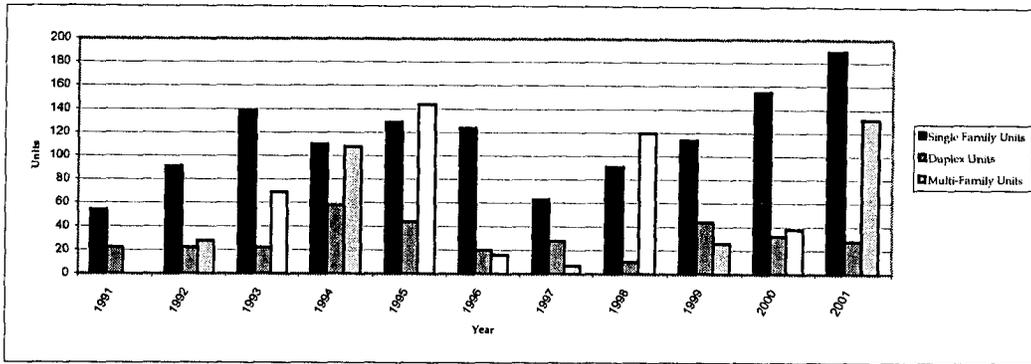


Over the last five years, there has been a steady upward climb in the number of new single-family homes, a mild fluctuation in the number of new duplexes, and small intervals of new apartment construction. The recent upward trend of new single-family development may largely be the result of the reduction in long-term interest rates as the national economy slipped into a recession. Figure 5-3 shows the number of new single-family, duplex, and multifamily housing units developed from 1991 through 2001 in the Village.

Figure 5-3: New Housing Unit Development, 1991-2001

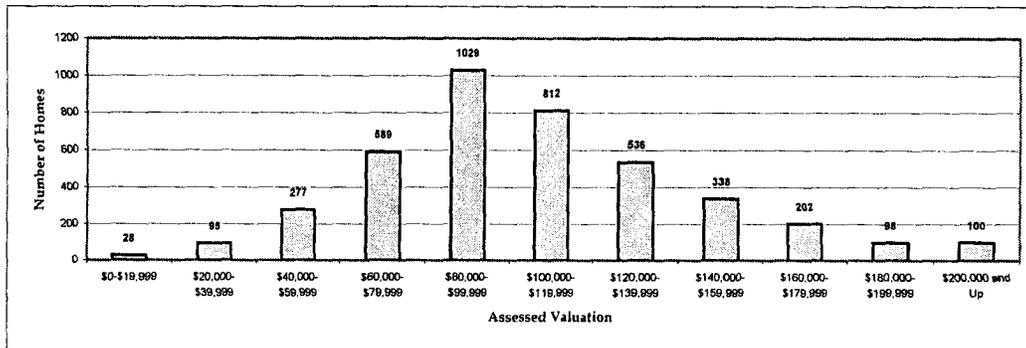


Source: Village of Howard Building Permits, 1991-2001

Value

According to the Village's 2001 residential property assessment records, 51 percent of the homes within the Village are assessed at \$100,000 and above, 49 percent are assessed below this level, and the average assessment is \$106,000. However, as Figure 5-4 demonstrates, the vast majority of the homes assessed below \$100,000 are not assessed at less than \$80,000. This suggests that a relatively small number of single-family homes are available for people of limited means.

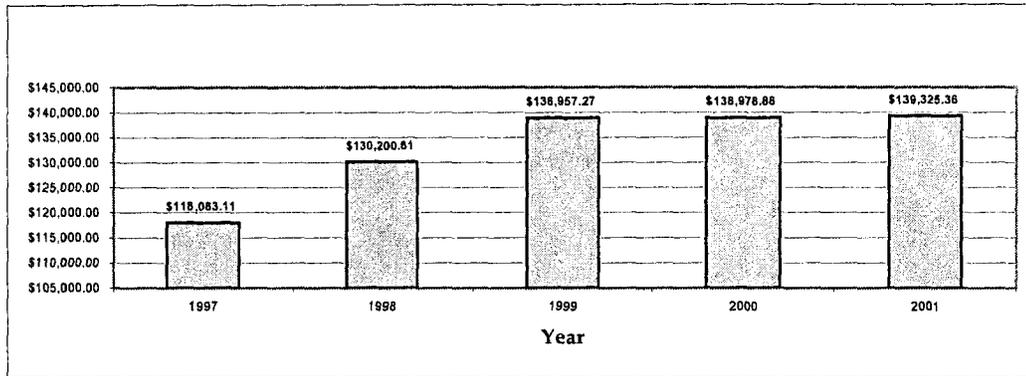
Figure 5-4: Residential Assessed Valuation in Howard, 2001



Source: Fair Market Assessments, Inc., Village of Howard Tax Assessment Roles, 2001.

Between 1997 and 2001, the average selling price of a single-family home on the Multiple Listing Service (MLS) in the Village increased from \$118,083.11 to \$139,325.36,² which is an average increase of over \$21,200.00 per home sold in just five years. However, this increase occurred almost entirely between 1997 and 1999 (before the economic slowdown). Since 1999, the selling price has increased by an average of approximately \$360.00. This trend is displayed in Figure 5-5.

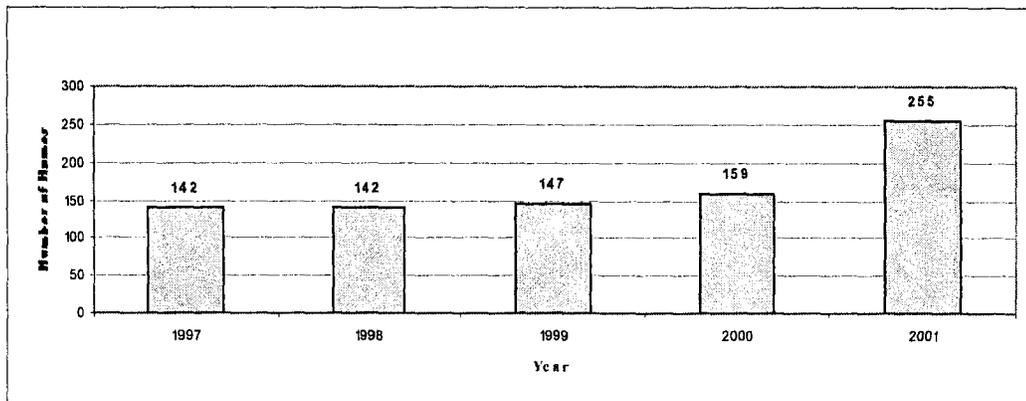
Figure 5-5: Average Selling Price of Multiple Listing Service Residential Property in Howard, 1997-2001



Source: REALTORS® Association of Northeastern Wisconsin, 2002

The number of homes sold from the MLS has remained relatively stable over the last five years. However, this number increased significantly between 2000 and 2001, which is very likely the result of very low mortgage rates during the economic slowdown. Figure 5-6 shows the number of homes sold from the MLS in the past five years.

Figure 5-6: Total Multiple Listing Service Residential Properties Sold in Howard, 1997-2001



Source: REALTORS® Association of Northeastern Wisconsin, 2002.

² According to the REALTORS® Association of Northeast Wisconsin.

