

14

VILLAGE OF HOWARD, WI
TAX INCREMENTAL DISTRICT NO. 7 MIXED-USE CREATION
Proposed Timetable – 6 14 12

ACTION DATE	STEP
June	Village will provide Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc.
June	Ehlers will prepare & provide the Village with a feasibility analysis report, options, and/or draft project plan document
July 16	Plan Commission makes a motion to call for a public hearing (optional).
July 30	Ehlers' will send a Notice to Official Village Newspaper of organizational JRB meeting & public hearing. (cc: Village)
	Ehlers will send notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the Village. (cc: Village & attorney) (Letters must be postmarked prior to first publication).
July	Ehlers will provide Village, overlapping taxing entities, and/or Village Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (Village to post) & resolution for first meetings, and will also request legal opinion of the plan.
August 3	First Publication of Public Hearing & JRB Meeting Notice (Week prior to second notice & at least 5 days prior to JRB meeting)
August 10	Second Publication of Public Hearing & JRB Meeting Notice. (At least 7 days prior to public hearing)
August 20	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. (Prior to public hearing)
	Plan Commission Public Hearing on Project Plan and TID boundary. (Within 14 days after second publication)
	Plan Commission reviews plan & considers approval of District Project Plan and boundaries.
August	Ehlers will provide Village & Village Attorney with revised draft Project Plan, if necessary, as well as agenda language (Village to post) & resolution for Village Board meeting.
Sept. 10	Village Board reviews Plan & adopts resolution approving District Project Plan and boundaries. (at least 14 days after hearing)
TBD	Ehlers' will send a Class 1 Notice to Official Village Newspaper of JRB meeting. (cc: Village)
TBD	Ehlers will send notices & required attachments to JRB of the final meeting, along with the Agenda (Village to post). (cc: Village & Attorney) (Letters must be postmarked prior to publication).
TBD	Publication of JRB Meeting Notice (At least 5 days prior to meeting)
TBD	Joint Review Board considers approval of District Project Plan and boundaries. (Within 30 days of notification of meeting / receipt of Plan Commission & Village Board resolutions)
July – Oct.	Ehlers will gather, prepare, and submit state forms & required documents to the state, once the 2012 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the Village. DOR filing deadline October 31.

The Press, Ashwaubenon-Hobart Edition – publishes Fr. via Thepress@new.rr.com (deadline Mo.)
Plan Commission meets on the 3rd Monday @ 6:30
Village Board meets on the 2nd & 4th Monday @ 6:30

41 16

The Press, Ashwaubenon-Hobart Edition – publishes Fr. via Thepress@new.rr.com (deadline Mo.)

Plan Commission meets on the 3rd Monday @ 6:30

Village Board meets on the 2nd & 4th Monday @ 6:30

VILLAGE OF HOWARD, WI
TAX INCREMENTAL DISTRICT NO. 7 BLIGHT CREATION
Proposed Timetable – 6 15 12

ACTION DATE	STEP
June	Village will provide Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc.
June	Ehlers will prepare & provide an applicable blight findings report.
June	Ehlers will prepare & provide the Village with a feasibility analysis report, options, and/or draft project plan document
July 16	Plan Commission makes a motion to call for a public hearing (optional).
July 30	Ehlers' will send a Notice to Official Village Newspaper of organizational JRB meeting & public hearing. (cc: Village)
	Ehlers will provide Village with a draft of a notice that must be sent to property owners within the proposed TID, for the Village's use.
	Ehlers will send notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the Village. (cc: Village & attorney) <i>(Letters must be postmarked prior to first publication).</i>
July 31 – August 1	Village will send notices, along with required enclosures, to applicable properties within proposed boundaries. (cc: Ehlers & attorney). <i>(Letters must be postmarked prior to first publication & at least 15 days prior to hearing). Properties may be removed, but may not be added after publications.</i>
July	Ehlers will provide Village, overlapping taxing entities, and/or Village Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (Village to post) & resolution for first meetings, and will also request legal opinion of the plan.
August 3	First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice & at least 5 days prior to JRB meeting)</i>
August 10	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
August 20	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
	Plan Commission Public Hearing on Project Plan and TID boundary. <i>(Within 14 days after second publication)</i>
	Plan Commission reviews plan & considers approval of District Project Plan and boundaries.
August	Ehlers will provide Village & Village Attorney with revised draft Project Plan, if necessary, as well as agenda language (Village to post) & resolution for Village Board meeting.
Sept. 10	Village Board reviews Plan & adopts resolution approving District Project Plan and boundaries. <i>(at least 14 days after hearing)</i>
TBD	Ehlers' will send a Class 1 Notice to Official Village Newspaper of JRB meeting. (cc: Village)
TBD	Ehlers will send notices & required attachments to JRB of the final meeting, along with the Agenda (Village to post). (cc: Village & Attorney) <i>(Letters must be postmarked prior to publication).</i>
TBD	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
TBD	Joint Review Board considers approval of District Project Plan and boundaries. <i>(Within 30 days of notification of meeting / receipt of Plan Commission & Village Board resolutions)</i>
July – Oct.	Ehlers will gather, prepare, and submit state forms & required documents to the state, once the 2012 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the Village. DOR filing deadline October 31.

