. ATCP 51 regulations and the lack of ability of communities to restrict agricultural expansion in planned buffer areas.
3. Impacts to groundwater from intensive agriculture or rural development.
4. Poorly designed or unattractive rural development in community gateways or entrance points.
5. Use of fiscal tools by the community to capture funds from developers or land owners to meet the service needs of newly developed areas.

6. Meeting the service demands of newly developed areas.
7. Controlling and managing development along highway corridors and interchanges.
8. Sherwood has had an extremely high rate of residential growth. That, coupled with a community wide love of natural features and both active and passive recreational areas, will continue to create a conflict for land use in the community.
9. Intergovernmental challenges.

8.5 Projected Supply and Demand of Land Uses over the Planning Period

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.² The projections for the Village of Sherwood can be seen in Table 8-5.

While projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use base. Their reliability depends, to a large extent, on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third, growth is also difficult to predict in areas that are heavily dependent on migration, as migration rates may vary considerably based on economic factors both within and outside of the area.

The actual rate and amount of future growth communities experience can be influenced by local policies that can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth, or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base.

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. Population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends, and future population and household projections.

In 2010, the Village of Sherwood had a total of 1,027 housing units³. Using information obtained from the Wisconsin Department of Administration, it is estimated that there are currently 1,081 housing units in the Village (2015). Using household projections from the Wisconsin Department of Administration, it is estimated that by 2040 there will be approximately 2,009 housing units⁴ or about 928 additional housing units in the Village. Maintaining the current split between single family, duplex and multi-

² Wisconsin State Statutes 66.1001.

³ U.S. Census 2010.

⁴ A 10% increase was added to the difference between the WDOA estimated number of housing units in 2040 minus the number of units in 2015.

family units, there will need to be a projected 1,935 single family units (96.3%), 32 duplexes (1.6%) and 44 multi-family units (2.2%). Based on the current zoning, the City will need 686 acres for single family, 10 acres for duplexes, and 14 acres for multi-family development⁵ or a total of 710 acres for residential development.

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates that in 2015, the population of the Village of Sherwood was 2,900 people. Therefore the ratio of acres of commercial land use to population in 2015 is 0.012 acres per person, while the ratio of acres of industrial land use to population was also 0.015 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2040 population⁶ and adding a 15 percent infrastructure factor and 20 percent market factor, it is determined that 82 acres of commercial acreage and 104 acres of industrial acreage will be needed by 2040.

Growth within the Village of Sherwood is expected to occur over the planning period within and adjacent to the City (Map 10-1). Table 8-5 provides five year land consumption estimates for residential, commercial and industrial land uses.

Table 8-5: Future Land Consumption, Village of Sherwood, 2015-2040

Land Use	2015	2020	2025	2030	2035	2040
Commercial	35.0	44.3	53.6	63.0	72.3	81.6
Industrial	44.8	56.7	68.6	80.6	92.5	104.4
Residential, Multiple Family	4.5	6.4	8.3	10.2	12.1	14.0
Residential, Single Family	465.8	511.8	557.9	603.9	650.0	696.0

Source: ECWRPC Land Use 2015 and Wisconsin Department of Administration

Note that these projections are directly related to the projected population growth for the village. The village, through the comprehensive planning process, has identified means to control and direct growth to the most suitable areas.

8.6 Future Land Use

The future land use plan is one of the primary components of the comprehensive plan that can be used as a guide for local officials when considering future development within the community. The plan is long range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions. Major components of the future land use plan include the future land use map and the future land use classifications. The descriptions provided as well as the Implementation element will provide the community with decision making and planning tools to implement the future land use map.

Future Land Use Plan Summary

The Future Land Use Map represents areas of planned land uses coordinated through long-term community design, infrastructure improvement, and economic development strategy. The map

⁵ This includes a 15% infrastructure factor and a 20% market factor.

⁶ A 10% increase was added to the difference between the WDOA population estimate in 2040 minus the population estimate in 2016.

displays land use intent through the future land use classifications which generally summarize the policies under which development should occur. The designated land uses, both inside of the village boundary are consistent with the long-term plans of the village. Future development will be directed to the appropriate designated areas in conjunction with coordinated land use and the village's ability to provide necessary municipal services.

The village has planned all areas within the village limits and specified areas outside the existing municipal border. Primary emphasis has been placed on supporting single-family residential development and expanding economic development opportunity. These decisions have been made in light of WDOA population projections that show significant anticipated growth of both population and building permits in the Village of Sherwood. Given those factors, future land uses in the village indicate opportunity for growth outside of the uses shown on the current land use map with an emphasis on residential, commercial, and industrial development. The following text discusses major land use classifications within the areas of the village where there is anticipated change over the course of the planning period.

