

Town of Herman Comprehensive Plan 2045



Town of
Herman
DODGE COUNTY, WISCONSIN

Plan Commission Recommended Plan



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Preface

The Concept of Sustainability

A concept of sustainability has emerged, especially in planning, to better balance the use of local and global resources while protecting natural areas and ecosystems. It's a basic "call to arms" in sustaining life on this planet. However, actions to support sustainability can be local, global, and anywhere in-between.

Given the rise of sustainability as a concept over the last several decades, there are many different versions or definitions of sustainability. Most definitions reference the need to respect environmental, economic, and social conditions. Another common element is managing resources for both current and future generations.

Although sustainability may be touted as a new planning concept, it is deeply rooted in plain common sense that has been around for centuries. Many grandparents preached phrases like "Don't waste your food", "Use what you take", "Share with others" and "Leave the campground better than you found it". Generations who were US immigrants or children of immigrants, remember the sacrifices well, especially during the time of the Great Depression. Resources were scarce, costly, and valued. With that respect, they were used wisely. Today waste and over indulgence seem to be commonplace and virtually accepted in society. Sustainability as a concept is not new (maybe except for the fancy name), but how it could be successfully embraced and implemented in today's culture, is. The implementation of sustainable concepts will require adjustment to behavior patterns and social priorities.

Planning for Sustainability in the Town of Herman

The concept of sustainability is a common goal for many communities across the globe, but the specific actions to achieving sustainability is not a one size fits all solution. It can't be because all areas are different in terms of their resource value and the opportunities they present. The objectives of sustainability may be the same but how to support those objectives will vary substantially among small towns, large cities, rural and suburban environments. For example, a county or region may identify the development of supporting and enhancing local foods systems as a sustainable goal. This could be achieved by the protection of farmland closer to urbanizing areas (the users). However, in a more suburban or urban community with no farmland to protect, this goal could be accomplished by the creation of farmer's markets, urban gardens, or agriculture specialty shops.

The initial step in the sustainability planning process is the assessment of area resources. In the Town of Herman, this is undoubtedly its agricultural land and environmental features. The concept of sustainability will lie within how well the Town of Herman moves to utilize these resources economically yet protects the environment for future generations. The push for the use of more renewable energy by the state, country and the world will challenge rural areas in the role they will play



in its generation. The Town of Herman landscape has already witness the results of that transition.

The development, certification, and adoption of the Town of Herman Zoning Ordinance, which includes a farmland preservation zoning district based on the development of a farmland preservation plan, was a significant step in moving the Town towards a level of sustainability. The farmland preservation plan and ordinance does so by creating opportunities for farmers to make an economic living, hence, sustaining the farming culture. It also opens the door for ag-related businesses and agri-tourism which have grown in popularity. The farmland preservation efforts also make clear the responsibility of agricultural producers to use best management practices in preserving these resources for today, tomorrow, and beyond.

The magnitude of this comprehensive planning effort with respect to addressing sustainability cannot be ignored. In numerical terms, almost 90% of the Town area, a total of 20,858 acres, have been planned to be maintained as “Agriculture” in the town. Most of this acreage consists of nationally significant agricultural soils as its base.

It must be noted that in the context of sustainability for a region, for that matter, the planet, decision makers all possess some level of responsibility to the greater good. The Town of Herman, for example, will export most of its agricultural products produced from its farmland preservation efforts. The town will also export almost all the renewable energy generated from its existing wind farm. Those exports will provide the economic influx from which the activity will be able to “sustain”. Simply put, the world’s growing populations, especially those in urban environments, will need the Town of Herman’s of the world to produce the needed food, nutrition and energy that will be required to “sustain” the population. However, this so-called obligation will need to be tempered with the responsibility of protecting area soils, groundwater, surface water and air quality.

Does the Town of Herman’s land use approach support the concept of sustainability? Yes, it certainly does. But truly, it sounds more like just good old common sense. Thanks Grandpa. And yes, we will leave the Town of Herman better than we found it.



1 Introduction

1.1 Background

Location

The Town of Herman, located in eastern Dodge County, lies just east of the Village of Iron Ridge as shown on Map 1. State Highway 33 runs east and west through the north half of the Town, with multiple high-traffic county highways and town roads supporting the local traffic. The Town shares borders with the Village of Iron Ridge and the town of Hubbard to the west, the town of Theresa to the north, and town of Rubicon to the south, all in Dodge County. The eastern border and southeast corner neighbor the towns of Addison and Hartford in Washington County.

History

Dodge County was created by the territorial legislature in December of 1836, attached to the county of Milwaukee. In early 1840, a county government was created, with an election that same April. Many early records were destroyed in a building fire in 1877, but it is known that March of 1846 was when the first settlers arrived to the town of Herman. Many Germans followed and established agriculture operations on the land, a tradition that continues in the town today.

The rolling hills left behind by glacial activity define much of the landscape for the Town of Herman. The soil and bedrock composition makes the Town highly productive farmland, with Dodge County as a whole boasting some of the best soils in the state and recognized as lands of a national importance for agriculture and resiliency.

1.2 Planning Process

The Town of Herman is defined by the people who live and work there, the houses and businesses, and natural features, its past, its present, and its future. No matter the location, change is the one certainty that visits all places. No community is immune to its effects. How a community changes, how that change is perceived, and how change is managed are the subjects of community comprehensive planning. An understanding of both the town's history and its vision for the future is essential to making sound decisions. The foundation of comprehensive planning relies on a balance between the past, present, and future by addressing four fundamental questions:

1. Where is the community now?
2. How did the community get here?
3. Where does the community want to be in the future?
4. How does the community get to where it wants to be?

The **Town of Herman Comprehensive Plan 2045** will guide community decision making in the Town of Herman for the next 20 or more years. The updated plan



document follows the same basic structure as the previous plan by addressing nine comprehensive planning elements:

1. Issues and Opportunities
2. Population and Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The *Town of Herman Comprehensive Plan 2045* meets the requirements of Wisconsin's Comprehensive Planning law, Wisconsin Statutes 66.1001. This law requires all municipalities (counties, cities, towns, and villages) to adopt a comprehensive plan by the year 2010 if they wish to make certain land use decisions.

After the year 2010, any municipality that regulates land use must make their zoning, land division, shoreland and floodplain zoning, and official mapping decisions in a manner that is consistent with the community's comprehensive plan.

The Wisconsin Comprehensive Planning legislation specifies that the governing body for a unit of government must prepare and adopt written procedures to foster public participation in the comprehensive planning process. The Town of Herman has adopted a *Public Participation Plan* through Resolution 2024-02 in order to comply with the requirements of Section 66.1001(4)(a) of the Wisconsin Statutes. The town's adopted *Public Participation Plan* is found in Appendix A. Activities related to allowing for and gathering public input during the process is discussed in the Issues & Opportunities chapter.

Planning is.....

- An orderly, open approach to determine local needs, goals and priorities, and developing a guide for action.
- A concentrated effort by a community to reach a balance between the natural environment and residential, commercial, industrial and agricultural development.
- A guide for public officials and private citizens to use in making informed decisions that will affect their community.
- A process that helps a community prepare for change rather than react to it.

Planning is not.....

- An attempt to replace market forces of supply and demand. It helps shape and channel market forces by establishing certain guidelines to manage development.
- Action. A plan is only a guide for action and implementation.
- An instrument for immediate change. Change will occur incrementally as the plan is implemented.
- Static. Good planning requires continual review of implementation successes and failures, citizen desires and the surrounding environment so that the plan can be adjusted as needed.
- Zoning. A comprehensive plan is a foundation and guide for many tools that may be used to implement the plan. Zoning is one of these tools. Utilities, capital improvements planning, and subdivision regulations are examples of other tools.



Plan Commission Action

On May 19, 2025, the Town of Herman Plan Commission discussed the draft comprehensive plan and passed a resolution (Appendix D) creating the Recommended Comprehensive Plan for the Public Hearing.

Public Hearing

On July 10, 2025, a public hearing was held on the recommended *Town of Herman Comprehensive Plan 2045* in conjunction with a Plan Commission meeting at Town Hall. The hearing was preceded by Class 1 notice and public comments were accepted for 30 days prior to the hearing. (INSERT SUMMARY OF ANY PUBLIC COMMENTS/PLAN CHANGES).

Town Board Action

After completion of the public hearing, the Town Board discussed and adopted the comprehensive plan on July 10, 2025, by ordinance (Appendix E).

Distribution of Plan Documents

Both the recommended draft and final plan documents were provided to adjacent and overlapping units of government, the local library, and the Wisconsin Department of Administration in accordance with the *Public Participation Plan*.



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2 Issues & Opportunities

2.1 Introduction

Wisconsin's Smart Growth Comprehensive Planning Law requires that the Issues and Opportunities Chapter provide background information about the community, as well as overall visions to guide future development and redevelopment over a 20-year planning period. Note that all socio-economic data requirements for this element are addressed in subsequent chapters, leaving this one to focus on the identified issues and opportunities by the public.

2.2 Identified Issues & Opportunities

Input Methods

The Town of Herman Comprehensive Plan 2045 was developed in an environment rich with opportunities for public input. To gain citizen understanding and support throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process.

- **Comprehensive Plan Public Involvement Meeting:** At this meeting held on August 26, 2024, the public was informed of future opportunities to participate in the planning process. In addition, those in attendance were asked to identify qualities of Herman that they value and to identify Herman's opportunities and acknowledge issues present. Approximately 21 residents attended this meeting. Results are discussed below, under "What Do Herman Residents Value?"
- **Comprehensive Plan On-Line Web Portal:** A custom, on-line web project portal was created by Cedar Corporation to host information pertaining to the Comprehensive Plan update process. The portal offered background information, meeting schedules, draft maps and plan chapters, and general education materials about the Smart Growth Law. Additionally, the opportunity to offer public comments through the use of an input form, as well as an interactive map, were provided as part of the project portal. Throughout the plan's development process the site was updated as new information was available.
- **Plan Commission Meetings:** Throughout the planning process, the Plan Commission convened periodically to review draft text, maps, and other information pertinent to the development of the updated Comprehensive Plan. Each of these working meetings was open to the public. At each meeting, the Plan Commission and participants had the opportunity to discuss their concerns and ideas about and refine the chapter vision.
- **Public Hearing:** As required by State Statute, a 30-day Class I notice is published and a formal public hearing is held before the Town Board. This hearing offers a final opportunity for residents and stakeholders to offer their



thoughts about the plan prior to adoption by ordinance. The Public Hearing was held on July 10, 2025.

What Do Herman Residents Value?

As part of this public process, the goal was to gather up front citizen input regarding issues and opportunities associated with the Town of Herman which would assist in re-evaluating the current plan's vision, goals, objectives, and future land use map. Citizen engagement is a priority of the town during this process and the opinions of its residents are important to evaluating the past and future trends that have, or will, shape the community.

The following is a short summary from the August 26, 2024, Public Information Meeting which was used to poll participants on items they felt were: 1) either ongoing or future issues which need to be addressed, and; 2) potential opportunities for the town to take advantage of in the future based on trends and needs identified by the community.

Issues	Opportunities
Town of Herman residents expressed concerns about several land uses that consume land without directing benefit back to the residents. Planning for uses like new renewable energy systems is of interest to the Town residents to minimize negative effects to the community.	There continues to be strong support for agriculture and maintaining the lands identified for active agricultural use. Specifically, continued partnership with the County to preserve participation in DATCP's Farmland Preservation Plan program.
Continuing to maintain and improve town services and roads given increasing costs is a growing concern. Increased activity is expected on Town roads via detours from upcoming work of state roadways.	Accommodating future commercial development in controlled amounts and locations may offer opportunities for tax base generation. It was supported by residents to direct development towards the Hwy 33 corridor and other areas with existing services (Woodland/Sanitary District #1, Iron Ridge).
Existing wind energy system contracts are set to expire before 2030. While they may be renewed, the possibility of decommissioning would remove developer license fees and utility aid payments from the Town budget.	Renewable energy planning opportunities exist to potentially reduce local tax burdens through agreements with energy system developers.
Public safety has been an ongoing concern. The Town is uniquely positioned between major metro areas in the state, and transient visitors may contribute to the rate of rural crime.	Residents recognize the emerging need to attract new families to the community, preferably to those areas identified for compact residential development.

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3 Population & Housing

3.1 Introduction

Population and housing are two key indicators that will help the Town of Herman plan for future change. Because they are key indicators of potential future conditions, this element of the comprehensive plan provides a brief summary of population and housing data along with projections for the future.

This document compiles data from multiple sources. The evolving nature of projections from multiple methodologies can reveal contradictions; source data is listed throughout to account for some of these differences.

3.2 Key Facts & Trends

Below are important factors and predicted changes for the population of the Town of Herman. This analysis primarily uses 2020 Census data published as vintage 2024 but indicates where vintage 2013 from Census 2010 is used. These points are the summary and interpretation of the figures and tables that follow within the chapter.

Population and Household Characteristics

- Population change is projected to decrease from 1135 (2020 Census) to 1,057 in 2040, or 78 persons.
- The 2010 Census data projected slightly less decrease but forecast an increase in households. This means that additional housing units will be needed to accommodate the same population. Projections were for 433 households in 2040 as compared to the 405 households present in the 2010 Census.
- A majority of Households (61%) are 1 and 2-person households.
- Household size is projected to decrease over the next several decades primarily due to the aging population living in their homes longer. Declining birth rates are also contributing to smaller family sizes.

Population Age

- The existing population is aging. The 2010 median age was 42.1 years and increased to 46.8 years of age for the 2020 Census. Projections are for this median age to continue to increase.
- A majority of the Town's population (53.5%) fell into the Greatest Generation, Baby Boomer, and Generation X age groups.

Education

- Almost all of the Town's population (93.7%) graduated high school or holds the equivalent degree, with 49.7% having at least some college experience, including associate degree graduates. Around 14.5% of the Town's population has a bachelor's or higher degree.



Income

- Household incomes are similar as compared to surrounding areas, with the median household income being \$104,621.

Housing Characteristics

- A majority of the Town's housing stock (98.8%) is comprised of single-family homes.
- The majority of homes within the Town are owner-occupied with around 13.1% being rentals in 2020.
- The Town's housing stock is aging, with most units (72%) built before 1980. Don't forget that even "newer" homes built in the 1990's housing boom are already 25 to 30 years old and may have maintenance needs.
- According to the 2019-2023 ACS 5-year data, the majority of homes are valued in the \$300,000 - \$400,000 bracket (40% of housing stock) with the median home price being \$358,947.
- The last 10 years of building permit data show that the Town adds approximately 6 new housing units per year (6.6 average new dwellings per year from 2015-2024).

3.3 Population Characteristics Summary–Town of Herman, Dodge County

Table 3-1: Historic & Projected Population, Households, & Persons Per Household

Community / Data	Year					Total Change 2020-2040	Percent Change 2010-2040
	2010 Census	2020 Projection	2030 Projection	2035 Projection	2040 Projection		
Population	1108	1120	1130	1110	1070	-38	-3.55%
Households	405	428	444	444	433	5	1.15%
Persons Per Household	2.74	2.62	2.55	2.50	2.47	-0.15	-5.90%

Note: This table uses vintage 2013 data from the WI Department of Administration, published using 2010 Census data. A complete dataset using 2020 Census data was not available at the time of this plan update.

Figure 3-1. Population Trends for the Town of Herman (left) as compared to the State of Wisconsin (right).

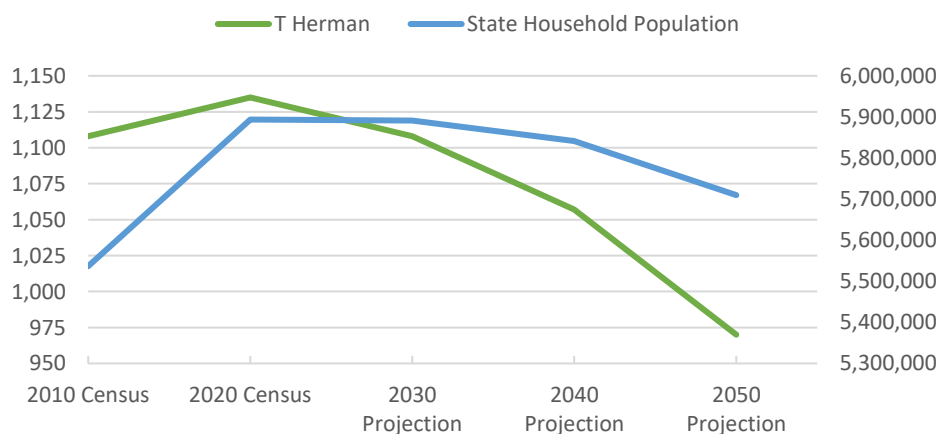
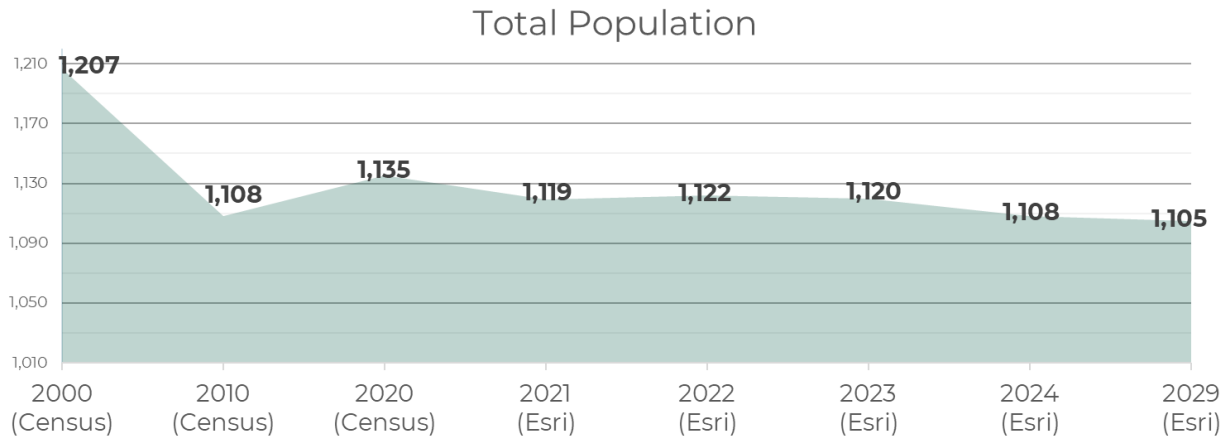


Figure 3-2 Population Counts and Future Projections:



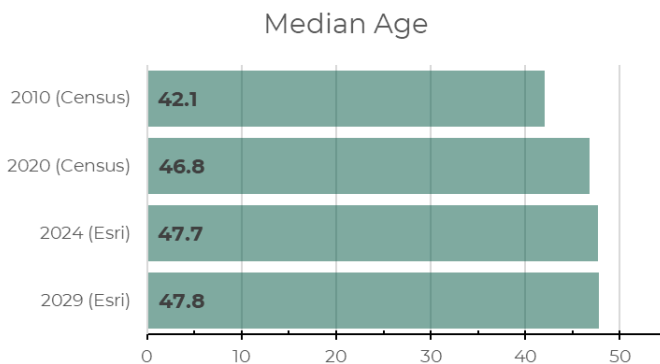
Source: ESRI 2024 / U.S. Census, 2000, 2010, & 2020 and 2018-2022 ACS 5-Year Summary

Table 3-2: Household Sizes

Households by Size	Number	Percent
Total Households	434	-
1-Person Household	66	15%
2-Person Household	200	46%
3-Person Household	78	18%
4-Person Household	55	13%
5-Person Household	26	6%
6-Person Household	8	2%
7+ Person Household	1	0%
Average Household Size	2.55	-

Source: 2018-2022 ACS 5-Year Summary

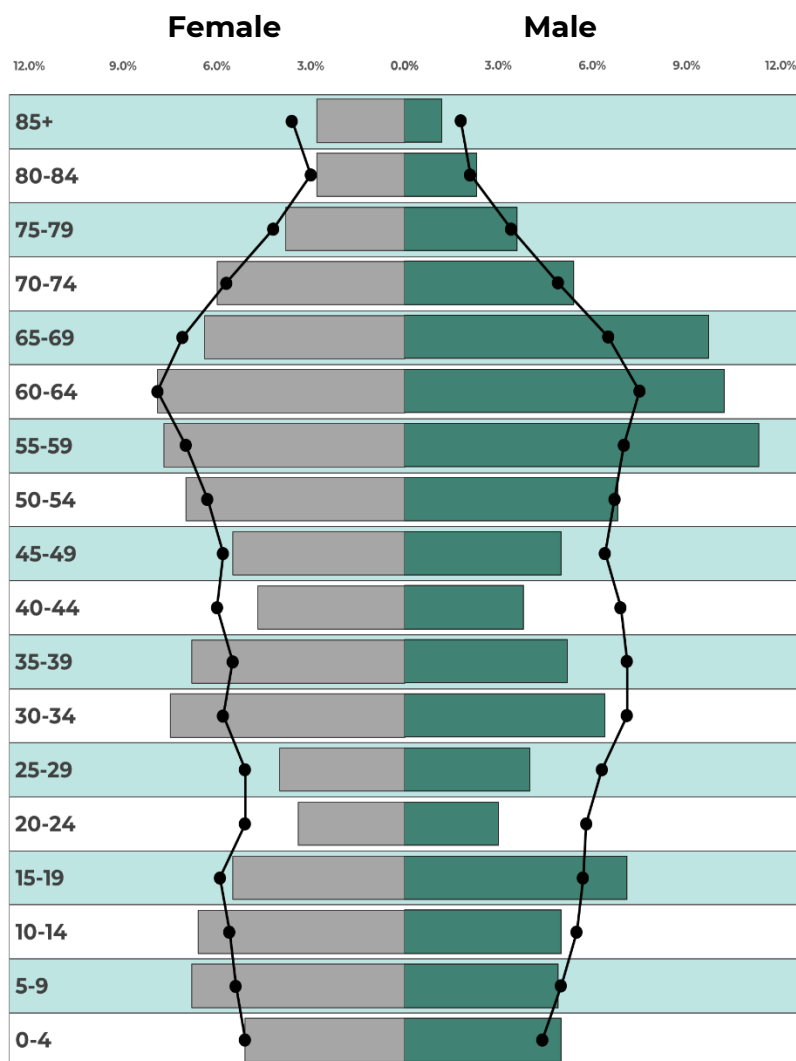
Figure 3-3: Median Age



Source: ESRI 2024 / U.S. Census 2020

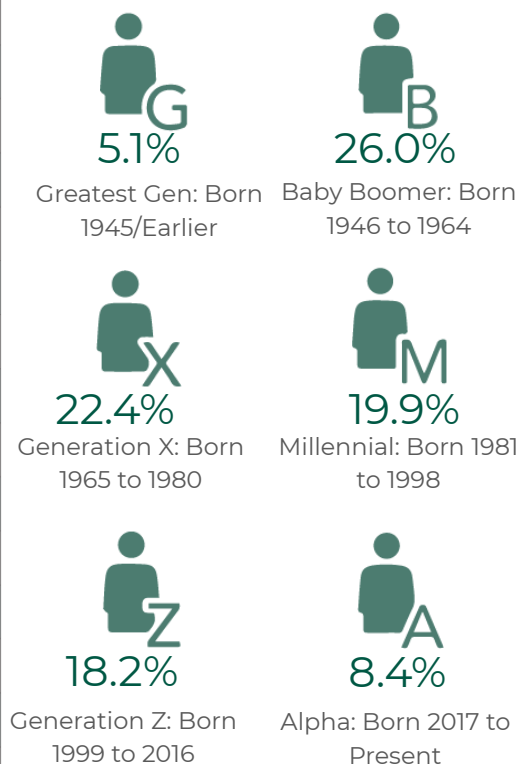


Figure 3-4: Age Distribution



Data shown compared to Dodge County.

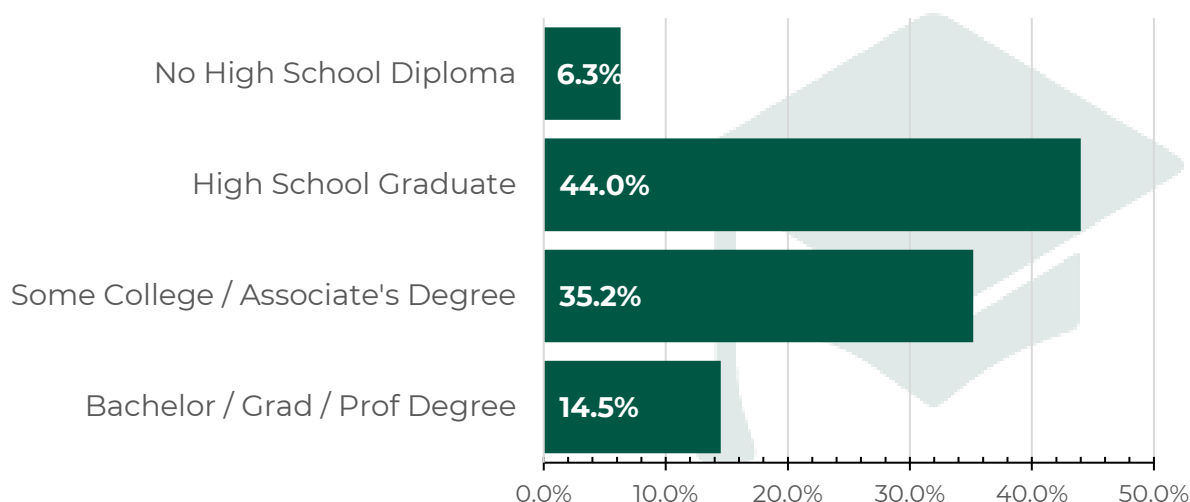
Figure 3-5: Population Distribution by Generation



Source: ESRI 2024 / U.S. Census, 2000, 2010, & 2020 and 2018-2022 ACS 5-Year Summary

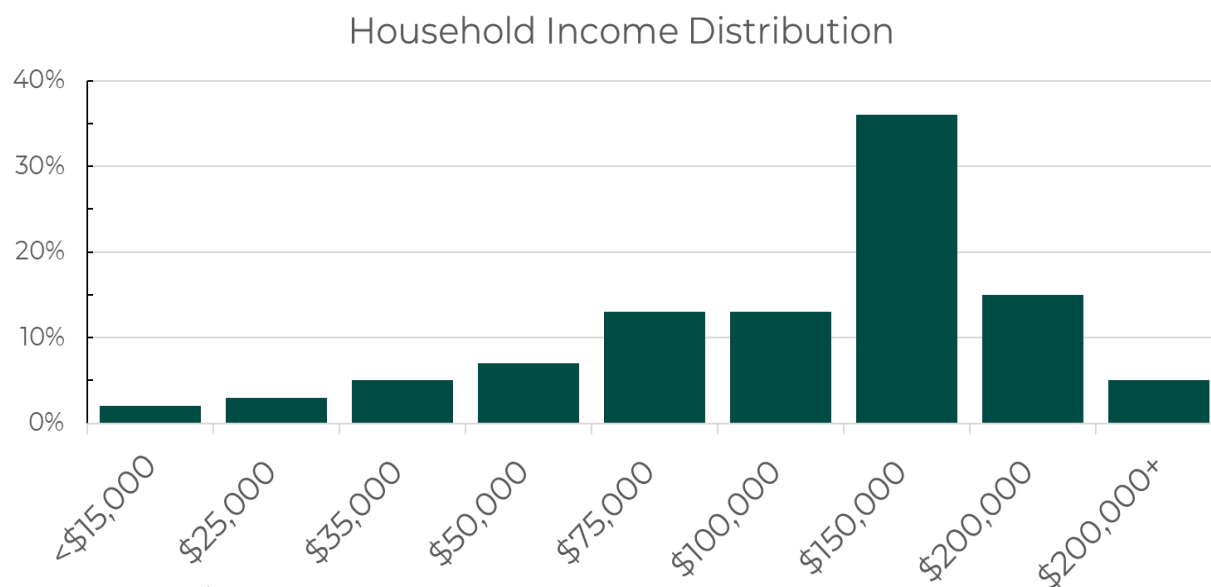
Age distribution shows clearly the aging Baby Boomer generation bubble moving upwards through the age distribution chart. In an ideal age distribution through a community, each age bracket would be roughly equal, creating an upcoming population to support those that age out of the workforce and into retirement.

Figure 3-6: Education Levels



More than 93% of the Town workforce have a high school diploma or equivalent degree. Almost half of the workforce (49.7%) completed some college, obtaining an associate's degree or higher education level.

Figure 3-7: Income Levels



Source: ESRI 2024 / U.S. Census, 2018-2022 ACS 5-Year Summary

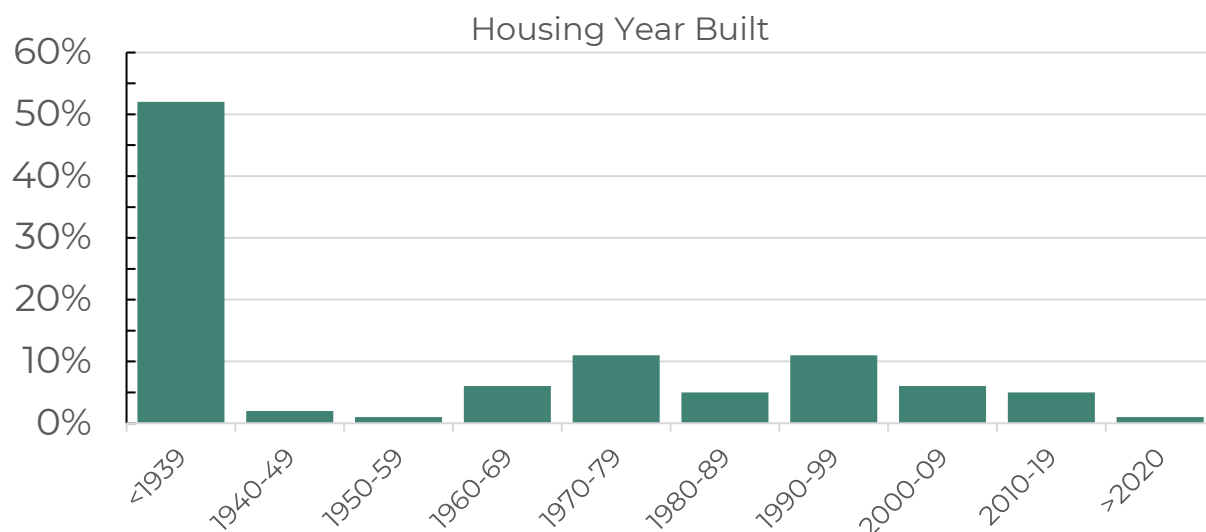
From 2024 data, the Median Household Income was \$104,621. This equates to a \$43,082 per capita income. The per capita income in Herman is higher than that of Dodge County and of the overall state. Dodge County sits at \$37,878 and Wisconsin is at \$42,286 for the same time period. Income brackets are skewed with most households falling in the \$100,000-\$249,000 ranges (64%).



3.4 Housing Characteristics Summary

Age Characteristics

Figure 3-8 Housing – Year Built



Source: ESRI 2024 / U.S. Census, 2018-2022 ACS 5-Year Summary

The housing stock in the Town is substantially aged, with over 50% of the homes being built prior to 1939. This quality gives historic character to the old farmhouses and structures and has tradeoffs on the improvements that may be necessary for upkeep and energy efficiency.