Occupancy

According to the 1990 U.S. Census, there were a total of 3,515 housing units within the Village of Howard. This compares with 5,350 units in 2000, which is an increase of 1,835 (52 percent) over the 10-year period. The breakdown of housing units into owner-occupied and renter-occupied shows that owners occupied 70 percent of the Village's dwelling units in 1990, but this percentage of owner-occupied units dropped to 64 percent in 2000. Vacancy rates for owner- and renter-occupied units also dropped during the 10-year period, which suggests a tightening of the housing market. Figure 5-7 summarizes the changes that occurred between 1990 and 2000.

Figure 5-7: Change in Housing Occupancy Characteristics in Howard, 1990-2000.

	1990 Census	%	2000 Census	%	Increase or Decrease	Percent Change
Housing Units	3,515		5,350		1,835	52%
Occupied Housing Units	3,434		5,236		1,802	52%
Owner Occupied	2,396	70%	3,342	64%	946	39%
Renter Occupied	1,038	30%	1,894	36%	856	82%
Owner Vacancy Rate	0.7%		0.5%		-0.2%	-29%
Rental Vacancy Rate	3.1%		2.5%		-0.6%	-19%

Source: U.S. Census Bureau Table DP-1 Profile of General Demographic Characteristics, 1990 and 2000

Housing Affordability Analysis

The Housing Affordability Analysis is based on the recommended process contained in *Housing Wisconsin: A Guide to Preparing the Housing Element of a Comprehensive Plan* developed by Dr. Brian Ohm. This process is being used to estimate if there is an adequate supply of affordable housing for Howard residents with limited means. The analysis for Howard is based on a 4-person family median income of \$58,000 per year, which was the 2000 median income for the Green Bay MSA.

The Howard analysis found that a family of four within the 50th percentile bracket of median household income looking for housing in the Village could spend up to \$645 per month in rent or mortgage/property tax escrow. According to the 2000 U.S. Census, there are approximately 220 homes in Howard that currently have mortgage payments of \$699 or less and approximately 980 rental units that rent for less than \$650, which means that the Village contains 1,200 affordable housing units for a family of four within the 50th percentile bracket of median household income. This represents about 22 percent of Howard's 5,350 total housing units.

In further interpreting the findings, there are about 900 households in the Village that make less than the 50th percentile income of \$25,800 per year. While there may be an adequate supply of rental units in the Village, there are only about 220 homes that would be within the purchasing power of these households. It is also important to keep in mind that the average selling price for a single-family home in the Village of Howard is over

\$139,000. Developing affordable housing within the Village through the use of creative development techniques, including traditional neighborhoods with smaller lots and street frontages, will be increasingly important as the Village's residents continue to age and the Village seeks to attract new families and first-time homebuyers.

Range of Housing Choices

The Village's residential developments are very typical of post-World War II suburbs where housing is largely segregated by type (e.g., all single-family residential, all duplex, or all multifamily developments). Although there is some mixing of single-family and duplex uses, multifamily units are almost entirely concentrated in large, single-use complexes without any variation in architecture.

As is evident from the background data displayed in the figures on the previous pages, Howard's housing stock is overwhelmingly comprised of single-family detached housing units. Although the percentages show that rental units have increased by 7% over the past 10 years, there is still very little variability in the Village's housing stock.

Currently, there are three primary housing choices in the Village:

- A single-family ranch-style home in a suburban subdivision.
- A duplex unit.
- An apartment contained within a large complex.

The Village has also added a handful of condominium/townhouse developments over the last few years, but the three listed housing types are clearly the most common. In order to increase the range of housing choices, it is recommended that the Village promote traditional (mixed-use) neighborhood developments as a preferable alternative to standard suburban-style subdivisions.

Traditional Neighborhood Development (TND)

Traditional neighborhood developments (TNDs) emphasize the neighborhood as a functional unit rather than the individual parcel or home. Typical neighborhoods are about 100 to 160 acres, which is large enough to support retail services and amenities that meet some of the needs of daily life but small enough to be defined by pedestrian comfort and interest. The size of the neighborhood is based on a 5-minute walk (about one-quarter mile) from the edge to the center and a 10-minute walk (about one-half mile) from neighborhood edge to edge. Each neighborhood typically has an identity that evolves from its public spaces, such as streets, parks and outdoor spaces, schools, places of worship, or other shared facilities. Automobiles do not take precedence over human or aesthetic needs. Instead, a neighborhood provides many ways of getting to, through, and between it and other parts of the Village by driving, walking, and bicycling.

Forms of housing within a traditional neighborhood are mixed, so people of different ages and income levels have opportunities to live in various areas in the Village. The concept of mixed housing types is very important because many people prefer to remain in their neighborhoods as their incomes increase or decrease. This housing mix allows a young family to rent, purchase a starter home, move into a larger home as their family grows, move into a smaller home when they retire, and move into an assisted living facility within the same neighborhood.

A series of photos taken in March of 2001 in the City of Middleton, Wisconsin, is included to illustrate the concepts of traditional neighborhood developments, mixed uses, and the architecture that supports these concepts. When viewing these pictures, please note that:

- The garage is either recessed on the side or behind the house.
- The front of the house is dominated by the presence of a front porch rather than the garage.
- The homes have minimal or zero setbacks from the right-of-way.
- Neighborhood streets are very narrow (approximately 18-24 feet between the curbs) to slow traffic.
- Duplex units are architecturally similar to the single-family homes and, therefore, blend into the overall neighborhood character.
- Although the architectural styles of the homes range from smaller bungalows to larger two-story homes, they blend together to provide an architecturally pleasing neighborhood.
- Alleyways are used behind some of the homes to further enhance the home as the primary architectural feature rather than the garage and driveway.
- Narrower lots promote more of a neighborhood feel as opposed to an isolated home in the middle of a large lot.
- Sidewalks are available throughout the development on both sides of the street to promote walking and interaction with neighbors.
- Small commercial uses are located at the entrance of the development to serve the neighborhood residents.
- Larger apartment homes and live/work units are also located within this area in easy walking distance to the commercial uses and bus line.

- Commercial buildings have second floor residential uses.



Single-family home with rear attached garage



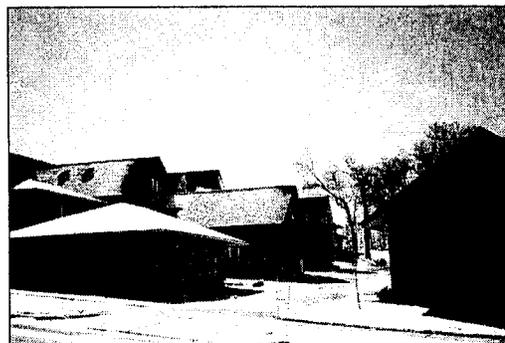
Duplex on a corner lot



Single-family homes on a narrow street with attached garages on the sides of the homes



TND homes fronting a narrow street (the garages face the alleys behind the homes)



Alleys and garages behind homes



Apartment building across from a commercial use



Neighborhood deli and convenience store



First floor commercial and second floor residential uses

Summary of Recommendations

It is very important for the Village to continue to monitor its progress in meeting the goal and objectives of the plan's Housing chapter. To attain the goal and objectives, the following recommendations were developed based on the input received from the Village-wide visioning sessions, survey, stakeholder interviews, citizens advisory committee meetings, State of Wisconsin Smart Growth Law, and sound planning principles:

- All multiple-family buildings should be designed to reflect, as much as possible, the characteristics and amenities typically associated with single-family detached houses. Examples of amenities include the orientation of the front door to a sidewalk and street and individual entries.
- Multiple-family projects should offer variation among individual buildings but remain within a coordinated overall design theme. Variation among buildings should be achieved by a combination of different footprints, façade treatments, roof forms, entrance features, and building orientation. Monotonous complexes of identical buildings should be discouraged.
- Housing development lot width and depth, in conjunction with block size and shape, should be varied in order to reinforce variety in building mass, avoid a monotonous streetscape, and eliminate the appearance of a standardized subdivision.
- Variation in single-family housing models in large developments should be encouraged.
- To foster visual interest along a neighborhood street, the street frontage devoted to protruding garage doors and driveway curb crossings should be limited. Generally, garages should be recessed or, if feasible, tucked into side or rear yards using variety and creativity to avoid a streetscape dominated by the repetition of garage doors.