Residential

It is anticipated that a substantial amount of residential growth will occur in the Village of Sherwood during the planning period. Most of this growth will be single-family housing with the opportunity for multi-family housing as the needs of the community dictate. At the moment it appears as though future residential growth will naturally happen on the west side of the village due to rapid growth of neighboring communities to the west including Appleton, Neenah, and Menasha.

Commercial

Expansion of the commercial area on the Future Land Use Map is primarily in response to current desire to create a cohesive commercial district in the Village of Sherwood. The village is in a difficult position in that there is not a solid commercial core from which to work, but the types of businesses that are currently in place do fit with the overall image of what is desired for that central area of development. It is important to realize that there is a strong desire of the village to maintain and enhance the pedestrian nature of the village by encouraging a mix of commercial uses, small professional offices and services, institutional, residential, civic, and park and open space uses in the central area of the village. The land at the northern edge of the village along STH 114/55 is perhaps better suited to a more broad category of uses that can also enhance the commercial district in the village.

Industrial

The areas that are designated for possible industrial growth areas on the Future Land Use Map are located in the Mixed-Use Employment Center. This land is currently being used by businesses that are agriculture related. Should that change over time, it would be land that could be easily transitioned into light industrial use. Recognizing that access to transportation is important to move either raw materials or finished products, industrial properties are appropriately clustered along the rail corridor and CTH M. It is anticipated that infrastructure demands for expansion of development in this area can be easily accommodated.

Recreation

There is a strong desire in the community to continue to grow the recreational areas within the village boundary. In addition, the Future Land Use map shows the intent to maintain additional lands currently outside of the village boundary for recreational purposes.

Agriculture

As development in Sherwood continues, agricultural land will slowly disappear. It is expected that overtime land will be developed for the above mentioned uses.

8.7 Smart Growth Areas

A Smart Growth Area is defined as “An area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development at densities which have relatively low municipal, state governmental and utility costs.”

The arrangement of incorporated municipalities scattered throughout Calumet County’s landscape, creates the perfect situation to practice “Smart Growth” (directing growth into areas served with adequate utility and service infrastructures.) The Calumet County planning process and subsequently the Village of Sherwood’s Comprehensive Plan is based on the following six principles as identified by the American Planning Association.

Principle 1: Efficient Use of Land Resources

Smart development supports the preservation of land and natural resources. Within these designations residential development is limited, environmentally sensitive areas such as wetlands, floodplains, and contiguous woodlands are protected, and future development must utilize the existing street network to minimize additional local road maintenance costs.

Principle 2: Full Use of Urban Services

Smart development means creating neighborhoods where more people will use existing services like water lines and sewers, roads, emergency services, and schools. The Calumet County planning process has identified areas within the county’s cities and villages to accommodate growth and development.

Sherwood is very concerned about directing growth to areas that are able to be serviced by sanitary sewer, water, and storm sewer. The village encourages infill in areas where these services already exist and encourages incremental development that maximizes efficiency and cost-effectiveness.

Principle 3: Mix of Uses

Compact neighborhoods that contain a mix of residential, commercial, and recreation spaces within walking distance of each other promote a reduction in auto use, community identity, a variety of housing types and a safe environment for all age groups.

While the Village of Sherwood contains a mix of residential, commercial, and industrial development, the community is predominately residential. The preferred land use map presents a plan for developing more mixing of uses particularly in the vicinity of the intersect of STH 55 and 114, Clifton Road, and CTH M.

Principle 4: Transportation Options

A well designed transportation network promotes safety, alternative modes of transport, and less traffic congestion and air pollution.

The Village of Sherwood is served by rail, a state highway, a variety of local roads, and an extensive network of bike and pedestrian trails which connect residential neighborhoods to both commercial and recreational opportunities. It does not currently have the population base to support any mass transit options in the community.

Principle 5: Detailed, Human Scale Design

In human-scale neighborhoods, a wide mix of housing types are clustered around one or more well-defined neighborhood centers that support jobs, commercial activity, and a range of services.

In Sherwood, the residential neighborhoods are somewhat separate from commercial areas but are well integrated into the network of recreational opportunities in the community. The preferred land use map developed in the planning process identifies areas around the village's commercial core where multi-family housing would be appropriately located near the commercial and service opportunities within the community.

Principle 6: Implementation

A community's ability to adopt smart development principles will, of necessity, require intergovernmental cooperation to apply the principles. This plan has worked to avoid the duplication of services and the creation of additional layers of government by coordinating the development of its comprehensive plan and administration of various ordinances.

This plan recommends continued discussions and cooperation relative to land use planning and ordinance administration between the Village of Sherwood and adjacent townships, other municipalities, and Calumet County.

8.8 Land Use Goals and Objectives

Following are the goals and objectives developed by the Village of Sherwood regarding land use.

Goal LUI: Provide for a compatible mix of land uses within the village.