Structural Characteristics

Figure 3-8: Units per Structure

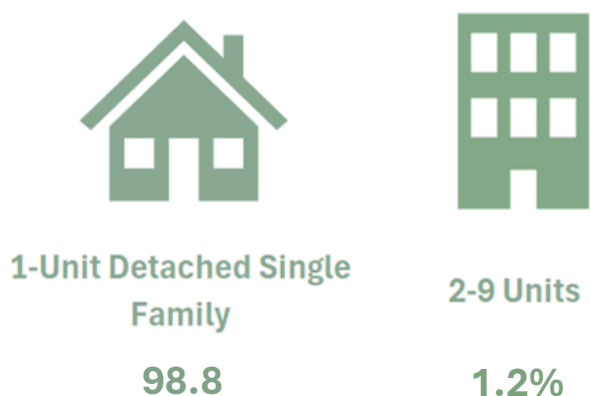
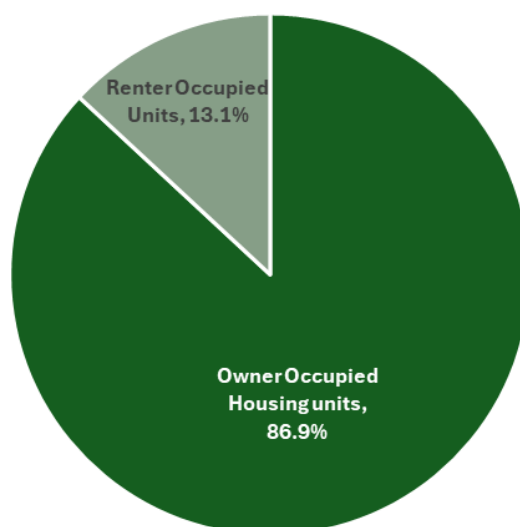
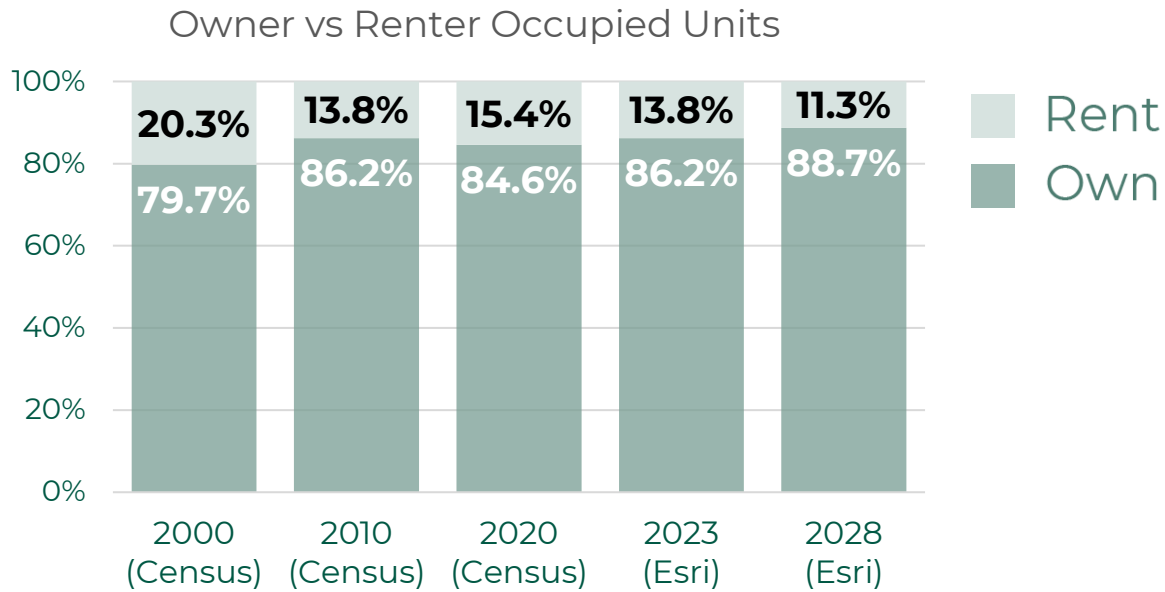


Figure 3-9: Occupation of Homes: Own vs Rent



Source: ESRI 2024, 2020 U.S. Census, 2018-2022 ACS 5-Year Summary

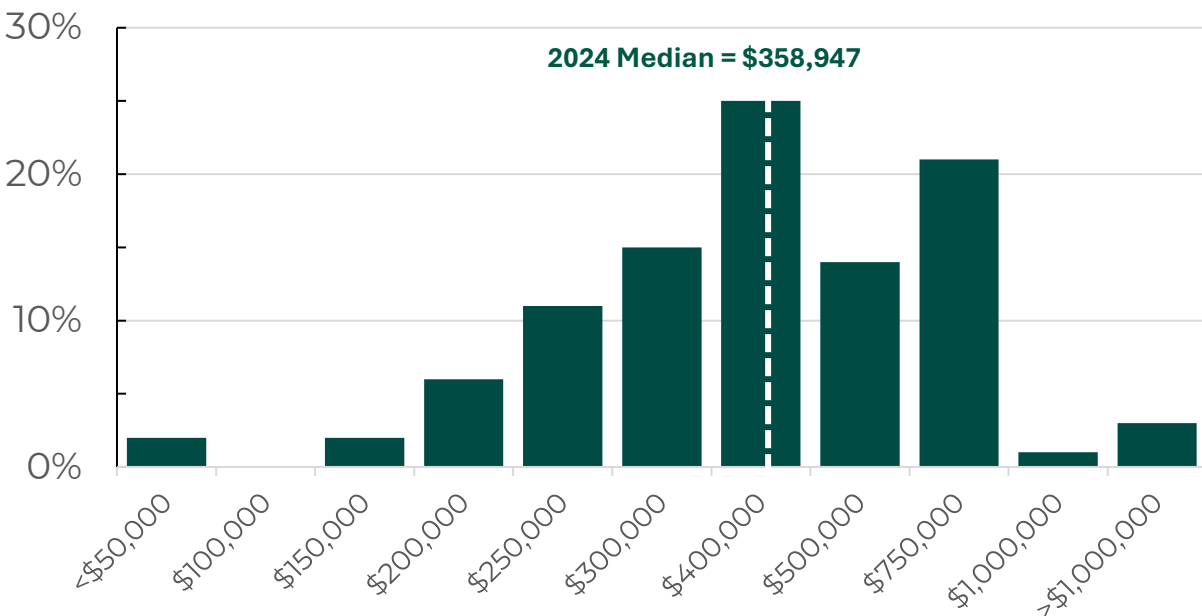
Figure 3-10: Historic Occupancy Characteristics



Source: ESRI 2024 / U.S. Census, 2000, 2010 & 2020 and 2018-2022 ACS 5-Year Summary

Value Characteristics

Figure 3-11: Home Value



Source: ESRI 2024 / U.S. Census, 2019-2023 ACS 5-Year Summary



Housing Affordability

Figure 3-12 Average Spent on Mortgage per Housing Unit



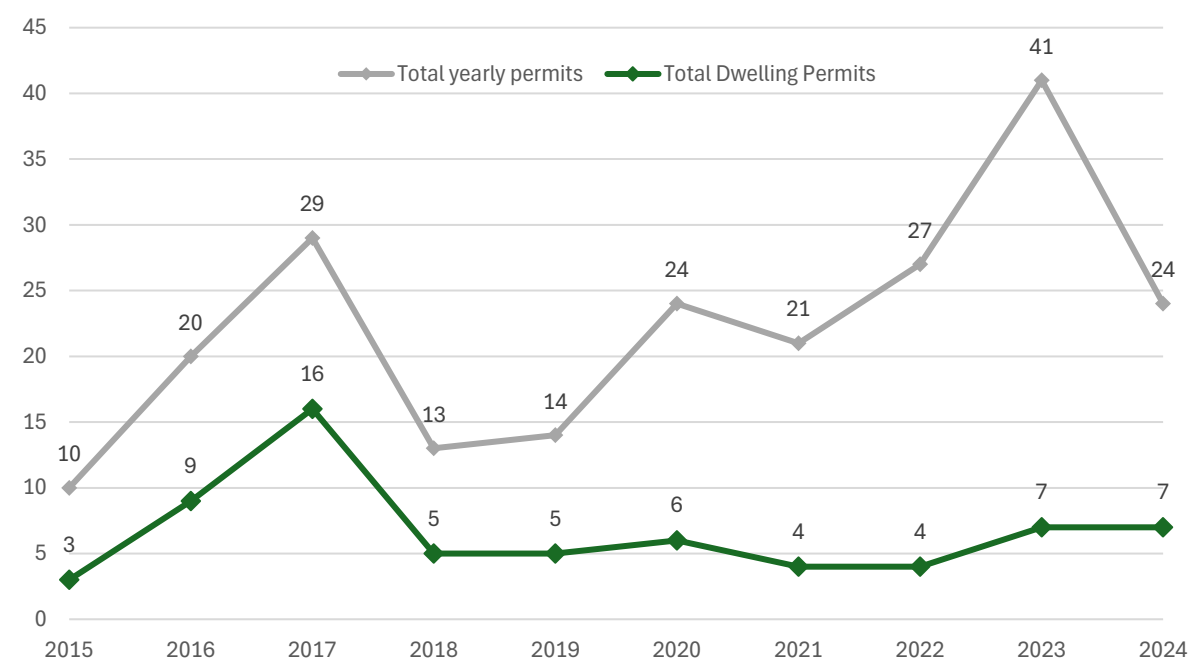
Source: ESRI 2024 / U.S. Census, 2018-2022 ACS 5-Year Summary

According to the Wisconsin Realtors Association, the median cost of a home in March 2024 was \$299,000, a 9.7% jump from \$272,500 a year prior in March 2023.

The Wisconsin REALTORS Association publishes monthly and yearly housing statistics on the number of sales and median price comparisons. Dodge County is grouped into the South Central Region for these statistics. While the overall state value for median home price was \$299,000 in March 2024, within Dodge County it was \$255,700 for the same period.

Affordability of homes is directly linked to the availability of those structures. Permit data from the last 10 years shows that Herman sees an average of six new dwellings constructed each year. The figure below charts that out in comparison to overall permits issued by the Town. The number of new dwellings does not factor in the razing or demolition of homes that are being replaced by new structures. Contextually this means that there may not be six new homes added to the overall count within the Town each year, even though six are constructed.

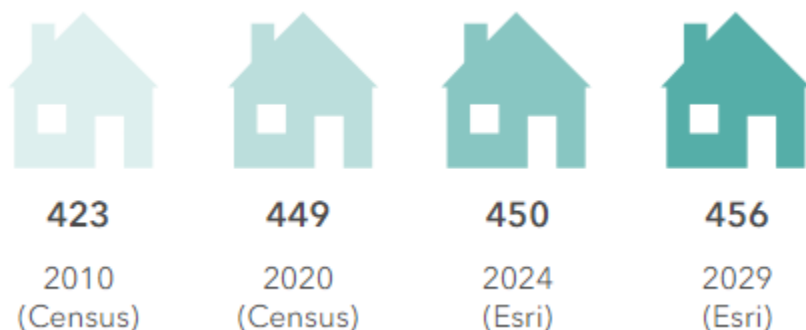
Figure 3-13 Residential Growth by Permits as compared to permit totals



Source: Town of Herman

Housing Projections

Figure 3-14 Past, Present, & Future Total Housing Units in Town of Herman



Source: ESRI 2024 / U.S. Census, 2010, 2020, and WDOA, 2013.

3.5 Population & Housing Goals, Objectives, & Policies

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and provide a more measurable direction for future actions and implementation of the plan. Moving along the path of the indicated objectives and policies contributes to fulfillment of the goal.

Goal 3.1: Encourage development of housing opportunities for current and future residents of the Town with least amount of agricultural land disruption/consumption.

- **Objective 3.1.1:** Promote single-family homes as the preferred type of housing supply in the Town when located beyond supporting services (sanitary district).
 - **Policy 3.1.1.1:** The Town will promote residential development in the sanitary district with reduced lot sizes and as the capacity of the sanitary district allows.
 - **Policy 3.1.1.2:** Multi-family residential development (three or more housing units) will be allowed in the sanitary district only and should be designed to minimize potential negative impacts on existing homes.
- **Objective 3.1.2:** Encourage the use of cluster design in areas suitable for residential development to minimize impacts on farming areas.
 - **Policy 3.1.2.1:** The Town will discourage major land divisions (defined as five or more lots) outside of the sanitary district.
 - **Policy 3.1.2.2:** Housing within targeted agricultural areas shall be minimized in accordance with recommendations within the Comprehensive Plan.
 - **Policy 3.1.2.3:** The Town will require new housing in rural areas to be placed on the landscape in a fashion that reduces the impacts to natural vegetation, preserves quality farmland, reduces farmland

- fragmentation, preserves drainage patterns and does not block potential road extensions.
- **Policy 3.1.2.4:** Cluster residential development will be promoted to minimize impacts to the rural landscape and farming efficiencies.
- **Objective 3.1.3:** Accommodate home-based businesses that do not significantly increase noise, traffic, odor, lighting, or would otherwise negatively impact the surrounding area.
 - **Policy 3.1.3.1:** The Town will encourage investment in existing residential areas to maintain property values, encourage development of existing lots, and promote the rehabilitation of existing homes.
 - **Policy 3.1.3.2:** The Town will accommodate agricultural-related businesses within the Farmland Preservation zoning district consistent with the standards accepted by the Department of Agriculture Trade and Consumer Protection and Wis Stats 91.10.

3.6 Housing Programs

[Housing Cost Reduction Initiative \(WDOA\)](#)

The HCRI program provides housing assistance to low- and moderate-income (LMI) households seeking to own or rent decent, safe, affordable housing. Funds are awarded to communities and local housing organizations to fund a range of activities that build, buy, and/or rehabilitate affordable housing for low income homeowners, homebuyers, and renters.

[HOME-Homebuyer and Rehabilitation Program \(WDOA\)](#)

The HOME-Homebuyer and Rehabilitation Program (HHR) provides funding for homebuyer assistance; owner-occupied rehabilitation; and rental rehabilitation. Funds are awarded through a biennial funding cycle with partnership agencies throughout Wisconsin.

[Housing Preservation Grants \(USDA\)](#)

The program provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens. Eligible applicants include: most State and local governmental entities, nonprofit organizations and federally Recognized Tribes. Eligible expenses include: Repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems and water/waste disposal systems, handicap accessibility features, labor and materials and administrative expenses.

[Housing Tax Credit Program \(WHEDA\)](#)

The HTC program helps finance a project by granting a proposed development future tax credits. These tax credits are typically sold at a discount to investors who provide the capital to finance the construction.



[WI Housing & Economic Development Authority Foundation – Housing Grants \(WHEDA\)](#)

The Wisconsin Housing and Economic Development Authority (WHEDA) Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities for low-income persons with special needs.

[Financial Information and Services Center](#)

Financial Information and Services Center (FISC) provides financial, housing and bankruptcy information and counseling for primarily low and moderate income clients.

[Single Family Housing Programs \(HUD\)](#)

HUD offers several single-family home programs, including homebuyer education and counseling, down payment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages. Some of these products, such as FHA loans, are available through approved lending institutions.

[Multi-family Products \(WHEDA\)](#)

WHEDA offers several multi-family home products, including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and tax credit monitoring services.

[Single Family Products \(WHEDA\)](#)

WHEDA offers several single-family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education.

[Wisconsin Affordable Assisted Living \(WDHFS\)](#)

This website is a resource guide for consumers seeking Assisted Living assistance.

[Home Loan Guaranty Service \(USDVA\)](#)

The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction, or repair of owner-occupied housing.

[Veteran Housing and Recovery Program \(WDVA\)](#)

The program (VHRP) helps homeless veterans and veterans at risk of homelessness. This program is designed to help homeless veterans receive job training, education, counseling, and rehabilitative services needed to obtain steady employment, affordable housing, and the skills to sustain a productive lifestyle.

[WEDC Office of Rural Prosperity](#)

As part of the Wisconsin Economic Development Corporation (WEDC), the Office of Rural Prosperity seeks to foster vibrant, prosperous and resilient rural communities across Wisconsin. The Office of Rural Prosperity aims to be a one-stop shop to help rural stakeholders navigate programs and resources serving rural communities and businesses. The Office of Rural Prosperity was formed in January 2020 along with Governor Tony Evers' Blue Ribbon Commission on Rural Prosperity.



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4 Economic Development

4.1 Introduction

Economic development planning is the process by which a community organizes, analyzes, plans, and then applies its energies to the tasks of improving the economic well-being and quality of life for those in the community. Issues and opportunities in the Town of Herman related to economic development include enhancing the community's competitiveness for attracting and retaining businesses, ensuring a vibrant environment to conduct agricultural activities, creating jobs, increasing wages, enhancing worker training, and improving overall quality of life. Because economics is a key indicators of potential future conditions, this element of the comprehensive plan provides a brief summary of current and future economic conditions of the town.

4.2 Key Facts and Trends

The main points for Economic Development in the Town of Herman are below. These points are expanded upon within this chapter.

Labor Force & Employment Growth

- The largest employment sectors for Town residents are Manufacturing (23.7%), Agriculture (16.3%) and Construction (12.1%) of the workforce employers. Following those, Health Care and Retail Trade each have 9-11% of the labor force. These five categories account for over 70% of the employment categories for Town residents.
- The majority (57.1%) of residents work at White Collar Jobs, with a little more than half that number working at Blue Collar jobs (32.2%).
- In 2024, the unemployment rate in the Town was 3.7%, which is lower than Dodge County (3.9%) for the same time period. Wisconsin had an overall rate at 2.6%.

Job Commuting

- More than 78% of the Town residents commute for up to 34 minutes each way to work. Around 54% of the Town has a 24 minute or less commute. This indicates there are employment opportunities near to housing, but still requiring a vehicle for the commute.

Trends

- Commercial and retail space markets have declined recently due in part to lingering impacts of the 2020 COVID pandemic.
- While agriculture remains a strong use of land, the smaller farms are moving operations under larger farms' brands and leasing out their land in the Town.
- Use of online shopping is increasing, impacting frequency of in-person excursions to brick-and-mortar storefronts.



4.3 Economic Characteristics Summary

The labor force, according to the Wisconsin Department of Workforce Development definition, includes those who are either working or looking for work, but does not include individuals who have made a choice to not work. This may include retirees, homemakers, and students. The labor force does not include institutional residents, military personnel, or discouraged job seekers. A majority of the Town workforce is in the white and blue collar jobs, as indicated in the following figures depicting employment by industry.

Table 4-1 Employment Status

Status	Wisconsin		Dodge County		Town of Herman	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Population ≥16 years	4,771,274	(X)	73,647	(X)	820	(X)
In labor force	3,125,057	65.5%	48,192	65.4%	592	72.2%
Civilian labor force	3,121,577	65.4%	48,153	65.4%	592	72.2%
Employed	3,018,918	63.3%	46,272	62.8%	574	70.0%
Unemployed	102,659	2.2%	1,881	2.6%	18	2.2%
Armed Forces	3,480	0.1%	39	0.1%	0	0.0%
Not in labor force	1,646,217	34.5%	25,455	34.6%	228	27.8%
Civilian labor force	3,121,577	65.4%	48,153	65.4%	592	72.2%
Unemployment Rate	(X)	3.3	(X)	3.9%	(X)	3.0%

Source: 2019-2023 ACS 5-Year Summary / U.S. Census, 2010 and 2020

Figure 4-1 Employment by Industry

Source: ESRI 2024 / U.S. Census, 2010, 2020, and 2019-2023 ACS 5-Year Summary

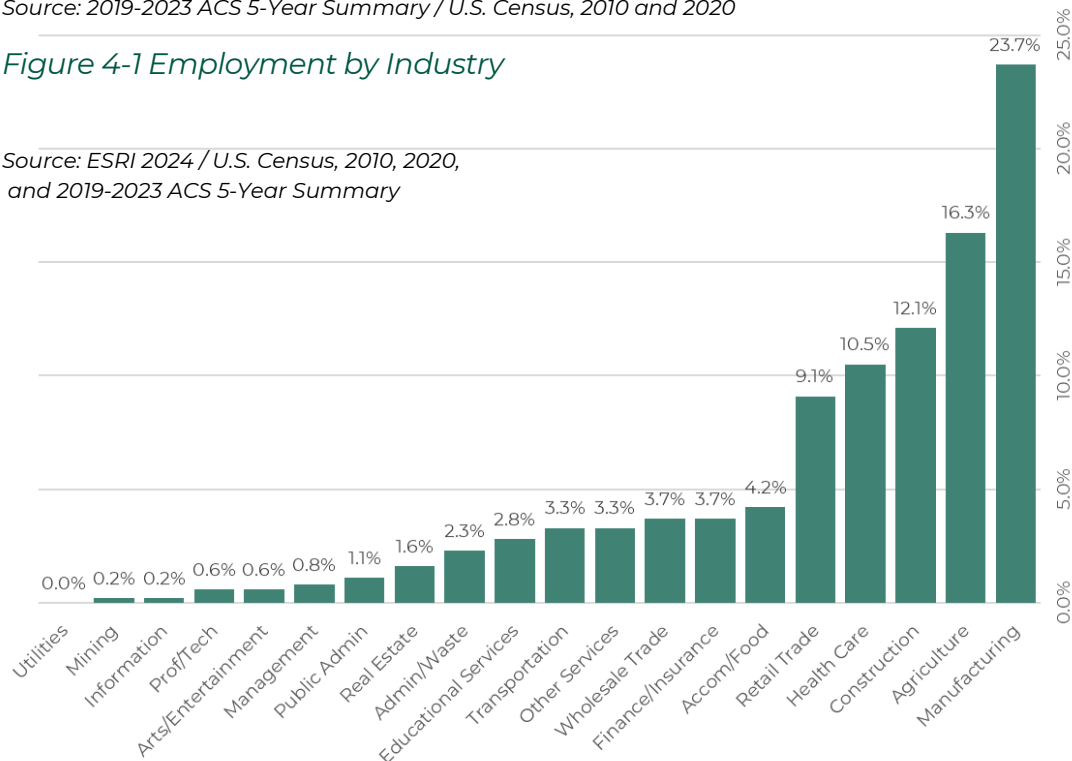
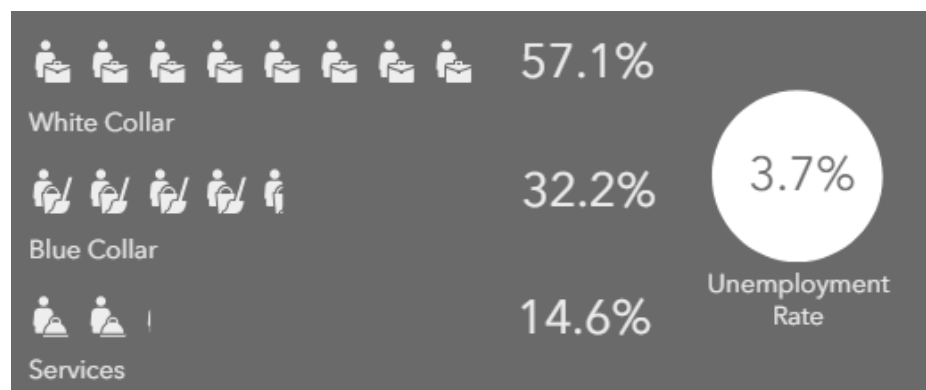


Figure 4-2 Employment by Occupation

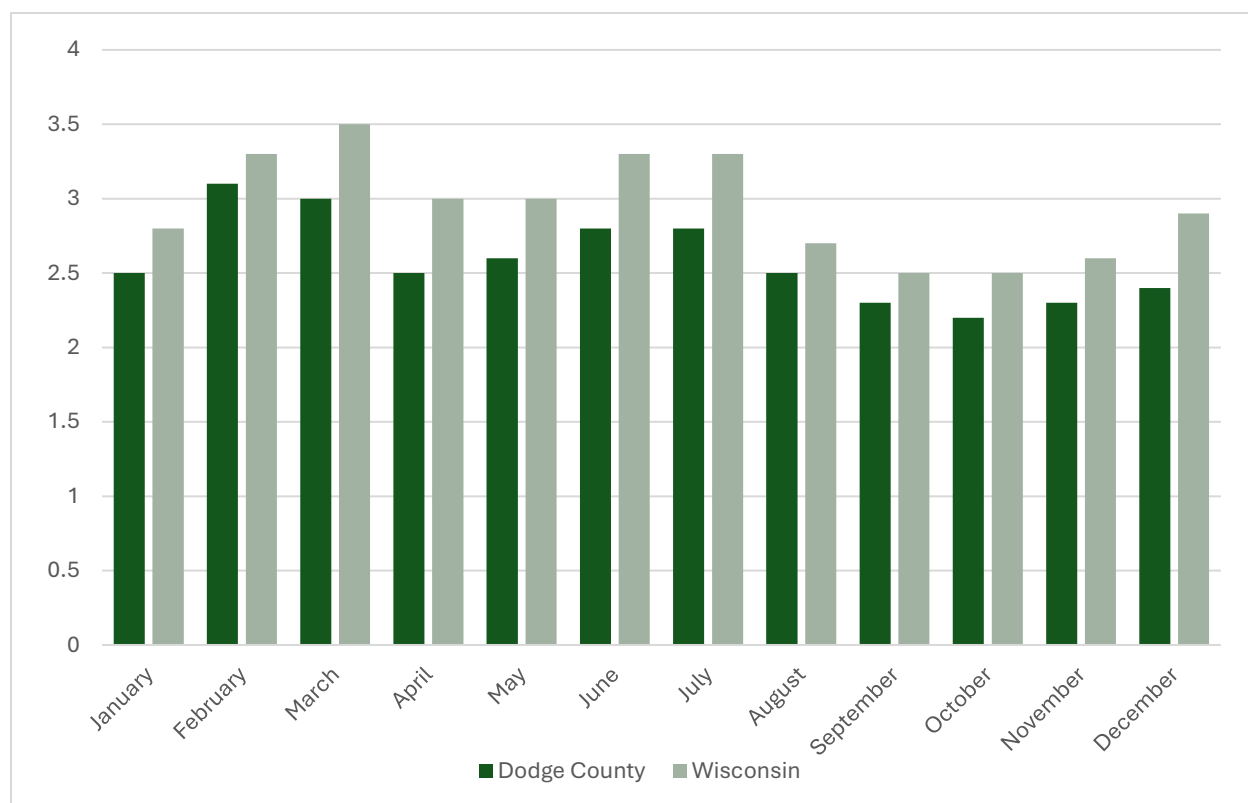


Source: ESRI 2024 / U.S. Census, 2010 and 2020

Unemployment Rates

The number of unemployed in the county includes not only those who are receiving unemployment benefits, but also any resident who actively looked for a job and did not find one. Unemployment rates by month for 2022 are illustrated in Figure 4-3.

Figure 4-3 Monthly Unemployment Rates, Dodge County and Wisconsin, 2024

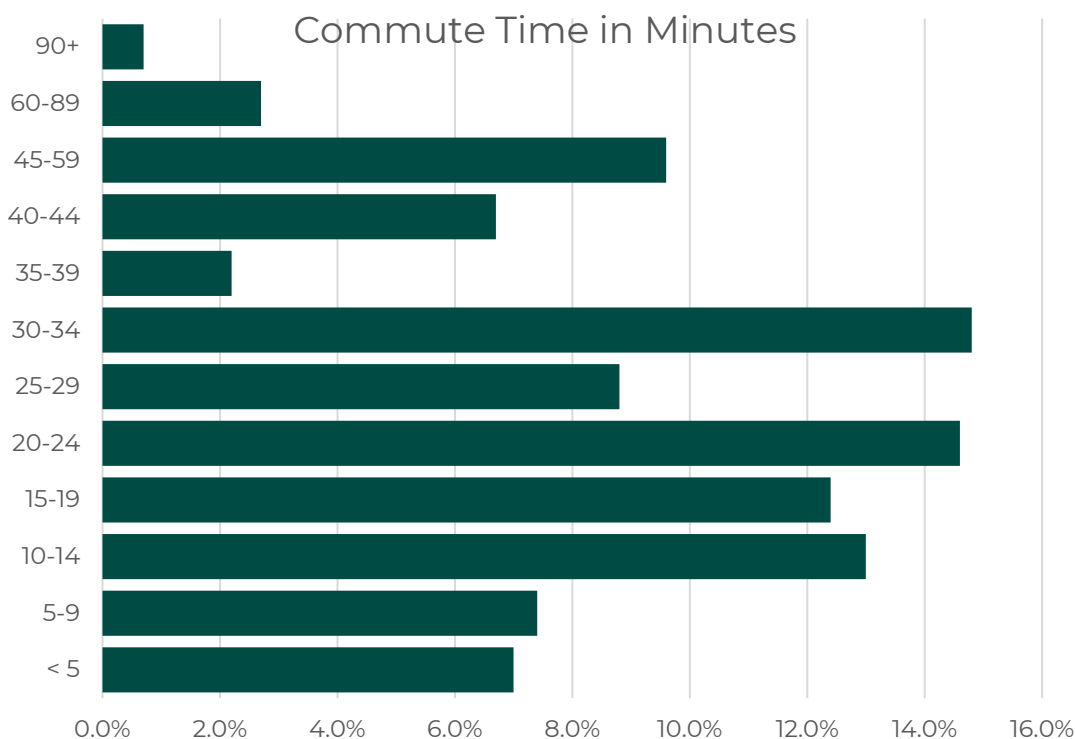


Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Local Area Unemployment Statistics, 2025.

Dodge County experienced an unemployment rate during 2024 that was consistently 0.3% lower than the overall state. Unemployment is generally lower in

the summer due to seasonal work such as tourism, agriculture, and construction, a trend typically found throughout Wisconsin.

Figure 4-4 Place of Employment & Commuting Patterns



Source: ESRI 2024 / U.S. Census, 2010, 2020, and WDOA, 2013

4.4 Sites for Business and Industrial Development

Based on the existing pattern of preserving productive lands for agricultural use, the Town has limited opportunities for the siting and/or expansion of new businesses. Discussed in the creation of this plan update was the vision to encourage business along the existing corridor created by State Road 33.

- While there are no existing water or sewer services in this corridor, access from the state highway encourages the use of roadways built for heavy and frequent use, as well as making access to any new development easy to find and visit.
- Businesses and industrial spaces near the State Road 33 and County Road PS intersection create existing oasis stop-off points from the highway for Town businesses.

Environmentally Contaminated Sites for Commercial or Industrial Use

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) encourage the clean-up and use of environmentally contaminated sites for commercial and industrial use. The WDNR has created the Bureau for Remediation and Redevelopment Tracking System (BRRTS) which identifies environmentally contaminated sites for communities in Wisconsin. The most commonly listed types of sites are the following:

- ♦ **Spills**, a discharge of a hazardous substances that may adversely impact, or threaten to adversely impact, public health, welfare, or the environment. Spills are usually cleaned up quickly.
- ♦ **LUST**, a Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by the WDNR, and some are reviewed by the Department of Commerce.
- ♦ **ERP**, Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.
- ♦ **VPLE**, Voluntary Property Liability Exemptions apply to sites in which a property owner conducts an environmental investigation and cleanup of an entire property and then receives limits on its future liability.
- ♦ **Superfund**, a federal program created by Congress in 1980 to finance cleanup of the nation's worst hazardous waste sites. There are 56 National Priorities List and Superfund Alternative Approach sites currently found in Wisconsin.

According to the BRRTS database, there are 1,435 environmentally contaminated sites in Dodge County. Of the 1,435 sites, 1,173 are closed. Closed sites have completed all clean up requirements and have received a case closure letter from the DNR. The remaining 262 sites are open sites. Open sites are in need of clean up or clean-up is underway. Table 4-2 lists closed sites in the Town of Herman. There are currently no open sites within the Town. For more information, review the DNR database for sites that are located within the town (<https://dnr.wisconsin.gov/topic/Brownfields/botw.html>).