(currently \$175 to \$250), except that if the Village wishes to amend the District's boundaries and/or project plan, Ehlers will provide a separate fee proposal for services required depending on the nature and extent of the amendment. Ehlers will also provide, at the request of the Village a separate fee proposal for our Project Financing services, based on the size and complexity of the debt to be issued. Examples of on-going services include:

- Community workshops
- Economic blight determinations
- Redevelopment plans
- Boundary amendments
- Project plan amendments
- Development agreement review
- Financial analysis of developer requests for TIF assistance

The fees outlined above shall include all travel, overhead and time compensation for Ehlers & Associates and its subcontractors, if any.

Please note that the 2009 Wisconsin Act 28 included a change to the tax incremental finance statutes. Sections 66.1105(6)(ae), 66.1106(7)(am) & 60.85(6)(am), Wis. Stats., which authorize the Department of Revenue to charge an annual administrative fee of \$150 to each municipality for each tax incremental district for which the department authorizes the allocation of a tax increment. The annual fee must be paid to the Department of Revenue no later than May 15.

The Village shall provide, at the Village's expense, the required maps and legal description of the District. The Village shall also be responsible for paying for publication of notices, and any professional services fees that it incurs from its attorney, engineer, surveyor, certified public accountant, and others.

Ehlers & Associates fees, and all other costs incurred in relation to the creation of the District, are eligible to be paid from tax increment revenues, provided the District's creation is approved.

Respectfully submitted,

EHLERS & ASSOCIATES, INC.

Dawn R. Gunderson

Dawn Gunderson-Schiel, CPFO, CIPFA
Vice President / Financial Advisor

The foregoing proposal is hereby accepted by the Village of Howard, Wisconsin by its

authorized Officers this 12 day of July, 2012.

P. C. S. A.
Signature

Village Administrator
Title

- Review, revise and update projections contained in the Project Plan (\$1,500 annual flat fee).
- Meet with private developers to explain the implementation of the Project Plan (billed hourly).
- Assist in creation or review of development agreements and alternate financing options (billed hourly).
- Developer *pro forma* Analysis – Evaluation of the developer’s *pro forma* to verify the profit margins preselected for the project with and without TIF assistance (billed hourly).
- Developer Negotiation - Ehlers has been instrumental in assisting communities negotiate developer agreements and create public/private partnerships, including Municipal Revenue Obligations / Pay-As-You-Go Financing (billed hourly).
- Review with staff any proposals for Project Plan amendments to determine eligibility and requirements under the Tax Increment Law. Project Plan amendments may include; addition of property to the District; subtraction of property from the District; amendment of the list of projects to be undertaken; and approval of sharing of increment between eligible donor and recipient Districts (Separate contract applies.)
- Project Financing - If the Village decides to proceed with implementation and in the event the Village needs to procure funds to pay for eligible project costs, Ehlers would be prepared to assist in updating the TID cash flow projections, structuring debt issues to properly integrate with the projected TID cash flows and conducting either a competitive or negotiated sale of the debt on behalf of the Village to assure the lowest possible interest rates and costs of issuance. (Separate Fee Schedule applies.)

Fees -- Ehlers & Associates shall be entitled to a fee after completion of each Phase of this proposal as follows:

Feasibility Phase:	\$5,000
Public Participation Phase:	\$7,000
Final Documentation and State Filing Phase *:	\$1,500
Total for all Phases:	\$13,500
On-Going Services **:	As Indicated Above
 Additional Fee for Ehlers to conduct Blight finding (Finding required if Blight or Rehab District is created)	 \$5,000

* In addition to Ehlers & Associates fee for the Final Documentation and State Filing Phase, the State of Wisconsin charges \$1,000 at the time of submittal for certification of a new District or a Boundary Amendment (Section 66.1105(5a)). This fee is eligible for District reimbursement.

** For any services requested and performed under On-Going Services, Ehlers & Associates shall be compensated at its standard hourly rate for financial advisors

- Provide draft resolutions & agendas for Plan Commission, Village Board, Joint Review Board, and Public Hearing.
- Provide draft language for letters to property owners (if blight or rehab district) for use by the Village.
- Prepare, mail and publish the notices of public hearing as required by the Tax Increment Law, to include notification to the overlapping taxing jurisdictions.
- Attend all statutorily required meetings of Plan Commission, Village Board, Joint Review Board and Public Hearing, to include participation as needed in presentation of project plan, explain the role and responsibilities of the Joint Review Board and answer questions regarding the proposed District.
- Provide drafts of all project plans and documents in sufficient quantity for Staff, Plan Commission, Village Board, Joint Review Board, and public hearing.