Objectives

1. Require urban development to be located within the Village of Sherwood where it can be served with a full range of municipal services including sanitary sewer, water, and storm sewer (Village of Sherwood Land Use Plan, 2000).

2. Identify future land use areas that will increase compatibility between existing land uses and work to avoid future land use conflicts.
3. Regulate basic design standards for commercial and industrial development to protect property values and encourage quality design in the community.
4. Encourage urban in-fill, which is future development in areas where urban services are already in place.
5. Identify future growth areas and begin planning for incremental development which maximizes efficiency and cost-effectiveness.
6. Promote urban development which is environmentally sound and compatible with the natural resource base (Sherwood Sewer Service Area Plan, 2002).
7. Enhance and maintain neighborhoods in the Village of Sherwood (Village of Sherwood Land Use Plan, 2000).
 - a. Land Use Plan, 2000).
8. Maintain the Village of Sherwood as a predominantly single-family community (Village of Sherwood Land Use Plan, 2000).
9. Preserve and establish visually attractive development (Village of Sherwood Land Use Plan, 2000).
 - a. Plan, 2000).
10. Provide housing options for all including senior residents.

Goal LU2: Create an economically efficient and environmentally sustainable development pattern.

Objectives

1. Ensure that conflicts between neighboring land uses are minimized with logical land use transitions and buffer wards (Village of Sherwood Land Use Plan, 2000).
2. Ensure that a desirable balance and distribution of land uses are achieved (Village of Sherwood Land Use Plan, 2000).
 - a. Sherwood Land Use Plan, 2000).
3. Coordinate land development with transportation system improvements (Village of Sherwood Land Use Plan, 2000).
 - a. Sherwood Land Use Plan, 2000).
4. Control location, quantity, quality, and character of industrial development to reduce potential negative impacts on the community (Village of Sherwood Land Use Plan, 2000).
 - a. 2000).

8.9 Land Use Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the

community should use to aid in making land use decisions. Policies and recommendations that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies and recommendations that direct action using the word “should” are advisory and intended to serve as a guide.

1. All development proposals shall meet the intent of the Preferred Land Use Plan classifications as described within the Land Use element.
2. All development proposals shall meet the goals and objectives of the established land use management areas, as identified within the Land Use Element of the comprehensive plan.
3. The plan commission has the assigned responsibility to develop and administer a land division ordinance which furthers the goals, objectives, and policies of the land use plan, and is consistent with state statutes governing local adoption of such controls.
4. The State of Wisconsin model conservation subdivision design ordinance and other similar existing models will be utilized in the development of the local land division controls to protect environmental corridors, agricultural lands, and open spaces.
5. The community intends to use the zoning process as conditions warrant to limit hours of operation for those limited land uses (e.g., night clubs) that have the potential to have significant negative impact on less intensive neighboring land uses.
6. The community shall require shared driveway access, shared parking spaces, and coordinated site plan designs in order to avoid the creation of new commercial strips.

8.10 Land Use Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Wisconsin Land Information Program

The Wisconsin Land Information Program is a voluntary, statewide program that provides financial support to local governments for land records modernization efforts. All 72 Wisconsin counties voluntarily participate in the Program. The Wisconsin Department of Administration oversees the Program's policies. The Board's statutory authority includes preparing guidelines to coordinate the modernization of land records and land information systems; implementing a grant program for local governmental units; approval of countywide plans for land records modernization; serving as the clearinghouse for access to land information; and providing technical assistance and advice to state agencies and local governmental units with land information responsibilities.

Division of Intergovernmental Relations, Wisconsin Department of Administration

The Division of Intergovernmental Relations provides staff support to for administration of the Wisconsin Land Information Program. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about the division visit its web-site via the WDOA web-site at: www.doa.state.wi.us.

UW-Extension Center for Land Use Education

The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its web-site at www.uwsp.edu/cnr/landcenter/.

8.11 Future Land Use Map

Future Land Use Classifications

The future land use classifications represent the desired arrangement of future land use. The classifications are intended to reflect community desires and to display how land is planned for future use(s). The classifications were used to create the future land use map to graphically represent the desired arrangement of land use for the next 20 years and to guide and assist in growth management decisions and community development. The classifications address the type of intended use, the location of development, and density.

According to Section 66.1001 Wis. Stats., Comprehensive Planning, the Land Use element of a comprehensive plan must specify the general location of future land uses by net density or other classification. To address this requirement, the following future land use classifications have been developed for the Village of Sherwood to promote the desired features of the community. The future land use classifications are simply designated areas of consistent character, use, and density that share similar goals and objectives for future use.

The future land use classifications are not zoning districts and do not have the authority of zoning. However, they can be used to help guide land use decisions through a number of different implementation tools such as land division ordinances and coordination with zoning regulations. The classifications are intended for use by local officials as a guide when making land use management decisions.