Table 4-2 Environmentally Contaminated Sites in Town of Herman, Dodge County, Closed Status

Name	BRRTS #	Type	Open Date	Closed Date
J. SCHMIDT AND SONS INC SPILL	04-14-593038	SPILL	2023-04-11	2023-09-18
BHS PUMPING SPILL	04-14-583433	SPILL	2019-04-20	2019-04-22
WE ENERGIES SPILL	04-14-577232	SPILL	2016-05-08	2016-06-01
SAJACKS TRANSPORT INC SPILL	04-14-563481	SPILL	2015-03-18	2015-03-24
DAN SCHMIDT SPILL	04-14-559264	SPILL	2012-08-28	2012-08-29
SCHNEIDER NATIONAL CARRIERS SPILL	04-14-558287	SPILL	2011-03-12	2012-01-31
SUNSET FARMS INC SPILL	04-14-554418	SPILL	2009-08-25	2009-11-03
TRANS INDUSTRIES SPILL	04-14-553214	SPILL	2008-07-25	2009-02-03
MICHAELS EXCAVATING SPILL	04-14-552564	SPILL	2008-08-07	2008-10-09
ERS ENTERPRISES LLC	04-14-548191	SPILL	2006-08-15	2006-08-21

4.5 Strengths and Weaknesses Analysis

The Town of Herman has several positive attributes and strengths to offer potential businesses:

- A great location that is accessible to Beaver Dam, West Bend, and Fond du Lac and centrally located between the Milwaukee metro area, Fond du Lac, and Madison.
- Properties with state highway frontage.
- An attractive and safe community atmosphere that provides for a high quality of living.
- Quality school districts that serve the area.
- Reasonable property tax rates.
- An established Sanitary District.
- Farmland Preservation Zoning allows for agriculturally-related business and participation in the state tax credit program.
- High education attainment compared to surrounding communities. and;
- High-income averages compared to surrounding communities – suggesting disposable income to support non-essential businesses (i.e., entertainment, restaurants, and specialty shops).

While the Town of Herman enjoys advantages there are several challenges which must be addressed to be successful at seeing new businesses and industry, including:

- Residents can easily drive to nearby communities to purchase services and products.
- Similarly, most residents travel outside of the town to work and find shopping, dining and entertainment choices conveniently located near their place of work.
- There is a lack of businesses catering to people's everyday needs that further entices residents to drive to other communities for shopping.



- Sewer infrastructure is not available within most of the Town boundaries.
- Community water service is not available.
- Limited town population growth is projected for Herman in comparison to surrounding communities, thereby limiting the market size and demands.
- Opposition to development from town residents who perceive business uses as a threat to the town's rural character, agricultural heritage, and quality of living.

4.6 Economic Development Goals, Objectives, & Policies

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and provide a more measurable direction for future actions and implementation of the plan. Moving along the path of the indicated objectives and policies contributes to fulfillment of the goal.

Goal 4.1: Enhance and diversify the local economy consistent with other goals and objectives.

- **Objective 4.1: Increase efforts to promote the unique features of the Town.**
 - **Policy 4.1.1:** Industrial and large scale commercial development should be steered to neighboring cities capable of providing sewer and water services.

Goal 4.2: Support opportunities for year-round recreational opportunities and tourism related business.

- **Policy 4.2.1:** The Town will support economic development that provides services determined to be valuable to the Town.

Goal 4.3: Increase Town involvement, where appropriate, in supporting local, county, and regional economic development groups.

Goal 4.4: Support efforts that maintain agriculture as a major component of the local economy.

- **Policy 4.4.1:** The Town shall support efforts to maintain agriculture as a major component of the local economy.
- **Policy 4.4.2:** The Town shall support the establishment of large, agricultural operations and the expansion of existing agricultural operations through a permitting process.



- **Policy 4.4.3:** Future businesses and industrial development in the Town shall be reviewed for potential financial, service, and visual impact to surrounding landowners.
- **Policy 4.4.4:** Discourage the establishment of adult entertainment facilities.

There are no recommendations for this chapter.

4.7 Economic Development Programs

There are numerous programs and resources at the local, regional, state, and federal level. These entities can be of great help when pursuing a specific project, and the town should leverage all possible resources to promote the development of new businesses within the areas identified on the Future Land Use map. Table 4-2 list the various economic development agencies and programs that directly or indirectly affect the Town of Herman. These entities and programs primarily result in improving the livelihoods of town residents because they provide quality employment opportunities and increase the area's tax base, which helps keep property taxes down. Regional Planning Commissions are normally available to assist communities with development options and planning efforts, but Dodge County is one of five counties in the state not part of a regional planning commission

Table 4-3: Economic Development Programs & Resources

Agency / Entity	Program
<u>Wisconsin Economic Development Corporation (WEDC)</u>	State agency with funding programs for communities and businesses. Promotes and markets the state for business expansions and relocations
<u>Wisconsin Housing and Economic Development Authority (WHEDA)</u>	State level entity providing affordable housing and business financing products.
<u>Wisconsin Department of Administration – Division of Energy, Housing & Community Resources (DEHCR)</u>	State agency providing variety of CDBG block grants and other programs related to infrastructure and housing.
<u>Dodge County - Business Resources</u>	The Dodge County Land Resources and Parks Department assists businesses in identifying available buildings and sites, centralizing permitting and licensure resources, and funding as identified in the Community Development Fund.
<u>Dodge County Community Development Fund</u>	The Dodge County Community Development Fund is a grant program that reinvests local sales tax dollars into Dodge County municipalities. Projects that enhance infrastructure, promote economic growth, and improve quality of life for residents are prioritized.



5 Transportation

5.1 Introduction

The land use patterns of the Town of Herman, Dodge County, and the surrounding region are tied together by the transportation system, including roadways, railroads, and trails. Households, businesses, farms, industries, schools, government, and many others all rely on a dependable transportation system to function efficiently and to provide linkages to areas beyond their immediate locations. The Town's transportation network plays a major role in the efficiency, safety, and overall desirability of the area as a place to live and work.

5.2 Key Facts & Trends

The main points of this chapter are summarized here. More detail and context for these highlights can be found throughout this chapter.

Town Roads

- Town roads are generally wearing down with increased vehicle weights and increased traffic counts when diverted from other major roads.
- The Town regularly assesses road conditions and plans for maintenance and re-construction projects using the PASER rating system as a guide.
- Seasonal postings of weight limits may be required to avoid further town road degradation.
- Local road construction costs have increased significantly due to both materials and labor prices. Funding local road improvements will continue to be a challenge for the Town in the future.
- Grant funding through programs such as STP, LRIP, and ARIP are increasingly available for road improvements, but are highly competitive. Project need should be well-documented by the Town.

Road Safety

- Crash rates are higher along the higher traffic State Highway 33 in the northern portion of the Town.
- Slow moving and large agricultural equipment can cause user conflict and safety issues in the rural portions of the Town.

Bicycle & Pedestrian Facilities

- The Town does not have a separate bicycle and pedestrian plan.
- No previous State assessments have been done.
- Increased usage of, and demands for, trail and bicycle facilities has occurred since the 2020 COVID-19 Pandemic.
- Lesser-traveled Town roads are more often used by local residents for walking and biking.



Proposed Projects & Improvements

- Future planned projects outside of Town roads include the continued maintenance and replacing of Town signs.
- Town road projects are noted on Proposed Projects.

Existing Road System & Traffic Counts

The existing road system for the Town of Herman is represented on Map 2 The Town's road configuration is influenced by the many natural and man-made features of the land.

Annual average daily traffic (AADT) counts are also presented in Map 2 for selected roadways and time periods. AADT counts are calculated by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The daily hourly values are then averaged by hour of the day and the values are summed to create the AADT count. The largest volumes are associated with the Major and Minor Arterials and Major Collectors.

State Highway 33 is the only state road in the Town and is classified as a principal/major arterial, averaging over 8,600-9,000 AADTs. It is the most utilized road in the Town, located in the northern part of the Town and running east and west. Access to State Highway 33 is controlled by the Wisconsin Department of Transportation.

There are seven county-maintained roads, and many local roads that are maintained by the Town. The County Highways of P, S, and WS are each major collectors, ranging from 560-2,400 AADTs. The last classified County Highway in the Town is CTH AY, which is the only minor arterial road, with 350 AADT. The remaining county-maintained roads of DW, S, and U are utilized on a lesser basis, more consistent with Town Road usage. Access to County Roads are controlled by Dodge County.

There are two primary functions of streets and roads. One is to provide access to land: that is to homes, workplaces, schools, churches, recreational areas, etc. The other is to provide ease of movement from one location (point of origin) to another location (point of destination). While these functions are not diametrically opposed to one another, they do compete. Numerous points of closely spaced access along a road creates conflicts with vehicles making turning movements. This reduces the ease with which other vehicles can freely travel along the route. More access points along a route result in slower travel speeds which results in lower traffic carrying capacity and longer travel times. Higher speed makes turning movements more difficult resulting in reduced safety. More of one results in less of the other. To counter this risk, the Town has adopted Chapter 195, Driveways and Culverts into their ordinances to control minimum standards for driveway installation onto Town Roads. This chapter also ensures drainage of surface waters through roadside ditches remains unobstructed by new driveway access points.



Town Road and County Highway Standards

The street design standards listed within the Town of Herman's Chapter 251 Land Division and Development ordinance reference back to the Town's Official Map, the Dodge County jurisdictional highway system plan, the Town's Comprehensive Plan, and any neighborhood unit development plans that may be in place within the Town. With these ordinance references coming back to this document, the County and State standards from Wis. Stats. §82.50 are listed here. Discussions in the Comprehensive Plan update process suggest the Town standards for local road and shoulder widths are slightly reduced from the below standards. Shoulders are built to two-foot width beyond pavement edges and paved roads are usually 21 feet in width.

Subsection 7.6.3 of the Dodge County Land Use Code shows the street design standards for roadways in the county and Herman. The design standards vary among roadways, as different roads serve different functions within the transportation system. Streets/roads within Herman are classified into three separate categories; Arterial Streets, Collector Streets, and Minor Streets. Paved roads, except cul-de-sacs, are required to have a width of 24 feet. Additionally, four feet of shoulder area is mandatory on both sides of the road, unless curb and gutter are required. Additional road construction standards are included within the Dodge County Land Use Code. Specific standards are outlined in Table 5-1.

Table 5-1 Dodge County Minimum Street Design Standards

Street Type	Right-of-Way Minimum Width	Minimum Pavement Width
Arterial	120 feet	Dual 24 feet, two 5-foot outside shoulders, 4-foot inside shoulders (20-foot median)
Collector	80 feet	24 feet, two 5-foot outside shoulders
Minor (local)	66 feet	24 feet, two 4-foot outside shoulders

The minimum street design standards, outlined in Table 5-2 below, are those set forth by Wisconsin State Statute § 82.50. As can be seen by comparing Tables 5-1 and 5-2, Dodge County requires greater street standards than those adopted by the State.

Table 5-2 State of Wisconsin Minimum Street Design Standards

Street Type	Right-of-Way Minimum Width	Minimum Pavement Width
Arterial or Highway	66 feet	24 feet, two 5-foot outside shoulders
Collector	66 feet	22 feet, two 4-foot outside shoulders
Minor (local)	49.5 feet	16 feet, two 4-foot outside shoulders



Dodge County Highway Setback Ordinance

Dodge County has a building setback line along all public highways, at intersections of highways with other highways, and at highway railroad crossings. Setbacks required are contained in the Dodge County Land Use Code. Basically, structures are not permitted within the setback line.

5.3 Traffic Crashes

To further analyze the Town of Herman's road system, the frequency of motor vehicle accidents is studied to identify problem areas. The frequency of motor vehicle accidents tends to correlate with traffic volumes, but that is not always the case. A review of reported crashes between 2015 and 2025 reveals that most crashes occur along the State Rd 33 corridor, with most serious accidents at the State Rd 33 intersections with County Road P, Idaho Rd/Luedtke Ln area, and the stretch between Town Hall Rd and Pierce Rd.

More information can be found at this online map: [Community Maps – Crash](#)

5.4 Other Transportation Modes

Trucking

Within the Town of Herman, State Road 33 is a designated Long Truck Route by WisDOT, along with County Highway P. This designation is based on the design of the roadway to withstand truck weight and traffic. The Wisconsin Statutes define standards for the length, width and weight of trucks allowed on certain roadways to prevent road degradation and untimely maintenance. In Herman, the Town does have the option of designating roadways as "Class B Highways" by ordinance. In April of 2024, the Town adopted an ordinance designating all town roads and highways as Class B weight restricted roads.

Freight Rail / Passenger Service

There is one active rail service route in the Town. Wisconsin & Southern Railroad crosses in the very southwestern corner of the town near Iron Ridge area, with the line running to Milwaukee, past Randolph, and then on to Oshkosh.

Transit Services

Mass transit via bus, high-speed rail, or other means is not likely to be established throughout Herman in the next 20 years given limited demand, low population density and a small overall population base. Simply put, Herman cannot provide the ridership needed to support a complete transit system serving all areas of the Town.

There are also several private bus, taxi, and ridesharing services available throughout Dodge County. Private ridesharing services, such as Uber and Lyft, have emerged in the marketplace and have become a popular option, especially for younger generations. Their popularity is driven by the increased cost of vehicle ownership and for many, a concern over the recreational use of alcohol and its associated impacts. In the Town of Herman, a low number of available drivers and minimal demand limits the consistency of such services.



Water Transportation

There are no water features in Herman used as transportation routes. The nearest port facilities to the Town of Herman are located in Sheboygan, Green Bay, and Milwaukee.

Air Transportation

There are no airports in the Town of Herman. Four airports are located in or near Dodge County, all of which serve only private, light aircraft including small business aircraft; no commercial service is available from these sites.

Several general aviation (charter service and training centers) airports are in the vicinity of the Town of Herman. Fond du Lac County Airport and West Bend Municipal Airport are the closest GA airports. They are classified as transport/corporate airports intended to serve corporate jets, small passenger and cargo jet aircraft. Commercial passenger service is not available.

The General Mitchell International Airport in Milwaukee is the nearest regular commercial air transport and passenger service facility.

Bicycle & Pedestrian Transportation

The safest areas for walking in the Town are within the rights-of-way of existing local roads as no sidewalks currently exist within the Town. Town and County roads have limited shoulder areas and posted speed limits of 45 miles per hour or more in most areas which hinder safe pedestrian travel. Walking to places of work, shopping or entertainment is not realistic for most Herman residents. Previous State assessments have not been conducted by WisDOT to identify cycling routes. At this time, there are no trail routes in the Town of Herman and no officially designated bicycle routes or corridors.

Nearby trails include The Wild Goose State Trail located approximately 10 miles west of the Town.

All Terrain Vehicles and UTV Transportation

All Town roads are eligible for ATV/UTV travel unless otherwise posted. All County Highways are designated as ATV/UTV Routes per Section 7.10 of the Dodge County All-Terrain Vehicle and Utility Terrain Vehicle Routes ordinance. No driving on the State Highway is allowed by recreational vehicles, and crossing is allowed only when safe.

Existing Transportation Plans and Planned Improvements

Dodge County uses a Capital Improvement Program to prioritize financial resources and funding of various projects over a five year time frame. There are no highway improvements planned for the Town of Herman listed in the 2024-2028 CIP for Dodge County. The Town has identified there are portions of the County Highways that they would like to see added to future CIPs, specifically the CTH S from CTH P to CTH U. It is traveled by Town residents frequently and the deteriorating conditions push that traffic onto Town roads engineered for lower traffic.



The town has and maintains yearly a rating for all roads, bridges, culverts, and town signs. Herman will continue to use its WISLR (PASER) program to plan future transportation improvements as road conditions can change abruptly with intensified weather conditions. An immediate need is the replacement of the box culvert on Illinois Road. The Town submitted an application but was denied funding under the WisDOT ARIP Program. However, given the project's high score, resubmittal is recommended.

5.5 Transportation Goals, Objectives, & Policies

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of policies contributes to fulfillment of the goal.

Goal 5.1: Reduce accident exposure by improving deficient roadways and intersections.

- **Policy 5.1.1:** New driveways shall be regulated to ensure adequate emergency vehicle access, to maintain safe driveway spacing standards on Town roads, and to prevent damage to Town roads caused by drainage impacts.
- **Policy 5.1.2:** Approvals for new dead end roads and cul-de-sacs should be avoided whenever possible.
- **Recommendation 5.1.1:** Keep and update the standards for driveways.

Goal 5.2: Continue the use of evaluation rating system for road maintenance and project budgeting purposes.

- **Objective 5.2.1:** Cite deficiencies in roadways and intersections during the annual road inspection and fund correction of such during the budgeting process.
 - **Policy 5.2.1:** The Town shall continue use of evaluation rating system for road maintenance and project budgeting purposes.

Goal 5.3: When reviewing development proposals, consider future road connections, setbacks, access points, and other traffic impacts that the proposal may have on the existing transportation network.

- **Policy 5.3.1:** Developers shall bear all of the costs for improvements and extensions to the Town's transportation network.



5.6 Transportation Programs

State Programs

Adopt-A-Highway Program

The Adopt-A-Highway program to allow groups to volunteer and support the state's anti-litter program in a more direct way. Each qualified group takes responsibility for litter control on a segment of state highway. The group picks up litter on this segment at least three times per year and do not work in dangerous areas like medians, bridges, or steep slopes.

Transportation Economic Assistance Program

The Transportation Economic Assistance (TEA) Program is a rapid response grant program designed to create new employment, to retain existing employment, and to encourage private investment in Wisconsin. Communities can apply for TEA funds to encourage new businesses or business expansions in their regions by building such transportation improvements as access roads, highway improvements, or rail spurs. The program covers up to 50% of the total cost of eligible projects.

Local Roads Improvement Program

Established in 1991, the Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating city highways, town roads, and city and village streets. A reimbursement program, LRIP pays up to 50% of total eligible costs with local governments providing the balance. Projects are awarded every two years on the biennial budget cycle.

In 2023, Senate Bill 247 (Act 13) established the Agricultural Roads Improvement Program (ARIP) as outlined in the 2023-2025 biennium budget. Considered a subgroup of the LRIP program, ARIP funded a one-time SEG fund of \$150 million. At time of writing this Comprehensive Plan Update, there was not yet a final determination on if this program will be funded again and continue aiding in improving agricultural access roads. More information on these programs is below, in the Transportation Grants Program section of this chapter.

Statewide Multi-modal Improvement Program (SMIP)

As part of the 2021 Further Surface Transportation Extension Act (H.R. 5763) WisDOT receives federal funds to provide a variety of improvement programs, including the Local Transportation Enhancements (TE) program. The program is designed to fund projects that increase multi-modal transportation alternatives and enhance communities and the environment.

Local Bridge Improvement Assistance Program

The Local Bridge Improvement Assistance program helps rehabilitate and replace, on a cost- shared basis, the most seriously deficient existing local bridges on Wisconsin's local highway systems. Counties, cities, villages, and towns are eligible for rehabilitation funding on bridges with sufficiency ratings of less than 80, and replacement funding on bridges with sufficiency ratings less than 50.



WEDC Office of Rural Prosperity

As part of the Wisconsin Economic Development Corporation (WEDC), the Office of Rural Prosperity seeks to foster vibrant, prosperous and resilient rural communities across Wisconsin. The Office of Rural Prosperity aims to be a one-stop shop to help rural stakeholders navigate programs and resources serving rural communities and businesses. The Office of Rural Prosperity was formed in January 2020 along with Governor Tony Evers' Blue Ribbon Commission on Rural Prosperity.

Regional Programs**Safe Routes to School Program**

The SRTS programs encourage children ages K-8 to walk and bike to school by creating safer walking and biking routes. SRTS programs improve walking and biking travel options, promote healthier lifestyles in children at an early age, and decrease auto-related emissions near schools. Funds will be awarded to competitive eligible projects within two miles of a K-8 school.

Local Programs**Pavement Surface Evaluation and Rating (PASER)**

PASER is a simple method of rating asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5, based on visual inspection. PASER manuals and a video explain how and why roads deteriorate and describe proper repair and replacement techniques. PASER rating can be put into PASERWARE, an easy-to-use pavement management software package. PASERWARE helps to inventory roads and keep track of their PASER ratings and maintenance histories. PASERWARE can also be used to help prioritize road maintenance and improvement needs, calculate project costs, evaluate the consequences of alternative budgets and project selection strategies, and communicate those consequences to the public and local officials. Both PASER and PASERWARE are available from the University of Wisconsin's Transportation Information Center at no charge and also offers free training courses.

Safety Evaluation for Roadways (SAFER)

SAFER is a practical, systematic approach to reviewing safety issues on and along roads. Potential hazards are grouped into categories such as roadsides, intersections, railroad crossings, warning signs, pavement markings, road maintenance, and special conditions. The SAFER manual recommends a rating system and using this system the Town can choose which conditions need to be addressed immediately and which to include in future plans or improvements.

Local Funding Programs & Methods General Tax Levy / Bonding

Infrastructure and community facilities can be paid for directly using the Town's property tax levy as determined by the Town Board. This can be done with direct fund allocations or through general obligation bonding whereby monies are



borrowed and paid back over time. To aid in the planning, the Town may utilize a Capital Improvement Plan (CIP) in the future.

Special Assessments

Special assessments are charges for a portion of the cost of street, alley, drive approach, and sidewalk improvements that are assessed, per State Statute, to abutting properties by action of a governing body. Assessments are used as a method of financing major construction to offset the principal and interest of loans used for construction and major maintenance. Assessments per property typically only occur once every 20–25 years. Assessments help keep the property taxes lower for a community. The process apportions the cost to those properties which are most benefited by the improvements. The costs associated with the project are divided up between the total numbers of lots in the project area. Therefore, the size of lots or lot frontage does not impact the cost per lot. The entire special assessment process is governed by State Statutes and municipal ordinances.

Wheel Tax

Wisconsin law allows a town, village, city, or county to collect an annual municipal or county vehicle registration fee (wheel tax) in addition to the regular annual registration fee paid for a vehicle. The fee applies to vehicles kept in the municipality or county and applies to motorcycle, automobile and truck (8,000 lbs. or less, except dual purpose farm) registrations. This includes most special license plates. State law does not specify the amount of the wheel tax. However, the municipality or county must use all revenue from the wheel tax for transportation related purposes. In 2023, just over 50 communities in Wisconsin do have wheel tax provisions in place according to WisDOT.

Transportation Grant Programs

Bipartisan Infrastructure Law (BIL) Program

Signed on November 15, 2021, the Bipartisan Infrastructure Law (BIL) updates federal law and potential federal funding levels across federally funded Wisconsin Department of Transportation (WisDOT) Local Programs. It is expected that new federal funds will be distributed over the next five fiscal years, beginning in the current Federal Fiscal Year 2022 (FFY 2022).

Local Roads Improvement Program (LRIP)

The Local Roads Improvement Program was established to assist local units of government in improving seriously deteriorating county highways, municipal streets in cities and villages, and town roads. Cities and villages apply for funding through the Municipal Street Improvement Program (MSI, formerly known as MSIP). Only work on existing county trunk highways, city and village streets, and town roads under the authority of the local unit of government are eligible for funding.

Agricultural Roads Improvement Program (ARIP)



In June 2023, Senate Bill 247 (Act 13) established the Agricultural Roads Improvement Program (ARIP) as part of the 2023-2025 biennium budget to improve highways function-ally classified as local roads, or minor collectors, or culverts, that provide access to agricultural lands or facilities used to produce agricultural goods, including forest products. Two application periods were established in 2024 for this program. No money was been allocated for the Town of Herman programs for 2025.

Statewide Enhancement Program

The Wisconsin DOT offers enhancement funds for transportation-related projects that are within the right-of-way of highways controlled by the state.

Highway Safety Improvement Program (HISP)

The Town should consider applying for grants from the HISP Program administered by WisDOT to correct existing or potential transportation safety problems. Other grant pro-grams through WisDOT's Bureau of Transportation Safety should also be investigated by the Town to address safety issues.

Local Transportation Enhancement (TE), Bicycle and Pedestrian Facilities Program (BPFP) and STP-Discretionary (STP-D) programs

These programs have been collectively funded under the Statewide Multi-modal Improvement Program (SMIP). The TE program promotes projects that “enhance” the surface transportation system. There are 12 federally eligible categories, with bicycle and pedestrian categories typically making up almost two-thirds of Wisconsin projects awarded. The STP-D program funded projects such as bicycle and pedestrian facilities that foster alternatives to single-occupancy vehicle travel. The Bicycle and Pedestrian Facilities Program (BPFP) was primarily used to fund bicycle planning related activities.

WisDNR Stewardship Program

The Wisconsin's Stewardship Program provides funding for the construction of a community's bicycle and pedestrian system. Applications are accepted yearly on May 1st. The Town would be responsible for up to 50% of project costs.

Safe Routes to School (SRTS) Program

The 2005 federal transportation act, SAFETEA-LU, added a new bicycle and pedestrian program called Safe Routes to School (SRTS). The program addresses a long-term trend away from children bicycling and walking to school to being transported by car or bus. The trend has not only been part of the increasing levels of traffic congestion and air pollution, but also linked to child health and obesity problems. SRTS is an effort to reverse these trends by funding bicycle and pedestrian infrastructure, planning and promotional projects. Projects must be within two miles of a kindergarten to 8th Grade school. Funding is currently on a two-year cycle.



6 Utilities and Community Facilities

6.1 Introduction

To plan effectively for future land uses, the Town must have a clear understanding of the location, use, and capacity of existing utilities and community facilities. This information, coupled with demographic trends and projections, provides a realistic picture of supply and demand. Identifying current conditions of services can also help to “document need” which could help the town access any available state or federal funds which could become available. The community facilities and utilities discussed in this chapter were carefully considered in the development of the Future Land Use Map presented later in this plan.

6.2 Major Findings

The Town of Herman provides basic services to its residents. This is customary for towns in rural settings. New residents should be aware that the level of services in towns is less than those provided in villages or cities.

6.3 Inventory and Assessment of Utilities and Community Facilities

All public and private utilities and facilities (services) as listed in the previous comprehensive plan were reviewed and brief summaries of each service are contained in Table 6-1. This easy-to-read table fulfills the statutory requirements for information in terms of identifying the service, the responsible entity(provider), service location(s), and whether issues regarding capacity are likely based on the expected growth within the community.

The information in Table 6-1 should be reviewed on a regular basis to determine if changes have, or may, occur in the status of providers, service locations, or the capacity and quality of services. Having timely information about services can assist in economic development efforts, planning for specific developments, budgeting, grant writing, and general community awareness.

Several additional visuals follow the table and include the location of various community facilities (Map 6), existing school district boundaries (Map 5), and service areas for fire and emergency response teams. The Town maintains a separate map document for PASERs on all roads and signs, and collaborates with the county for bridge/culvert ratings. These are kept on digital platforms, linked below. The projects currently rated of poor or fair condition are illustrated on Map 15. The Town’s investment in the creation and maintenance of these resources was a tremendous step forward. These resources will greatly assist in the Town’s asset management program, annual budgeting process, and future applications for infrastructure project grants and cost-sharing programs.

[Town of Herman Signs Inventory](#)

[Town of Herman Bridges and Culvert Condition Inventory](#)

[Herman PASER Rating Map - Created in 2022](#)



Utilities

Table 6-1 Town of Herman Utilities

Utility	Provider(s)	Capacity Improvements
Stormwater Management	None	Not needed because of the rural development pattern. Stormwater is handled by roadside ditches that are periodically maintained.
Wastewater Treatment	Private Onsite Wastewater Treatment Systems (POWTS)	Holding Tanks are required to be inspected at least once a year. All other types of POWTS have required inspections at least once per three years.
	Herman Sanitary District #1	Meetings are held quarterly at the Town Hall.
Water Supply	Private wells	Private wells are regulated by the Wisconsin Department of Natural Resources
Waste Disposal and Recycling	Drop-off Center on Town Hall Road	Recycle- The recycling center is open every Saturday from 9 AM -1:15 PM.
	Waste Management, Veolia, GFL	Residents can contract privately for individual pick up.
Telecommunications Land Line	Frontier, Spectrum	Improvements made by utility as needed
Cell	Verizon, Nextel, US Cellular and Sprint, AT&T, Bug Tussel, plus others	Improvements made by utility as needed
Internet	A number of internet providers are available.	Improvements made by utility as needed
Cable	Spectrum	Improvements made by utility as needed
Fiber Optics	Frontier, Spectrum	Improvements made by utility as needed
Electricity Generation	WE Energies, Alliant Energy	Improvements made by utility as needed
Transmission	ATC	Improvements made by utility as needed
Distribution	WE Energies, Alliant Energy	Improvements made by utility as needed
Natural Gas	Alliant Energy, WE Energies	Improvements made by utility as needed

Source: Town of Herman and Cedar Corporation.



Community Facilities

Table 6-2 Town of Herman Community Facilities and Services

Facility	Provider	Analysis
Police	Dodge County Sheriff	See also https://www.co.dodge.wi.gov/departments/departments-p-z/sheriff
Fire Department	Iron Ridge Fire Department and Allenton Fire Department	Necessary apparatus and volunteer firefighters across departments split coverage of the Town. See Map 3 Fire Service Areas.
First Responder / EMS	Allenton covers the northern portion of the Town and Hartford covers the southern. Iron Ridge EMS also responds when available.	Responders provide emergency service to Town residents.
Ambulance	As with EMS, Allenton and Hartford split most of the Town. Iron Ridge does not offer ambulatory services.	Ambulatory services are predominantly provided from fire departments
Civil Enforcement	Dodge County Sheriff's Office	
Judicial	Dodge County Circuit Court	The County judicial system will expand as needed, and will provide services into the long term future.
Jail	Dodge County	The County jail system will expand as needed, and will provide services into the long term future.
Public Schools	Mayville School District and Herman-Neosho-Rubicon School District. See Map 5. Hartford Union High School District provides services for grades 9-12.	None of the schools are in the Town of Herman. All students are bussed or rely on private transportation. Former schoolhouse on CTH P is now Trinity Community Center
Private Schools	Are provided in the Cities of Mayville, Hartford, and Iron Ridge	Parochial schools in the greater Herman area meet the needs of those who want to send their children to private school.
Technical Colleges	Moraine Park Technical College in Fond du Lac, West Bend and Beaver Dam, WI	The Technical Colleges have had a good history of being current to job training needs in the area and should remain that way for years to come.
Colleges / Universities	Closest State Colleges: UW- Oshkosh, Fond du Lac campus Closest Private College: Marian University	www.uw.edu University of Wisconsin-Oshkosh http://www.marianuniversity.edu 45 S. National Ave. • Fond du Lac, WI 54935-4699 • 1-800-2-MARIAN
Public Library	Iron Ridge, Theresa, Mayville, and Hartford	https://ironridge.lib.wi.us/ https://theresa.lib.wi.us/ https://mayville.lib.wi.us/ https://hartfordlibrary.org/
Parks and Marinas	None in Town	



Organizations and Clubs	<ul style="list-style-type: none"> - Boy Scouts of America – Bay-Lakes Council - Ridge and Valley Cruisers Snowmobile Club - Herman Hornets 4H Club 	Have long standing associations with the Town and residents.
Town Hall	Town Hall is located at W1892 Rock Road	The Town Hall includes town offices, bathrooms, community (conference) room, kitchenette
Cemeteries	<ul style="list-style-type: none"> - Town of Herman Cemetery* (Iowa Rd & CTH AY) - Cemetery at CTH U & CTH S - Astor & CTH S (N5313 Astor) - Historical cemetery at Town Hall - Others are managed by active congregations 	<p>These cemeteries should provide ample space for cemetery plots in the planning period.</p> <p>*Only the Town of Herman Cemetery has active sites for sale.</p>
Child Care	Located in Mayville, Horicon, and outside Iron Ridge and Allenton. Further away, West Bend and Beaver Dam	Monitor need for more day care facilities nearby
Post Office	Mayville, Iron Ridge, Hartford, and Rubicon Post Offices	Managed by the US Postal Service.
Health Care	<p>SSM HealthCare</p> <p>Aurora Health</p> <p>Watertown Regional Medical Center – Juneau Clinic</p> <p>Froedert in West Bend</p>	<p>SSM Health includes a number of facilities in the Fond du Lac area, including:</p> <ul style="list-style-type: none"> • Waupun Memorial Hospital, 620 W Brown St, Waupun, WI 53963 • Fond du Lac Regional Clinic, 420 E. Division Street, Fond du Lac http://ssmhealth.com • Aurora Medical Center Washington County, 1032 E Sumner St, Hartford, WI 53027 https://care.aurorahealthcare.org/locations/aurora-health-center-hartford <p>334 Western Ave, Juneau, WI 53039 https://www.watertownregional.com/locations/juneau-clinic</p> <p>West Bend Health Center, 1700 W Paradise Dr, West Bend, WI 53095 https://www.froedtert.com/locations/health-center/west-bend-health-center</p>

Source: Cedar Corporation. and Town of Herman

Plans and Programs

All planning and programs are established by the “Providers” as listed in Table 6-2.

