

Existing Land Use

Existing Land Use Map Categories (Map 4)

Map 4 divides existing land uses in the community into several categories. These categories are representative of existing (2006) land use and do not necessarily reflect the current zoning district designation, or the desired future land use pattern. This same set of categories was used to map existing land uses over the entire County.

Public Open Space and Recreation: Publicly-owned land designated as State parks, scenic areas, or conservation areas; County parks or recreation areas; town, city, or village parks; or other recreational facilities open to the public and owned by public entities, non-profit agencies, or private owners (e.g. golf courses, campgrounds).

Agriculture: Agricultural and related uses, associated home occupations and small family businesses which do not interfere with the interests of adjacent property owners, agricultural related businesses such as implement dealerships, and housing. ~~at a maximum density of one residence per 35 acres.~~

Open Space and Forestry: Forestry and related uses, conservation of natural resources - swamps, marshlands, river and lakeshore, wildlife preserves, associated home occupations and small family businesses which do not interfere with the interests of adjacent property owners, and housing. ~~at a maximum density of one residence per 35 acres.~~

Residential (Unsewered): Mainly single-family housing, served by individual on-site waste treatment (septic) systems.

Residential (Sewered): Mainly single-family housing, potentially with groupings of two or more duplexes, generally at a density greater than 1 residence per acre, and served by a public sanitary sewer system or a group on-site waste treatment system.

Figure 18 shows the equalized value of all property in the Town of Herman and Shawano County from 1998 to 2014. Town and County land property values have increased at a fairly similar rate to the County during the period shown. Total equalized land value during this seven-year period has increased by 63 percent in the Town and by 57 percent in the County. The Town experienced the most substantial increase in land value during the year 2004 (11.9 percent), increased rapidly and at comparable rates from 1998 to 2008. The rate of increase slowed dramatically in the Town of Herman and was negative for Shawano County from 2010 through 2014.

Figure 18: Equalized Land-Property Values

Year	Town Equalized Land Value	Percent Increase	County Equalized Land Value	Percent Increase
1998	24,373,100	—	1,540,174,900	—
1999	25,494,800	4.6%	1,669,034,500	8.4%
2000	28,186,600	10.6%	1,816,665,000	8.8%
2001	31,132,800	10.5%	1,994,393,100	9.8%
2002	31,972,600	2.7%	2,108,200,300	5.7%
2003	35,460,400	10.9%	2,257,868,900	7.1%
2004	39,686,500	11.9%	2,423,871,800	7.4%
Total Change 1998-2004:		62.8%		57.4%

Source: Wisconsin Department of Revenue, 1998-2004

Year	Town Equalized Property Value	Percent Increase	County Equalized Property Value	Percent Increase
1998	24,373,100	-	1,540,174,900	-
2000	28,186,600	15.6%	1,816,665,000	18.0%
2002	31,972,600	13.4%	2,108,200,300	16.0%
2004	39,686,500	24.1%	2,423,871,800	15.0%
2006	41,407,200	4.3%	2,707,919,400	11.7%
2008	50,935,500	23.0%	3,052,456,600	12.7%
2010	51,537,300	1.2%	2,988,078,000	-2.1%
2012	52,519,200	1.9%	2,943,816,900	-1.5%
2014	52,947,700	0.8%	2,875,432,000	-2.3%

Source: Wisconsin Department of Revenue 1998 – 2014

“Smart Growth Areas”

Wisconsin’s comprehensive planning law requires comprehensive plans to identify “Smart Growth Areas,” defined as “areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs.”

This *Plan* promotes more compact residential development around the hamlets of Lyndhurst and Leopolis and a well defined commercial hub near the future STH 29 interchange at CTH U. The *Plan* also promotes appropriate policies intended to minimize strip commercial development along the STH 29 corridor. More intensive industrial, commercial, and residential projects are encouraged to locate in the nearby Village of Gresham where more extensive utility and community services are available.

In the context of rural areas of the Town, “smart growth” is defined as that which limits non-agricultural, non-forestry development and is planned to minimize the consumption and fragmentation of agricultural, forest, and recreation land, the number of driveways on existing roads, and the length and

number of new Town roads. Therefore, this *Plan* reflects an effort to apply “Smart Growth” principles to the entire Town.

Current Zoning

Map 5A shows the Zoning Districts for the Town of Herman as of 2015. Since zoning is subject to change the current Zoning Map should always be checked whenever accurate information is required.

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