Detailed below are the classifications that were selected by the Village of Sherwood:

Table 8-6: Future Land Use Classifications

HOUSING LAND USES			
Land Use	Core Uses	Location Characteristics	Visual Characteristics
Single Family Residential Infill Intent: These land uses primarily consist of Post-World War II single-family housing.	<ul style="list-style-type: none"> • Single family housing • Parks • Institutional 	<ul style="list-style-type: none"> • Medium to low volume traffic areas. • Typically outside of core area of village. • Developments are in large tracts of land. 	<ul style="list-style-type: none"> • Low density land use. • Mostly single and two story building heights. • Standard housing setbacks. • Larger garages. • Significant open/green space within lots. • On street parking is not common.
Residential Village Intent: This District is defined as being primarily comprised of a variety of housing options ranging from single family to multi-family that are constructed to create its own community.	<ul style="list-style-type: none"> • Senior housing • Parks • Institutional 	<ul style="list-style-type: none"> • Medium to low volume traffic areas. • Typically located near core of village. • Developments are in larger tracts of land. 	<ul style="list-style-type: none"> • Higher density land use. • Non-standard housing setbacks. • Townhouse or cottage style buildings • Smaller garages. • On street parking is common. • Mature trees.
Mixed-Use Residential Intent: These land uses primarily consist of multi-family housing along with commercial development.	<ul style="list-style-type: none"> • Multi-family housing • Senior housing • Parks • Commercial • Institutional 	<ul style="list-style-type: none"> • Higher volume traffic areas. • Near transportation corridors and arterials. 	<ul style="list-style-type: none"> • High density land use. • Multi-story building heights. • Some open space.

COMMERCIAL LAND USES			
Land Use	Core Uses	Location Characteristics	Visual Characteristics
Retail Center/Hub Intent: These land uses primarily consist of commercial retail and services.	<ul style="list-style-type: none"> Commercial 	<ul style="list-style-type: none"> Higher volume traffic areas. 	<ul style="list-style-type: none"> Medium to high density land use. Varied building heights. Small to medium building setbacks. Multiple tenants. Surface parking lots
Downtown Mixed-Use District Intent: These land uses primarily consist of multi-family housing along with commercial development located in the downtown area of the village.	<ul style="list-style-type: none"> Multi-family housing Commercial 	<ul style="list-style-type: none"> Higher volume traffic areas. Village corridors 	<ul style="list-style-type: none"> Medium to high density land use. Varied building heights. Small to medium building setbacks. Multiple tenants. Underground/Structure parking
Mixed-Use Employment Center Intent: These land uses primarily consist of multi-family housing along with commercial development.	<ul style="list-style-type: none"> Multi-family housing Commercial 	<ul style="list-style-type: none"> High volume traffic areas. Highways Major corridors 	<ul style="list-style-type: none"> Medium to high density land use. Varied building heights. Short to medium building setbacks. Multiple tenants. Surface or underground parking

OTHER LAND USES			
Land Use	Core Uses	Location Characteristics	Visual Characteristics
Institutional Hub Intent: These land uses provide educational, government and community services to the village.	<ul style="list-style-type: none"> Government offices and services K-12 schools Technical Schools Universities and Colleges Churches/Places of worship 	<ul style="list-style-type: none"> Mix of traffic areas. Transit service available. 	<ul style="list-style-type: none"> Mix of densities. Mix of building styles. Mix of building heights. Mix of building setbacks. Mix of parking lots and varying needs of on street parking.
Public Parks Intent: These land uses provide open spaces, green spaces and recreational opportunities for community residents.	<ul style="list-style-type: none"> Parks Active recreation Passive recreation 	<ul style="list-style-type: none"> Lower traffic areas. Limited transit service. 	<ul style="list-style-type: none"> Near housing areas. Limited number of structures, mostly open and improved land. Mix of parking lots and varying needs of on street parking.
Private Recreation Intent: These land uses provide open spaces, green spaces and recreational opportunities for paying customers.	<ul style="list-style-type: none"> Parks Active recreation Passive recreation 	<ul style="list-style-type: none"> Lower traffic areas. 	<ul style="list-style-type: none"> Near housing areas. Limited number of structures, mostly open and improved land. Mix of parking lots and varying needs of on street parking.
Quarry and Quarry Reclamation Intent: These land uses provide	<ul style="list-style-type: none"> Quarry Uses associated with quarry activities 	<ul style="list-style-type: none"> Mix of traffic areas. 	<ul style="list-style-type: none"> Limited number of structures, mostly open land with quarry equipment.