Final Documentation and State Filing -- After the public hearing and approval of boundaries and Project Plan by the Plan Commission, Village Board and Joint Review Board, Ehlers & Associates shall:

- Provide a final Project Plan document containing all required elements and information. Provide the Village with up to 15 bound copies and/or a .pdf of the final document, upon request. Submit the adopted Project Plan to the Wisconsin Department of Revenue.
- Your engineer or surveyor must prepare a legal description of the final boundaries of the District at this time. In addition, a final map of the District boundaries must be prepared that clearly identifies each parcel's boundaries and the associated tax parcel number. Your staff and/or assessor must provide all final parcel information which we will use to complete the state forms.
- Ehlers will then prepare and submit to the Wisconsin Department of Revenue all documents, forms and data required in order to obtain review and certification of a base value. Ehlers will provide the Village with a bound copy of this complete final transcript, assembled in a binder for the Village's use throughout the life of the District. This document is the Village's final record for this District creation.

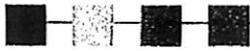
On-Going Services -- If the Village decides that assistance is required after the submission of the initial submission of forms to the Department of Revenue, Ehlers & Associates will be available for the following:

- Assist the clerk in answering questions regarding the initial submission of forms to the Department of Revenue (*no additional charge*).
- Assist the clerk with answering questions related to completing annual forms for the Department of Revenue and for the computation of tax levies (*no additional charge*).

- Ehlers will provide written reports on results of feasibility analysis complete with:
 - Tax Increment Development Valuation Assumptions.
 - Tax Increment Revenue Projections.
 - Cumulative year by year present value calculation of TID Revenues.
 - Bond Sizing Analysis & Debt Structuring for Tax Increment Projects.
 - Complete Cash Flow *pro formas* for each Tax Increment design solution reflecting annual current and cumulative Tax Increment Fund balances and projected year of TID closure.
- Ehlers will provide liaison with State Department of Revenue as needed in evaluation of options on design solutions.
- Gather, review and summarize information provided by Village staff, potential developers, and other consultants regarding (i) the potential for development within the proposed District, (ii) the probable value of expected improvements, and (iii) the requirement for public improvements and other public expenditures within the proposed District.
- Provide a preliminary analysis to determine under what circumstances and/or to what extent TIF assistance to a potential development may be required to meet the Village's objectives.
- Provide a review of the Village's financial capabilities to implement economic development projects, including preliminary present value calculation of estimated Tax Incremental Financing cashflow.
- Provide a preliminary financial analysis and report regarding the feasibility of the proposed District.

Public Participation Phase -- When the Plan Commission decides to proceed with the creation of the District, Ehlers & Associates shall be responsible for the following:

- Work with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the District, a map showing existing uses and conditions of real property within the District, and a map showing proposed improvements and uses in the District. (Note: required mapping & description will not be prepared by Ehlers)
- Using information obtained from your staff or assessor, prepare a preliminary parcel list and determination the base value of the proposed District. For each parcel to be included within the District, the Village will need to provide the assessed and fair market value of land, improvements and personal property, the parcel sizes, and current assessment role property classification.
- Develop and author a draft copy of a Project Plan around the goals and objectives determined by the Plan Commission utilizing cost and valuation projections from Phase I.



PROPOSAL FOR CREATING TAX INCREMENTAL DISTRICT NO. 7 IN THE VILLAGE OF HOWARD, WISCONSIN

SERVICES PROVIDED BY EHLERS & ASSOCIATES

When Ehlers & Associates is engaged to provide services for the creation of a Tax Incremental District (the "District"), it will perform its services in four phases. We will work together with your staff, engineer, planner, attorney, elected officials, and Plan Commission and Village Board throughout all phases.

Feasibility Phase -- Meet with the Village to explore the feasibility of using Tax Incremental Financing as a financial tool.

- Review projects and areas proposed to be included within the District to determine general eligibility under the Wisconsin Tax Increment Law. Review will include:
 - Identifying the type(s) of Districts that may be created
 - Compliance with the vacant land **OR** industrial use **OR** residential test and equalized value test
 - Identify redevelopment objectives
 - Assist with TID boundary configuration discussions to achieve the identified objectives, which will include the:
 - Evaluation of which statutory authority should be used to create the district type; Blight/ Rehabilitation, Mixed Use or Industrial
 - Evaluation of the 35% residential test for mixed use districts
 - Evaluation of the 25% vacant land test for Blight / Rehab districts
 - Calculation of base value in the context of the 12 % Test
- Using information provided by your staff, potential developers, or others, identify the potential for development within the District, the probable value of expected improvements, and the requirement for public improvements and other public expenditures within the District.
- Ehlers will utilize data provided by Village and other team members related to new valuation projections and project costs to prepare alternate sample cash flow *pro formas* which would identify financial feasibility of options.
- Ehlers will perform stress test options to provide diligence on impact of alternate financial assumptions.
- Ehlers will provide guidance on Tax Increment District design within statutory limits to creatively achieve as many of the Village's redevelopment objectives as possible.

Development Yield

The Duck Creek Quarry concept includes seven new commercial/office buildings, a new extended-stay hotel, eleven three-story multi-family residential structures, a new single-family urban village, senior housing, and a townhouse development. Approximate yield includes:

- 80,000 square feet of commercial/office development (assuming one-story)
- 425 multi-family units
- 28 townhouses
- 88 small-lot single-family homes
- 50 senior living units (assuming one-story)
- 45 extended stay hotel units (assuming one-story)

Total potential value of this private development (2012 estimate) is \$105 million. (This estimate does not consider site improvements and utilities.)