- Alleys and various forms of shared driveways are encouraged to improve the visual interest of neighborhood streets by reducing driveway curb cuts and street-facing garage doors. Alleys and driveways can also serve as locations for ancillary buildings, utilities, service functions, and interior-block parking access.
- New residential developments should allow for mixed uses as additions to the community that provide a place for housing and allow secondary uses (commercial, recreational, and institutional uses) that serve the neighborhood and are in harmony with the residential character.
- Builders and developers are encouraged to use their ingenuity to combine and distribute a variety of housing types to create an attractive, marketable neighborhood with housing for a range of people. At least two housing types should be included in any residential project containing more than 30 acres. As the acreage of the residential project increases, so should the number of housing types. This can be achieved with a variety of housing types, such as single-family homes, duplexes, condominiums, townhouses, apartments, and group homes.
- In areas of the Village with unique or critical natural or cultural resources, conservation by design developments should be considered. The natural or cultural resource areas should be preserved as part of the permanent greenspace and the development built around these resources.
- Within the village center, second-floor housing should be encouraged above first-floor commercial establishments. Apartment buildings within the village center should have first-floor commercial uses with residential uses on the floors above.
- Although single-family homes should not be the primary use within the village center, these homes should be considered if they are more densely situated than the standard quarter-acre lot that is common in the Village. The homes should also fit with the concept of the mixed-use village center.
- In order to maintain high quality housing and address housing maintenance issues, the Village should develop a housing maintenance code. The housing maintenance code should be enforced in situations where property values are being adversely affected through the willful neglect of nearby properties. The Village should also investigate the development of a funding mechanism to help fund repairs of neglected properties.
- Areas of the Village already served by public utilities that can be infilled with residential uses and land that can be efficiently served by public utilities should be priorities for development.

- Targeted areas for housing redevelopment and/or rehabilitation should be identified, and private/public partnerships for redevelopment or rehabilitation of these areas should be pursued.
- To increase the supply of affordable homes, the Village should work with developers to encourage the development of housing in traditional neighborhoods with smaller lots and homes. Smaller homes and lots may become increasingly important as the “baby boomers” approach retirement age and look to move into smaller, easier to manage homes. These homes would also offer first-time homebuyers the opportunity to enter the Village’s housing market.
- The Village should contact the Brown County Housing Authority, Wisconsin Department of Commerce, and Wisconsin Housing and Economic Development Authority (WHEDA) for information and resources to continue to improve the Village’s housing stock.



CHAPTER SIX

Utilities and Community Facilities

The type and quality of services a community provides is one of the most important reasons why people and businesses are attracted to and choose to remain within a community. Healthcare, childcare, and schools often attract residents to a community, while utility, power supply, and power transmission capabilities often attract businesses.

As a community grows, the need for utilities and community facilities also grows. Most often considered in this regard are sanitary sewer service, stormwater management, public water, and solid waste disposal. In addition, federal and state rules (such as the Clean Water Act) often govern various aspects of such utilities. Therefore, the provision of a high level of public services and facilities is very important to Howard.

Experience has shown that to provide high quality public services, a growing community like Howard must continuously maintain, upgrade, and expand its facilities. The Village should also evaluate its existing services in a cost-effective manner consistent with its long-term goals, trends, and projections. The analyses and recommendations contained in this chapter of the plan are the first step in that process, and the plan should be used to guide and direct, but not replace, detailed engineering studies, facility plans, and capital improvement programs.

Existing Services

The Village of Howard currently provides the following services:

- A volunteer fire department.
- Collection and conveyance of sanitary sewage.
- A comprehensive public water supply system.
- Collection of residential yard waste.
- A yard waste drop-off site.
- Numerous public recreational sites and facilities.
- Government offices, including a village hall/office and a public works building/office.

The Village also has contracts with the following service agencies:

- Green Bay Metropolitan Sewerage District for the collection and treatment of sanitary sewage.
- Superior Services for the collection of single- and two-family residential solid waste and recyclable materials.
- Brown County for solid waste and recyclable materials disposal.
- Brown County Sheriff's Department for police service.
- County Rescue for emergency medical service.

Private agencies provide telecommunication, power, healthcare, eldercare, and childcare in the Village.

As an urban community within the Green Bay metropolitan area, the Village of Howard requires a high level of comprehensive services. As noted above, a full range of urban services, including both public and private utilities, community facilities, and health and social services, are available within the Village. Currently, there are no known significant deficiencies or problems associated with these utilities, facilities, or services. However, sanitary sewer, public water, and other services have been extended to areas of the Village before they were developed. This practice has often been shown in other communities to result in premature and haphazard development, inefficient development patterns, and discouragement of infill, redevelopment, and brownfield development opportunities. Based on current and projected growth trends within the Village, it is assumed that the expansion of many of the utilities and community facilities will be necessary within the plan's 20-year timeframe. The Village has initiated various planning, engineering, and design efforts to address these needs, and more information about these efforts is provided later in this chapter.

Opportunities and Challenges

Future opportunities and challenges associated with the Village's utilities and community facilities are related to the continued rapid growth of the Village. Future challenges include the aging of the Village's current infrastructure, determination of the proper timing and location of future infrastructure, the possible need for new or higher levels of services as resident and business populations and needs increase and change, the need to address the secondary impacts of continuing development, greater economic competition within the region and the metropolitan area, fiscal constraints, and new legislation and regulations. Future opportunities include a healthy local population, economy, and business climate, efficiencies of scale, and possibilities for intergovernmental cooperation and shared services.

Inventory and Analysis

Sanitary Sewer Service

Several major federal laws have been passed over the last 100 years to protect our nation's water, and each of these laws imposed subsequently greater restrictions upon the discharge of pollution into the nation's lakes, rivers, and streams. With the passage of the 1972 Clean Water Act, all discharges of pollution required a permit, the use of best achievable pollution control technology was encouraged, and billions of dollars were provided for the construction of sewage treatment plants. This law also required comprehensive water quality planning for both point and nonpoint sources of pollution. For Brown County and the Village of Howard, this planning is currently contained in the *Lower Fox River Basin Water Quality Management Plan* prepared in October 1991 by the Wisconsin Department of Natural Resources (WDNR), and the *1995 Brown County Sewage Plan*, which was revised in August of 1997 by the Brown County Planning Commission and endorsed by the WDNR in September of 1997.

Sanitary sewer service is currently provided to the Village of Howard by the Green Bay Metropolitan Sewerage District (GBMSD) through its system of interceptor sewers and its wastewater treatment plant located in the City of Green Bay near the confluence of the Fox River and the Bay of Green Bay. The Village owns and operates the local wastewater collection system, and the sewage collected by this system is transported to interceptor sewers that are owned and operated by the GBMSD. The locations of the Village's sewers are shown in Figure 6-1.