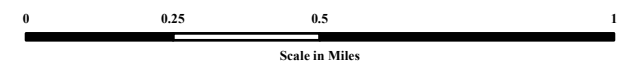
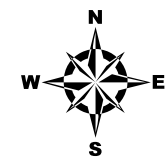
non-metallic mining operations for the community. They also serve as reclamation sites when quarry options finish.	<ul style="list-style-type: none"> • Reclamation activities 		<ul style="list-style-type: none"> • Reclamation potential for restoration or reuse of site for new development
Niagara Escarpment Corridor Intent: To recognize and conserve this globally recognized geologic feature as a narrow band of open space that can serve as trail corridor with viewing/vista locations	<ul style="list-style-type: none"> • Public or private open space • Trails • Sitting/Viewing areas • Nature education 	<ul style="list-style-type: none"> • High elevation • Exposed bedrock or steep slope • Possible challenges with construction 	<ul style="list-style-type: none"> • Preserved open space designed in concert with new development. • Corridor may vary in width. • Takes advantage of vistas/view sheds through height regulation.
Environmentally Sensitive Areas Intent: To recognize and conserve natural resources which provide habitat or water quality functions.	<ul style="list-style-type: none"> • Public or private open space • Trails • Sitting/Viewing areas • Nature education 	<ul style="list-style-type: none"> • Wetlands • Wetland buffer areas • Stream buffer areas • Floodways 	<ul style="list-style-type: none"> • Preserved open space designed in concert with new development. • Corridors may vary in width.
Long Term Growth Area (2040+) Intent: Growth in this area is not expected during the planning timeframe.	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
Coordinated Growth Area Intent: Possible shared development with the Village of Harrison.	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A

Map 8-1 Village of Sherwood Comprehensive Plan Update Land Use 2000

Legend

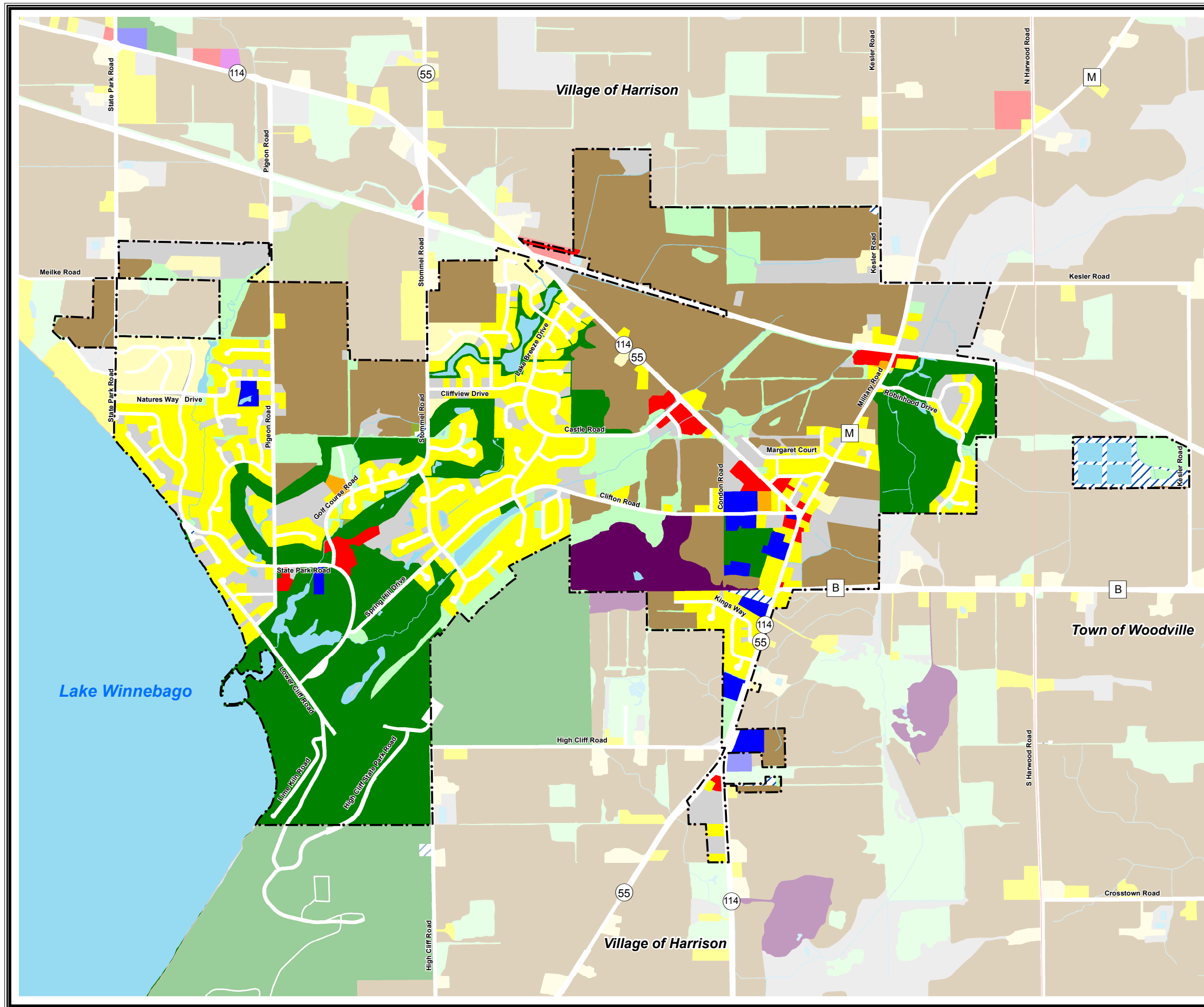
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

Source:
Base Data provided by Calumet County 2016.
Land Use Data provided by ECWRPC 2000.