This concept plan illustrates development and amenity potentials. Actual development may vary, depending on market conditions and funding availability. The next step in the process is to undertake a more thorough development concept that investigates the feasibility of specific projects and includes conceptual design and statements of probable cost of public amenities.

THE VILLAGE CENTER

The Village Center concept included in the 2002 plan and 2005 concept recommended a mixed use new urban center between Cardinal and Shawano north of Riverview Drive to Meadowbrook Park. Its study area also included the Cardinal Lane corridor to Duck Creek. Since 2002, some progress has been made consistent with the Village Center concept, including construction of the village's public library; and a mixed use building featuring apartments over commercial development and new townhouses on Cardinal south of Riverview.

However, other development, including freestanding office buildings along the north side of Riverview and single-purpose multi-tenant commercial space on the east side of Cardinal respond to market demands but are not completely consistent with the Village Center's downtown-like diagram. Further, the development of Linville as a significant commercial corridor, the likely growth of retail development along US 41 and STH 29, and changes in markets after 2008 including the re-emergence of multi-family development as a strong demand, require revisiting the 2005 concept plan. Figure 10.6 displays a revised concept for this potentially important development area. The goal of the the Village Center is to establish a mixed-use neighborhood with offices, limited commercial, civic and public space, and a variety of housing choices. These include single family houses, apartments, and urban housing types that include single-family attached and townhouse units. The revised plan proposes:

- A local street network, extending DNR Drive as an east-west boulevard across the Village Center, desirably continuing all the way east to Cardinal Lane north of the YMCA.

South Subarea

The Quarry Promenade continues south under the Velp Avenue bridge on the west side of Quarry (Figure 10.5). Here, the Promenade becomes a multi-use trail, continuing south to Riverview Drive. This trail could then cross Riverview Drive to connect to nearby Duck Creek. The links between the Quarry Walk and Duck Creek are important for providing recreational continuity, and should be completed as part of trail planning and construction along this section of the stream.

The south end of the quarry area includes two development opportunities. A local developer has proposed an extended stay lodging facility on the lake with senior housing project to the southwest. These projects would enjoy easy access to the Quarry Walk Promenade and Velp Avenue commercial along the proposed multi-use trail.

Another concept plan has already been submitted for property (including a salvage yard) on the southeast corner of the south quarry lake. To access this development site, Elmwood Court loops around the new development, connecting back to Riverview at Valley Lane. The current plan suggests reuse of the salvage yard as a privately-owned sports park.