6.4 Utilities and Community Facilities Goals, Objectives, & Policies

Goal: Provide community services in an efficient and cost-effective manner.

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct



action and implementation of plan recommendations. The accomplishment of policies contributes to fulfillment of the goal.

Goal 6.1: Maintain public facilities and services to keep up with the changing population.

- **Policy 6.1.1:** The Town should pursue opportunities to provide more cost-effective solid waste and recycling services.

Goal 6.2: Evaluate impacts to community facilities and services when reviewing development proposals.

- **Policy 6.2.1:** Development should be focused into the Herman Sanitary District to maximize capacity of the utility.

Goal 6.3: Increase cooperation with state and county agencies in the planning and coordination of utilities in order to efficiently serve local and regional population changes.

- **Policy 6.3.1:** The Town should ensure that police, fire, and emergency services adequately meet the existing and future demands of the Town by doing an annual review of such services.

Goal 6.4: Continue coordination efforts with the School Districts in order to help them to provide appropriate facilities and services.

Goal 6.5: Ensure proper disposal of wastewater to ensure the protection of public health and to protect the quality of ground and surface water.

Goal 6.6: Work with Dodge County and other jurisdictions to provide a variety of recreational opportunities.

Goal 6.7: Ensure that police, fire, and emergency services are appropriate to meet existing and future demands of the Town.

Goal 6.8: Work with Dodge County and Washington County Emergency Management Departments to identify security issues in the Town.

There are no recommendations for this chapter.

6.5 Utilities and Community Facilities 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. Also see Section 1.5 to query for programs to assist on various needs.

Public Service Commission of Wisconsin

The Public Service Commission of Wisconsin (PSC) is an independent regulatory agency dedicated to serving the public interest. The agency is responsible for the regulation of Wisconsin public utilities, including those that are municipally owned. The Public Service Commission of Wisconsin is divided into several divisions and offers consumer information and technical assistance. The PSC can provide the town with information and assistance in dealing with solar and wind energy facility development in the area. The PSC would also provide review of any expansion of water service by the Herman Sanitary District #1.

WEDC Office of Rural Prosperity

As part of the Wisconsin Economic Development Corporation (WEDC), the Office of Rural Prosperity seeks to foster vibrant, prosperous and resilient rural communities across Wisconsin. The Office of Rural Prosperity aims to be a one-stop shop to help rural stakeholders navigate programs and resources serving rural communities and businesses. The Office of Rural Prosperity was formed in January 2020 along with Governor Tony Evers' Blue Ribbon Commission on Rural Prosperity.

Innovation Grants - Wisconsin Department of Revenue

The 2023 Wisconsin Act 12 created programs outlined in the 2023-2025 biennium budget designed to assist small population communities to fund the planning and transfer of certain services and duties. Intended to facilitate the cost-saving consolidation of essential services across communities, Innovation Grants encourage reasonable budget reductions without decreasing services provided by a community.



7 Agricultural, Natural, and Cultural Resources

7.1 Introduction

This element of the comprehensive plan provides an inventory and assessment of the agricultural, natural, and cultural resources of Herman. Land development patterns are directly linked to the agricultural, natural, and cultural resource base of a community. This resource base has limitations with respect to the potential impacts of development activities. Development should be carefully adjusted to coincide with the ability of the agricultural, natural, and cultural resource base to support the various forms of rural development that may occur. If a balance is not maintained, the underlying resource base may deteriorate in quality. Therefore, these features need to be considered when making decisions concerning the future conservation and development of the Town of Herman.

7.2 Agricultural, Natural, and Cultural Resources Trends and Outlook

The following agricultural, natural, and cultural resource trends are likely to be experienced in or near the Town of Herman over the next 20 to 25 years. The following statements are based on recent trends that are expected to continue well into the future. Context for each of these trends is outlined throughout this chapter.

Agriculture Trends

- Increased pressure to convert farmland to other uses / continued farmland loss.
- The number of farms will continue to decline, but farm sizes will continue to increase as land is sold or leased to larger producers.
- Expect an increase in the number of large “commercial” type farms (i.e. dairies).
- Renewable energy systems may place pressure on the consumption of farmland.
- Specialty agriculture-related businesses are becoming more popular on the rural landscape.

Natural Resources Trends

Groundwater

- Growing demand to supply adequate water for human consumption, agriculture, and industry.
- Increasing pressure on water quality by various land uses.
- Continuing need for improved groundwater quality and quantity data.

Surface Water

- Continuing pressure to develop shoreland areas.
- Increasing use of publicly accessible waters by growing numbers of recreationists.
- Increasing threat of invasion of exotic species.
- Increasing enforcement of non-point pollution control regulations for municipal runoff management, construction site erosion control, and



agricultural runoff. An example is a Nutrient Management Plan as required as part of the state Farmland Preservation Program.

Wetlands

- Continued pressure to alter or eliminate wetlands for mining, commercial development, highway construction, etc.
- Increasing emphasis on the use of mitigation to allow the alteration or elimination of low-quality wetlands.
- Growing understanding of the functional values of wetlands.
- Continued loss of wetland acres, but at a slower pace.
- Documentation through the use of wetland delineation studies.

Wildlife Habitat

- Continued state-level priority to protect and acquire unique natural habitats.
- Growing interest in land trusts and conservation easements for the preservation of unique natural areas.
- Participation in hunting has stabilized from a declining trend.

Forests and Woodlands

- The price of forest land sold for recreational purposes will continue to increase.
- Growing interest in forest management programs that provide tax relief.
- Demand for timber production and recreational forest uses will increase while the amount of forest land able to support these activities will decline.

Non-metallic Mining

- Continuing demand for non-metallic minerals for state, county, and local road improvement projects.
- The price of non-metallic minerals will increase with the increasing difficulty of obtaining permit approvals.
- Increasing difficulty in siting new non-metallic mines due to development in rural areas.

Cultural Resources Trends

- Limited data on historic and cultural resources will emphasize the need for more thorough local inventories.
- Growing interest in “heritage tourism” including organized and self-guided tours to visit sites of historical and cultural significance.

7.3 Topography

Dodge County is within the Eastern Ridges and Lowlands geomorphic subsection of Wisconsin and is typified by two distinct types of landscapes. Hilly uplands are located east of the Horicon Marsh, Rock River, and Niagara Escarpment, while rolling plains with low hills interspersed with marshes lie west of these features. The hilly



terrain is a key feature of the Town character, with the rolling hills managed to maintain the productive soils. See Map 7.

7.4 Soils

The use and management of soil has many impacts on the Town of Herman. Soil forms the foundation that all other ecosystems depend upon – plant life, wildlife, streams, wetlands, and lakes. Soils may also pose limitations to our use of the land in activities such as agricultural production, forestry, building development, and road construction.

A soil survey for Dodge County has been completed by the United States Department of Agriculture, Natural Resource Conservation Service (formerly, the Soil Conservation Service) in the 1980's. These surveys identify broad soil types that can be used to compare the suitability of large areas for general land uses. Soil associations are groupings of soils that share a distinctive pattern of soils, relief, and drainage. In general, the soils in the Town of Herman are mainly silt loams, comprising almost 84% of the Town area. Till gravel, silt clay, and lowland muck / water make up the other 16%.

Figure 7-1: Soil Type Distribution in Herman

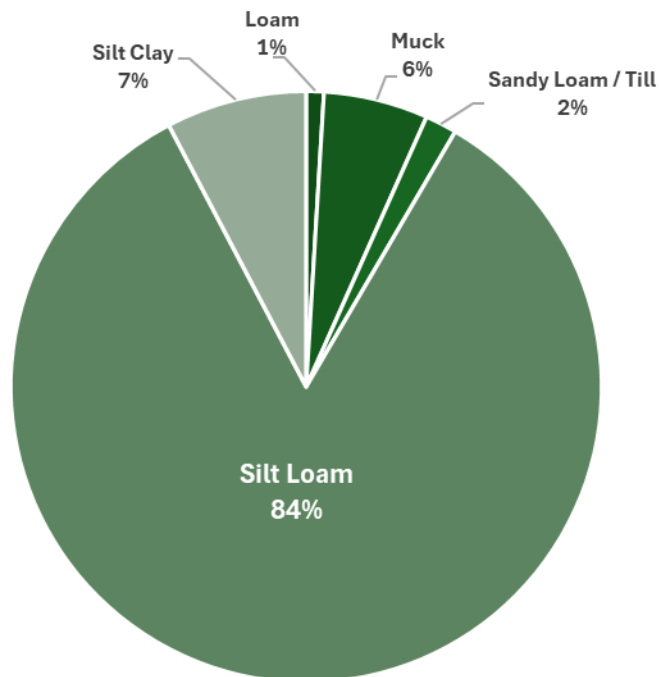


Table 7-1 Summarized soil types within the Town of Herman

Soil Type	Percent
Silt Loam	83.88%
Silt Clay	7.70%
Muck	5.72%
Sandy Loam / Till	1.74%
Loam	0.96%
<i>Total:</i>	<i>100%</i>

7.5 Agriculture and Farmland

Agriculture Connections

Agriculture is a significant land use within the Town of Herman, accounting for approximately 71% of its land area. Agriculture supports equipment and implement manufacturers, dealers, and repair technicians, the vegetable and meat processing

industries, the construction trade, trucking, veterinary services, genetic research, and many others.

Agriculture is also connected to Wisconsin's culture and heritage. Barns, cows, fields, and silos paint the scene that so many define as Wisconsin's rural character. Farm families include some of the earliest settlers of many areas and provide a sense of continuity to a community. Public opinion surveys conducted by the American Farmland Trust, the U.S. Department of Agriculture, the American Farm Bureau, Wisconsin counties, and other local units of government show that Wisconsin citizens place a high value on the presence of agriculture and agricultural lands.

Agriculture has many considerations relative to the natural environment, both positive and negative. Farms provide green space, wildlife habitat, enhanced groundwater recharge, and nutrient recycling. Farms can also be sources of soil erosion, polluted runoff, odors, and damage to riparian areas.

Agriculture is connected to other land uses. The distance from farm-related services, markets for farm commodities, processing industries, and other critical land uses can determine the long-term success of an agricultural area. Certain recreational land uses, like hunting and snowmobiling, benefit from the presence of agricultural lands.

Agriculture is linked to transportation issues. Agriculture brings large vehicles to rural roads including farm equipment and heavy trucks. These rural roads are rarely constructed to manage the size and weight of such large vehicles. This often contributes to traffic issues, the posting of weight limits, and increased local expenditures for road maintenance.

Local Agricultural Resources

Map 13 shows the general pattern of land used for agriculture in and around the Town of Herman. Major areas of farmland exist throughout the Town, with low-lying and rock outcrop areas held as environmental corridors, yet are still part of the agricultural fabric of the Town. These natural resource areas were typically pursued for non-agriculture development, as they tend to have characteristics not conducive to farming (steep slopes, rocky soils, wetlands, etc.). Privately held lands within the categories of agriculture and open lands are primarily protected by the Farmland Preservation Plan program and requirements for usage. See Map 12 for the Farmland Preservation Plan map for the Town of Herman. Forests are often part of farming operations.

7.6 Forests

Forests are important to the county's resource base, culture, and economy. Forests provide wildlife habitat, recreational opportunities, timber and pulpwood, educational opportunities, and contribute to the county's rural atmosphere and character.



7.7 Geology

The bedrock and glacial geology of play a crucial role in planning for future development. Geological features directly influence other natural resources like topography, soils, surface water, and groundwater. Geology is an important consideration for development activities, and areas of concern include structural stability, groundwater interaction, and the provision of non-metallic minerals. Glacial activity is responsible for much of the visible geology of the Town and surrounding area including the topographic highs and lows of the landscape.

An understanding of the Town's geology can be gained by examining glacial features and the underlying bedrock formations. According to the map *Bedrock Geology of Wisconsin* (WGNHS 1995), the eastern portion of Dodge County is underlain by Silurian dolomite. This lends itself to rich, well-draining soils throughout the Town, indicated by the success of crop agriculture in the area.

The depth to bedrock in the Town varies from 500 feet to greater than 1,100 feet. Areas of shallow bedrock (less than 5 feet) make use of the land for any category difficult. There are no areas of shallow bedrock known to exist within the Town boundaries.

Radon is a health concern in parts of the Town, as it is associated with certain types of bedrock that are present in the Town of Herman. Radon is a naturally occurring radioactive gas that tends to accumulate in lower levels of a structure. The main health outcome correlated to radon exposure is lung cancer. The Wisconsin Department of Health Services maintains an Indoor Radon Test Results map, which indicates more than 50% of all tests in the Town come back at or above the EPA Recommended Limit of Radon (4.0 pCi/L). The Wisconsin Department of Health Services has information on their website about where to obtain tests, how to reduce exposure, and lists of certified professionals to assist in the mitigation process.

[Radon Information for Wisconsin | Wisconsin Department of Health Services](#)

7.8 Metallic and Non-Metallic Mineral Resources

Metallic and non-metallic mineral resources are concentrations of naturally occurring solid materials in or on the earth's crust which occur in such a form or amount that economic extraction of a commodity from the concentration is currently or potentially feasible. Metallic mineral resources include such substances as nickel, copper, lead, iron, gold, and zinc. Non-metallic mineral resources include sand, gravel, topsoil, clay, and stone.

Wisconsin Administrative Code NR 135 requires that all counties adopt and enforce a Non-metallic Mining Reclamation Ordinance that establishes performance standards for the reclamation of active and future non-metallic mining sites, but not abandoned sites. It is intended that NR 135 will contribute to environmental protection, stable, non-eroding sites, productive end land use, the potential to enhance habitat, and increased land values and tax revenues. In response to NR 135,



The Dodge County Board enacted the *Dodge County Non-Metallic Mining Reclamation Ordinance* in May of 2001 and revised the chapter in August 2017. The Cod Administration Office of the Dodge County Land Resources and Parks Department administers the NR 135 reclamation program for the Town.

There is one nonmetallic mine currently in operation in the Town of Herman. It is located on Madison and CTH AY and primarily provides limestone gravel products for the greater community needs.

7.9 Wetlands

Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands provide storage of flood waters, preventing damage to developed areas. Wetlands can make lakes, rivers, and streams cleaner, and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. Nation-wide, more than one third of endangered species require wetlands during a stage of their life cycle. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months.

The loss of wetlands leads to a loss of the functional values that they provide. For example, as the natural capacity for flood storage is reduced in urban areas, it must often be replaced with storm sewers, detention basins, and other stormwater management structures at a cost to the community. According to a UW-Extension study (*An Introduction to Wetland Resources*, Robinson), Wisconsin has experienced an estimated loss of 50% of its wetlands since European settlement. State-wide, there were approximately 10 million acres of wetlands in 1600, compared to approximately 5 million acres in 2000.

The Wisconsin Department of Natural Resources (WDNR) currently has inventory maps for Dodge County wetlands five acres and larger. The official Wetland Inventory Map should be consulted in conjunction with this document whenever communities review development proposals in order to preserve wetland functions and to ensure regulatory compliance.

According to the WDNR, there are very few acres of delineated wetlands on the landscape. Refer to Map 9 for the locations of environmental corridors.

Due to the significant environmental functions served by wetlands, there is a complex set of local, state, and federal regulations which place limitations on the development and use of wetlands (and shorelands). The WDNR has regulatory authority over filling, dredging, draining, and similar activities in most Wisconsin wetlands. Counties are mandated to establish shoreland- wetland zoning districts for wetlands near lakes, rivers, and streams. In addition, the U.S. Army Corps of Engineers has authority over the placement of fill in wetlands connected to federally



navigable waterways, while the USDA incorporates wetland preservation criteria into its crop price support programs. Therefore, prior to placing fill or altering a wetland resource, the appropriate agencies must be contacted to receive authorization.

7.10 Watersheds

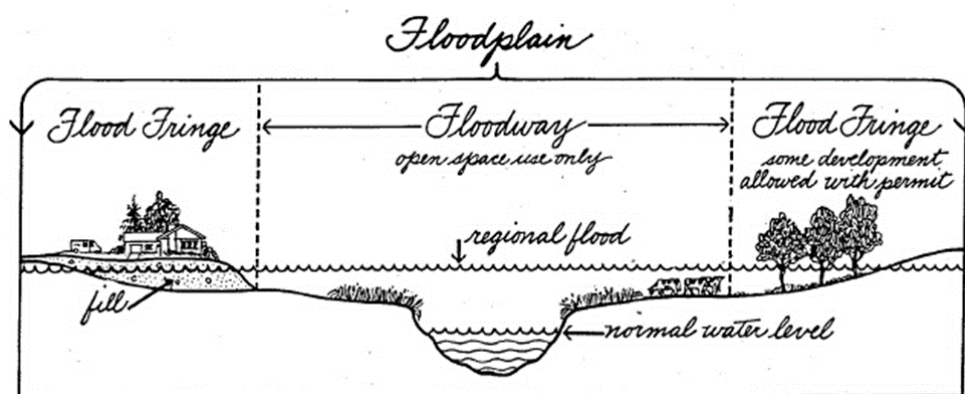
A watershed is an area of land from which water drains to a common surface water feature, such as a stream, lake, or wetland. In Wisconsin, watersheds vary in scale from major river systems to small creek drainage areas, and typically range in size from 100 to 300 square miles. River basins can contain several watersheds, which is what is present in the Town of Herman. All watersheds in the Town drain to the Mississippi River. The Town of Herman is located within three watersheds: the East Branch Rock River, Sinissippi Lake, and the Rubicon River. See Map 8 for watershed limits within the Town.

7.11 Floodplains

Floodplains are areas which have been or may become inundated with water during a regional flood. Floodplains are comprised of two components, the floodway and floodfringe. Floodways are areas which directly adjoin the channel of a stream and are characterized by deep, fast moving water. The floodway is typically the most dangerous part of a floodplain and uses in this area should be limited to conservation areas or open space.

The floodfringe is generally associated with standing, or slow flowing water adjacent to the floodway. Development within the floodfringe is generally accepted, provided adequate flood proofing measures are in place. Wisconsin statutes direct all Wisconsin counties, cities, and villages to adopt floodplain zoning ordinances. The Federal Emergency Management Agency (FEMA) has mapped flood plains in the planning area. These maps delineate the entire flood plain boundary, and do not distinguish between floodway and floodfringe.

Figure 7-2: Floodplain Illustration



Source: Wisconsin DNR

As mapped by FEMA, very few areas in the Town are conducive to floodplain areas due to topography. Areas of the Town are included as upstream catchment areas but are generally considered low risk for any type of flood event. This indicates minimal risk of flooding beyond the immediate vicinity of waterways. There are no dams are present in the Town.

7.12 Surface Water Features

The Town and surrounding area's surface waters provide fish and wildlife habitat, tourism and recreation opportunities, scenic beauty, and for many, a sense of peace and quiet and connection to the natural world. According to the land use inventory (Chapter 8), about 190 acres of water (1% of the Town's area) exist within the Town's boundaries. Refer to Map 8 for the locations of Herman's surface water features.

Rivers and Streams

Butler Creek- Excellent

Lentz Creek - Good

Wildcat Creek- Poor

Limestone Creek - Poor

Dozens of unnamed creeks flow through the Town of Herman. Most all are categorized as Poor condition for Fish and Aquatic Life. Wildcat Creek and Limestone Creek also are categorized as Poor, and are monitored and evaluated with frequency, with recent monitoring years ranging from 2015-2024. Lentz Creek was last monitored in 2024 and is categorized as Good condition. Butler Creek was last evaluated in 2015 but received an Excellent condition report. No waterways qualify as Exceptional or Outstanding Resource Waters or as Trout Stream fisheries.

Lakes

There are no lakes within the Town of Herman. Nearby impoundments of the Mayville Pond, Theresa Marsh Flowage, and Horicon Marsh wetland complex are the nearest open water areas.

7.13 Groundwater

Groundwater is the source of nearly all drinking water in the Town of Herman and supplies most agricultural processes as well. Groundwater is a limited resource, and both its quality and quantity are important factors. These factors are primarily influenced by local geology and local land use. The water quality in Herman is generally good, with noted high iron content and hard water. As such, many residents install iron filters and water softeners.



7.14 Water Quality

Surface water and groundwater quality in the Town of Herman are influenced both by natural and developed conditions. Development factors that influence water quality include point and non-point sources of water pollution, the amount of impervious surface in a watershed, the potential pollution sources related to a particular land use, and the degree to which mitigation measures have been used. Natural factors that influence water quality include soils, geology, topography, climate, vegetation types, and the water cycle. Included in this inventory are state and federal listings for poor (Impaired Waters) and very high (Outstanding and Exceptional Resource Waters) surface water quality, along with a discussion of both point and non-point sources of water pollution that impact both surface and groundwater.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires each state to periodically submit to the US Environmental Protection Agency (EPA) for approval, a list of impaired waters (Waters Condition List). Impaired waters are those that are not meeting the state's water quality standards found in Wisconsin Administrative Code Chapter NR 102. The WDNR last submitted an updated list to EPA in April of 2022. Based on this listing, Wildcat Creek was listed with high Total Phosphorus levels.

Exceptional and Outstanding Resource Waters

Wisconsin has classified many of the state's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). These surface waters are recognized for being relatively unchanged by human activities and for providing valuable fisheries, unique environmental features or settings, and outstanding recreational opportunities. Chapter NR 102 of the Wisconsin Administrative Code lists the ORWs and ERWs. Within the Town of Herman, no waterways are listed for these designations.

Point Source Discharges

Many industrial processes depend upon the ability to dispose of water they have used by discharging it to a surface water body – typically a river or stream. The WDNR establishes regulations and monitors compliance of all such discharges. Permits are obtained through the Wisconsin Pollutant Discharge Elimination System program (WPDES). The capacity of these waterways to receive processed water without becoming ecologically impaired is also monitored. WPDES permits for point source discharges are commonly required of municipalities, sanitary districts, industries, and large livestock operations. According to the WDNR, the only municipal WPDES permit holder near the Town is the Village of Iron Ridge Wastewater Treatment Facility.

Non-Point Sources of Pollution

According to the WDNR, urban and rural non-point pollution is the leading cause of water quality problems in Wisconsin, degrading or threatening an estimated 40% of the streams, 90% of the inland lakes, many of the Great Lakes harbors and coastal



waters, many wetland areas, and substantial groundwater resources in Wisconsin. When water from rainfall or melting snow flows across the landscape, it washes soil particles, bacteria, pesticides, fertilizer, pet waste, oil and other toxic materials into our lakes, streams, and groundwater. This is called “non-point source pollution” or “polluted runoff.”

Non-point source pollution comes from a diverse number of activities in our daily lives including urban runoff that is saturated with lawn fertilizer, road salt and other chemicals left on roadways, soil erosion from construction activities, as well as from rural sources such as agricultural fields, and barnyards with animal waste. Participants in the Farmland Preservation Program are required to follow best management practices for nutrient management to minimize this type of waterway pollution.

Polluted runoff contributes to habitat destruction, fish kills, reduction in drinking water quality, stream siltation, and a decline in recreational use of lakes. The Town of Herman may contribute to non-point source pollution loading within the Milwaukee River system, however; the County has taken measures to reduce this pollution including the adoption of construction site erosion control provisions and encouraging nutrient management programs to reduce soil loss.

Wellhead Protection

The goal of wellhead protection is to prevent potential contaminants from reaching the wells that supply municipal water systems. This is accomplished by monitoring and controlling potential pollution sources within the land area that recharges those wells. Wellhead protection planning is administered by the WDNR as required by the U.S. Environmental Protection Agency (EPA) and the 1986 amendments to the Federal Safe Drinking Water Act. Wellhead planning is encouraged for all communities but is required when any new municipal well is proposed. The Town of Herman does not maintain any municipal wells.

7.15 Air Quality

In order to evaluate the quality of the air and to protect the public health, a series of National Ambient Air Quality Standards (NAAQS) have been developed by the U.S. Environmental Protection Agency (EPA) as established in section 109 of the Clean Air Act. According to the Wisconsin Air Quality Report, as prepared by the Wisconsin Department of Natural Resources (WDNR), the air pollutants affecting Wisconsin include sulfur dioxide, suspended particulate matter, carbon monoxide, ozone, oxides of nitrogen, lead, sulfates, and nitrates. Dodge County is considered an attainment area, which is an area that meets the NAAQS defined in the Federal Clean Air Act.

While compliance with NAAQS is not likely to become a concern in the Town of Herman, there are localized air quality issues that commonly face rural areas. Outdoor burning can lead to air quality problems in a particular neighborhood if garbage or other materials that release toxic substances are burned, or if burning



occurs in a densely populated area. Issues might arise from open burning, the improper use of burning barrels, or the improper use of outdoor wood burners (furnaces). Concerns with airborne particulates, or dust, may also be a concern where residential land use is in close proximity to extraction operations or agricultural operations.

7.16 Environmental Corridors and Sensitive Areas

Environmental corridors have not been officially designated in the Town of Herman for regulatory or planning purposes. Within Herman, there are no State Natural Areas, Land Legacy Places, or State Natural Resource Areas designated. More information on these categories can be found online:

<https://dnr.wisconsin.gov/topic/StateNaturalAreas>

7.17 Rare, Threatened, and Endangered Species and Communities

Wisconsin's Natural Heritage Inventory (NHI), established in 1985 by the Wisconsin Legislature, is maintained by the WDNR's Bureau of Endangered Resources. The NHI documents occurrences of rare species and natural communities, including state and federal endangered and threatened species. Natural Heritage Inventory data are used for a variety of purposes including land management, state land master planning, community planning, conservation planning, and environmental review of public and private activities across the state.

Limited data from the NHI is available for comprehensive planning purposes. NHI data are exempt from Wisconsin's Open Records Law due to the vulnerability of rare species to collection and destruction.

The WDNR lists species as "endangered" when the continued existence of that species as a viable component of the state's wild animals or wild plants is determined to be in jeopardy based on scientific evidence. "Threatened" species are listed when it appears likely, based on scientific evidence, that the species may become endangered within the near future. The WDNR also lists species of "special concern" of which some problem of abundance or distribution is suspected but not yet proved; the intent of this classification is to focus attention on certain species before becoming endangered or threatened.

Appendix C displays the threatened and special concern species of plants found within Dodge County. With the protection of these species in mind, exact locations are not disclosed, so these species present in the County may or may not be present within the Town of Herman.

7.18 Wildlife Habitat

Wildlife habitat is any natural community with adequate food, water, and cover to sustain a species of wildlife. The Town's landscape provides habitat for a variety of birds, mammals, amphibians, reptiles, aquatic and terrestrial invertebrates, and fish. Wildlife habitat is connected to many other natural resources including forests,



wetlands, open space, and surface water, so healthy wildlife populations are good indicators of the overall health of the environment.

The Town of Herman lies within the southern floristic provinces of Wisconsin. The Town lies within the Southeast Glacial Plain ecological landscape. Covering the majority of Dodge, this landscape is characterized by rolling hills topography with clay or silt loam-textured soils on till plain. Land cover in this ecological landscape is now primarily agricultural with small remnant oak openings, oak forest, tallgrass prairie, and sugar maple-basswood forest.

Wildlife species present in the Town of Herman are directly related to the community types and ecological landscapes that provide habitat. The Town's forests and undeveloped lands support some of the highest concentrations of deer and turkey in the state. Extensive marshlands and wetlands provide habitat for populations of ducks, geese, and other waterfowl, as well as furbearers such as bear, otter, muskrats, and mink. Scattered woodlots and wooded fence lines support rabbits, squirrels, and pheasants, while larger forest blocks provide habitat for deer, bear, grouse, turkey, and other forest game.

Land use can have substantial impacts on wildlife populations and habitats. The development pattern of the land directly impacts the fragmentation, total area, and types of natural communities and habitats available to wildlife in a given location. For example, when a large forest is fragmented into smaller woodlots by rural development over time, this fragmentation may cause certain wildlife species to thrive, and others to move on. Those species that require "edge" habitats, like raccoons and white-tailed deer, benefit from forest fragmentation, while species that require "interior" habitats, like wolves and migratory songbirds, suffer from forest fragmentation. Loss of habitat is the primary reason for species to become listed as "threatened," "endangered," or "of special concern."

7.19 Historical and Cultural Resources

Historical, architectural, and archeological resources establish important links to a community's heritage. They provide well-known educational and aesthetic benefits and harder to quantify benefits such as an improved quality of life, a sense of community pride, and an important feeling of social and cultural continuity between the past, present, and future. As interest in cultural resources continues to grow in Wisconsin, communities may also experience economic benefits by preserving historical, architectural, and archeological resources. "Heritage tourism" is centered on cultural resources and is a growing component of the tourism industry. The historical cemeteries in the Town could be a source of this type of increased visitation to the area.

Historic Places

The National Register of Historic Places recognizes properties of local, state, and national significance. Properties are listed in the National Register because of their



association with significant persons or events because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The Wisconsin State Register of Historic Places parallels the National Register. However, it is designed to enable state-level historic preservation, protection, and benefits. Most of the properties in Wisconsin listed in the National Register are also listed in the State Register. There are no National or State Register of Historic Places listings for structures or sites within the Town of Herman.

The Wisconsin Architecture & History Inventory (AHI), provided by the Wisconsin State Historical Society (WSHS), lists historical and architectural information on properties in Wisconsin. The AHI contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. The majority of properties listed are privately owned. Listed properties convey no special status, rights, or benefits. There are no entries in the AHI for the Town of Herman.

Archeological Sites

The Wisconsin Archeological Site Index (ASI) is maintained by the Office of the State Archeologist and is only viewable in person at their Madison office by paying a subscription. That being said, this information was not consulted for the purposes of this plan. Similar to the AHI, these sites identified in the ASI have no special status, rights, or benefits. However, should a state or federally sponsored project potentially impact these sites, a complete archeological survey would need to be conducted before the project could proceed. It should also be noted that all burial sites are granted protection from disturbance by both public and private actions by Chapter 157, Wisconsin Statutes. The SHS estimates that less than one percent of archeological sites state-wide have been inventoried.

The database includes the approximate locations of known prehistoric sites including: cabins, homesteads, farmsteads, campsites, villages, trading posts, fur posts, workshops, and sawmills. Additionally, it includes approximate locations of known burial sites cataloged in the ASI including cemeteries, burial plots, and burial mounds. From a land use and development standpoint, the Town should be aware of the potential for additional sites to be discovered through either municipal or private development and earth-moving activities. Should any items be discovered during such projects, the Town should contact the WSHS immediately to determine the steps that need to be taken, if any.

Museums and Monuments

There are no museums or monuments documented in the Town of Herman. The Dodge County Historical Society has information about sites in the County but specializes in information about Beaver Dam.



Cultural Resources Protection Laws

There are laws, both federal and state, which protect cultural resources from the effects of projects that have federal, state, or local government involvement. Which law applies will depend upon which level of government is primarily involved in funding, permitting, or licensing the project.

Under Wisconsin Statute § 66.1111, all municipalities in Wisconsin must consider whether their actions may affect historic properties listed in the State or National Register of Historic Places. Projects subject to review under this law include construction of a new facility that results in the abandonment of a National Register-listed building, or development of a publicly owned park that may affect a listed archeological site. If such a project is being considered, the local unit of government is required to submit a proposal to the Wisconsin Historical Society at the earliest stages of planning to seek the Society's determination of whether the project may adversely affect the listed property. If there may be an adverse effect, then the Society may require negotiation with the local unit of government to explore alternatives and other project options that may avoid, minimize, or mitigate the possible adverse effect.