Since the entire Village has been annexed into the GBMSD, it is eligible to receive sewer service from the district. Approximately 11.3 square miles of land are currently eligible for public sanitary sewer service, and most of this area is situated between Brookfield Avenue/Lakeview Drive/I-43 and Pinecrest Road/Mountain-Bay Trail/Lancaster Creek. The majority of this area is currently provided public sanitary sewer service, and only 1.7 square miles of undeveloped/unsewered land remain. A small area in the far western portion of the Village next to Mill Center is also served by sanitary sewer. Nearly all of the 12,900 people who live in these areas are provided public sanitary sewer service.

Sanitary sewer service will be provided to the currently unsewered areas of the Village as development occurs, and the updated Brown County Sewage Plan will likely reflect the entire Village within the 2020 sewer service area.

The plan's Land Use chapter states that approximately 1,970 acres of vacant developable land will be required to accommodate the development anticipated within the Village over the next 20 years. Sewer service to the mostly developed eastern and central portions of the Village will be provided by the Village's existing sewer system. Service to the primarily undeveloped western portion of the Village will be provided by the existing GBMSD Bayview Interceptor Sewer and the interceptor currently being planned for the southwestern portion of Howard by the Village, the GBMSD, and the Village of

Page for Figure 6-1 (Locations of sewers)

Hobart. This service could be provided within a few years because the sanitary sewer infrastructure is already in place or will be shortly.

Wastewater Collection System

The expansion of the local wastewater collection system should be consistent with the 5-year growth increments identified in the plan's Land Use chapter. This will require infill development to be a high priority, and the Capital Improvements Program should reflect this emphasis. The Village of Howard Capital Improvement Program typically identifies numerous projects of this type, and the CIP currently includes projects in 2002, 2003, and 2004.

Another high priority is the west side of the Village where major interceptor sewers and associated capacities already do, or shortly will, exist. Development proposals are currently being prepared within this area, and it is anticipated that requests for expansion of services will occur shortly. Village staff has indicated that planning is underway to extend an interceptor sewer from the Village of Hobart to the Village of Howard in the vicinity of Posey Court and Shawano Avenue in the southwestern portion of the Village. This project, which is in the Capital Improvement Program for 2002 but will likely be constructed in 2003, will enable sanitary sewer service to be provided to the southwestern portion of the Village within one or two years. Planning is also underway to extend an interceptor sewer south from the GBMSD Bayview Interceptor Sewer near Lancaster Creek. This 2003 project will enable the provision of sanitary sewer service to the western portion of the Village east of Greenfield Avenue.

Lower priority areas include the far western portion of the Village west of Greenfield Avenue and the area near Lancaster Brook north of the GBMSD Bayview Interceptor Sewer.

The expansion of the Village's sanitary sewer system is envisioned to proceed smoothly. There are no known concerns or issues associated with the increased demand for sanitary sewer service, and maintenance and periodic upgrades of the system are expected.

Onsite Sewage Disposal Systems

Although private onsite wastewater treatment systems (POWTS) are an option to accommodate development where public sanitary sewer service does not exist, they have not been used very often in Howard. The existing POWTS are generally located in the far eastern and far western portions of Howard, and it is estimated that there were approximately 573 POWTS within the Village in 2001 serving some commercial and residential development. About 600 people were served by these systems in 2001.

The long-term viability of these systems should be ensured by continued inspections when properties are sold, and inspections of older or potentially failing systems should be required. It is also recommended that public sewer service be considered where

Page for Figure 6-2 (water system map)

widespread failing onsite systems exist and where the service can be provided in a cost-effective manner.

Water Supply

Groundwater has long been the source of all drinking water and other water uses within the Village of Howard. The Howard Waterworks, established in 1958 when Howard became a village, provides public water to the majority of the Village. Currently, three private wells still exist, along with two towers and another being built. These wells correspond to those areas where private onsite wastewater treatment systems are also still present. Figure 6-2 displays the location of the existing Village-owned wells and the fire hydrants associated with the water mains. The Village does not yet have a digital file of the water mains. However, this will be completed in the summer of 2003.

As stated by the Wisconsin Department of Natural Resources, all drinking water, no matter the source, may reasonably be expected to contain at least small amounts of some contaminants. Contaminants may include microbes, such as viruses and bacteria; inorganics, such as salts and metals; pesticides or herbicides; organic chemicals, such as petroleum byproducts; and radioactive substances. The presence of such contaminants does not necessarily indicate that water poses a health risk.

The federal Safe Drinking Water Act of 1974 charged the EPA with promulgating drinking water standards to protect public health. These standards, known as "maximum contaminant levels" (MCLs), now cover approximately 52 substances. Primary MCL standards are designed to protect public health and include standards for organic and inorganic chemicals, microorganisms and bacteria, and turbidity. Secondary MCL standards are designed to protect public welfare and include color, odor, and taste. The Wisconsin DNR has promulgated state MCLs based on the federal MCLs whether its source is groundwater or surface water. These standards apply to any public water supply system. These standards technically do not apply to individual or non-public water supply systems but serve as guidance in determining if a well is contaminated.

In 1984, Wisconsin State Statutes 160 and Administrative Codes NR 809 and 811 were created to minimize the concentration of polluting substances in groundwater through the use of numerical standards to protect the public health and welfare. The numerical standards created under NR 809 and 811 consist of enforcement standards and preventive action limits.

Review of the *Consumer Confidence Report for the Howard Waterworks* indicates that over the past five years ending in 2001, the federal/state MCL for radium has been exceeded four times, and the federal/state MCL for alpha emitters has been exceeded three times. In 2001, it was 0.5 pCi/l over the MCL of 5.5 pCi/l for radium, and 9 pCi/l over the MCL of 15 pCi/l for alpha emitters. Although arsenic has also been identified as a groundwater contaminant concern in northeastern Wisconsin, violations of the arsenic MCL have not occurred in the Village's public water supply system. It can be noted that exceedance of the MCLs for both alpha emitters and radium are due to natural erosion of

bedrock. Some people who drink this water over many years may have an increased risk of cancer. In all other regards, the Howard water system is meeting all other state and federal requirements. It can be noted that the Howard Waterworks tests for 101 different contaminants.

A new well and water tower are under construction near the intersection of Shawano Avenue and Greenfield Avenue. Development proposals are currently being prepared east of this area, and it is anticipated that requests for expansion of services will occur shortly. Village staff has also indicated that planning is underway to extend water mains east from the water tower along Shawano Avenue to an existing water main at the intersection of Shawano Avenue and Pinecrest Road and east along Evergreen Avenue to an existing water main at the intersection of Evergreen Avenue and Graceland Terrace. This would enable the water mains to be looped and an improved pressurized system established. These projects are in the Capital Improvement Program for 2002. This would enable provision of water supply service to the western portion of the Village within one to two years.

The Village's three wells are nearing their production limits, while demand for water within the Village is increasing. Either more wells will be needed (as previously noted, one new municipal well will soon be drilled at the intersection of Greenfield Avenue and Shawano Avenue) or a new source of water will be needed. In regard to continued reliance upon groundwater, it can be noted that groundwater levels are dropping due to increased usage by the Green Bay metropolitan communities, including the Village of Howard. Some studies have indicated that groundwater quantity problems could begin to occur within these communities as early as 2010. In addition, recent state and federal regulations require communities to install costly treatment equipment to reduce the radium levels in the drinking water supply for all new wells constructed and will require these treatment facilities to be constructed by 2006 for all existing wells.