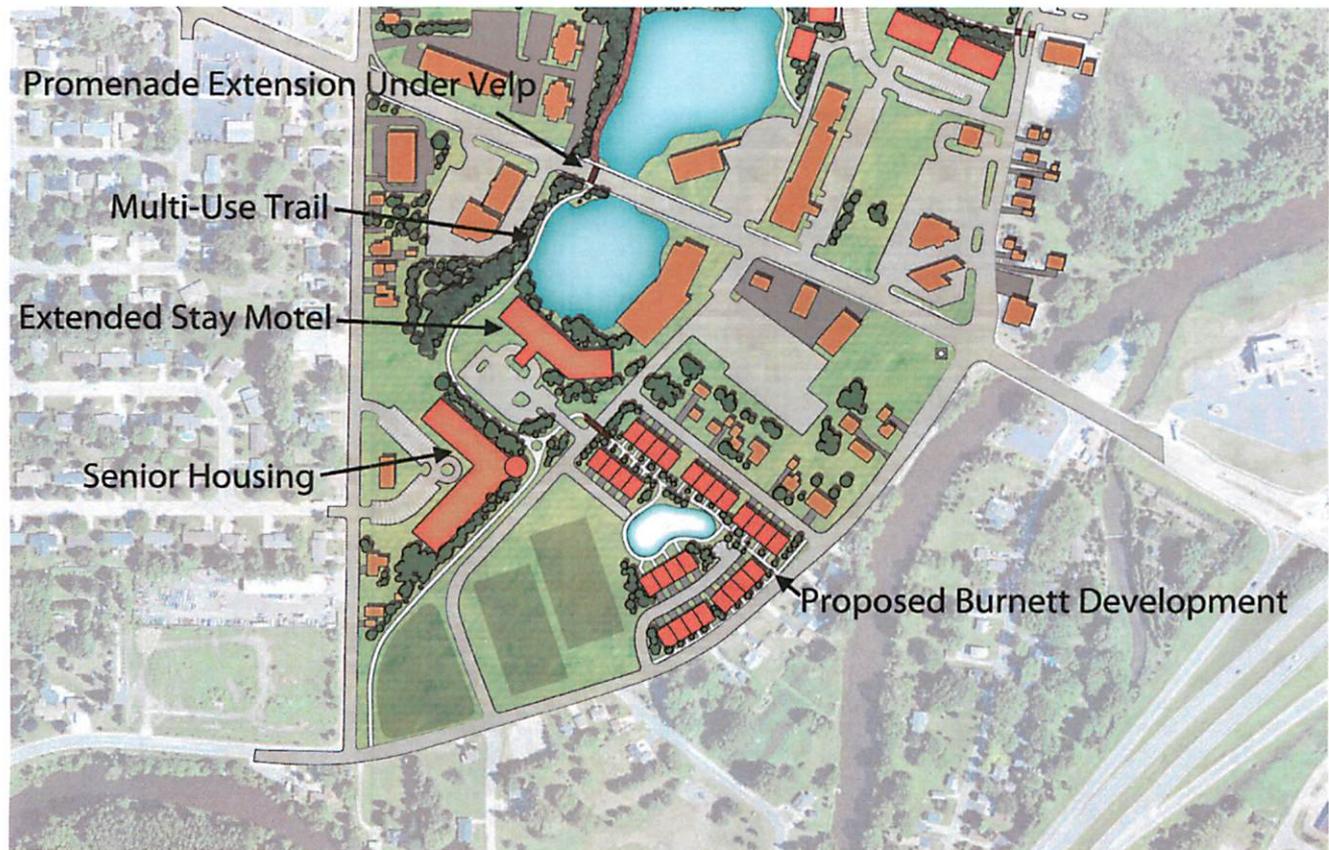


Figure 10.5 - Duck Creek Quarry Development Area – South Subarea south of Velp

Middle Subarea

Between Glendale and Velp, the Quarry Promenade continues around the two middle quarry lakes (Figure 10.4). The promenade links to the historic Rioux House, the only Howard property listed on the National Register of Historic Places.

Two new 3-story residential buildings are sited to the east of the middle quarry lakes. Adequate parking and a new access point from Glendale can connect to the existing AmericInn hotel and Julie’s Restaurant off Velp. New commercial/office buildings could also be developed south of Memorial Park, with access from River-view Drive, Glendale Avenue and Velp Avenue.

The Quarry Promenade should extend south from Memorial Park, crossing River-view Drive safely by way of pedestrian refuge median. This trail would then extend to Duck Creek, and its existing and proposed trail. Consideration may also be given to the closure of Glendale Avenue between the two quarry lakes. Closing greatly improves the connection of the north and south loops of the Promenade, and could provide space for such special amenities as a pier or beach. These advantages would have to be weighed against the cost of less direct access to housing and businesses on the east side of the development area. An alternative might be traffic calming improvements on Glendale, including pedestrian refuge medians, roundabouts, and/or pedestrian signals.

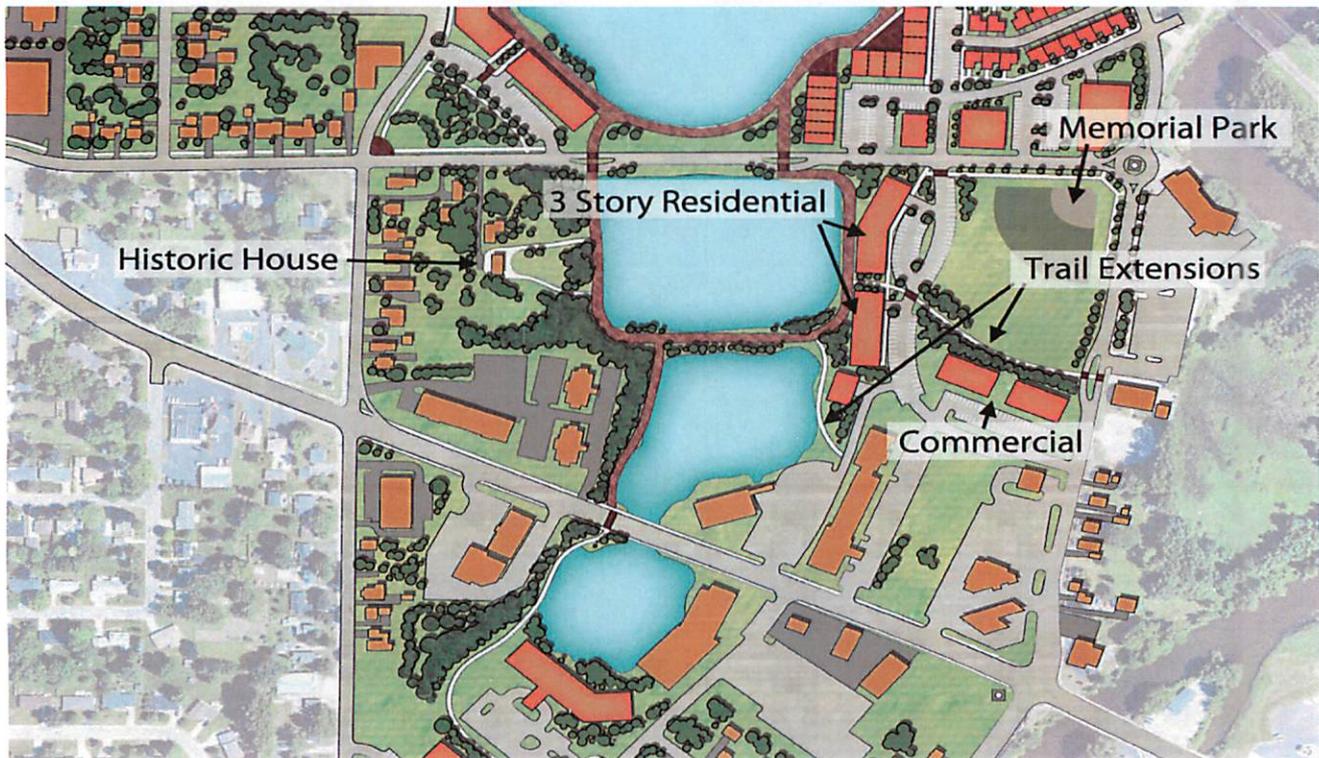


Figure 10.4 - Duck Creek Quarry Development Area – Middle Subarea between Glendale and Velp