Wisconsin's burial law, Wisconsin Statute 157.70, prohibits unauthorized intentional disturbances of burial sites, from platted cemeteries to Native American mounds, to abandoned family burials. Once a Native American mound group or any marked or unmarked burial area is formally cataloged as a burial site under Section 157.70, that area is exempt from property taxes. This makes the property tax treatment of all human burial sites equal to the property tax treatment given to operating cemeteries.

7.20 Plans and Programs Currently in Use

This section describes plans and implementation programs that are currently in use in or near the Town of Herman pertaining to agricultural, natural or cultural resources.

County Plans

Land and Water Resource Management Plans

Dodge County has a Department of Agriculture Trade & Consumer Protection (DATCP) approved *Land and Water Resource Management Plan* that was prepared in 2022. The plan represents the next generation of resource management strategies and provides the County with the opportunity to address local resource concerns with a financial base in a sustained manner. The Land and Water Conservation Department has the opportunity to provide seamless integration of a number of resource management programs. State runoff rules (ATCP 50 & NR 120) are utilized as a base for the plan. Monetary assistance will be provided by DATCP to achieve the objectives of the plan.



Outdoor Recreation Plans

The *Dodge County Parks, Outdoor Recreation and Open Space Plan* was last updated in 2023. The purpose of this plan is to identify changing recreational needs, assess potential opportunities, evaluate the status of the counties' natural and cultural resources, and to present appropriate recommendations that will provide a planned system of parks and recreation areas that contain a diversity of recreational activities while preserving scenic and valuable resources important to the ecological, sociological, and economic life of residents.

Comprehensive Plan

The *Dodge County Comprehensive Plan 2030* was updated last in the fall of 2012. This plan is in the process of being updated in 2025 (Dodge County Comprehensive Plan 2045). The purpose of the County plan is to coordinate with all County municipalities' plans to achieve a cohesive visionary and guiding document for land use and community development purposes. All existing plans are incorporated into this primary document.

County Farmland Preservation Plan

The Dodge County Farmland Preservation Plan was adopted in November of 2021. An adopted and enforced County plan is required in order for municipalities within the County to qualify for eligibility within the tax credit program offered by the state. State-certified ordinance language for the farmland preservation zoning district(s) ensures compatibility with the requirements of Wisconsin State Statutes Chapter 91.10.

State Programs

Wisconsin Farmland Preservation Plan

Wisconsin's Farmland Preservation Program helps farmers and local governments preserve farmland, protect soil, and water, and minimize land use conflicts. Through participation in the program:

- Counties develop farmland preservation plans.
- Local governments can develop farmland preservation zoning districts.
- Landowners and local governments together can form Agricultural Enterprise Areas.
- Landowners meet soil and water conservation standards to become eligible to claim an income tax credit.

Stewardship Grant Program

Funds are available for the acquisition of land or easements for conservation purposes and restoration of wildlife habitat. Both municipal and non-profit conservation organizations are eligible to apply. Priorities include acquisition of wildlife habitat, lands with special scientific or ecological value, land with rare and endangered habitats and species, stream corridors, land for state trails, and lands for restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects.



Certified Local Government Program

Local units of government that have enacted historic preservation ordinances may consider being certified to participate in the state and federal Certified Local Government (CLG) program. The CLG program provides special grants to fund planning and educational activities. The Division of Historic Preservation at the Wisconsin Historical Society administers the CLG program. As of 2024, Wisconsin had 78 Certified Local Governments. The Town of Herman is not currently a designated CLG.

Conservation Reserve Program (CRP)

CRP is a land conservation program administered by the Farm Service Agency (FSA). In exchange for a yearly rental payment, farmers enrolled in the program agree to remove environmentally sensitive land from agricultural production and plant species that will improve environmental health and quality. Contracts for land enrolled in CRP are from 10 to 15 years in length. The long-term goal of the program is to re-establish valuable land cover to help improve water quality, prevent soil erosion, and reduce loss of wildlife habitat.

CRP enrollment options include General CRP, Grassland CRP and Continuous CRP (which includes CLEAR30, State Acres For Wildlife Enhancement (SAFE), Conservation Reserve Enhancement Program, and Farmable Wetlands Program).

Local service centers for Dodge County include the joint Farm Service Agency and Natural Resources Conservation Service office in Juneau and the Rural Development office in Fond du Lac.

Managed Forest Law

The Managed Forest Law (MFL) program is an open enrollment landowner incentive program that encourages sustainable forestry on private woodland. In exchange for following sound forest management, the landowner pays reduced property taxes. To qualify for MFL designation, a parcel of land must be at least 20 contiguous acres under the same ownership, or, be at least 10 contiguous acres and be connected by a tract of land under the same ownership to at least one other parcel of at least 10 contiguous acres. At least 80% of each parcel must be productive forest. More information is available on the [Wisconsin Department of Natural Resources website](#).

Wisconsin Glacial Habitat Program

This program focuses on establishing a patchwork of restored wetlands and grasslands in combination with croplands to provide all of the elements necessary for the life cycle of waterfowl, wild pheasants, and non-game songbirds. The goals of the program are to establish 38,600 acres of permanent grassland nesting cover and to restore 11,000 acres of wetlands within Columbia, Dodge, Fond du Lac, and Winnebago Counties. In order to achieve these goals, the DNR is purchasing, as well as securing perpetual easements on, properties ranging in size from 10 acres up to a few hundred acres. Only those properties purchased by the state become public property and are open to public hunting.



7.21 Agricultural, Natural, & Cultural Resources Goals, Objectives, & Policies

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of policies contributes to fulfillment of the goal.

Goal 7.1: Maintain, preserve, and enhance Herman's agricultural, natural and cultural resources. Preserve the agricultural land and rural characteristics of the Town.

- **Objective 7.1.1:** The Town shall direct growth away from environmentally sensitive areas, such as active agricultural land, wetlands, and floodplains.
 - **Policy 7.1.1.1:** New non-farm residential development should be discouraged in areas designated / zoned for agricultural uses.
 - **Policy 7.1.1.2:** New development will be directed to the least productive farmland areas to the fullest extent practicable and where consistent with other goals, objectives, and policies of the Comprehensive Plan.
- **Objective 7.1.2:** Discourage the clear-cutting of any existing woodlands, unless part of a MFL plan.
- **Objective 7.1.3:** Work with the Department of Natural Resources and Dodge County to develop practices to protect the Town's groundwater resources.
- **Objective 7.1.4:** Work with the Dodge County Land Conservation office to address nutrient management concerns in the Town.

There are no recommendations for this chapter.



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8 Land Use

8.1 Introduction

To appreciate Herman's rural character, one only needs to look at the landscape. With stunning views from the rolling farm field hills, Herman is a beautiful community with expanding land use potential. Borders with neighboring counties and nearby Villages provide many services to the Town. These attributes were discussed at the public informational meetings as outlined in Chapter 2.

Land use is the central element of a comprehensive plan. Previous chapters have discussed:

- Projected population change;
- The quality housing available in the Town and potential future housing needs;
- Transportation network challenges with population change and decreasing external funding;
- Available utilities and community facilities;
- Local business choices and economic growth opportunities; and,
- Herman's abundant natural resources.

This chapter's purpose is to blend those elements into a future land use plan.

8.2 Planning from the Outside In

Planners have long taken the approach to land use planning that future development would grow out of the established core of developed incorporated communities (cities and villages). Land within the path of development would be consumed for more intensive-type land uses (residential, commercial, industrial). This approach is certainly valid for growing communities as they plan their infrastructure and service systems, but it does little to preserve the value of natural resource type land uses which Herman residents value. The traditional approach also assumes that land used for undeveloped purposes doesn't hold the same economic value as developed land. In addition, many future land use plan maps for cities and villages grossly overestimate the actual land required to accommodate future growth. Often, the intent is to hold back the encroachment of incompatible agricultural use and make it ready for accommodating development.

Land use planning for rural counties and towns is much different. Towns like Herman lack the public infrastructure (public water and sewer systems) to accommodate more intensive type land uses across the majority of the Town area. Non-agricultural related residential developments are often located on larger lots that can accommodate individual wells and on-site wastewater treatment systems. In addition, scattered non-agricultural related development can create barriers to agricultural expansion and profitability.

A better approach to land use planning for rural counties and towns is to "Plan from the Outside-In". Basically, this approach gives all land equal value and establishes future use based on the strengths of the features of the land. Current or existing land use plays a big part in determining future use. The reason for this is current land



use has weathered economic challenges (such as the 2008 recession) and stands a greater chance of carrying that use forward into the future. Changes from the existing land use pattern are considered in certain locations but are driven by how the local town interprets pressure (or market) for that change and what services it may require. Should unique land use opportunities arise, they will most likely be addressed on a case-by-case basis and be weighed against compatibility with existing uses around them. A recent example is the influx of renewable energy systems in rural areas.

The Town of Herman embraces the “Planning from the Outside-In” approach. Since most of the town is rural by nature and heavily influenced by farming and natural resources, it was determined that the farmland preservation planning efforts should be used as the baseline to identify areas to be preserved for agricultural use and those where development could be accommodated. Map 12 shows the location of farmland preservation areas in the Town.

By conducting the farmland preservation plan effort first, integration is seamless as the areas designated for farmland preservation were used to create the active agricultural area designations found on the Future Land Use Plan Map (Map 14) ensuring “consistency” between the two maps. Implementation of future agricultural use has taken on far more importance and will be directed by the Town’s Farmland Preservation Zoning Ordinance.

The result of this planning approach has created a Future Land Use Plan Map (Map 14) that:

- Represents a better reality for attaining the projected future land uses for the town
- Uses an established criterion for farmland preservation planning
- Elevates agriculture and natural resource features as a future land use type (not just a holding area for future development)
- Accommodates agricultural related business as an economic opportunity



8.3 Existing Land Use

As shown on Map 13, a majority of the town is managed as agricultural and woodland uses. Residential uses within scattered rural development account for the second-largest use of land within the town.

Table 8-1: Town of Herman Current Land Use

Category	Acreage	Percentage		
Single Family Residential	913.1	3.92%		
Two Family Residential	5.2	0.02%		
Multi-Family Residential	0.4	0.00%		
Farmstead	402.3	1.73%		
Commercial	21.2	0.09%		
Industrial	95.3	0.41%		
Communication & Utilities	63.5	0.27%		
ROW	839.9	3.61%	<i>Intensive Land Uses</i>	
Public or Quasi-Public	36.8	0.16%	2,377.7	10.22%
Agriculture	20,858.1	89.65%	<i>Passive Land Uses</i>	
Water	30.7	0.13%	20,888.8	89.78%
Total	23,266.5	100.00%	23,266.5	100.00%

Map 13 shows the current land use pattern in Herman. Table 8-1 shows existing land use acreage, and percentage of acreage by land use. From these two sources of information, the following characteristics can be noted:

The general land use pattern of the town shows minimal commercial, industrial, or business type uses across most of the Town area. These types of development are focused around the major transportation roads, mainly State Highway 33.

Most residential development is scattered across the landscape, as the majority of the housing stock in the Town is from the original farmhouses constructed on each farmstead. There are no subdivisions in the Town of Herman. More intense residential development is located in the southwestern corner of the Town, near Woodland, as that is the location of the Herman Sanitary District #1. That is the only area of the Town with sewer service, and no land in the Town is serviced by a municipal well system.

8.4 Trends in Supply, Demand, and Price of Land

Agriculture

Residents have continued to express a strong desire to retain farmland in the town. Simultaneously, the local farming economy has continued to see the number of area farms decrease. This can be attributed to diminished farm product returns,



aging farmers seeking retirement through land sales, and demands for rural housing. Currently, agricultural lands are in high demand for agricultural use, particularly with the need for lands to spread manure, and to support agricultural infrastructure.

There are not any large tracts of farmland for sale within the town as of the date of this plan update, but within eastern Dodge County, several residential properties are for sale in the Iron Ridge area. These residential lots range from 0.25 acres to around 10 acres, and in price from \$235,000 to \$680,000. Farms and land for sale to the west of the Town within Dodge County average \$20,000 per acre with costs ranging between \$7,800 and \$51,000 per acre depending on additional farm improvements present.

The continuation of farmland in the tillable areas of the Town will require dedicated farmers committed to farming and not selling property for other types of development. Transitions of farmland to non-agriculture uses may occur, but will require amendments to the existing Farmland Preservation Plan map and associated zoning.

A significant trend the Town of Herman has experienced is the use and long-term consumption of farmland for renewable energy system installations. The Town has an existing network of 36 wind turbine sites, of which 35 locations are active on the landscape.

Residential Development

While residential development is the second-largest use of land in the Town after agricultural uses, it accounts for a small percent of the Town area. From a tax base standpoint, it must then account for an outsized percentage of the local tax revenue. During the past 10 years, new housing development has been limited, and the effects of the nation-wide housing shortage have created market conditions where very few homes have become available for sale within the town. A review of for sale properties currently listed online show about four homes ranging from \$149,000 to \$780,000 depending on the amount of acreage and how recently the lot was improved. Most for sale homes within subdivided areas (approx. 1/2 acre lots) appear to average about \$425,000.

There are no platted subdivision lots available within the town currently. There is a growing realization that residents living in Herman must be able to live and maintain a single-family home on a sizeable lot. If they are not able to handle this responsibility, or if they desire some other type of living (i.e. townhomes, condos, etc.) they must move. This situation particularly challenges the elderly and those families transitioning out of legacy agricultural production.

Commercial & Industrial Development & Redevelopment

As has been demonstrated throughout this plan, commercial and industrial development represents a very small portion of the community. Local resident sentiment would like to see this continue in the future. Though still only a small fraction of land in the Town, commercial and industrial activities are becoming more



common, especially along STH 33. Currently, no vacant property is zoned for commercial development, while some industrially-zoned lands are vacant for development. There are very limited opportunities for redevelopment given the primarily rural nature of the town.

Solar Suitability Exercise

The Town included a land analysis examining the suitability of the lands in the Town for large-scale (utility level) solar installations. See Map 17. Criteria included the characteristics of the land compared against the proximity to existing or nearby electric transmission lines and substations. No substations exist in the Town boundary, and the network of wind turbines caused electrical transmissions lines to be installed just in those areas. Energy converted from wind to electricity is transmitted to substations south of Herman for inclusion to the power grid.

Based on the analysis of the land, the highly sloped lands of the Town do not create ideal conditions for large-scale solar utility projects. See Map 16. The gentler-sloped areas in the eastern portion of the town could be prioritized by future investors to solicit interest and secure contracts, but most of the Town does not fit the model landscape for utility-scale solar energy systems.

With this interpretation, the Town is including the suitability maps (Maps 16 and 17) within this document. A recommendation is also included in this chapter to adopt a Solar Energy Systems ordinance. Future advancements in technology or situational changes may require the Town to update this stance, and the Town is prepared to revise this living document as needed in those cases.

8.5 Land Use Conflicts

Within the Town of Herman

Rural residential development can create a conflict between farmers and new residents over agricultural practices that create noise and odor. Avoidance of these conflicts start with proper planning of land uses and a better understanding of rural activities associated with agriculture.

Renewable energy developments such as large-scale solar arrays and wind turbines can create a sense conflict with town residents. Often associated with agriculture, renewable energy production can be an economic boost to rural communities.

Similar to all potential conflicts, the best approach by the town will be to identify locations where conflicts can possibly be avoided. The town will work with renewable energy companies to seek a compromise on future locations. See Map 16 for guidance on the location of any large-scale solar energy system.

Between the Town of Herman and Adjacent Towns

The Town of Herman is not aware of any conflicts with adjacent towns.



8.6 Land Use Projections

Agricultural

It is likely that the number of acres used for agricultural production along the main travel corridors will slowly decrease as land is converted to more intense uses, like commercial and industrial.

Agriculture will continue to be the primary land use in the town, specifically crop farming. The Town's historic and continued commitment to the Farmland Preservation Program will limit conversion of farmland out of this use.

As discussed in the Housing chapter, an average of six new homes are constructed in the Town each year. With current projections predicting decreasing population and decreasing people per house, this trend of continued slow residential development will likely continue. The Town of Herman limits the number of building sites available on historic base farm tracts. As outlined in the zoning ordinance, land operating as a farm is allowed one building site. If the farm has 80-199 acres, it is allowed one additional building site. Lands over 200 acres are granted up to two additional building sites. This ratio requirement preserves the amount of land that can be consumed by residential uses and maintains large parcel sizes. While acknowledging that some old homes are razed and reconstructed on the same land, it is important to note that conservation of farmland may be better suited with a lower ratio, to keep additional acres in active farm production. Any changes to this approach can be discussed and approved during future certifications of the Town's Farmland Preservation Zoning ordinance.

The consumption of farmland for allowed utility and infrastructure renewable energy projects is an ongoing concern in the Town. As mentioned in the Utilities and Community Facilities chapter, a network of 36 wind turbines has been installed in the Town over the last 15 years. The Solar Suitability Exercise indicates that there are few areas of the Town where a solar developer could reasonably choose to scout for a new large-scale installation. This means that the Town may have smaller and mid-scale installation requests come before their Plan Commission and Board, and should be prepared for those requests. Conditions of approval for any solar energy system under 100MW could include agricultural activities within the system footprint, like agrivoltaics.

Commercial & Industrial (Including Quarries)

No significant increases are projected over the next ten years. However, it must be noted that in rural areas, commercial or industrial uses (often associated with agriculture) require larger tracts of land but don't require public water or sewer service. Since rural economic resurgence is a priority of the state, the Town of Herman must be open to these opportunities and review their impacts to the overall best interest of the town consistent with their comprehensive plan and zoning ordinance.



8.7 Future Land Use

The Future Land Use Plan Map (Map 14) for the Town of Herman shows mainly existing land uses as they are today. Minimal commercial and industrial expansion are shown on the map as well.

The Future Land Use Plan Map (Map 14) does allow for individual single-family lots that are not mapped specifically as residential areas. This is because of the uncertainty of knowing exactly where they may be proposed. However, the creation of these residential lots must adhere to the requirements of the zoning district. Proposed residential subdivisions which are not shown as residential areas, will require a comprehensive plan amendment. Specifically, the Future Land Use Map (Map 14).

Land uses shown on the Future Land Use Plan Map (Map 14) are generally described as follows:

- **Conservancy (Dark Green):** These mapped areas include wetlands as designated by the WDNR. This category also includes significant natural resources such as selected woodlots, rock outcroppings, or archaeological sites at the discretion of the local planning commission. Agricultural activities such as crop harvesting, pasturing, and tree cutting are recognized as acceptable activities in the Conservancy classification. Development should not encroach on these areas other than for recreational purposes (open space uses) as allowed under applicable regulations.
- **Agriculture (Light Green):** This category represents those areas where agricultural type uses such as dairy and crop farming are the anticipated predominant land use in the area. The agriculture category could include a limited amount of residential development at various levels of density, but the predominant land use would be agricultural in nature. Housing for a farm operator or the son or daughter of the farm operator would be acceptable. A minimal amount of other land uses, such as but not limited to renewable solar and wind energy systems, wireless communication facilities, dog kennels, veterinary clinics, mineral extraction, farmers markets, and wildlife ponds may also occur in areas planned for agriculture. Densities will be regulated by the Town Zoning Ordinance.
- **Recreation (Dark Blue):** This category includes existing and future park and recreation land. Local, county, state, and federal recreation areas as well as privately owned recreation areas (golf courses, gun clubs, etc.) are included in this category. Wetlands that are located within a public or private recreation area will be placed in the Recreation category.
- **Single Family Residential (Yellow):** This category represents those areas where single family residential is planned to be the predominant land use. The density of residential development may vary locally, but only single family housing is included in this category. Mobile home parks and attached condominiums would not be categorized as single family residential but as



General Residential (see description below). Where agricultural uses occur in these mapped areas, it is anticipated that the area will transition to residential in the future. Densities will be regulated by the Town Zoning Ordinance.

- **Commercial (Red):** These mapped areas represent where commercial type land uses are anticipated in the future. Examples of uses found in this category include retail sales and services, eating and drinking establishments, financial institutions, professional offices, service and repair businesses, visitor accommodations, entertainment businesses, parking lots, and day care facilities. Agriculture-related business could be classified as either commercial or agricultural but must adhere to the standards within those zoning districts.
- **Industrial (Purple):** These mapped areas represent where industrial type land uses are anticipated. Manufacturing and production facilities, resource extraction and processing, warehousing, transportation terminals, feed mills, and wholesale establishments are some of the examples of uses included in this category.
- **Utilities and Community Services (Brown):** This category includes all public and private utility facilities as well as those uses which provide a service to the community except parks. Land uses such as churches, cemeteries, post offices, libraries, nursing homes, assisted living facilities, prisons, airports, hospitals, town/city/village halls, police and fire stations, museums, and schools are some examples of community services. Utilities would include uses such as electrical substations, water wells, water towers, natural gas regulator stations, and wastewater treatment facilities.

Table 8-2: Town of Herman Future Land Use

Category	Acreage	Percentage	Acreage	Percentage
Single Family Residential	655.5	2.82%		
Commercial	29.3	0.13%		
Industrial	436.3	1.88%		
ROW	840	3.61%		
Utilities & Community Services	32.7	0.14%		
			1,993.8	8.57%
Conservancy	1637.4	7.04%		
Agriculture	19,604.4	84.26%		
Water	30.7	0.13%		
			21,272.5	91.43%
TOTAL	23,266.3	100.00%	23,266.3	100.00%

8.8 Development and Redevelopment Opportunities

Agricultural

The Town Future Land Use Map (Map 14) identifies specific geographic areas where intensive farming operations will be encouraged. This means that land uses other



than agricultural uses will be highly discouraged but not prohibited. The Town should continue to require non-agricultural land uses to have the absolute minimum impact on farming practices.

Residential

Residential clusters in the Farmland Preservation zoning district are allowed only by Conditional Use Permit. Residential development is encouraged within and near to the existing Herman Sanitary District #1 area, in the southwestern corner of the Town. Farm residences and limited nonfarm residences will be allowed throughout the rest of the Town.

Commercial and Industrial

The Town of Herman cannot accommodate most commercial and industrial land uses because the Town cannot provide public sewer and water service. However, there are business opportunities, especially those associated with agriculture that require larger land areas with no high-water use. An example could be equipment sales and service, storage, distribution and the like.

In addition, rural economic resurgence is a priority of the state. For this reason, the Town of Herman should be open to economic opportunities and review development priorities to the overall best interest of the town consistent with their comprehensive plan and zoning ordinance.

The Town will strive to do whatever possible to support existing commercial and industrial uses that have not had adverse impacts on neighboring uses and have generated jobs for local residents.

8.9 Consistency Between Land Use Plan and Zoning

Of particular importance is the consistency between the Future Land Use Map (Map 14) and the Zoning Map. Because zoning reflects the current situation and the Future Land Use Plan Map (Map 14) reflects the preferred land use, the two maps are initially not going to be consistent. The objective of the Plan is that these two maps would become consistent over a period of time. However, it should be noted the that Future Land Use Map shall guide rezoning decisions. This mean rezones shall be consistent with the Future Land Use Map. If not, a comprehensive plan amendment should be initiated and approved before the rezone occurs.

8.10 Land Use Goals, Objectives, & Policies

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of policies contributes to fulfillment of the goal.



Goal 8.1: Encourage planned growth that enhances the local economy, while protecting natural resources, the agricultural community, recreational opportunities, and the rural character of the Town.

- **Objective 8.1.1** Encourage an efficient development pattern that utilizes the existing road network.
 - **Policy 8.1.1.1.** The Town will accommodate an efficient development pattern that utilizes the existing road network through the constructive use of land ordinances to guide growth and development in the Town.
- **Objective 8.1.2. Retain working farmland.**
 - **Policy 8.1.2.1.** New residential lots and building sites shall be located and designed to protect active agricultural land.
 - **Policy 8.1.2.2.** The Town should limit residential development in areas designated as Agricultural Land To Be Preserved on the Farmland Preservation Plan Map.
- **Objective 8.1.3. Preserve natural environments and environmentally sensitive areas.**
- **Objective 8.1.4. Maintain a low density of development pattern, which is characteristic throughout the majority of the Town.**
 - **Policy 8.1.4.1.** The Town will maintain a low density of development, which is characteristic throughout the vast majority of the Town, by enforcing standards within the zoning ordinance to be consistent with plan recommendations.
- **Objective 8.1.5. Discourage the development of large subdivisions outside the Sanitary District.**
- **Objective 8.1.6. Encourage cluster residential development.**
 - **Policy 8.1.6.1.** The Town should consider higher residential density development in areas designated as residential on the Future Land Use Plan Map.
- **Objective 8.1.7. Cluster all commercial and industrial development near proper transportation corridors.**
- **Objective 8.1.8. Encourage efficient development that minimizes conflicting land uses.**
 - **Policy 8.1.8.1.** The current rural nature of the Town shall be maintained to the fullest extent possible, particularly by having single family residences as the primary source of housing, and farming and agriculture as an important economic base.
 - **Policy 8.1.8.2.** The Town will maintain working relationships with the existing Wind Energy Systems owners and operators.
 - **Policy 8.1.8.3.** All development proposals shall meet the intent of the



Future Land Use Plan classifications as described within the Land Use element.

- **Objective 8.1.9. Update Town regulations to keep up with evolving pressures of sustainable energy development patterns.**
 - **Policy 8.1.9.1.** The Town shall update the Wind Energy Systems ordinance and fee schedule.
- **Recommendation 8.1.10.** The Town shall create and adopt a Solar Energy Systems ordinance to establish a set of regulations and fee schedule for this type of infrastructure development.

8.11 Land Use & Development Regulations

Zoning Regulations

The Town of Herman has adopted and enforces its own local zoning ordinance. The zoning ordinance organizes the community into different districts. Within each district, specific uses are permitted subject to certain requirements. Eight basic zoning districts exist, ranging from Agricultural Districts which conform to the County's Farmland Preservation Plan and DATCP standards (see Map 12) to two Residential districts and one District each for Conservancy (CO), Park/Recreational (P-1), Business/Commercial (B-1), and Manufacturing/Industrial (M-1). Dimensional standards exist for each District. For additional information refer to the Town of Herman Zoning Ordinance.

Subdivision Regulations

The Town of Herman maintains their own ordinance for Land Division and Development. These standards outline procedures for land division, technical requirements, design standards for plats and certified survey maps, and outlines required improvements (i.e. stormwater detention, public and private sewage, land dedication). The ordinance also includes provisions for open spaces in subdivisions but provides limited guidance for such development design and objectives.

Extraterritorial Zoning and Plat Review

Currently, the Village of Iron Ridge and the City of Hartford both exercise extraterritorial plat review powers. The City of Hartford also utilizes extraterritorial zoning jurisdiction in those areas of Herman falling within three miles of the City limits.

An incorporated municipality has the ability to adopt extraterritorial plat review authority without forming a joint committee or requiring any Town approval. The town will continue to work with nearby municipalities to ensure growth patterns are consistent with future plans. As recommended in later chapters, maintaining working relationships with the neighboring incorporated areas will keep all localities' plans coordinated.



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9 Intergovernmental Cooperation

9.1 Introduction

Intergovernmental cooperation involves working with adjacent and overlapping governmental jurisdictions to understand how each other's future planning activities will impact the Town of Herman. At a minimum, this involves sharing information about Herman's plans with neighboring communities and agencies and vice versa. However, Herman believes intergovernmental cooperation should not end with the sharing of plans. Instead, this process should be the beginning for joint planning and decision-making, conflict resolution, and other strategies to promote regional coordination, all of which could assist in the implementation of said plans.

The Comprehensive Planning Law requires the Town of Herman to coordinate with the:

Dodge County:

Town of Theresa

Town of Hubbard

Town of Rubicon

Village of Iron Ridge

Washington County:

Town of Addison

Town of Hartford

School Districts of Mayville, Herman-Neosho-Rubicon, and Hartford Union

State Agencies, including: WDOA, WDNR, DATCP, and WisDOT

9.2 Existing Intergovernmental Activities

Many intergovernmental programs already in effect impact the Town of Herman. This section highlights programs that are currently in place.

Adjacent Units of Government

Herman's relationship with neighboring Towns can be characterized as one of mutual respect and compatibility from a land use and political standpoint. These Towns share a common character with Herman. Since Towns cannot annex land from one another, boundary disputes are non-existent. Public services such as road maintenance and construction are conducted individually by each community. However, as mutually beneficial opportunities for shared services arise, the Town of Herman is open to considering shared services options.

The Town of Herman shares a portion of its southwestern boundary with the Village of Iron Ridge. While Herman residents enjoy access to the Village's nearby parks, restaurants, and wastewater treatment facility. Iron Ridge is the community with the



greatest potential for future conflict over land use with the Town of Herman, particularly as it relates to possible annexation.

School Districts

The Town's relationship with the Mayville and Herman-Neosho-Rubicon School Districts can be characterized as cooperative. The Town appreciates the quality service provided by the school districts and the fact that the schools are a draw to the area for new residents. Regular and open communication is critical to ensure that this cooperative relationship will continue and be strengthened as growth continues. See Map 5.

Dodge County

The Town of Herman is located in Dodge County. The County provides many programs, services, and facilities (i.e., parks) that are available to Herman residents. Dodge County programs that most directly impact Herman include:

- County highway maintenance and improvement programs;
- Social services; and;
- Town road maintenance and rating assistance.
- Farmland Preservation Planning

In areas where Dodge County has jurisdiction, the County attempts to get input from the Town before making decisions affecting the Town. Future communication will also be especially important as it relates to items such as land divisions, shoreland zoning, stormwater management, farmland preservation, and public safety.

State Agencies

WDNR and WisDOT are the primary state agencies with who Herman must coordinate to achieve the goals and objectives of this plan. WDNR takes a lead role in wildlife protection and the sustainable management of woodlands, stormwater regulations, wetlands and other natural wildlife habitat areas. WisDOT is a key player in the planning and development of highways and pedestrian/cycling facilities in the Town and region. Herman has a good relationship with WisDOT, and will continue to communicate with the agency directly and through the MPO process about the land use and transportation decisions made locally.

9.3 Existing and Proposed Plans

Adjacent Units of Government

Herman should consider working with its neighbors to ensure plans are consistent with one another by reviewing draft plans and offering feedback. Communication between communities is important to the success of Comprehensive Planning efforts. To ensure compatibility with the goals and objectives of this plan, Herman should be willing to participate in the planning efforts of its neighboring communities, counties, and as opportunities arise.



Mayville, Herman-Neosho-Rubicon, and Hartford Union School Districts

At this time, no school district has plans to construct new facilities within the Town of Herman. In order to facilitate future school district planning efforts, the Utilities and Community Facilities Chapter of this plan recommends the Town continue to work with the schools districts on future facilities and studies as needed.

The school districts serving the Town have a long history of planning for improvements and expansion in response to population growth rates. The districts' facilities can accommodate a significant number of new students. Since school district boundaries extend well beyond the Town, it is likely that new schools, if constructed, will be located outside of Herman. To further facilitate school district planning, this plan has been made available to those districts as a tool to predict future school enrollments from the Town of Herman.

State Agencies

The WDNR is a major agency involved in the acquisition and development of recreational/ pedestrian trails. Furthermore, the WDNR takes a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands and other natural wildlife habitat areas. These priorities are reflected in the natural resource goals, objectives and policies outlined in the Implementation Chapter. There are currently no public lands or public access easements in the Town.

The WisDOT has completed a series of statewide planning documents for use in the development of local comprehensive plans. These documents include plans for the state highway corridors, bicycle corridors, rail corridors, and air transportation. The plans were used as a starting point when preparing the Transportation Chapter of this plan.

The Wisconsin Department of Agriculture, Trade, and Consumer Protection is the governing agency for many programs, including the state land conservation Farmland Preservation Protection program. This program, outlined in the Land Use chapter, is widely participated in within the Town of Herman. The Town's residents are eligible for this program based on both Dodge County's participation with a certified plan and map, and the Town's zoning ordinance which is routinely recertified by the state agency as needed or required by law.