In large part because of these reasons, the Village of Howard became a member of the Central Brown County Water Authority (CBCWA). The CBCWA, comprised of the communities of Allouez, Ashwaubenon, Bellevue, De Pere, Hobart, Howard, Lawrence, Ledgeview, and Scott, proposes to obtain water from Lake Michigan rather than from groundwater. The CBCWA would achieve this through construction of its own pipeline and treatment system or through an agreement with the City of Green Bay. In either event, local community infrastructure would continue to be used; although, existing wells would be used for backup purposes only.

Therefore, the long-term viability of the current public water system could be affected by the outcome of the Central Brown County Water Authority's success in obtaining a long-term and cost-effective supply of water. Continued study and eventual selection of a long-term dependable source of water is necessary.

Howard's public water system expansions should be consistent with the 5-year growth increments identified in the Land Use chapter of the plan. As noted in the Sanitary Sewer Service section of this chapter, this will require infill development to be given a

high priority within the Village, and the Capital Improvements Program should reflect this emphasis. In addition, the Village should continue to work with the other members of the Central Brown County Water Authority to develop a long-term and cost-effective supply of water.

Solid Waste Disposal and Recycling

Solid Waste

The Village provides solid waste collection on a weekly basis for all single- and two-family residential properties. Solid waste collection for all other residential properties and all non-residential businesses is the responsibility of the business and property owner. Howard also requires lead acid batteries, major appliances, waste oil, and yard wastes to be separated from other solid waste and disposed of properly by the property owner. These waste disposal policies are working well and will likely continue in the future.

Recycling

The Village provides curbside recyclable waste collection on a bimonthly basis for all single- and two-family residential properties. Recyclable waste collection for all other residential properties and all non-residential businesses is the responsibility of the individual business or property owner. This arrangement is also working well and should continue in the future.

Stormwater Management

In 1987, the federal government passed an amendment to the Clean Water Act that included several regulations related to stormwater management and nonpoint source pollution control. The programs created by this legislation are administered by the U.S. Environmental Protection Agency and are targeted to control nonpoint source pollution from municipal, industrial, and construction site runoff. These programs require that all communities with populations in excess of 100,000 people inventory, monitor, and develop plans to reduce the pollutants found in municipal runoff. Within Wisconsin, under Administrative Code NR 216, communities located within special areas of concern (the Cities of De Pere and Green Bay and the Villages of Allouez and Ashwaubenon) are also required to address these programs. In addition, these federal and state programs require construction sites in excess of five acres in size to develop erosion control/stormwater management plans to minimize pollutants in runoff from these sites.

Due to revisions to the federal programs in 1999 and corresponding changes to Wisconsin Administrative Codes currently under preparation, these federal programs will apply to most communities, including the Village of Howard, and most construction sites one acre or larger in size, beginning in 2003.

As stated in the Wisconsin Department of Natural Resources' model stormwater runoff ordinance, uncontrolled stormwater runoff from land development activity has a significant impact upon water resources and the health, safety, and general welfare of the community. Uncontrolled stormwater runoff can:

- Degrade physical stream habitat by increasing stream bank erosion, increasing streambed scour, diminishing groundwater recharge, and diminishing stream base flows.
- Diminish the capacity of lakes and streams to support fish, aquatic life, and recreational and water supply uses by increasing loadings of nutrients and other urban pollutants.
- Alter wetland communities by changing wetland hydrology and by increasing pollutant loads.
- Reduce the quality of groundwater by increasing pollutant loads.
- Threaten public health, safety, property, and general welfare by overtaxing storm sewers, drainageways, and other minor drainage facilities.
- Threaten public health, safety, property, and general welfare by increasing major flood peaks and volumes.
- Undermine floodplain management efforts by increasing the incidence and levels of flooding.
- Diminish the public enjoyment of natural resources.

As urban development increases, so do these risks. Research indicates that many of these concerns become evident when impervious surfaces (rooftops, roads, parking lots, etc.) within a watershed reach 10 percent. It can be noted that a typical medium density residential subdivision can contain about 35 to 45 percent impervious surfaces. Therefore, such adverse impacts can occur long before the majority of a watershed becomes developed.

Currently, stormwater management is undertaken on a case-by-case basis by property owners/developers with oversight provided by the Village Public Works Department. This is usually accomplished under the Village's Planned Development District process when rezonings are requested. This has resulted in the creation of approximately 13 stormwater ponds. Four of these ponds will be installed by the end of 2002. The Village complies with state law regarding when and where to install such new stormwater management ponds.

The Village recently received a grant from the Wisconsin Department of Natural Resources' Urban Nonpoint and Stormwater Management Planning Program for the

preparation of its first comprehensive stormwater management plan. It is anticipated that this grant will be used to prepare the Village's stormwater management plan, ordinance, develop public informational and educational programs, and possibly assist in the formation of a stormwater utility district. The plan and associated programs are envisioned to be prepared over the next two years. Furthermore, it is anticipated that this program will consist of:

- The development of 2-year, 24-hour and 25-year, 24-hour peak discharges and flood hydrographs for Lancaster Brook, Beaver Dam Creek, Slough Creek, and Duck Creek.
- An inventory of the Village's current storm sewer system.
- Modeling to determine the amount of pollutants discharged from existing and future development.
- Conceptual level design of best management practices.
- Prioritization of best management practices based upon a cost-benefit analysis.
- Development of a stormwater management plan based upon the above information addressing water quality issues, as well as recommendations concerning a stormwater ordinance and utility.

The recommendations of the stormwater management plan should be incorporated into the comprehensive plan when the management plan is completed. These recommendations should adequately address Howard's stormwater management needs for the next 20 years.

Parks and Recreation

The provision of outdoor recreation and open space lends form and function to a community. It enhances the attractiveness of and fosters a sense of civic pride in the community. The provision of an adequate supply of areas, facilities, and activities to accommodate the public's recreational needs has been proven to promote the general health, welfare, and safety of a community and its citizens.

The Village currently contains a variety of parks, outdoor recreational and open space sites, facilities, and programs. The park system is well maintained, generally adheres to the Americans with Disabilities Act requirements, and meets most of the recreational needs of the community. The Village's park and recreation facilities, as displayed in Figure 6-3, encompass approximately 1,500 acres. This includes 14 Village-owned sites, two county-owned sites, one state-owned site, six school sites, and four private sites. Of these, 17 are primarily active recreational sites providing such facilities as ballfields and playgrounds, and 10 sites are primarily passive recreational sites providing such facilities as picnic areas and trails.

Page for Figure 6-3 (existing rec. facilities)

The Howard Parks, Recreation and Forestry Department provides a number of recreational programs. These include such youth-oriented programs as summer trips, playground activities, football, softball, baseball, track, soccer, and dance. Adult programs include softball, golf, basketball, and volleyball.

The Village also has a Tree Board, which assists the Village in forestry-related issues. It was established in 1992 and created and adopted the Village's first Urban Forestry Plan. That plan recommended the creation of a Management Plan, Forestry Program, Arboricultural Specifications Manual, and park and street tree inventories. With much public and private assistance, by 1998 these recommendations were accomplished. At that time, a new management plan became necessary. That plan is set forth in the Village of Howard Comprehensive Urban Forestry Management Plan dated January 2001 by the Howard Parks, Recreation and Forestry Department. The Tree Board is currently assisting the Village's forestry program by working on revisions to the Village of Howard's Urban Forestry Management Plan and preparing for the 10th anniversary of the Village's designation as a Tree City USA.