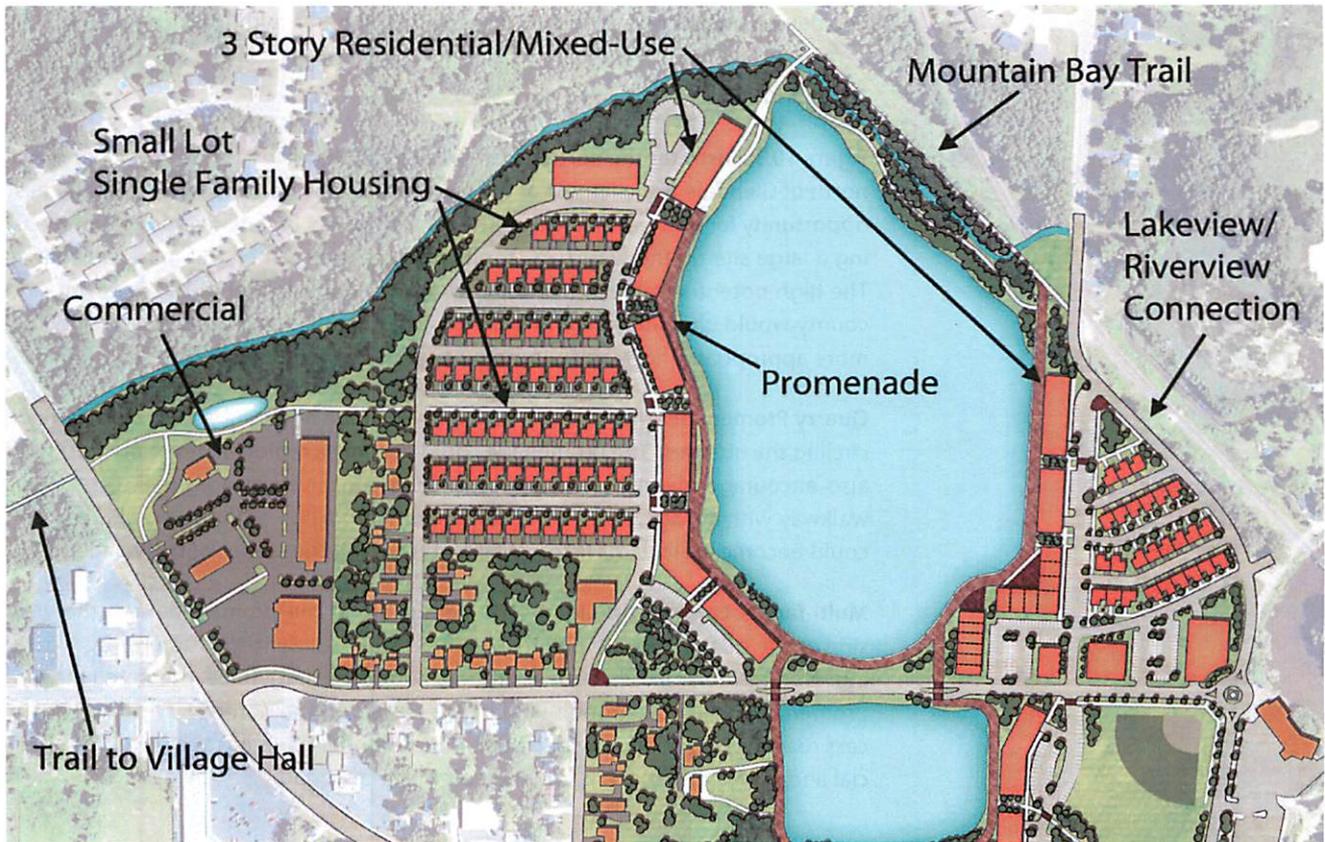


Figure 10.3 - Duck Creek Quarry Development Area - North Subarea, North of Glendale Avenue

Urban Village. The majority of the Brown County site would be developed by small-lot single family homes. Alley loaded lots allow for narrower lot width in the 40-45 foot range, achieving higher residential densities in detached housing. This small-lot product, increasingly popular in American cities with empty nesters and young families, is not currently offered in Howard. A local street loop extending from Ardennes Street to Maywood Avenue would serve the residential area, with east-west streets and alleys providing access to individual homes.

Connection to Glendale/Velp Commercial Node. Trail and street connections to the west can link new development to the substantial community commercial district at the Glendale/Velp intersection and to Village Hall. These direct connections make the Glendale/Velp Center the natural business center for a Quarry community, thereby increasing its customer base.