9.4 Intergovernmental Cooperation Goals, Objectives, & Policies

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of policies contributes to fulfillment of the goal.

Goal 9.1: Establish mutually beneficial intergovernmental relations with other units of government.

- **Objective 9.1.1.** Continue to develop the cooperative working relationships the Town has established with neighboring communities and the County.
 - **Policy 9.1.1.1.** The Town will support the development of Cooperative Boundary Agreements with the City of Hartford and Village of Iron Ridge.
- **Objective 9.1.2.** Maintain cooperation with neighboring communities and Dodge County to provide efficient and effective emergency services, street maintenance, and other services when appropriate.
 - **Policy 9.1.2.1.** The Town should continue and promote future cooperative planning efforts with surrounding municipalities, associations, and service providers.
 - **Policy 9.1.2.2.** Before the purchase of new Town facilities or equipment, or the reinstatement of service agreements, the Town should pursue options for trading, renting, sharing, or contracting such items from neighboring jurisdictions in order to provide services efficiently and save taxpayers money.
 - **Policy 9.1.2.3.** The Town should work with neighboring communities to match land use plans and policies along municipal borders to promote consistency and minimize potential conflicts.
 - **Policy 9.1.2.4.** The Town will continue to support the coordination of shared services with surrounding communities.
- **Objective 9.1.3.** Support the Wisconsin Towns Association.
 - **Policy 9.1.3.1.** The Town will be active in local, district, and state meetings.
- **Objective 9.1.4.** Utilize County technical assistance to support Town planning efforts.
 - **Policy 9.1.4.1.** The Town will coordinate implementation of its Comprehensive Plan with Dodge County to avoid conflicting regulations and to minimize the duplication of services by working with the County whenever possible.
 -

There are no recommendations for this chapter.



10 Implementation

10.1 Integration and Consistency

The implementation section of this plan outlines the tools that are at the disposal of the town in its efforts to achieve the goals and objectives stated in this plan. In addition, this section provides a basic description of what each of these tools can achieve for the town. The manner in which the town chooses to use each of these implementation tools will determine its effectiveness. Programs and specific actions are listed in this section in their intended order of completion.

The Town of Herman Plan Commission will be responsible for monitoring the need to amend the Comprehensive Plan based on the Plan's applicability to guide growth and change. The Town Board should also direct review of proposals for development that come before the Town to the Planning Commission. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Town Board.

10.2 Town of Herman Plans and Ordinances

Consistency Requirement

Wisconsin's comprehensive planning legislation *requires* that the Town's Comprehensive Plan be consistent with the following plans and ordinances.

The following documents are key to the understanding and execution of managing land use decisions in the Town:

- **Town of Herman Comprehensive Plan 2030:** Adopted November 2005, this process defined areas for residential and commercial development along with agriculture and natural feature preservation. It was developed and adopted prior to changes to stats. chap 91 (Working Lands Initiative) which changed allowable density provisions within future farmland preservation zoning districts. This plan has updated that original 2005 plan through this planning effort and will be officially titled: **Town of Herman Comprehensive Plan 2045**
- **Town of Herman Zoning Ordinance:** This document was updated and amended in 2012 to meet the requirements of the stats. chap. 91 (Working Lands Initiative) and continues to be the governing zoning ordinance of the Town. The required DATCP certification was last obtained in 2023, which means the current zoning ordinance certification expires December 31, 2033. Certification of the updated town zoning ordinance will need to occur by DATCP by December 31, 2034, to ensure the opportunity for continuous participation of town farmers in the Working Lands Farmland Preservation Program.



- **Dodge County Farmland Preservation Plan:** This plan was certified by DATCP and adopted by the Dodge County Board in 2021. Land designated for farmland preservation in the Dodge County Farmland Preservation Plan should coincide closely with the areas zoned for farmland preservation in the town's zoning ordinance. In addition, the Town's Comprehensive Plan should be consistent with the areas identified as "Areas of Agricultural Use and Agricultural Related Use". This consistency was obtained by this planning effort.

Implementation Programs

Zoning Ordinance and Official Zoning Map

- Zoning in the Town of Herman is regulated by the Town's Zoning Ordinance.
- The Town's Zoning Ordinance will be the major tool to implement the development of land uses on the Future Land Use Plan Map and the goals and objectives identified in the Plan text.
- Of particular importance is general consistency between the Future Land Use Plan Map and the Farmland Preservation Plan Area Map for the Town of Herman as adopted by Dodge County. Because future land use reflects the ideal future land use situation and the Farmland Preservation Plan reflects the current lands eligible for Farmland Preservation zoning and program credits, the two maps typically are not going to be exactly consistent. However, the Town, through this comprehensive plan update effort, has achieved substantial consistency.

Subdivision Ordinance

- The Town of Herman has Chapter 251, Land Division and Development, that regulates the standards for Certified Survey Maps, Plats, and design standards for public infrastructure. These standards will help implement the goals, objectives, and policies of this updated comprehensive plan.

Extraterritorial Plat Review

- Extraterritorial review powers only apply to areas within 1.5 to 3 miles of cities and villages. The Town of Herman falls within the extraterritorial review area of the Village of Iron Ridge and the City of Hartford.

Shoreland-Wetland Ordinance

- Dodge County has a Shoreland Zoning Ordinance that regulates development within shoreline and wetland areas in the Town of Herman. Information on this ordinance can be viewed online from the County website, <https://www.co.dodge.wi.gov/>



Floodplain Ordinance

- Dodge County has a Floodplain Zoning Ordinance, that regulates development within floodplains in the Town of Herman. Information on this ordinance can be viewed online from the County website, <https://www.co.dodge.wi.gov/>

Site Plan Regulations

- The Town Land Division ordinance requires a pre-filing conference between owners wishing to divide their lands and the Town Planner. After, the proposed concept plan is placed on the Plan Commission agenda. The members discuss the suitability of the proposal with the applicant and determine if it fits with the Future Land Use map and all applicable Town regulations.

Building Codes

- The State of Wisconsin has a uniform dwelling code which must be followed for the construction and inspection of all one and two-family dwellings. Local communities have certain responsibilities for enforcement of this code. The Dodge County Land Use Code does not reference these building codes; however it does require the submittal of a stamped copy of the State approved building plans for commercial development.

Housing Codes

- The Dodge County Land Use Code and the Town of Herman Zoning Ordinance do not address minimum standards for basic equipment, lighting, ventilation, heating, electrical service, or maintenance guidelines. These standards are enforced through the State of Wisconsin's Uniform Dwelling Code.

Sanitary Codes

- Dodge County Code Administration office of the Land Resources and Parks Department manages the permitting, inspection, and maintenance of all onsite wastewater systems. This is a state mandate in effect on all lands within Dodge County. Wis Stats §145.11, §145.12, §145.14, and §145.19, and SPS 383.21 regulate the location, construction, installation, alteration, design, and use of all private sewage disposal systems. Both the town and the county require connection to public sewer in areas where the service is available.

Wisconsin's comprehensive planning legislation *does not require* that the Town's Comprehensive Plan be consistent with the following ordinances:

Erosion Control and Stormwater Management Ordinance

Dodge County has an Erosion Control and Stormwater Ordinance that applies to land development in the Town of Herman. The Stormwater Ordinance is administered by the Dodge County Land Resources and Parks Department, and can be viewed online from the County website,



<https://www.co.dodge.wi.gov/departments/departments-e-m/land-resources-and-parks/zoning-permits-and-ordinance/land-use-permit>

Wellhead Protection Ordinance

The Town of Herman does not have a municipal well.

The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. If the Town would decide to construct a municipal well (there are no plans at this time), it would have to prepare a wellhead protection plan (WHP) and obtain approval from the Wisconsin Department of Natural Resources (WDNR) before placing the well into service.

More information can be viewed at

<https://dnr.wisconsin.gov/topic/DrinkingWater/wellheadProtection/faq.html>

10.3 Measurement of Progress

The Town of Herman Plan Commission should provide a report to the Town Board on a periodic basis on the progress made in implementing the Comprehensive Plan.

10.4 Plan Update and Amendment Process

Updates

The Town of Herman will review and update the goals, objectives, policies, and programs of the Comprehensive Plan on a periodic basis. Wisconsin's comprehensive planning legislation requires that the Comprehensive Plan be updated no less than once every 10 years. The next required update would occur in 2035.

Amendments

Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, the Plan Commission may receive a development proposal for a specific property in Herman that is inconsistent with the land use shown on the Future Land Use Plan Map. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.

The process for amending the Comprehensive Plan is the same as that originally used for adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Town Board on the amendment via a Resolution. The Town Board will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan.



Appendix A - Resolution Adopting Public Participation Plan



Resolution 2024-02

PUBLIC PARTICIPATION PLAN Comprehensive Plan Update Town of Herman, Dodge County, Wisconsin

Purpose

In order for the Comprehensive Plan to operate effectively and in accordance with the law and to address the needs of citizens of the Town of Herman, the residents must be kept informed and provided with an opportunity to participate in the planning process. The information received will be used to determine the needs of the Town and develop community direction.

Public Participation Efforts

1. Interviews with Town Officials, Committee Members, Work Groups, Staff and Agency Personnel.
2. Conduct a public informational meeting as part of the planning process.
3. Post meeting notices on the Town Hall and the two other required locations.
4. Make the "Planning Commission Recommended Comprehensive Plan" available for public review through arrangements with the Town Clerk or by obtaining a copy through the town's web site at: <https://townofherman-wi.gov/> or at the Iron Ridge Public Library located at 205 Park St. Iron Ridge WI. 53035.
5. Conduct a public hearing on Planning Commission "Recommended" Comprehensive Plan.
6. Receive and respond to written and/or e-mail requests.
7. Thirty days prior to the public hearing, provide written notice to interested individuals via first class mail in compliance with s.66.1001 (4)(a) of the statutes.

Methodology

- Hold interviews and meetings with Town Officials, Committee Members, Work Groups, Staff, Agency Personnel and interested citizens.
- Display notices of planning meetings in a manner consistent with the usual Town meeting notices.
- Hold at least one public hearing. The meeting notice shall also include the notification of parties specified in s.66.1001 (4)(a) including: (a) an operator who has applied for or obtained a nonmetallic reclamation permit; (b) a person who has registered a marketable nonmetallic mineral deposit; and (c) any other property owner or leaseholder who has an interest in property allowing extraction of nonmetallic mineral resources if the property owner requests in writing to be notified of the public hearing.
- The official notice for the public hearing(s) will be by public notice in the town's official newspaper with a class one notice at least 30 days preceding the hearing. In addition, the public notice shall be posted at the Town Hall notice board and www.townofherman-wi.gov. These notices will include the following information: time, place and date of hearing; summary of the proposed Comprehensive Plan Update; name of a Town contact who may provide additional information regarding the proposed Comprehensive Plan, adoption ordinance, and information relating to where and when the proposed Comprehensive Plan Update will be passed; how a copy of the Comprehensive Plan Update may be inspected before the hearing; and how a copy of the Comprehensive Plan Update may be obtained.
- Citizens may submit comments or questions on the Comprehensive Plan Update to Alison Pecha, Clerk W1892 Rock Road, Iron Ridge, WI, 53035. E-mail at <clerk@townofherman-wi.gov>, Phone 920 387-9322. The Town will respond in writing to those comments or questions if requested.

As adopted by the Town Board on:

June 13, 2024

Attest:

Alison Pecha

Appendix B – Maps Index

Map 1 Regional Location for Town of Herman, Dodge County WI

Map 2 Transportation, Town of Herman

Map 3 Fire Service Areas, Town of Herman

Map 4 Emergency Medical Service Areas, Town of Herman

Map 5 School Districts, Town of Herman

Map 6 Utilities & Community Facilities, Town of Herman

Map 7 Elevation Changes, Town of Herman

Map 8 Watersheds, Streams & Surface Water, Town of Herman

Map 9 Environmental Corridors, Town of Herman

Map 10 Historical, Cultural & Archeological Resources, Town of Herman

Map 11 Electric Service Providers, Town of Herman

Map 12 Farmland Preservation Plan, Town of Herman

Map 13 Current Land Use, Town of Herman

Map 14 Future Land Use, Dodge County, WI, Town of Herman Detail

Map 15 Proposed Projects, Town of Herman

Map 16 Solar Energy System (SES) Large (Utility) Scale Solar Suitability, Town of Herman

Map 17 Solar Energy System (SES) Large (Utility) Scale Solar Suitability, Town of Herman – Regional View

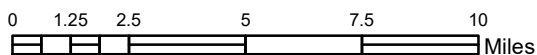
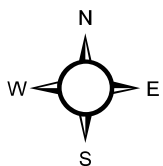
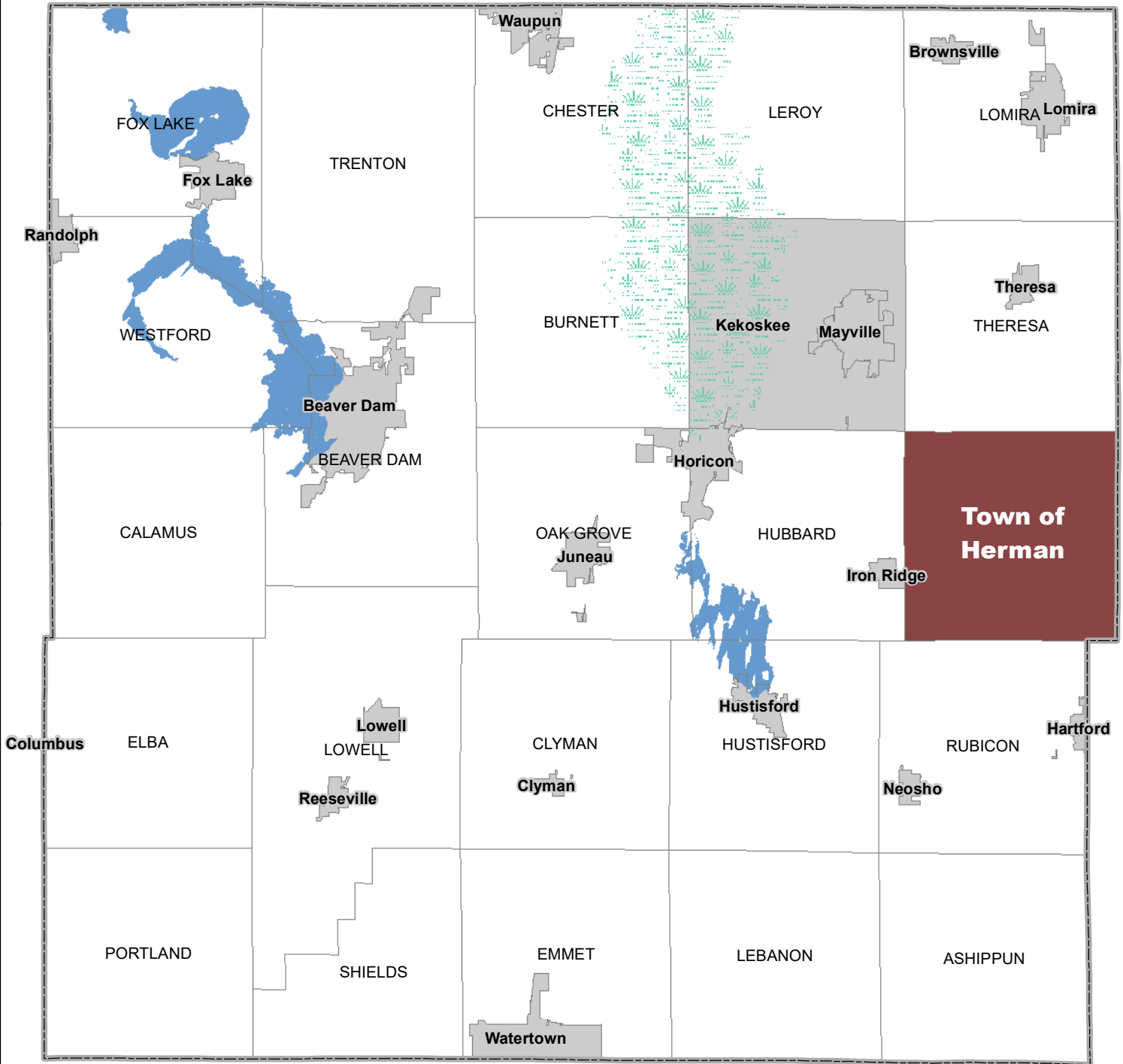


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LOCATION

Town of Herman
Dodge County, WI



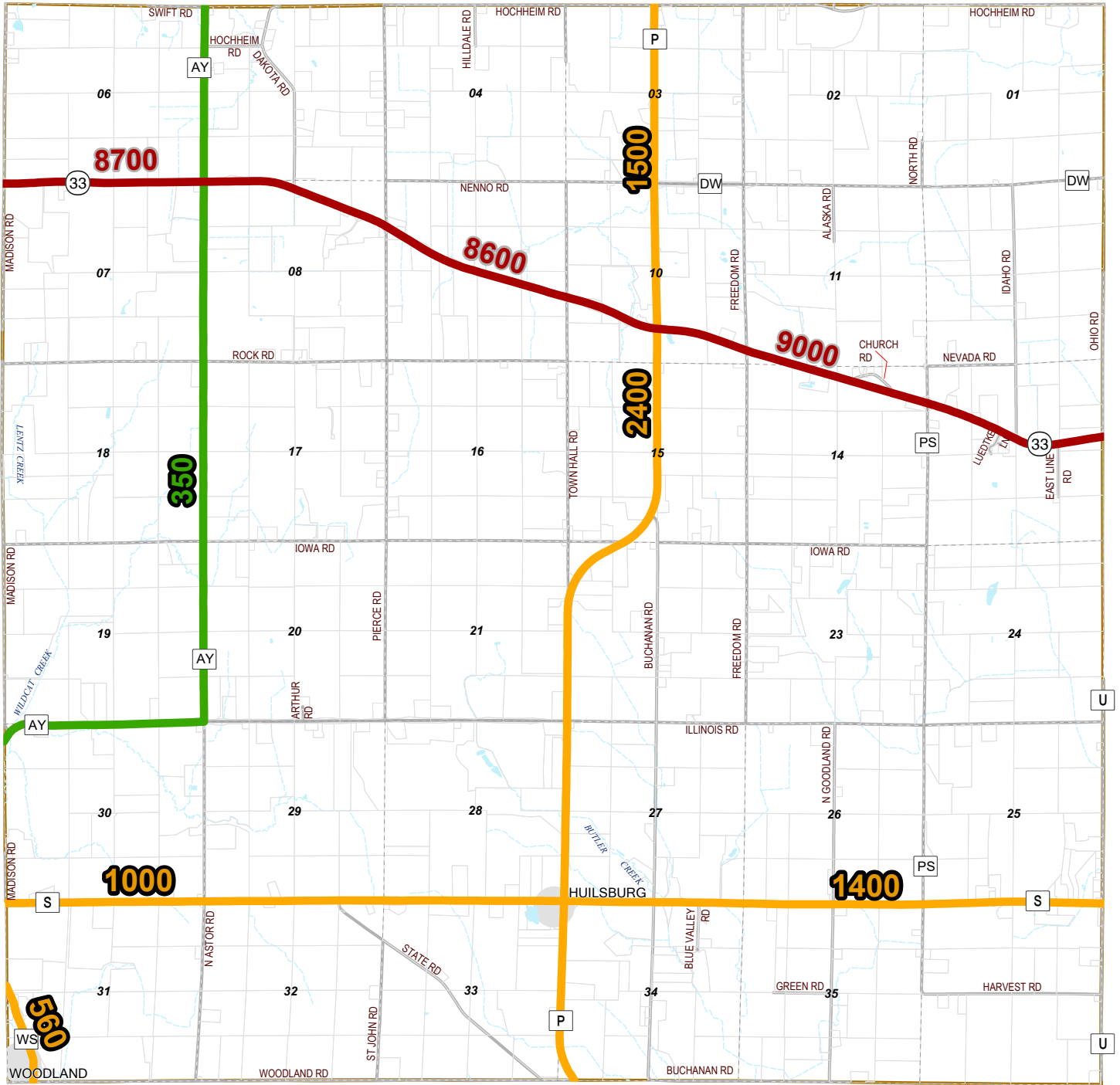
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TRANSPORTATION

Town of Herman

DRAFT



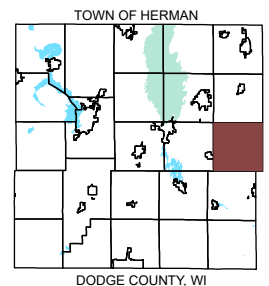
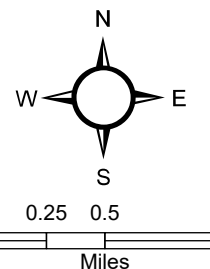
LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Unincorporated Villages

Functional Roadway Class

- Major Arterial
- Minor Arterial
- Major Collector
- Annual Avg. Daily Traffic Counts

Traffic Count Source:
WisDOT traffic counts web app (TCMap)
AADT final dates for counters range from 2011-2023



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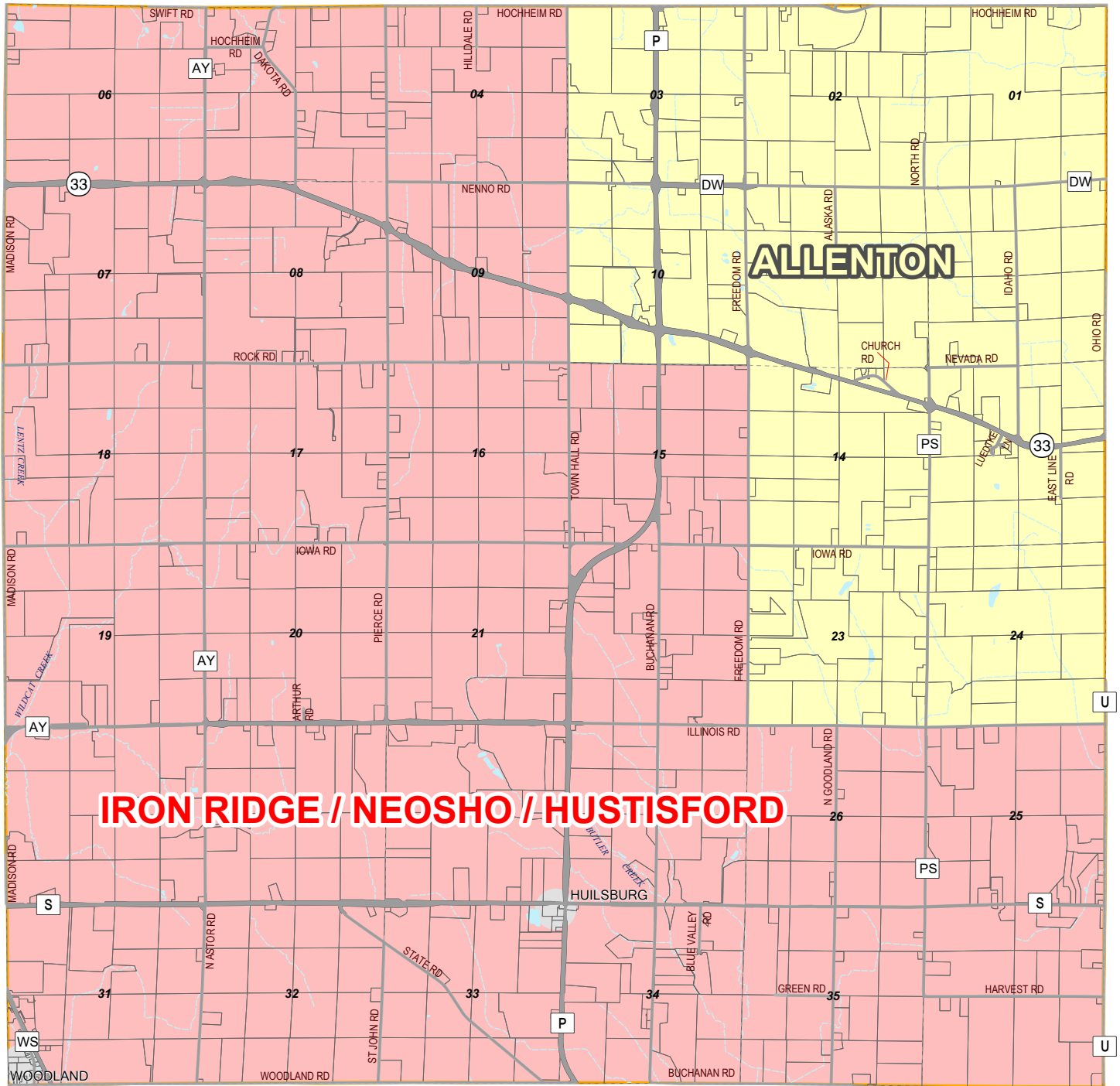


DODGE COUNTY
WISCONSIN

FIRE SERVICE AREAS

Town of Herman

DRAFT

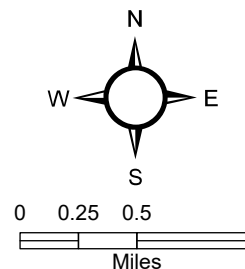


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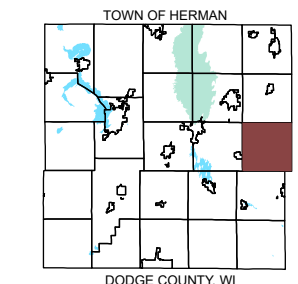
- State Roads
- County Roads
- Town Roads
- PARK RD
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Unincorporated Villages

Fire Service Areas

- Iron Ridge/Neosho/Hustisford Fire Departments
- Allenton Fire Department



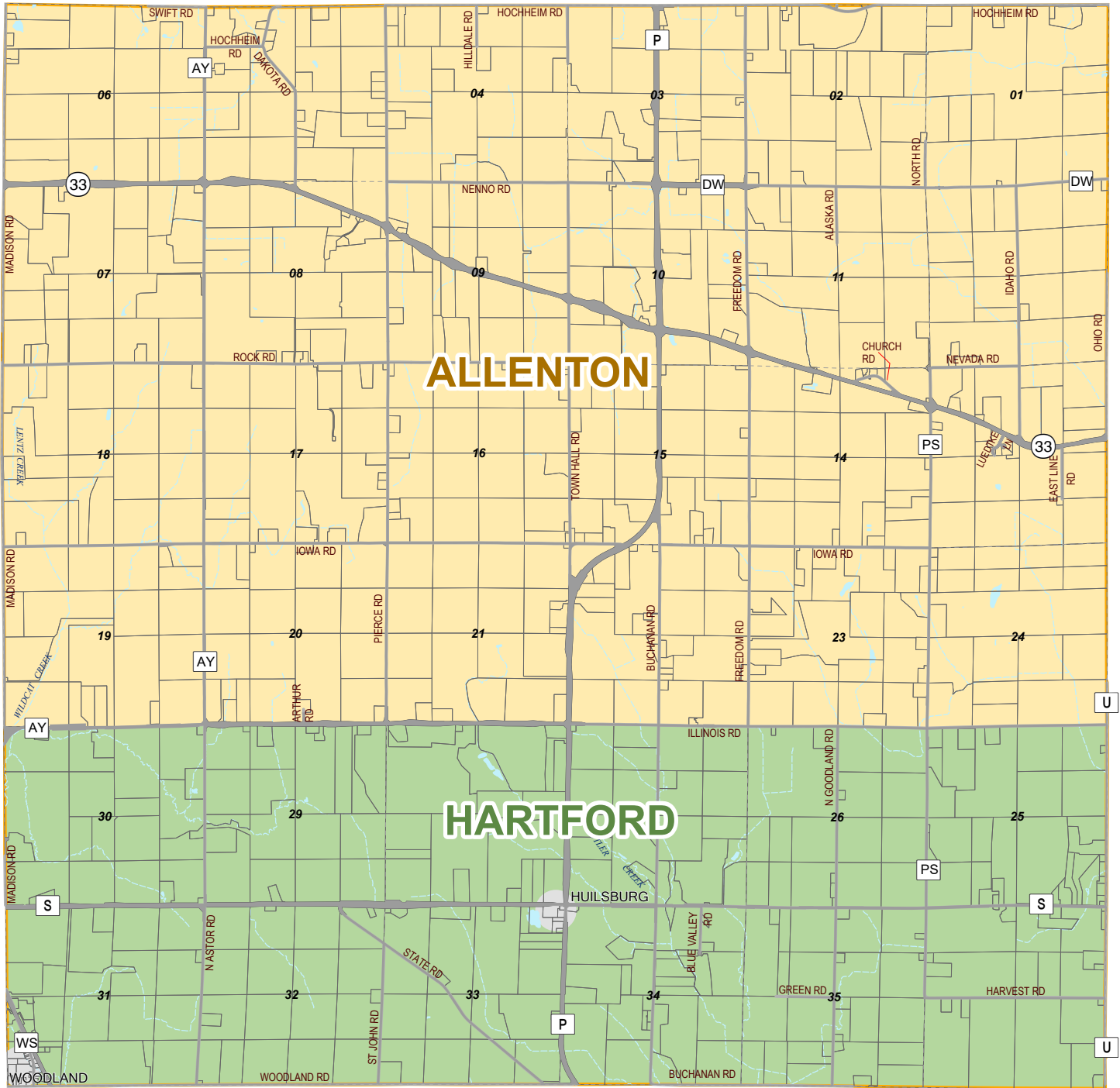
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EMERGENCY MEDICAL SERVICE AREAS

DRAFT

Town of Herman

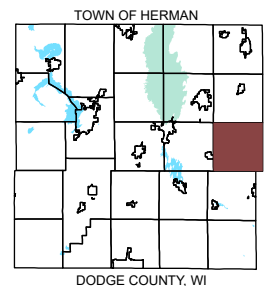
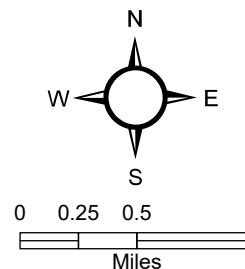


LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Unincorporated Villages

EMS Service Areas

- Allenton EMS
- Hartford EMS



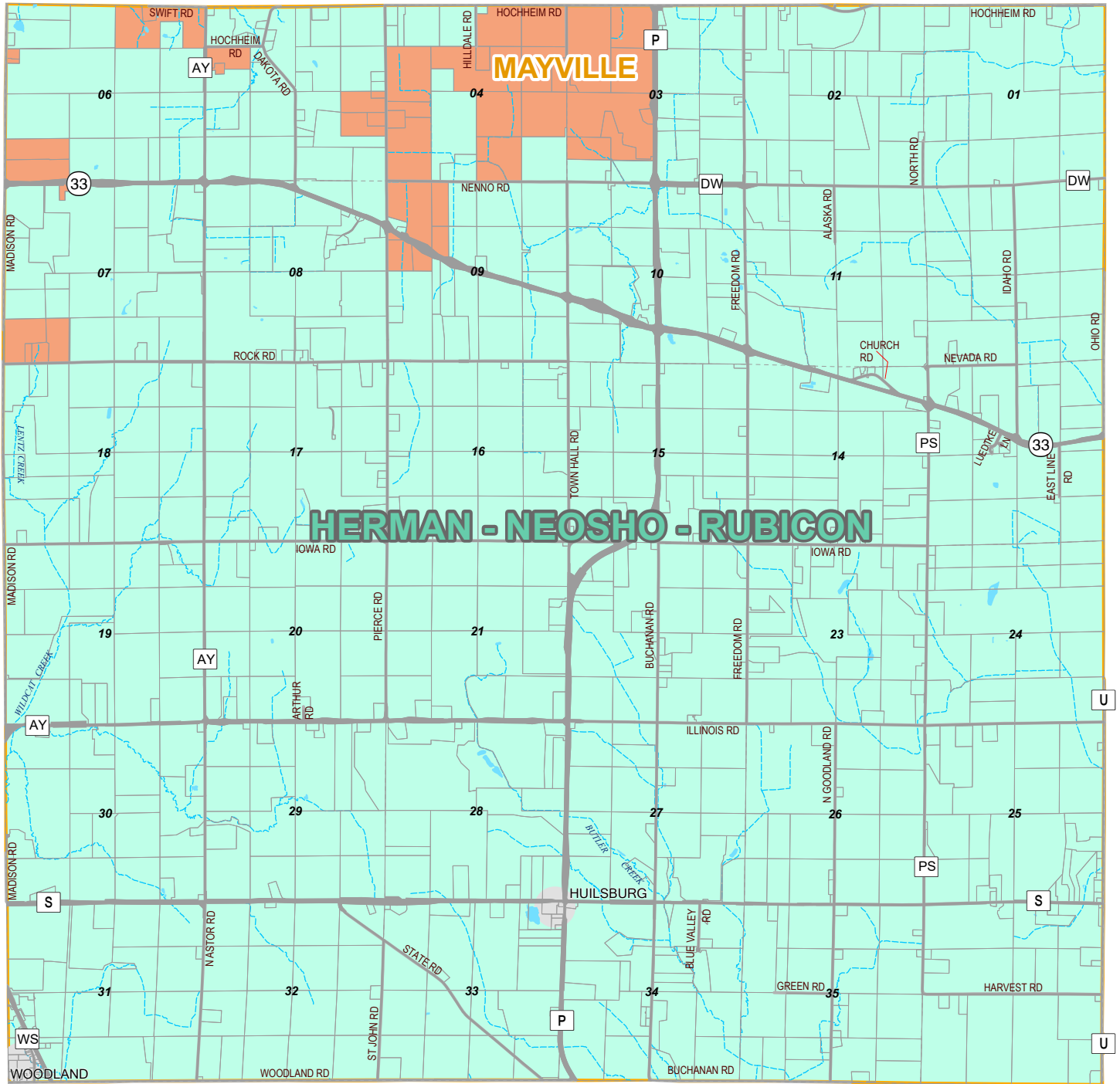
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DODGE COUNTY
WISCONSIN