The Village of Howard also has a tree planting program. Within subdivisions platted before 1998, homeowners can purchase trees from the Village at a discounted rate for planting by the Village within the road right-of-way. Within subdivisions platted during or after 1998, the Village plants street trees at no extra cost once at least 75 percent of the street or subdivision is developed.

Additionally, the Village's Garden Club plants and maintains flowerbeds along major roads, parks, and public property, and the Howard Arboretum, located at Spring Green Park, provides Village residents an opportunity to view all 125 species of trees that can be planted within the Village.

The Village created Chapter 18 of the municipal code to ensure that adequate parks, open spaces, and sites for other public uses are properly located and preserved as the Village grows. It also allowed the establishment of a funding mechanism to meet the costs of providing park and recreation sites and facilities that are necessary to serve new Village residents. In 1998, the Village passed Ordinance 98-20 that implemented the new impact fees. The impact fee was calculated on a per capita basis for village parks and a community center with assumed deductions for projected grants, gifts, and municipal debt calculated into the impact fee. The calculated per capita impact fee was \$159.20, the impact fee per single-family dwelling unit was \$498.31 (with an assumed 3.13 people per dwelling unit), and the impact fee per multifamily dwelling unit (with an assumed 2.23 people per dwelling unit) was \$355.03.

The current Village park plan is set forth in *Village of Howard Comprehensive Outdoor Recreation Plan*, dated February 1994, by the Brown County Planning Commission. However, as that plan is nearly ten years old, the Howard Parks, Recreation and Forestry Department staff has begun preparation of an update to that plan. As currently drafted, that plan identifies the current recreational facilities within the Village, identifies special

issues and concerns within the Village affecting recreation, and recommends future improvements.

As noted above, the Village maintains a full range of park, outdoor recreation and open space sites, facilities, and programs. This system is well maintained, generally meets the Americans with Disabilities Act requirements, and generally meets most of the recreational needs of the community. However, as noted in the 1994 Village of Howard Comprehensive Outdoor Recreation Plan and in the update currently under preparation, continued maintenance and development of these sites, as well as acquisition and development of additional sites, is necessary to meet the growing needs of the Village.

Recommendations from the 1994 Village of Howard Comprehensive Outdoor Recreation Plan, the draft update of that plan, and the Howard Parks, Recreation and Forestry Department staff are shown on Table 3. Other recommendations from those sources include:

- Update/revision of the Village's landscaping ordinance.
- Investigation of the feasibility of a Village forestry operation which would grow, harvest, and sell trees (possibly at such sites as the Mill Center Area Park and the Brookfield Woods Industrial Park).
- Preparation of a Timber Management Plan.
- Expansion of landscaping of major thoroughfares and Village entryways.
- Continuation/expansion of cooperative efforts with neighboring communities and the school district.
- Improvement and expansion of the Park, Recreation and Forestry Department as the Village grows.

Over the next 20 years, a greater emphasis should be placed on the provision of neighborhood recreational sites and facilities. However, the Village should also establish community parks at the existing Howard Memorial, Meadowbrook, and Spring Green Park sites, and the proposed Mill Center Park site. The implementation of these recommendations and the recommendations in the revised comprehensive outdoor recreation plan should meet the park, recreation, and open space needs of the Village for the next several years.

Telecommunication

Ameritech currently provides the Village's telephone service, and Sprint PCS and Cellcom provide wireless service. There are four wireless phone towers within Howard, and these towers currently provide adequate service to the Village. It is likely that private companies will continue to provide this service, but it is also anticipated that with

the increase in supply and demand for new technology, new companies and technologies may enter the Village.

Power Generation

Electricity and natural gas are provided to the Village by Wisconsin Public Service (WPS). This service should be adequate for years to come, and no significant changes are anticipated.

Cemeteries

St. John the Baptist Cemetery, which is located on Pinecrest Road south of Evergreen Avenue, is the only privately-owned cemetery in the Village. There is currently vacant land next to the cemetery that is proposed to be sold for development. This land is expected to be zoned as First or Second Residential (R-1 or R-2).

In the future, cemetery services will likely continue to be provided by private entities, and a public cemetery will not likely be added in the Village.

Health Care

Howard currently contains three healthcare clinics that provide internal medicine, pediatric, and family practice services. One of the clinics is currently expanding, and the project is expected to be completed in October of 2002.

The Village does not contain a full-service hospital, but St. Mary's Medical Center in the City of Green Bay is located approximately one mile southeast of the Village. St. Mary's provides a wide array of services and is the closest of the metropolitan area's four hospitals.

It is envisioned that these services will continue to be provided by the existing hospital and clinics. However, additional healthcare clinics may be necessary in Howard as the Village develops over the next 20 years. If they are, the clinics should be placed in the village and neighborhood centers.

Elderly Care

There are currently two elderly care facilities in Howard that accommodate the elderly and disabled, and the Village contains three other facilities that provide housing and care for residents diagnosed with mental illness, cerebral palsy, or traumatic brain injuries. These facilities are capable of handling the existing demand for services in the Village, but additional care facilities might be necessary as Howard's population ages over the next 20 years. If additional facilities are necessary, they should be placed in the village and neighborhood centers.

Child Care

There currently are 12 licensed child care facilities located within the Village, and all of these facilities are open only during the week. Nearly all of the facilities provide care to children between the ages of 1 month and 12 years, and many provide preschool programs.

The provision of child care services will likely continue to be provided by private entities. However, the Village should encourage the Howard/Suamico School District to consider providing "learning labs" in the public schools for pre-school age children and encourage the development of child care facilities in the village center and neighborhood centers.

Emergency Services

Emergency services include police, fire, and rescue. The Brown County Sheriff's Department and County Rescue currently provide police and emergency medical service to the Village.

Fire protection is provided by a volunteer fire department. The department includes a fulltime fire chief, part-time assistant chief, and approximately 41 volunteers. The Village's two fire stations are located at the Howard Village Hall on Glendale Avenue and on Shawano Avenue in the western portion of the Village.

Adequate emergency services are currently provided to the Village. However, a study of future fire protection needs is currently underway. The recommendations of this study should be implemented once it is completed.

Libraries

Howard contains one branch of the Brown County library system. This branch serves the Village, Town of Suamico, and other nearby communities, and it is available for public meetings and other functions.

The library branch was recently constructed and is expected to meet the Village's needs during the timeframe of the comprehensive plan. It is also planned to be one of the community facilities within the village center.

Schools

The Village and Town of Suamico comprise the Howard-Suamico School District. The district encompasses approximately 53 square miles and serves an estimated population of 22,877 people. It also provides a comprehensive K-12 grade educational program for approximately 4,200 students within four elementary schools (K-4), one intermediate school (5-6), one middle school (7-8), and one high school (9-12).