Lakeview-Riverview Link and Adjacent Development. A new street alignment would connect Lakeview Drive to Riverview Drive, opening up a second development site on the east side of the quarry. The two northern buildings in this second site are three-story residential buildings, with townhouses to the east. Existing commercial/office buildings fronting Glendale Avenue at Lakeview Drive could provide neighborhood uses for the new residential areas around the Quarry.

The development concept will be discussed by subarea in the sections below.

North Subarea

Figure 10.3 illustrates the north subarea, north of Glendale Avenue. The quarry lake north of Glendale is the largest of the four bodies of water, and represents the best opportunity for new development. The Brown County highway yard is currently using a large site on the west bank for its maintenance center and material storage. The high potential value of this waterfront site suggests that both the village and county would ultimately benefit from relocation of this quasi-industrial facility to a more appropriate site. Major components of the north subarea include:

Quarry Promenade. The central public feature of the north subarea is a promenade circling the quarries. The promenade could become a regional attraction that could also encourage investment in the area. It is conceived as a lighted, continuous walkway with attractive pedestrian amenities. A portion of the Quarry Promenade could become a “Howard History Walk” interpreting the stories of the Village.

Multi-family Lakefront Buildings. Buildings along the promenade and the west side of the quarry lake are planned as three story residential structures over parking. Non-residential uses, such as office or commercial, could be integrated into the promenade level. Lakefront buildings are served on the non-quarry side by an access road, with parking provided beneath residential levels at street level. Commercial and/or visitor parking is provided off the access road.



The Quarry development concept includes space for small-lot single-family homes. Above: a small-lot single-family neighborhood in Raytown, Missouri. Garages are located behind the house, with access from an alley.

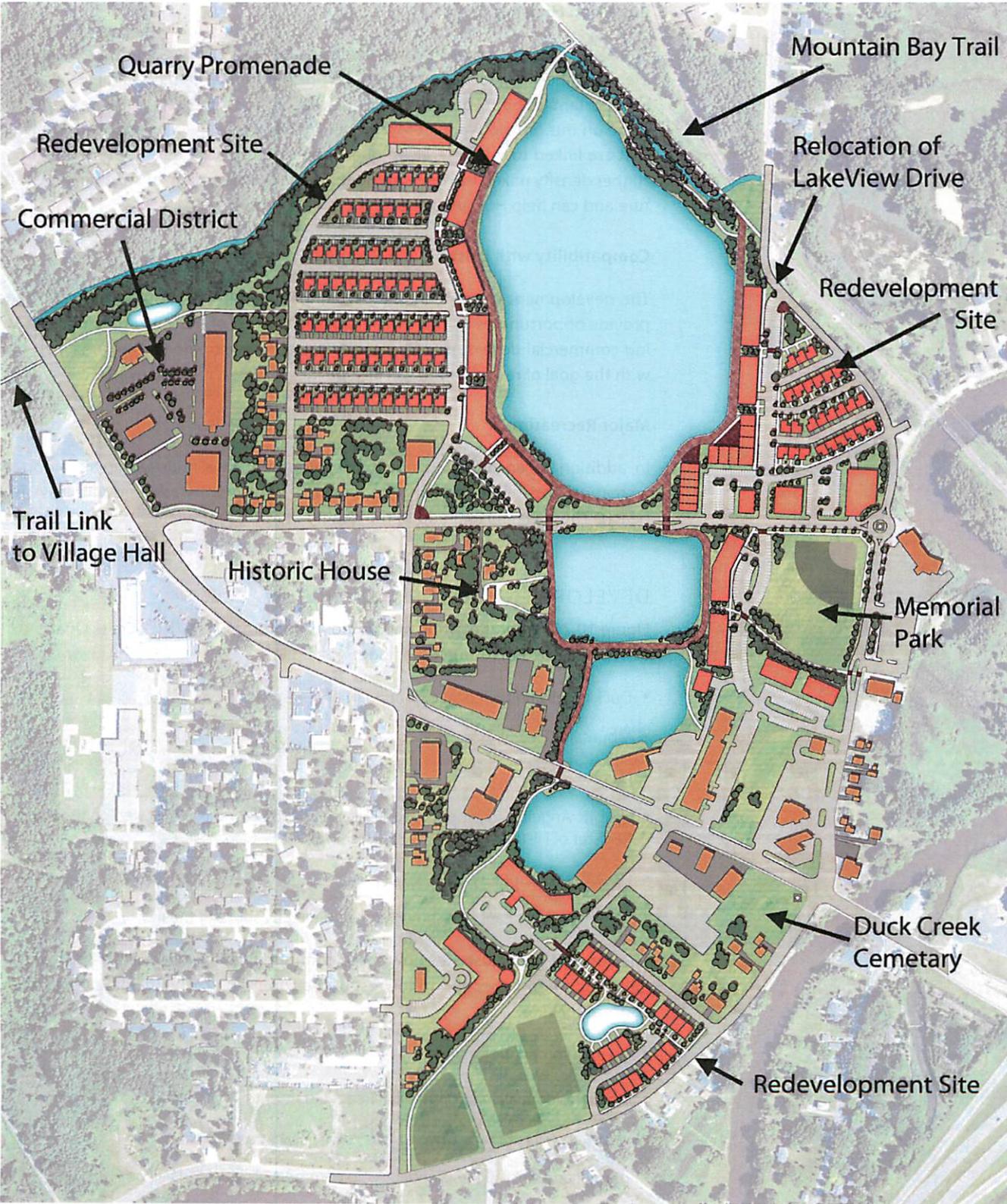


Figure 10.2 - Duck Creek Quarry Concept. Existing buildings are shown in orange, with proposed buildings in pink.