SCHOOL DISTRICTS

Town of Herman

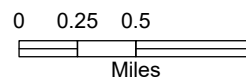
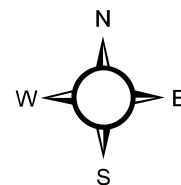


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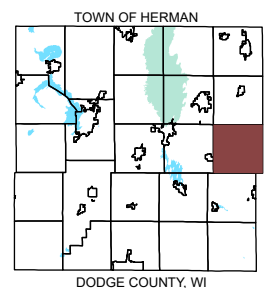
- State Roads
- County Roads
- Town Roads
- Park Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Wind Turbines
- Unincorporated Villages

School Districts

- Herman-Neosho-Rubicon School District
- Mayville School District



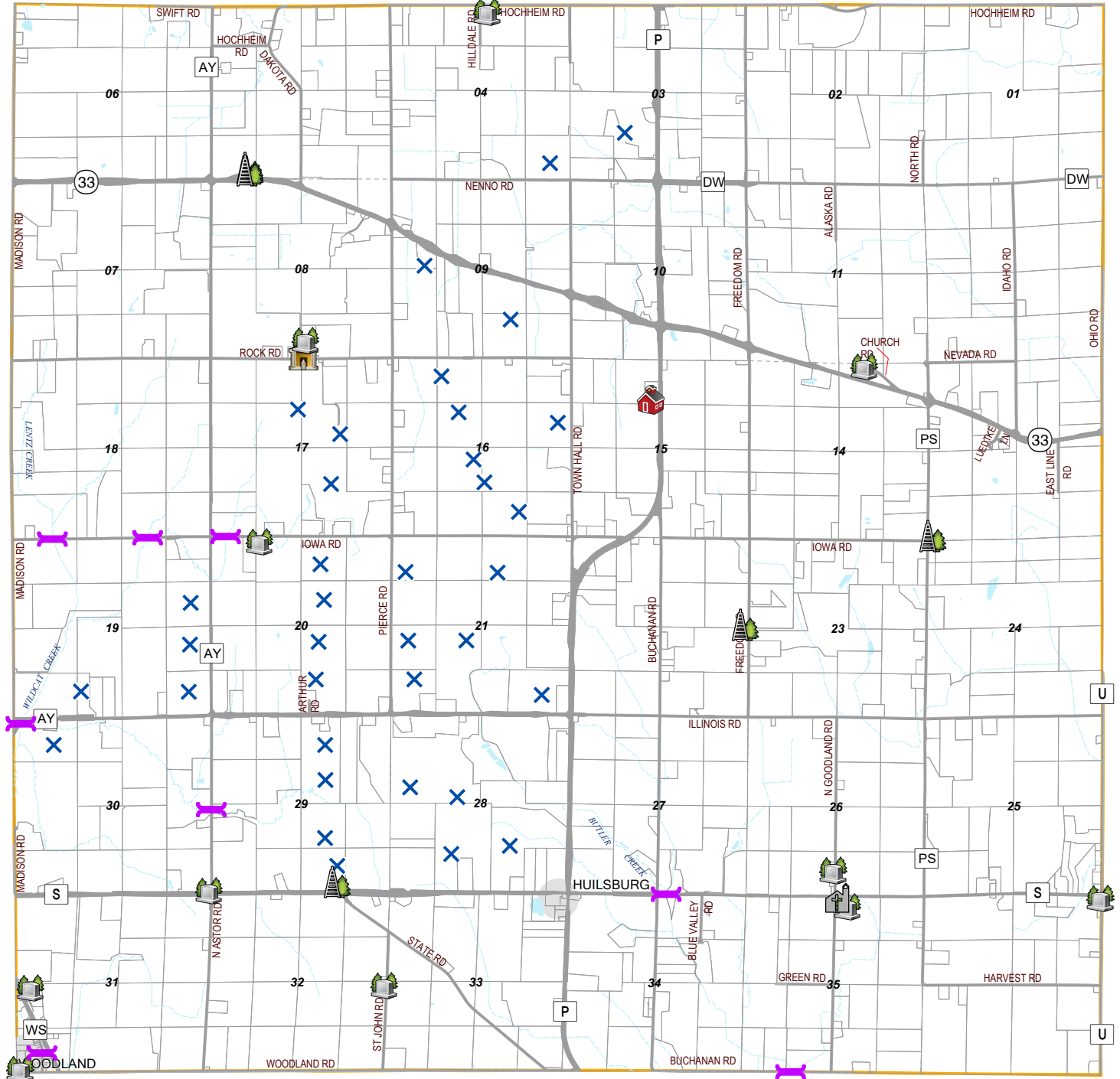
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DODGE COUNTY
WISCONSIN

UTILITIES & COMMUNITY FACILITIES

Town of Herman

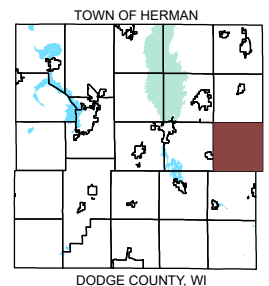
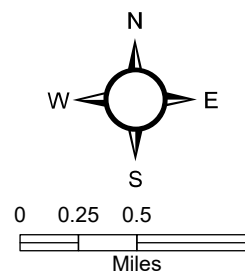


LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Unincorporated Villages

Utilities & Community Facilities

- Bridge
- Cemetery
- Church
- Comm Tower
- Community Facility
- Municipal Hall / Recycling Center
- Wind Turbine



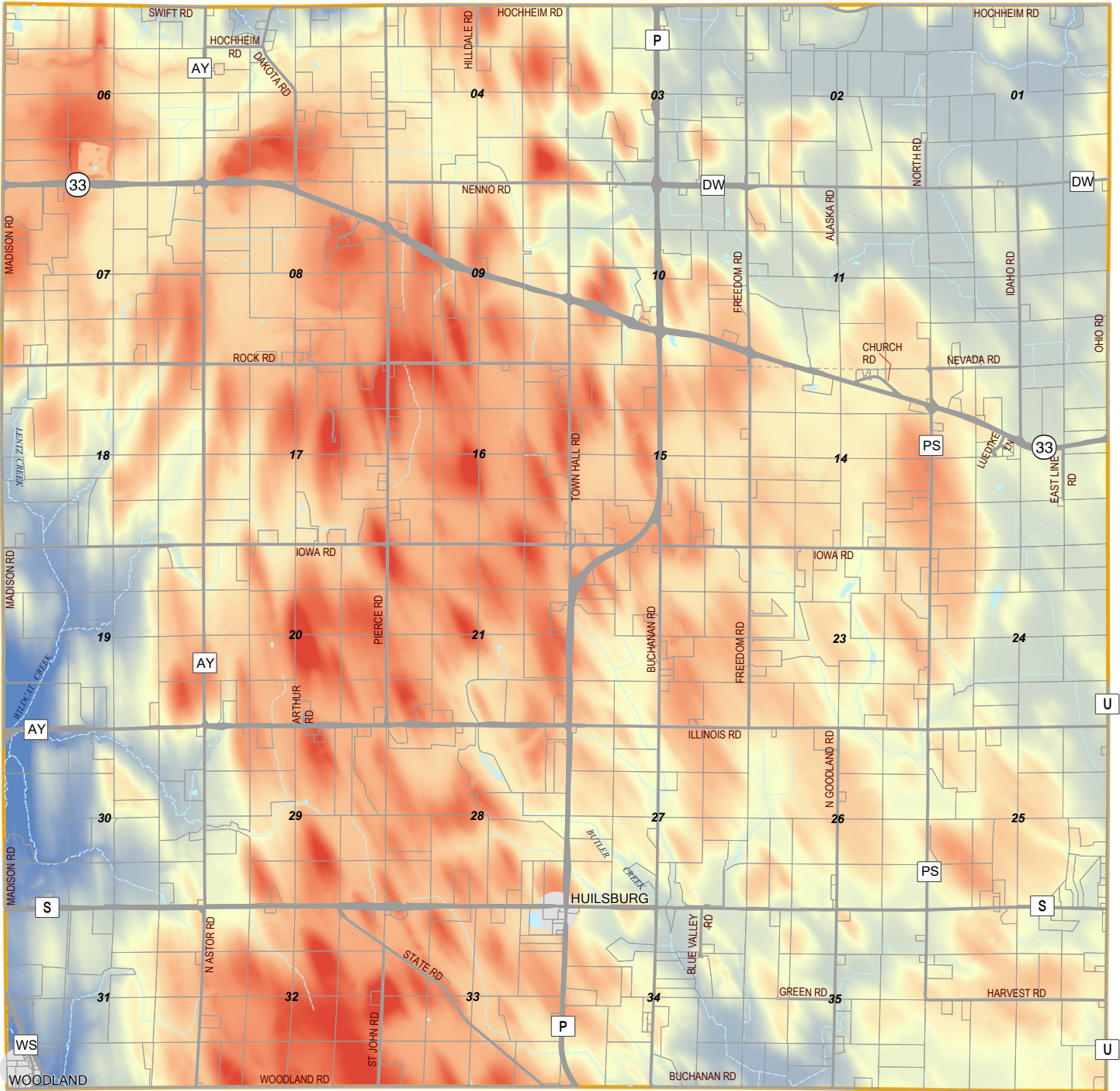
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DODGE COUNTY
WISCONSIN

ELEVATION CHANGES

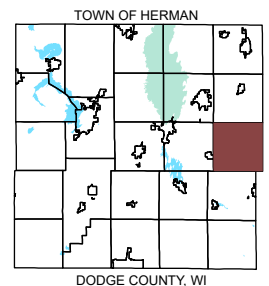
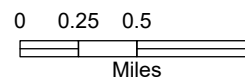
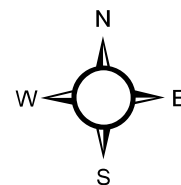
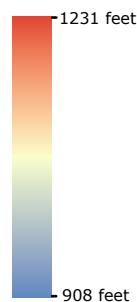
Town of Herman



LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
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Elevation



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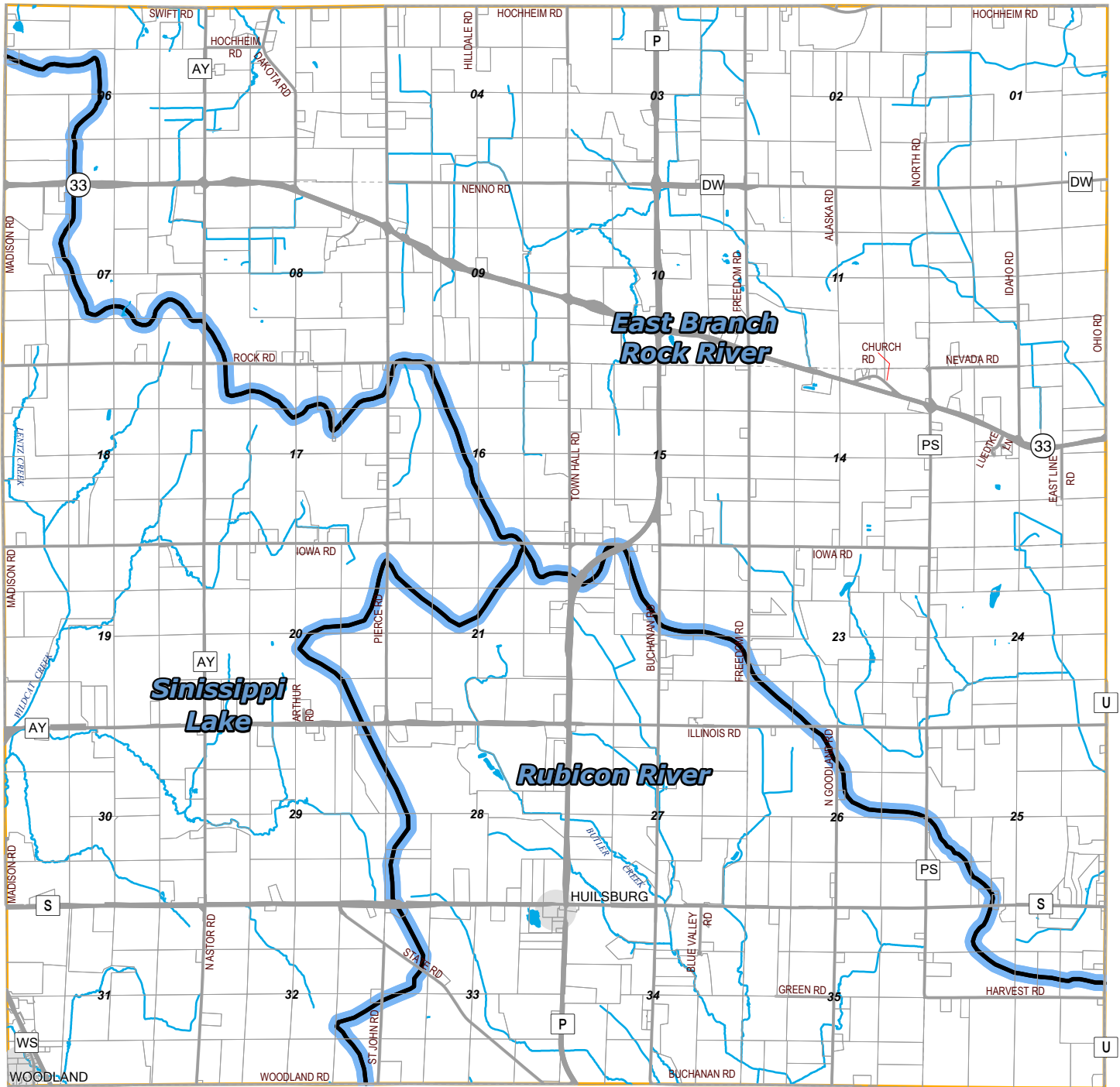


DODGE COUNTY
WISCONSIN

WATERSHEDS, STREAMS & SURFACE WATER

DRAFT

Town of Herman

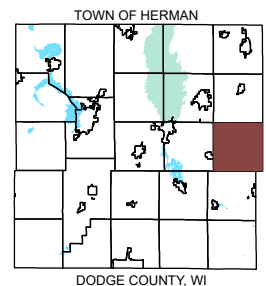
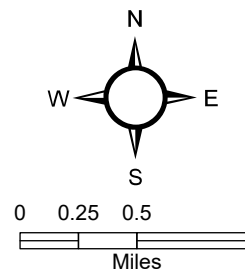


LEGEND

- State Roads
- County Roads
- Town Roads
- PARK RD
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Unincorporated Villages

Watersheds, Streams & Surface Water

- Watersheds
- Streams
- Lakes / Ponds / Rivers



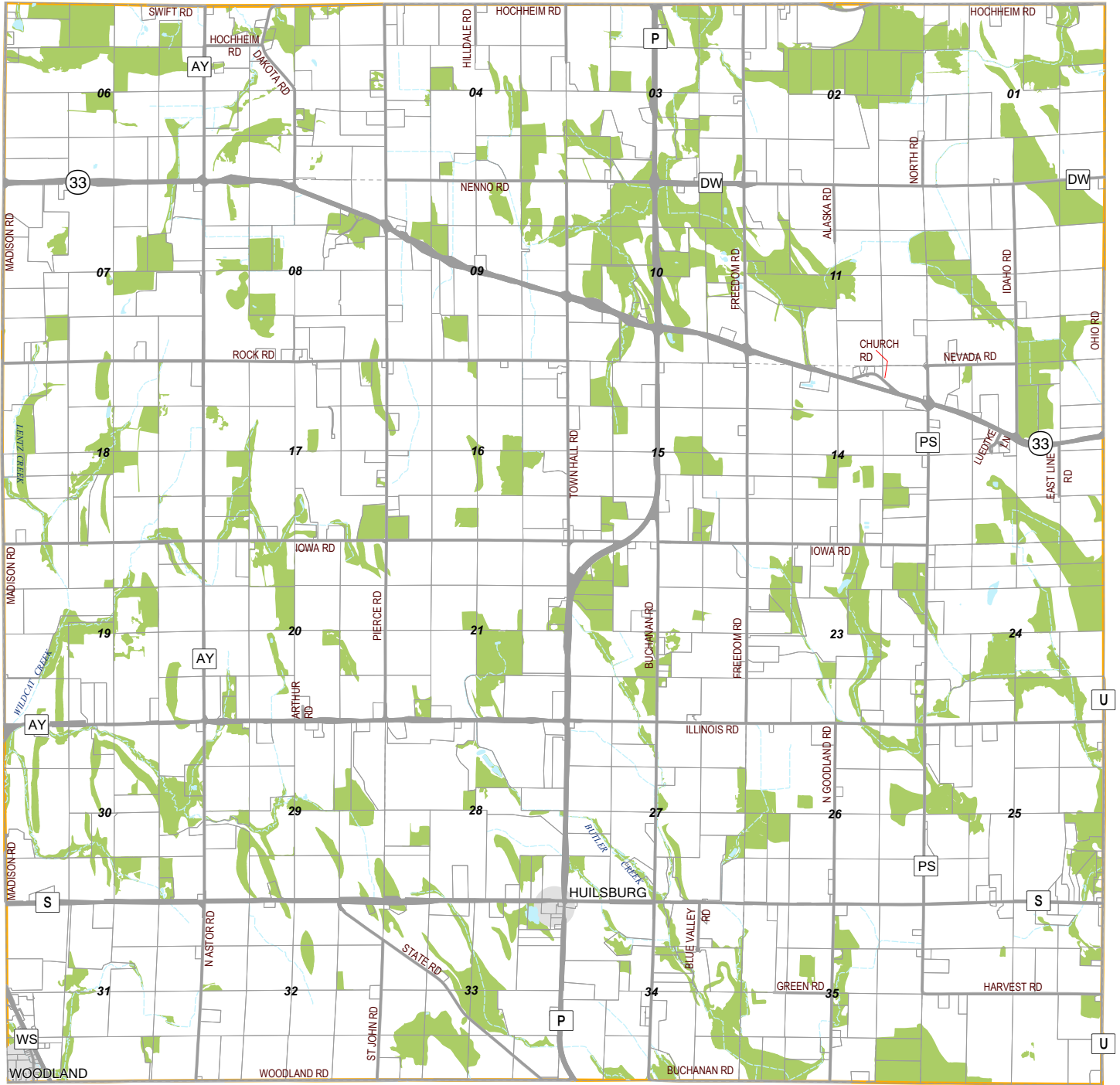
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DODGE COUNTY
WISCONSIN

ENVIRONMENTAL CORRIDORS

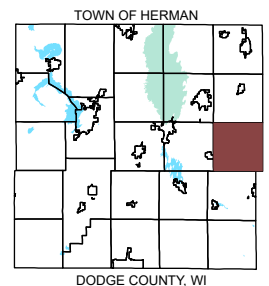
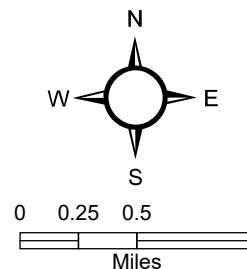
Town of Herman



LEGEND

- State Roads
- County Roads
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- PLSS Sections
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Environmental Corridors



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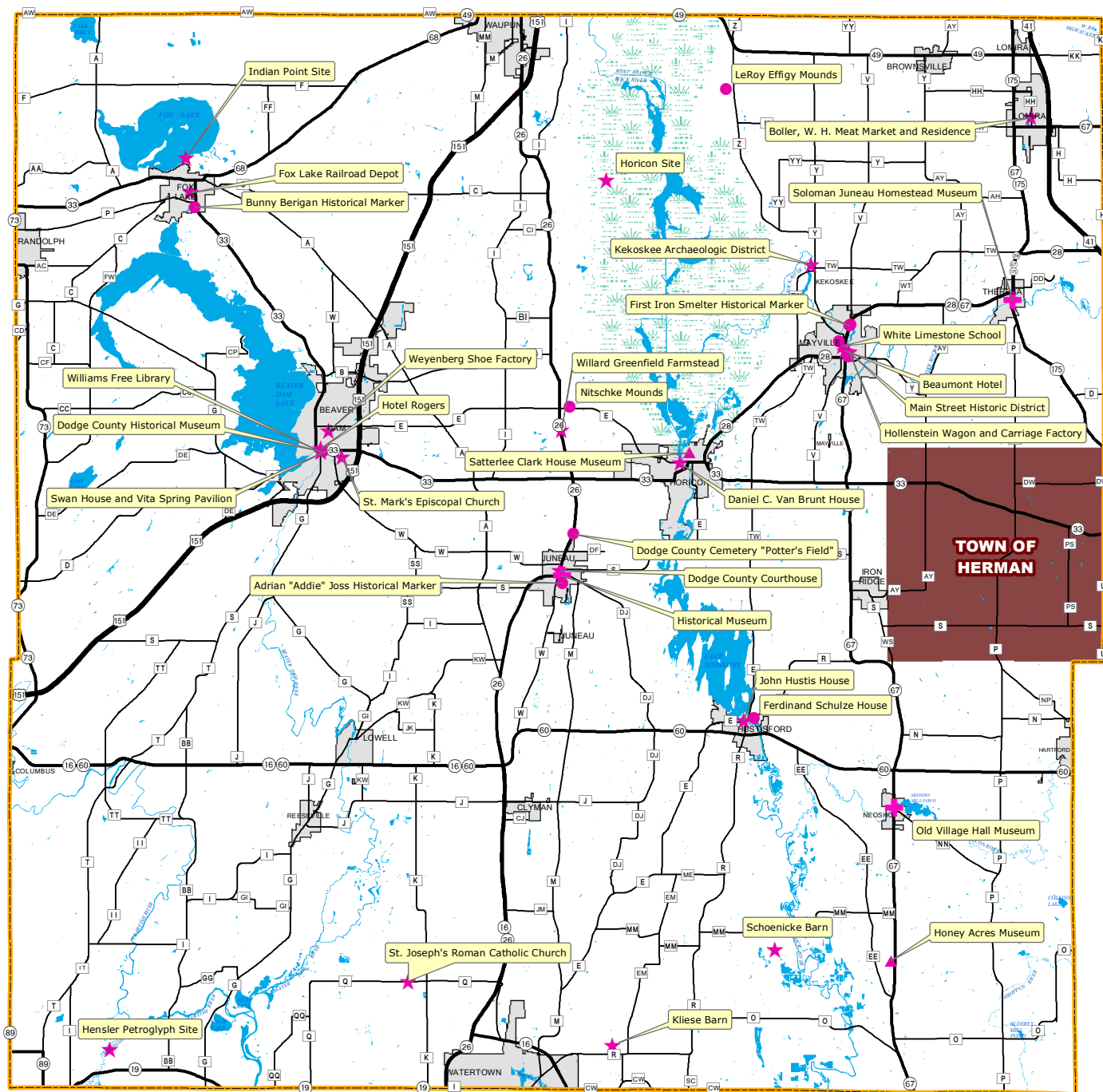


DODGE COUNTY
WISCONSIN

HISTORICAL, CULTURAL & ARCHEOLOGICAL RESOURCES

Town of Herman

Dodge County, WI

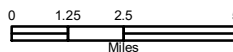
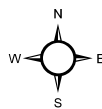


LEGEND

- US Highways
- State Highways
- County Roads
- Major Rivers
- Lakes & Ponds
- Horicon Marsh
- County Boundary
- Town of Herman
- Cities & Villages

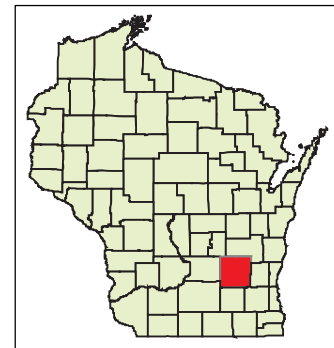
RESOURCES

- Cultural Site
 - Museum
 - Museum - Historical Society
 - State or National Register Site
- Burials are not shown due to protection



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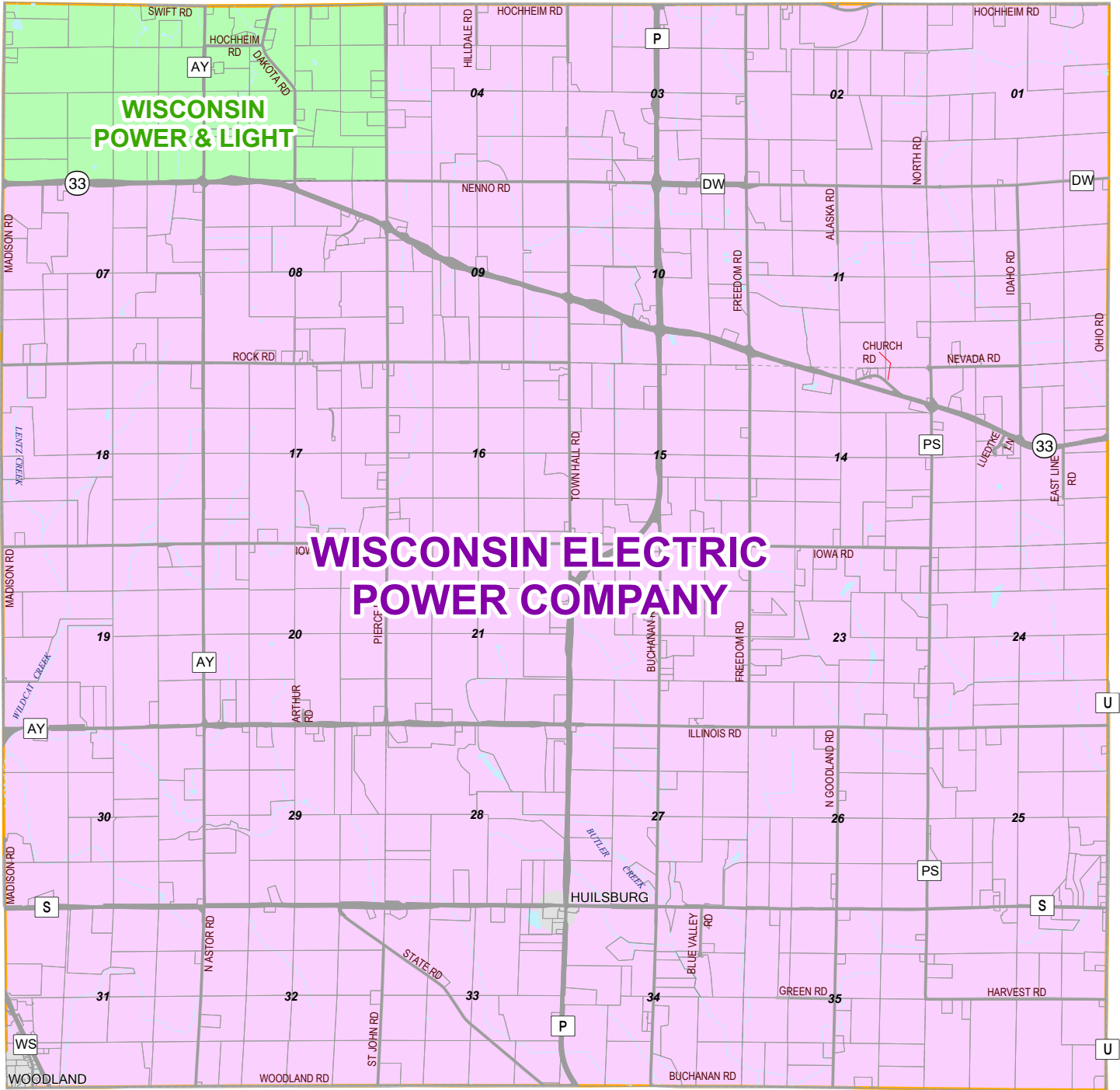
DODGE COUNTY



WISCONSIN

ELECTRIC SERVICE PROVIDERS

Town of Herman

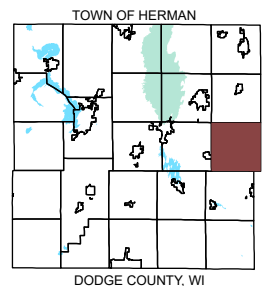
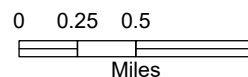
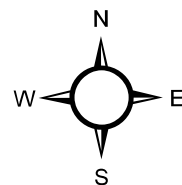


LEGEND

- State Roads
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- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Unincorporated Villages

Electric Service Providers

- Wisconsin Power & Light
- Wisconsin Electric Power Company



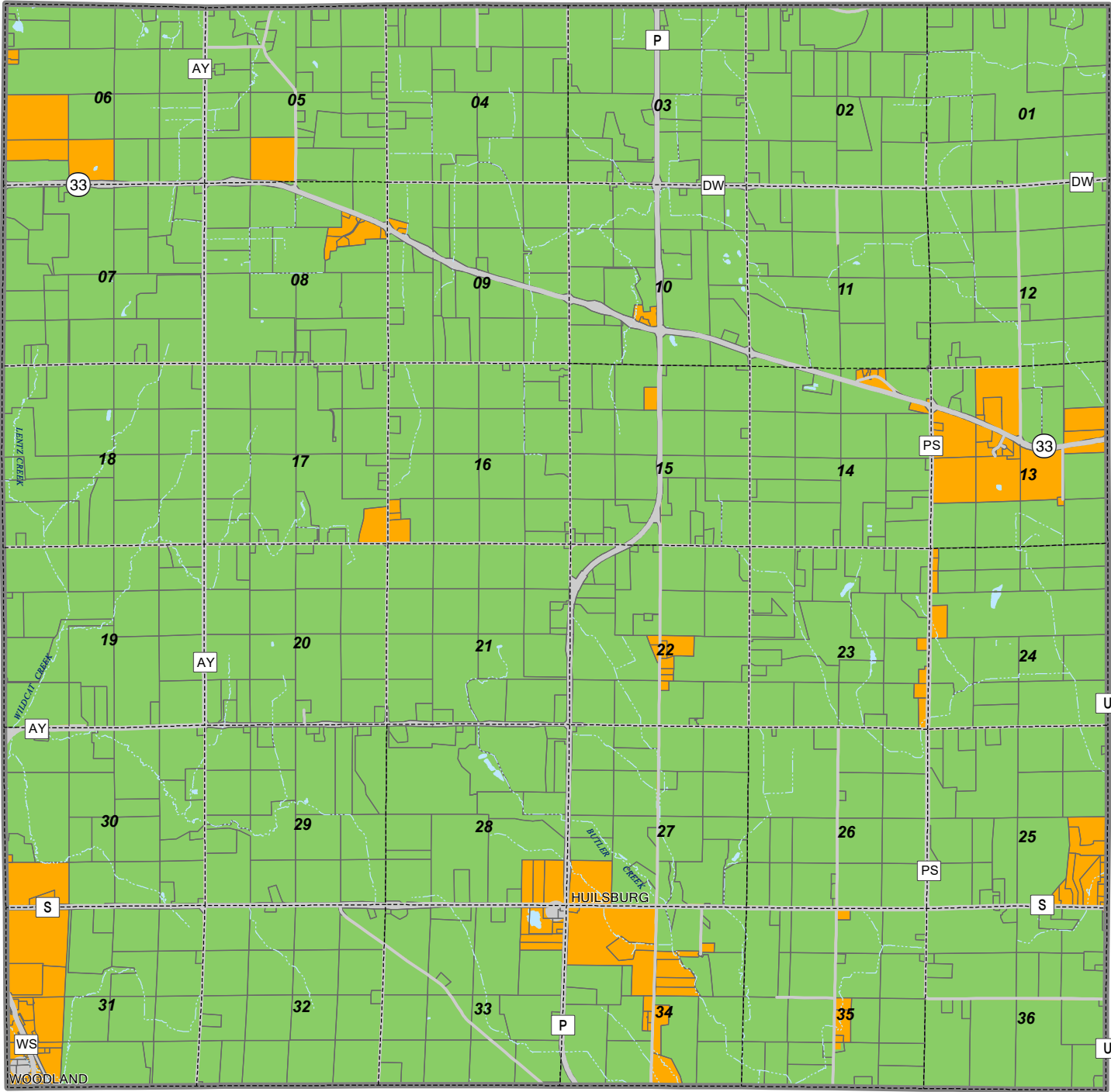
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DODGE COUNTY
WISCONSIN

FARMLAND PRESERVATION PLAN

Town of Herman

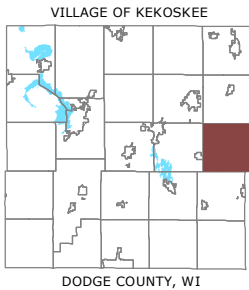
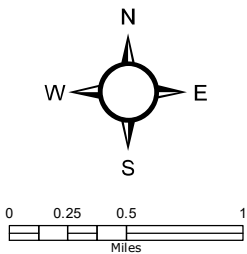


LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Village Boundary
- Parcels
- PLSS Sections
- Cities
- Lakes / Ponds / Rivers
- Unincorporated Villages

- Farmland Preservation Areas**
- Areas of Agricultural Use and Agriculture-Related Use
- Nonagricultural Development Areas**
- Areas of Nonagricultural Development

NOTE: The Farmland Preservation Plan Map supersedes the Future Land Use Map and any inconsistencies between the two maps shall be resolved in favor of the Farmland Preservation Map.