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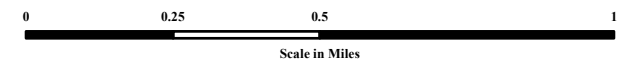
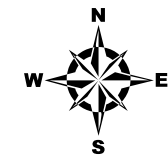


Map 8-2 Village of Sherwood Comprehensive Plan Update Land Use 2010

Legend

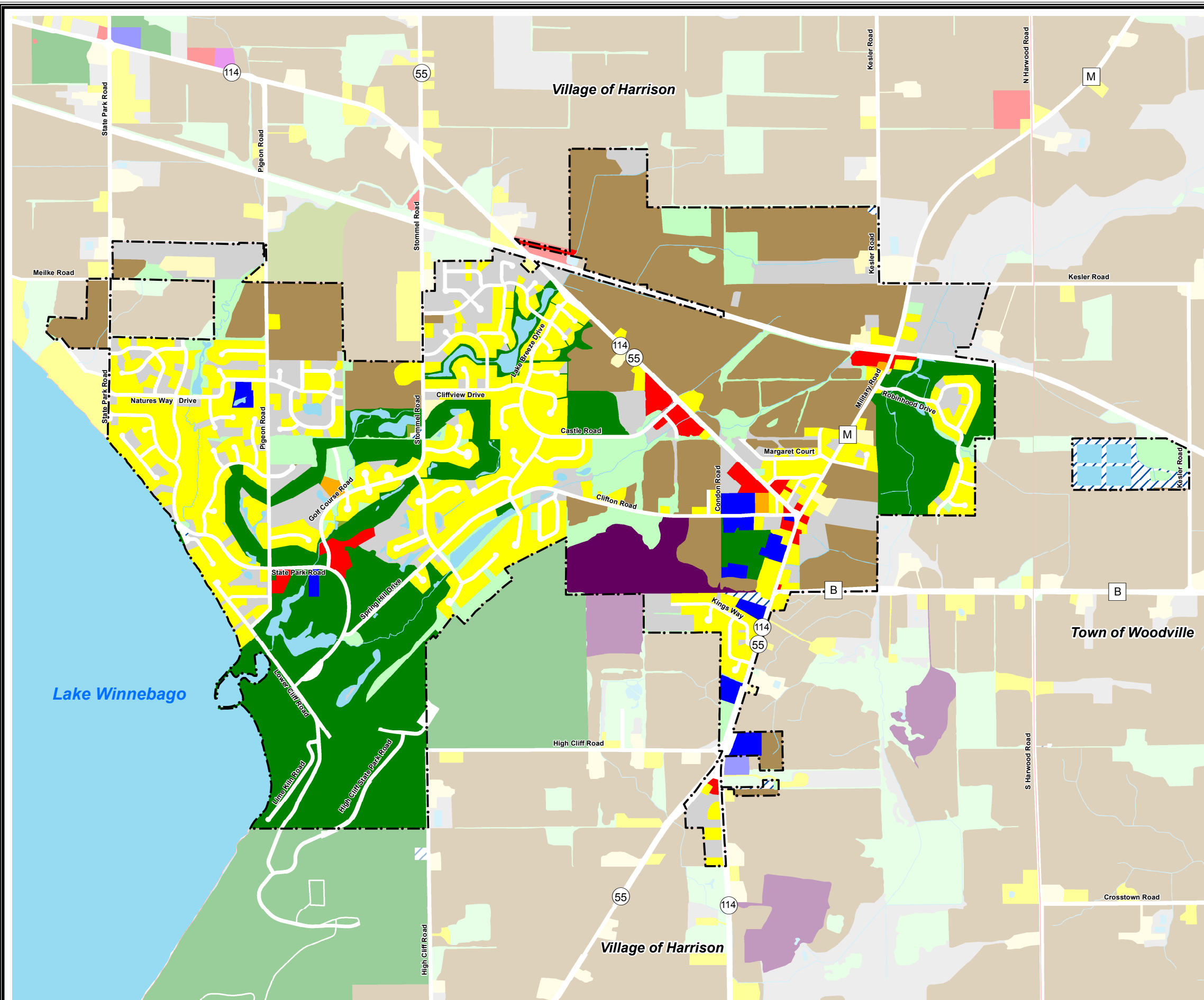
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

Source:
Base Data provided by Calumet County 2016.
Land Use Data provided by ECWRPC 2010.