Increased Housing Choice

The historic heart of Howard can provide an alternative, urban living style that complements the village's more prevalent low-density single-family character, especially important for both younger and older housing consumers. The quarries can capitalize on this growing market for smaller, quality detached and attached dwellings that are linked to urban services, quality pedestrian facilities and other amenities. Higher density mixed use development here takes advantage of existing infrastructure and can help Howard achieve its ultimate growth goals.

Compatibility with Existing and Planned Development

The development concept should be compatible with existing development and provide opportunities to improve linkages to the rest of the Village, including existing commercial development.. Planned private developments that are consistent with the goal of revitalization will also be incorporated into the overall concept.

Major Recreation

In addition to encouraging private development, the quarries open important recreation possibilities, ranging from a waterfront promenade and pathways to a beach. These can further add to the quality of living in Howard.

DEVELOPMENT CONCEPT OVERVIEW

Figure 10.2 illustrates existing and proposed features of the Duck Creek Quarry concept plan. Existing resources include:

- Duck Creek and the chain of four quarries
- Mountain Bay Trail
- Memorial Park
- Historic Angeline Champeau Rioux House at 2183 Glendale Ave, listed on the National Register of Historic Places.
- Duck Creek Cemetery
- Barney Williams Park (not shown - located directly south of the map)

The concept plan illustrates how these community amenities can be improved by linking them together and to the rest of the community. The major features of the concept include:

- Quarry Promenade
- Major Residential and Commercial Redevelopment
- Relocation of Lakeview Drive to connect to Riverview Drive
- Trail linkage west to the Glendale/Velp commercial node and Village Hall
- Trail connection to Duck Creek.

Quarry Area Utilization

The quarry areas are currently employed for uses such as the Brown County road maintenance operation, a public facility with industrial characteristics. However, the quarries' great potential as a community resource should encourage more intensive public use and private reinvestment. As viable alternatives emerge for quarry area development, the village should work with current users to relocate to more appropriate locations.

Water and History

Many successful urban revitalization projects have demonstrated that water is a significant catalyst for recreation, commerce, and housing. The scenic quarries are close to the Velp and Glendale commercial node and convenient to US 41. This feature, in a strategic location with excellent regional transportation access, can stimulate substantial private investment. The rich history of this area will add a unique dimension to new development. The development plan should showcase both the industrial and Native American history.

Linkage of Area Resources

The plan should contribute to linkages among existing resources and amenities, such as the trail system. The trailhead of the Mountain Bay State Trail is located near the northeast corner of the quarry and connects the area to the greenway network proposed by this plan.



Figure 10.1: The Duck Creek Quarry and Surroundings

Chapter Nine of the Howard Comprehensive Plan identified three special areas within the built-up village for more detailed consideration: the Duck Creek Quarry, the Velp Avenue Corridor, and the Village Center district first proposed in the village's 2002 plan. This chapter provides this more specific discussion of these three significant opportunity areas. The concepts presented here should be viewed more as illustrations of possibilities based on recommended policies rather than as highly specific redevelopment plans. They are intended as guides to future decision making by property owners, private developers, and public sector officials. Yet, these areas present opportunities that the Village should take advantage of. They have major benefits for increased investment and tax base, accommodation of new people, economic development, and community image and marketability.

THE DUCK CREEK QUARRY: HOWARD'S HISTORIC HEART

The Duck Creek area has a strong historical significance for Howard. The area's earliest settlement was a Menominee Indian village along the banks of Duck Creek, which drew its food supply from the wild rice fields along the west bank. Later, Duck Creek fishing and hunting opportunities led to the establishment of a thriving French-Creole fur trading settlement along the creek. A sawmill on Duck Creek, built in 1827, was one of the earliest in the state. The first Duck Creek quarry was established around 1835 and provided employment for many early settlers.

As a result, the Duck Creek/Quarry area (Figure 10.1) is often considered the historic heart of Howard. This area has the potential to be a central development focus and recreational resource for Howard, but it is currently underused and underappreciated. Few businesses take advantage of the quarry lakes and many people are unaware of the history or potential of this resource.

This discussion presents a long-term vision for how the historic heart of the Village can become an integrated, central feature of the Village. This vision would evolve during the plan's 20-year horizon, and may take different form. But the concept illustrates the area's intriguing potential,

PRINCIPLES AND ASSUMPTIONS

The Development Concept for the Quarry District incorporates the following concepts. Many of these concepts overlap directly with the goals of this comprehensive plan, as outlined in chapter 8, and the land use principles outlined in Chapter Nine.

Economic Development

The proposed development will provide economic benefit to the Village by attracting private investment. Amenities proposed in the concept are important elements for encouraging business and community growth.