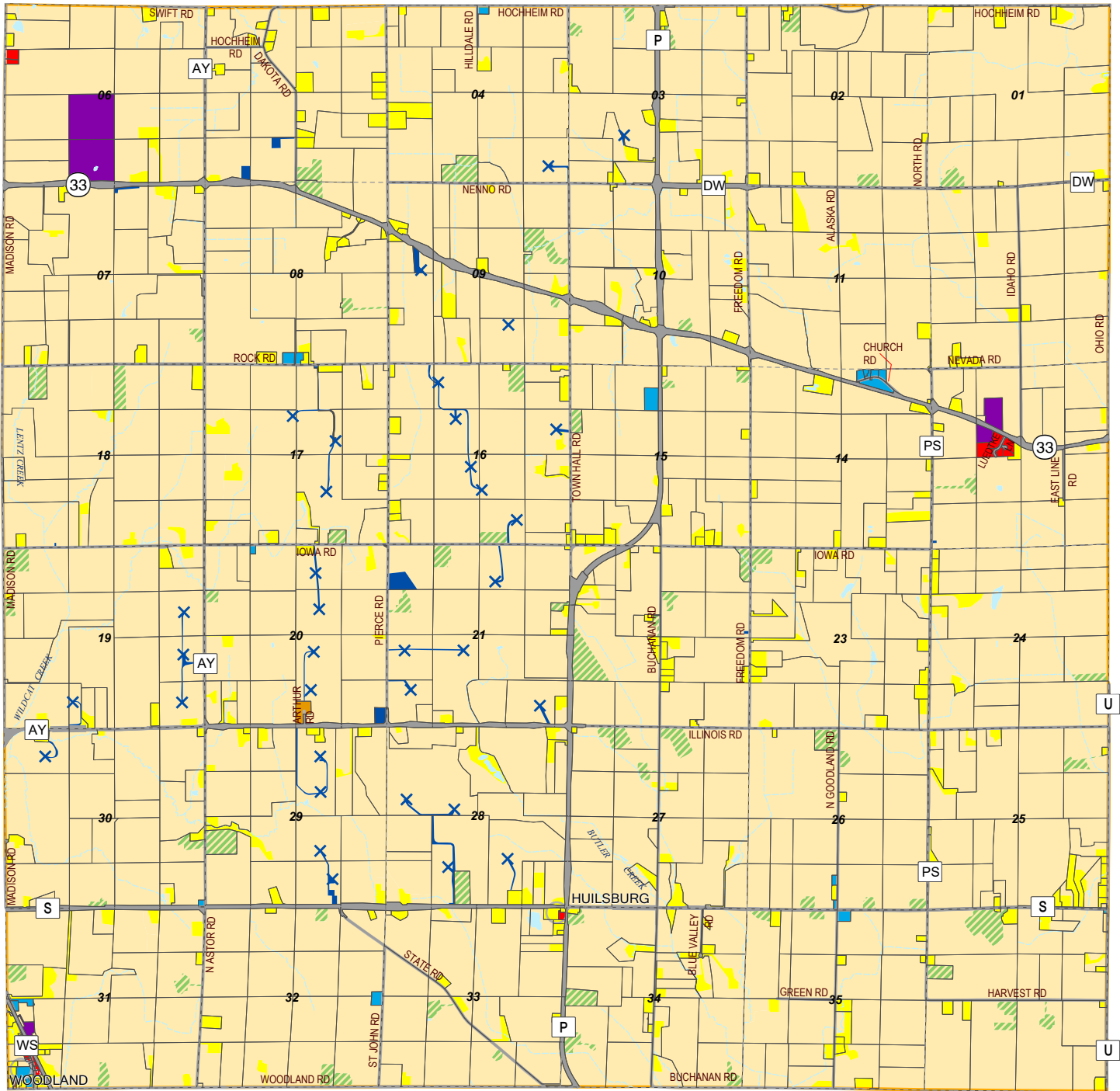


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CURRENT LAND USE

Town of Herman

DRAFT

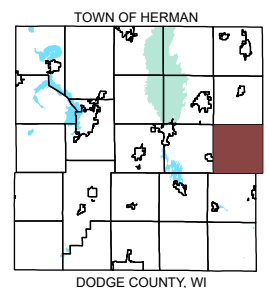
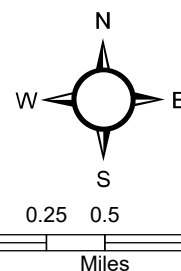


LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers
- Wind Turbines / Access Roads
- Unincorporated Villages

Current Land Use

- Agriculture
- Farmstead
- Commercial
- Communication & Utilities
- Industrial
- Parks & Recreation
- Public or Quasi-Public
- Single Family Residential
- Two Family Residential
- Multi-Family Residential



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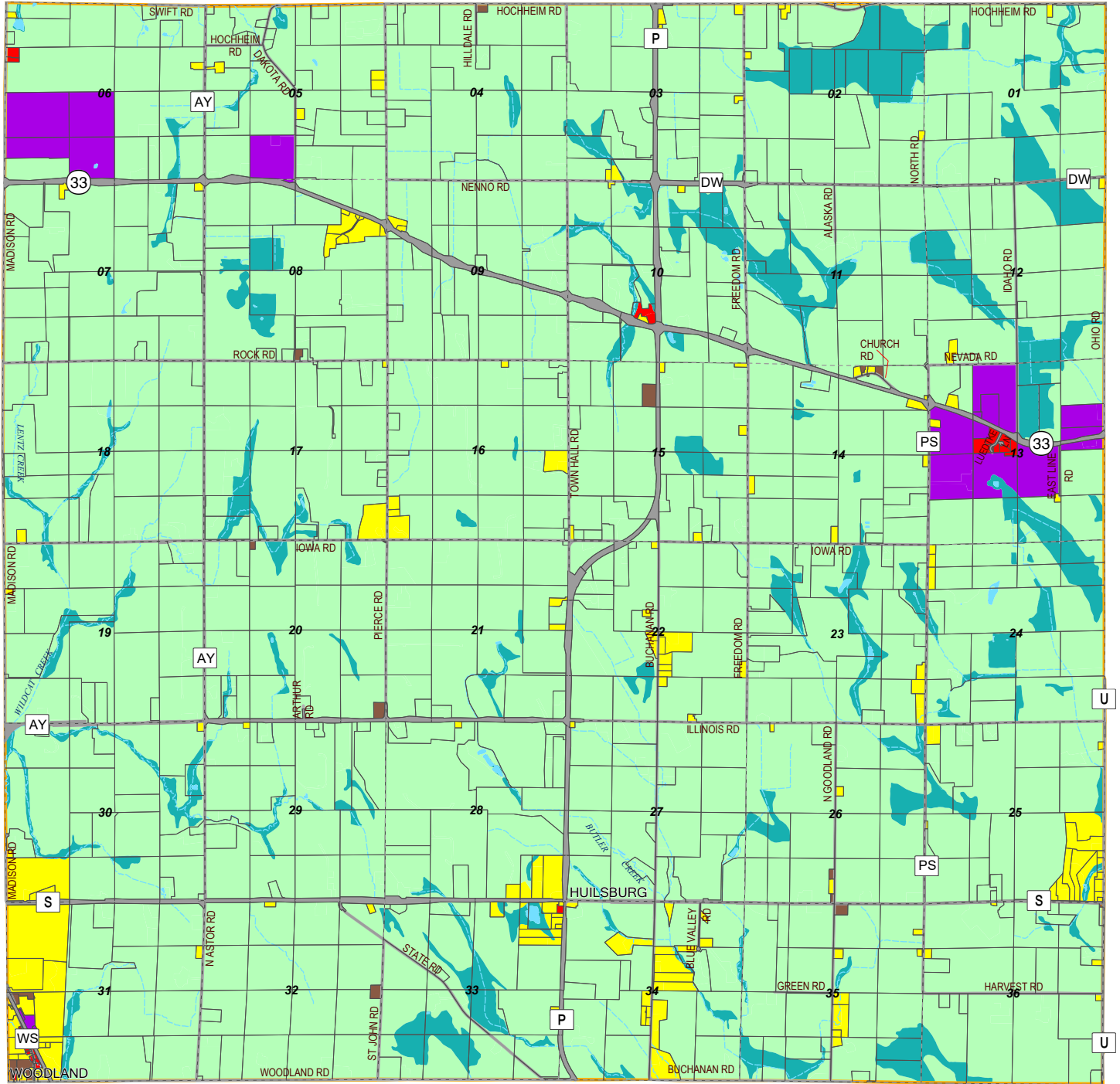


DODGE COUNTY
WISCONSIN

FUTURE LAND USE

Town of Herman

DRAFT

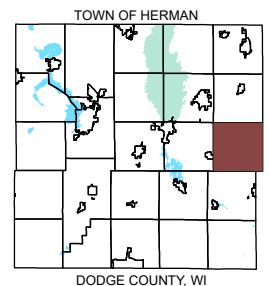
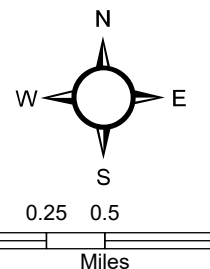


LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers

Future Land Use

- Single Family Residential
- Commercial
- Industrial
- Utilities & Community Services
- Conservancy
- Agriculture



The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

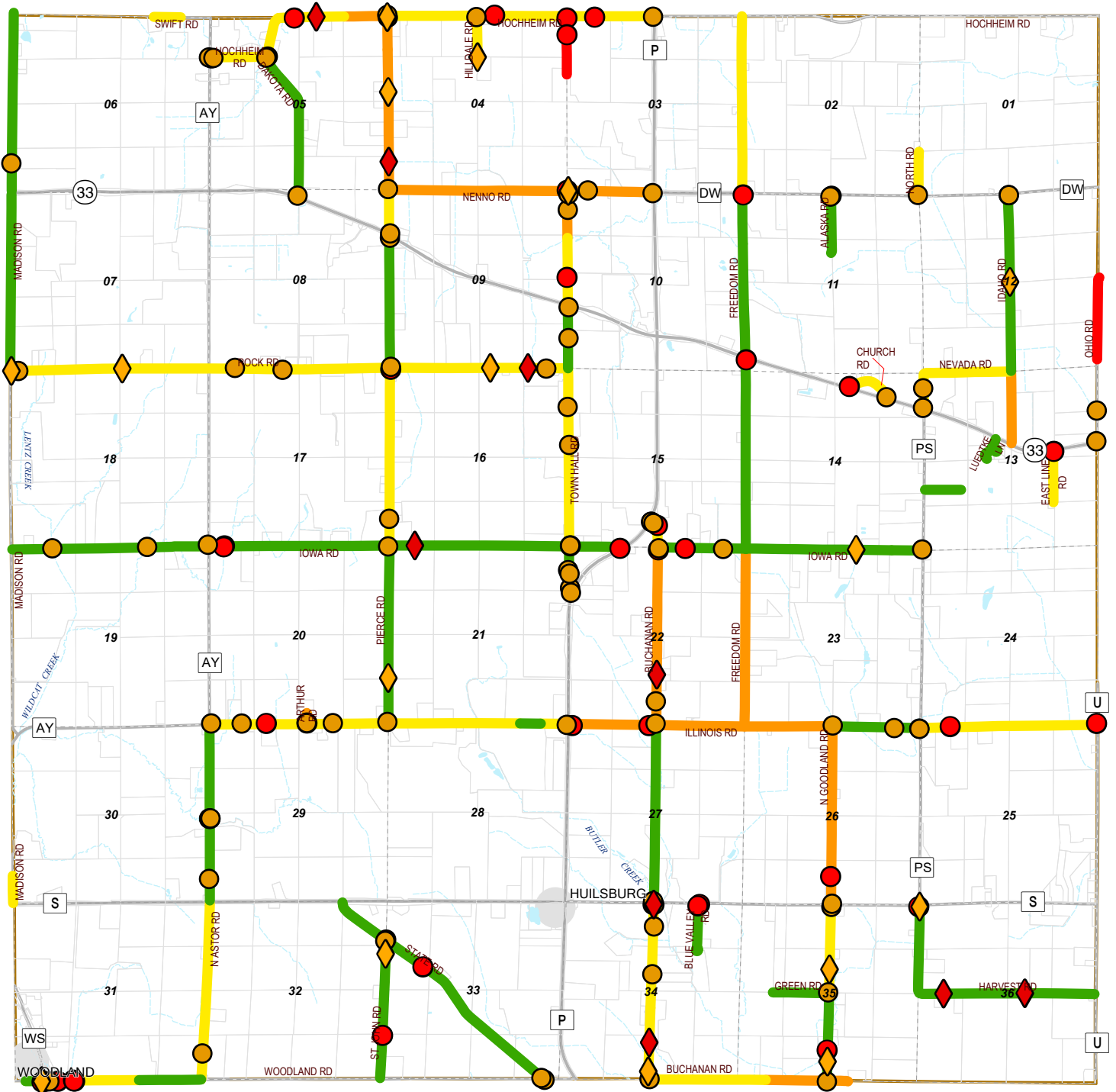


DODGE COUNTY
WISCONSIN

PROPOSED PROJECTS

Town of Herman

DRAFT



LEGEND

- State Roads
- County Roads
- Town Roads
- Streams
- Town Boundary
- Parcels
- PLSS Sections
- Cities & Villages
- Lakes / Ponds / Rivers

Sign Condition

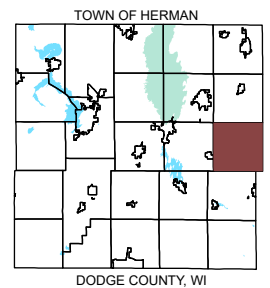
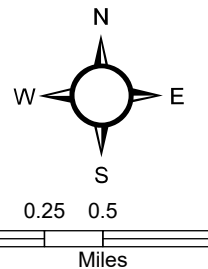
- Failing
- Poor

Culvert Condition

- Failing
- Poor

Road PASER Ratings

- Failing
- Poor
- Fair
- Good / Excellent



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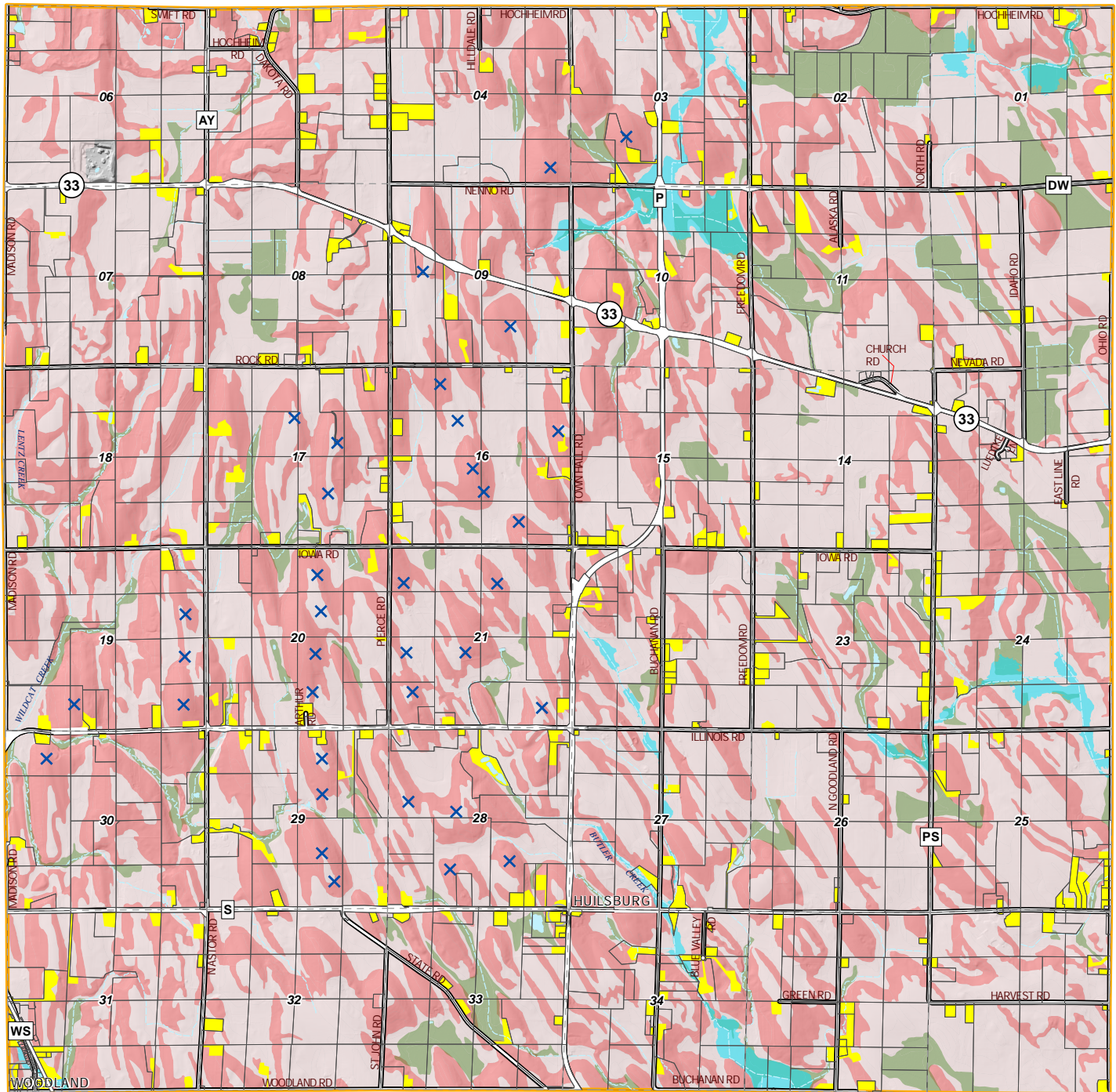


DODGE COUNTY
WISCONSIN

SOLAR ENERGY SYSTEM (SES) LARGE (UTILITY) SCALE SOLAR SUITABILITY

Town of Herman

DRAFT



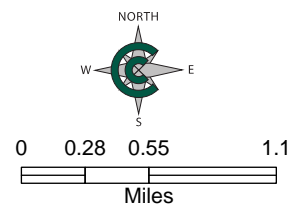
LEGEND

Slope Gradient - Weighted Average

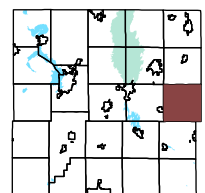
- <= 5%
- > 5%
- Wetlands
- 1% Annual Chance Flood Hazard
- Current Land Use: Single or 2 Family Residential

- X Wind Turbines
- Unincorporated Villages
- 28 State Roads
- P County Roads
- PARK RD Town Roads
- Streams
- Town Boundary
- Parcels
- 36 PLSS Sections
- Lakes / Ponds / Rivers

*Note: There are no existing Electric Transmission Lines or Substations within the Town of Herman.



TOWN OF HERMAN



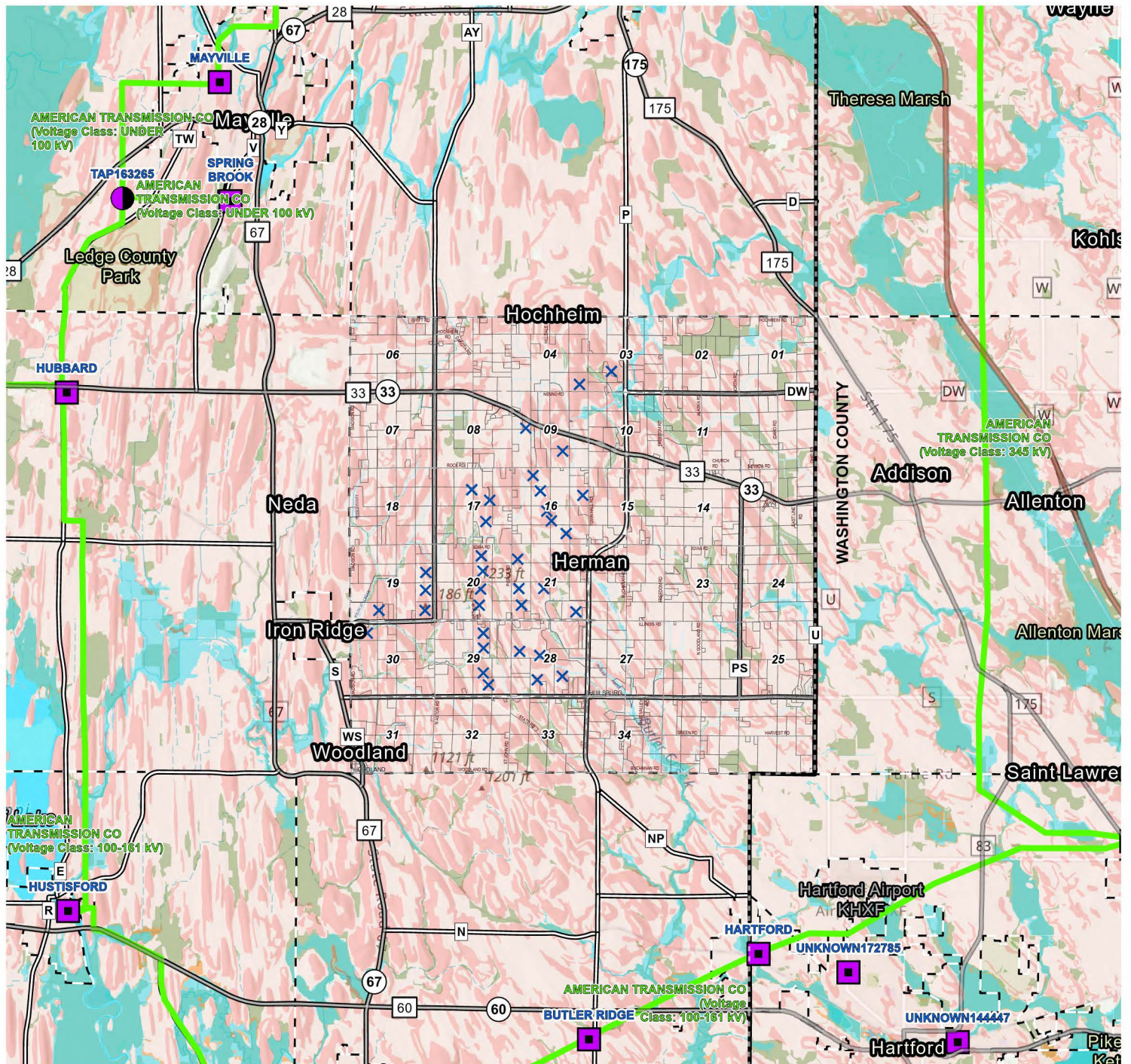
DODGE COUNTY, WI

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DODGE COUNTY
WISCONSIN

SOLAR ENERGY SYSTEM (SES) LARGE (UTILITY) SCALE SOLAR SUITABILITY Town of Herman - Regional View

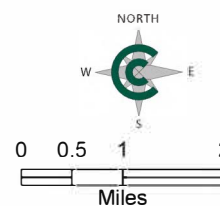
DRAFT**LEGEND****Slope Gradient - Weighted Average**

- <= 5%
- > 5%

- Wetlands
- 1% Annual Chance Flood Hazard

- Electric Transmission Lines
- Substation

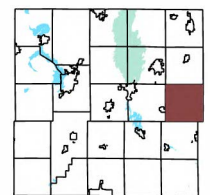
- Wind Turbines
- Unincorporated Villages
- State Roads
- County Roads
- Town Roads
- Streams
- Municipal Boundary
- Parcels
- PLSS Sections
- Lakes / Ponds / Rivers



Cedar
CORPORATION

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TOWN OF HERMAN



DODGE COUNTY, WI



DODGE COUNTY
WISCONSIN

N. BARBIAUX, 11/14/24

Appendix C – Dodge County National Heritage Inventory

Common name	Scientific name	WI Status	Federal Status	Group
Rusty Patched Bumble Bee	<i>Bombus affinis</i>	SC/FL	LE	Bee
Cantrall's Bog Beetle	<i>Liodessus cantralli</i>	SC/N		Beetle
Acadian Flycatcher	<i>Empidonax virescens</i>	THR		Bird
American Bittern	<i>Botaurus lentiginosus</i>	SC/M		Bird
Bald Eagle	<i>Haliaeetus leucocephalus</i>			Bird
Henslow's Sparrow	<i>Centronyx henslowii</i>	THR	SOC	Bird
Black Tern	<i>Chlidonias niger</i>	END	SOC	Bird
Black-crowned Night-Heron	<i>Nycticorax nycticorax</i>	SC/M		Bird
Black-necked Stilt	<i>Himantopus mexicanus</i>	SC/M		Bird
Forster's Tern	<i>Sterna forsteri</i>	END		Bird
Great Egret	<i>Ardea alba</i>	THR		Bird
King Rail	<i>Rallus elegans</i>	SC/M		Bird
Least Bittern	<i>Ixobrychus exilis</i>	SC/M		Bird
Red-necked Grebe	<i>Podiceps grisegena</i>	END		Bird
Wilson's Phalarope	<i>Phalaropus tricolor</i>	SC/M		Bird
Yellow-headed Blackbird	<i>Xanthocephalus xanthocephalus</i>	SC/M		Bird
Gorgone Checker Spot	<i>Chlosyne gorgone</i>	SC/N		Butterfly
American Eel	<i>Anguilla rostrata</i>	SC/N		Fish
Least Darter	<i>Etheostoma microperca</i>	SC/N		Fish
Redfin Shiner	<i>Lythrurus umbratilis</i>	THR		Fish
River Redhorse	<i>Moxostoma carinatum</i>	THR		Fish
Blanchard's Cricket Frog	<i>Acris blanchardi</i>	END		Frog
Franklin's Ground Squirrel	<i>Poliocitellus franklinii</i>	SC/N		Mammal
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	THR	LE	Mammal



Common name	Scientific name	WI Status	Federal Status	Group
Big Brown Bat	Eptesicus fuscus	THR		Mammal
Little Brown Bat	Myotis lucifugus	THR		Mammal
Tricolored Bat	Perimyotis subflavus	THR		Mammal
Elktoe	Alasmidonta marginata	SC/P		Mussel
Ellipse	Venustaconcha ellipsiformis	THR		Mussel
Slippershell Mussel	Alasmidonta viridis	THR		Mussel
Butternut	Juglans cinerea	SC		Plant
Golden-seal	Hydrastis canadensis	SC		Plant
Kentucky Coffee-tree	Gymnocladus dioicus	SC		Plant
Short's Rock-cress	Boechera dentata	SC		Plant
Rope Dodder	Cuscuta glomerata	SC		Plant
Swamp Bedstraw	Galium brevipes	SC		Plant
Callused Vertigo (Hubricht's Vertigo)	Vertigo arthuri	END		Snail
Butler's Gartersnake	Thamnophis butleri	SC/H		Snake
Plains Gartersnake	Thamnophis radix	SC/H		Snake
Blanding's Turtle	Emydoidea blandingii	SC/P	SOC	Turtle

The following national heritage inventory community habitats are also present in Dodge County: Mesic Prairie, Moist Cliff, Southern Dry-mesic Forest, Southern Mesic Forest, Calcareous Fen, Emergent Marsh, Lake--Shallow, Hard, Seepage, Northern Wet Forest, Riverine Mud Flat, Shrub-carr, Wet-mesic Prairie, Bat Hibernaculum, Herp Hibernaculum, Bird Rookery.



Appendix D – Resolution Creating Recommended Comprehensive Plan for the Public Hearing



Resolution #2025-01

Adoption of the Town of Herman Comprehensive Plan 2045

WHEREAS, the Town of Herman has deemed it is in its best interest and that of its citizens to develop a Comprehensive Plan that would address the needs of the Town of Herman, and;

WHEREAS, the Town of Herman has requested the assistance of Cedar Corporation in the development and finalization of the Comprehensive Plan for the Town of Herman, and;

WHEREAS, the Comprehensive Plan was developed with input from the Town Board, the Town of Herman Plan Commission, interested residents and property owners of the Town of Herman, and other interested municipalities, organizations, and agencies, and;

WHEREAS, copies of the Comprehensive Plan have been made available to the residents and property owners of the Town of Herman at the Town Hall, Town website, and nearest library, and;


WHEREAS, the Comprehensive Plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation, and;

WHEREAS, the Comprehensive Plan identifies where growth should occur, makes recommendations for future development in the Town of Herman through the use of text, tables, and maps, and includes a mechanism for the review and update on the Plan on a regular basis, and;

NOW, THEREFORE BE IT RESOLVED by the Town of Herman Plan Commission to recommend to the Town of Herman Town Board the adoption of the Town of Herman Comprehensive Plan 2045 by ordinance.

Passed and adopted this 19th day of May, 2025.

ATTEST:



Alison Pecha, Clerk

Appendix E – Ordinance Adopting the Town of Herman Comprehensive Plan 2045





BUILDING TRUST

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920-491-9081

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Menomonie, WI 54751
715-235-9081

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