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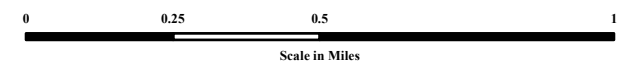
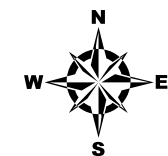


Map 8-3 Village of Sherwood Comprehensive Plan Update Land Use 2015

Legend

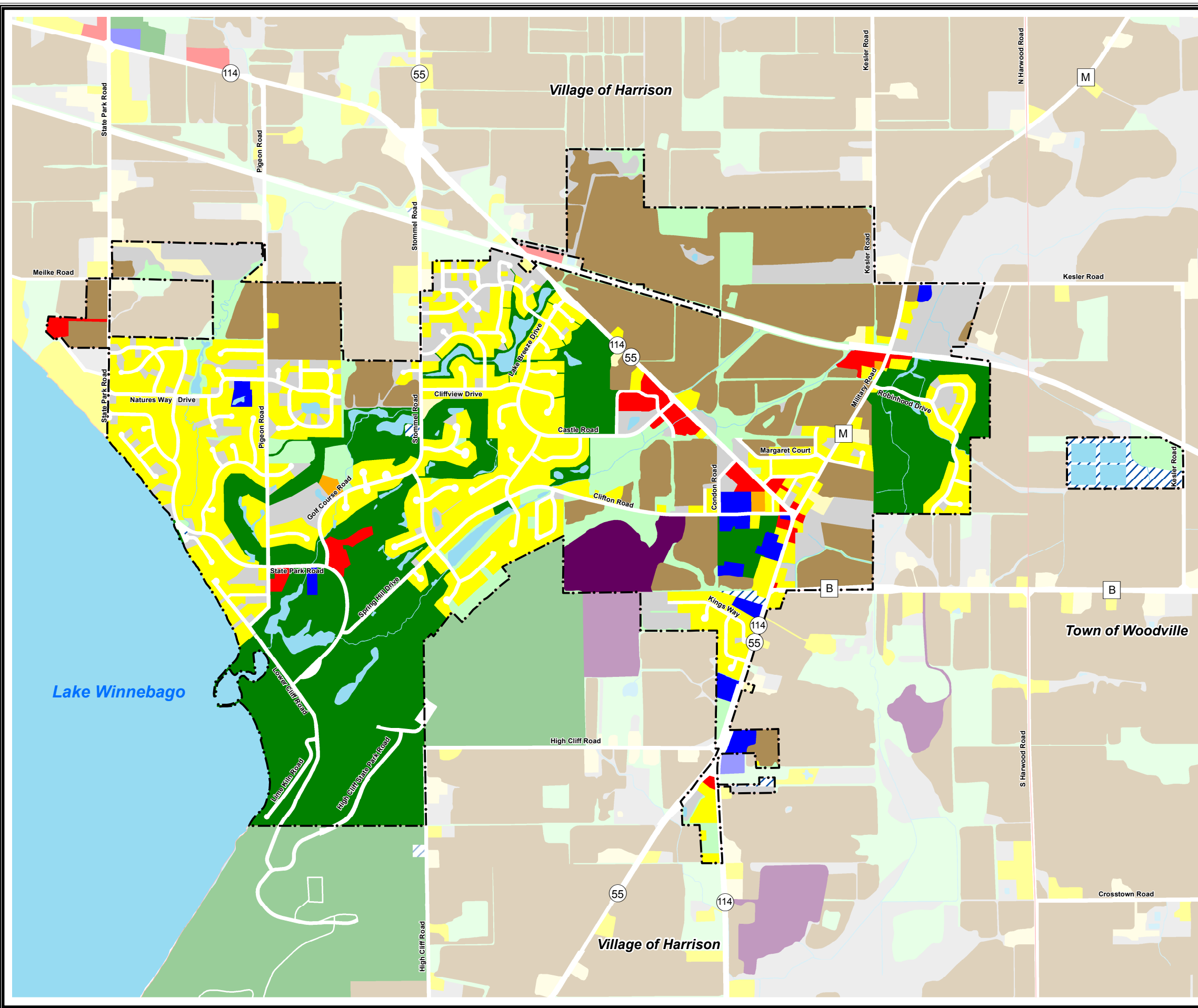
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

Source:
Base Data provided by Calumet County 2016.
Land Use Data provided by ECWRPC 2016.