Of these seven schools, six are located within the Village. They include:

- ***Bay Port High School.*** This facility is located on Lineville Road in the far northern portion of the Village. It encompasses about 102 acres and was constructed in 2000. It currently houses grades 9 through 12 and has an enrollment of 1,364 students.
- ***Bay View Middle School.*** This facility is located on Cardinal Lane in the central portion of the Village. It encompasses about 43 acres, was constructed in 1963, and was most recently expanded in 1993. It currently houses grades 7 and 8 and has an enrollment of 603 students.
- ***Lineville Intermediate School.*** This facility is located on Lineville Road in the far northern portion of the Village. It encompasses about 30 acres, was constructed in 1972, and was most recently expanded in 1993. It currently houses grades 5 and 6 and has an enrollment of 700 students.
- ***Howard Elementary School.*** This facility is located on West Idlewild Court in the southwestern portion of the Village. It encompasses about 22 acres, was constructed in 1955, and was most recently expanded/upgraded in 1987. It currently houses kindergarten through grade 5 and has an enrollment of 193 students.
- ***Forest Glen Elementary School.*** This facility is located on Cardinal Lane in the far northern portion of the Village. It encompasses about 7 acres, was constructed in 1990, and was most recently expanded/upgraded in 1994. It currently houses kindergarten through grade 4 and has an enrollment of 546 students.
- ***Meadowbrook Elementary School.*** This facility is located on Hillcrest Heights in the central portion of the Village. It encompasses about 10 acres, was constructed in 1972, and was most recently expanded/upgraded in 1998. It currently houses kindergarten through grade 4 and has an enrollment of 355 students.

The school district has also purchased additional properties for the expansion of existing schools and construction of new facilities. These properties include approximately 17 acres adjacent to Howard Elementary School, 10 acres near Bayview Middle School, and 24 acres in western Howard near Mill Center.

According to projections by the Applied Population Laboratory at the University of Wisconsin-Madison, the Howard-Suamico School District is expected to have approximately 5,300 enrolled in 2012. If these projections are realized, this would be an increase of about 1,100 students (26 percent). The largest increase is envisioned to occur within the high school, with an increase of about 390 students (27 percent). The school district believes that it is generally prepared for these enrollment changes. However, the school district also believes that some changes will be necessary in order to provide the best educational program possible. These changes are believed necessary to accommodate the changing student population both in terms of size and age distribution.

community-wide basis becomes important. In addition, recent federal and state rules and regulations are beginning to require this. Preparing such a plan at this time is advantageous as most communities are only now beginning to address this issue, and substantial technical and financial assistance is still available.

For urban communities, a recommendation of most comprehensive stormwater management plans is the creation of a stormwater management ordinance to specify a uniform set of standards to guide and regulate the construction and selection of stormwater management facilities. The ordinance can also prepare the way for the establishment of a stormwater utility or other similar mechanism to obtain a secure source of funding or financing.

Telecommunications

The telecommunication industry and its need for sites for transmission and wireless towers are growing rapidly. Collocation, use of existing or proposed new tower sites for multiple purposes, is one very effective way to address this need. It can also be used to generate revenue by leasing Village-owned property to the telecommunication industry for tower locations. The Village, in cooperation with the telecommunication industry, should undertake a study of potential wireless tower sites and collocation sites within the Village.

Park and Recreation Facilities

It appears that a proposed new community park will be needed in the western portion of the Village and that the residents and stakeholders of the Village desire more neighborhood parks and facilities. As a follow-up to this comprehensive plan, the Village of Howard Comprehensive Outdoor Recreation and Open Space Plan should be updated. Such plans are valid for five years only (to be eligible for many federal and state funding opportunities). The plan was last updated in 1994.

As an urbanizing community with some valuable natural resources still remaining, the accommodation of both development and natural resource preservation is an especially important issue. The provision for, identification of, and protection of greenway corridors/parkways for stormwater management, aesthetics, land use buffers, trails, recreation, utility corridors, etc. is particularly applicable to the Village. In addition, park, recreation, and open space programs should also be continued and expanded as the Village population grows, including opportunities ranging from youth- to senior citizen-organized activities to street tree planting. The locations of Howard's existing recreational facilities are shown in Figure 6-4.

Schools

New schools, expansion of existing schools, and/or restructuring of existing schools will likely be required as growth continues within the Village. Future possibilities in this regard have been identified by the school district. Such decisions should be reviewed for

consistency with the five-year growth increments and other recommendations of this plan. Such decisions should also be reviewed for cost-effectiveness and efficiency in regards to other decisions being made by the Village in regard to future growth, development, and provision of services.

Village Offices and Services

Consolidation of Village offices and services to one municipal building should be considered. If appropriate (cost-effective, efficient, etc.), a new municipal building should be located in the proposed village center. If not appropriate, other future new facilities should consider the proposed village center.

Official Map

The Village's Official Map should be updated after the comprehensive plan is adopted to make the Official Map consistent with the comprehensive plan's recommendations for future facilities.

Capital Improvements Program

The Village's capital improvements program should also be adjusted to be consistent with the recommendations of this plan and, particularly, with the five-year growth increments identified in the plan's Land Use chapter.

6-4 recreational facilities

CHAPTER SEVEN

Agricultural, Natural, and Cultural Resources

In growing communities like the Village of Howard, planning often focuses most closely on issues relating directly to future development, such as land use, transportation facilities, and infrastructure. Issues pertaining to agricultural, natural, and cultural resources tend to receive less attention, and sometimes cohesive and consistent goals and policies regarding these features are lacking in a community's plan. The Village of Howard, however, recognizes the importance of planning for these resources. The results of the surveys, public visioning sessions, and other public input strongly indicated that these resources are important to the future of Howard. Since these resources help define a community and strongly affect quality of life, they must be examined as a part of the planning process.

Agriculture has historically been the dominant land use activity in Howard. Although agricultural land use has been steadily declining over recent decades, it remains an important feature of the Village and will continue to influence its character for some time. Therefore, new developments will need to minimize conflicts with the remaining agricultural activities. The Village will need to determine which types of agricultural uses are still appropriate as the community develops over the next 20 years and determine how to ensure the orderly conversion of farmland into other uses as development pressures increase.

Community design and identity were important issues arising from the public visioning sessions. To a certain extent, the Village in the year 2002 can be described as simply a collection of residential subdivisions with a few suburban commercial strips. There is no strong focal point or design theme that sets Howard apart from typical metropolitan suburbs. In order to adequately consider these issues, it is important to examine the Village's existing cultural resources. This plan will examine ways to build upon these resources to establish and promote Howard's community identity.

Inventory and Analysis

Productive Agricultural Lands

Based on the year 2000 Brown County land use inventory, the Village of Howard has about 2,600 acres of farmland. This amounts to 22.6 percent of the community. Most of this acreage is situated in the western end of the Village (west of Pinecrest Road); although, there are still a few pockets of farmland scattered about the central and northeast portions. Howard's productive agricultural areas are summarized in Figure 7-1.

Page for Figure 7-1 (productive agricultural areas)

Howard has lost farmland at a significant rate over the last 35 years. The original Brown County land use inventory that was conducted in 1965 showed that Howard had 7,745 acres of agricultural land. Therefore, in the 35-year period from 1965 to 2000, the Village's farmland decreased by 66 percent. Most of the lost farmland was converted to developed uses, such as residential subdivisions or industrial parks.

Only one active dairy farm remains in Howard, and much of the remaining farmland is leased rather than worked by resident farmers. The number of property owners and acres within the Wisconsin Farmland Preservation Program has also dropped recently. In the year 2000, only five landowners in Howard were covered under the program for a total of 415.6 acres. This is only half the number of acres that were covered under the program in 1992.

Despite the massive reduction in productive farmland, agriculture is still an important part of the Village's landscape and character. The largest threat to this resource is development pressure. The Green Bay metropolitan area and the Village will continue to grow over the life of the comprehensive plan, which will create demand for the conversion of farmland to developed uses. In the face of rising land values and conflicts with other uses, maintaining farmland is problematic. Nonetheless, the Village can implement policies that encourage continued farming.

Prime Farmland

Based upon the most recent soil survey of Brown County, there is a significant amount of prime farmland (Class I and II soils) in Howard. However, large amounts of prime farmland have already been converted to developed uses.