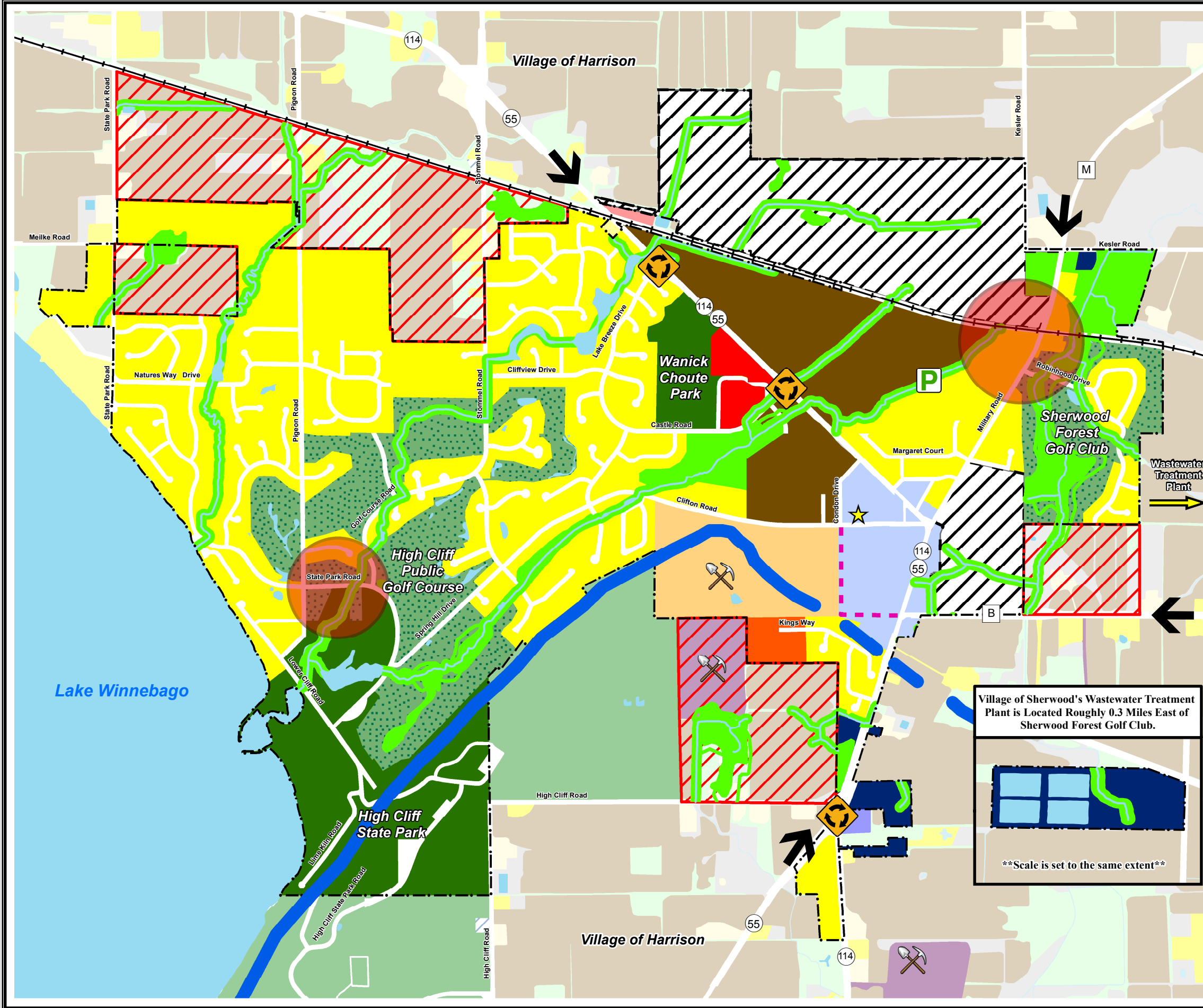
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Map 8-4 Village of Sherwood Comprehensive Plan Update Future Land Use

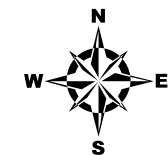
DRAFT



- ★ Village Hall
- [P] Future Park
- ➔ Community Gateway
- ⛏ Existing Quarry
- ⬢ Proposed Roundabout
- Niagara Escarpment Corridor
- Future Road
- Railroad
- Retail Center / Hub
- Public Parks
- Private Recreation (Golf Courses)
- Downtown Mixed-Use District
- Environmentally Sensitive Area***
- Commercial
- Institutional Hub
- Mixed-Use Employment Center
- Mixed-Use Residential
- Residential Village
- Single Family Residential Infill
- Long Term Growth Area (2040+)
- Coordinated Growth Area

Source:
Base Data provided by Calumet County 2017.
Future Land Use Data provided by ECWRPC 2017.

***Wetlands plus 50 foot buffer.
Navigable Streams with 75 foot buffer.



0 0.25 0.5
Scale in Miles

Village of Sherwood's Wastewater Treatment Plant is Located Roughly 0.3 Miles East of Sherwood Forest Golf Club.

Scale is set to the same extent

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