There are two main areas in the Village where prime agricultural soils exist. The first is the region between Pinecrest Road and Cardinal Lane in the central part of the Village. Nearly this entire region has been developed, and very little agricultural activity still occurs. The second area is the portion of Howard to the west of Greenfield Avenue. This region is mostly undeveloped at this time, and much of the farmland remains in productive agricultural use. Efforts to utilize the Village's prime farmland resources should focus on this far western region since it is farthest from the developing portion of Howard and outside of the 20-year growth area identified in the Land Use chapter of the plan.

Surface Water

Howard contains several significant surface water resources. The largest body of water is the Bay of Green Bay, which forms the eastern boundary of the Village. It is part of the Great Lakes and is a tremendous asset in terms of recreation, fishing, and wildlife habitat. Howard has about three miles of shoreline along the Bay of Green Bay, and a significant portion of this shoreline is under public ownership.

Duck Creek is the largest stream in the Village. From its beginning in Outagamie County, Duck Creek flows northeasterly where it enters Howard at Pamperin Park and eventually flows into the waters of the Bay of Green Bay. The portion within Howard is characterized as a slow-moving stream and is classified as a warm water sport fishery. The key threats to the health of this waterway are sedimentation due to erosion from construction sites and farm fields and excessive nutrients caused by nonpoint source pollution due to storm runoff from lawns, farms, and other sources. The overall Duck Creek watershed, which includes almost all of the Village, is designated a priority watershed by the State of Wisconsin, and a plan has been developed to address the environmental concerns. Other significant streams include Beaver Dam Creek, Lancaster Brook, and Bakers Creek (Slough Creek). All three of these streams are tributaries to Duck Creek and are considered to be in reasonably good condition.

The only significant natural inland body of water is the shallow slough north of Duck Creek immediately west of Highway 41/141. This is sometimes referred to as Duck Creek Slough or Bakers Slough. It is a good fishery and is often used by ice fishermen in the winter. There is also a series of ponds along Velp Avenue and Glendale Avenue to the west of Duck Creek that resulted from the abandonment of quarrying operations. In addition, there is a large pond at the southwest quadrant of the Highway 41/141 interchange with Lineville Road that is the result of an old borrow pit that supplied fill for the highway construction. The locations of these waterways are shown in Figure 7-2.

Floodplains

Floodplains are natural extensions of waterways that provide important natural functions. Floodplains serve as places to store floodwaters, reduce flood peaks and velocities, and reduce sedimentation. They also provide habitat and serve as filters for pollution.

For planning purposes, the 100-year floodplain is most often used. This is the land that has a 1 percent chance of being flooded in any given year. The largest floodplain in Howard is associated with the Bay of Green Bay. Based on the flood study completed by the Federal Emergency Management Agency, it appears that most of the land located east of Lakeview Drive is within the 100-year floodplain. However, there also are floodplains mapped by FEMA for several of the larger streams, including Duck Creek, Beaver Dam Creek, and portions of Lancaster Brook. In addition, flood studies have been completed by local engineering firms for several waterways as part of development projects so floodplain information is available for streams, such as Bakers Creek and several smaller tributaries.

There are several threats to floodplains and the resource values that they represent:

Filling, which might diminish the flood storage capacity of the floodplain. This could have the effect of raising the flood elevation or increasing flow velocities to the detriment of upstream or downstream properties.

Page for Figure 7-2 (stream corridors)

Grading, which can degrade the resource functions of floodplains, such as filtering pollutants or providing habitat.

Impediments, which include encroaching buildings or undersized culverts and bridge openings. These man-made and natural impediments affect the size and proper functioning of floodplains and pose potential hazards to adjacent residents and passersby.

Impervious surfaces, which can increase the velocity of the flood flows, increase the number of pollutants, reduce the amount of natural wildlife habitat, and limit the amount of infiltration of stormwater into the ground.

The Village's 100-year floodplains are shown in Figure 7-3.

If detailed flood studies do not take into consideration the effects of future development, the development might have to be subsequently re-evaluated to see if the amount of new impervious surfaces has impacted the floodplain. Stormwater management techniques are a useful method to limit the impacts of development on the floodplain.

Wetlands

Wetlands are characterized by water at or near the ground level, by soils exhibiting physical or chemical characteristics of water-logging, or by the presence of wetland-adapted vegetation. Wetlands are a significant natural resource that have several important functions. They enhance water quality by absorbing excess nutrients within the roots, stems, and leaves of plants and by slowing the flow of water to let suspended pollutants settle out. Wetlands help regulate storm runoff, which minimizes floods and periods of low flow. They also provide essential habitat for many types of wildlife and offer recreational, educational, and aesthetic opportunities to the community.

Within Howard, there are approximately 2,000 acres of wetlands. The eastern portion has the most, but wetlands are spread throughout almost the entire Village. They are most prevalent along stream corridors, with some existing within shallow depressions. The wetlands along the west shore of Green Bay, including those within Howard, comprise the largest wetlands complex within Brown County.

The chief threat to wetlands is filling. Although an array of federal, state, and local regulations help protect wetlands, wetlands (especially smaller ones) are still lost to road construction and other development activities. The draining of wetlands can also occur through tilling and rerouting of surface water. Some agricultural areas are actually former wetlands that would probably revert back to wetland character if left alone for a period of time.

Even if wetlands are not directly filled, drained, or developed, they still can be impacted by adjacent uses. Siltation from erosion or pollutants entering via stormwater runoff can destroy the wetland. Previously healthy and diverse wetlands can be reduced to

Page for Figure 7-3 (100-year floodplains)

degraded "muck holes" where only the hardiest plants like cattails can survive. Invasive plant species can also negatively affect wetlands. The Village's wetland areas are shown in Figure 7-4, and Figure 7-5 identifies Howard's environmentally sensitive areas (ESAs).

Groundwater

Howard's groundwater originates from precipitation percolating downward through the ground where it becomes part of an underground reservoir known as an aquifer. Drinking water for the Village is drawn from this aquifer through municipal and private wells. The typical depth of these wells ranges from 50 to 550 feet.

Groundwater quality in the aquifer is generally considered good, but localized problems do occur, such as arsenic within wells. Howard's water is generally in good condition, but tests have shown that two of the three municipal wells exceed the federal standard for radium. By December of 2003, the Village (the other communities in Wisconsin) must have a WDNR-approved radium control plan in place, and the Village's radium levels must be below the federal standard by December of 2006.

In addition to quality concerns, the other threat to Howard's groundwater resource is supply. To address this concern, the Village is working with the nine-member Central Brown County Water Authority. The Authority is exploring the feasibility of obtaining drinking water from Lake Michigan either as part of the City of Green Bay's existing Lake Michigan water system or through its own system. If Howard switches its water supply from groundwater to Lake Michigan water, it would solve both the radium issue and the supply issue. However, this could be an expensive solution for the Village's water concerns.

Woodlands

According to the Brown County Land Use Inventory, there were 2,125 acres of private woodlands in Howard in 2000. Since most of the publicly-held wildlife refuges and parks are wooded, the Village's total number of wooded acres easily exceeds 3,000 acres. However, the only significant block of forested land in Howard is on the eastern edge of the Village between the shore of the Bay of Green Bay and US 41. Much of this land is also classified as wetlands. In the central and western parts of the Village, woods are located along stream corridors and within many isolated smaller areas. The Village's woodlands are shown in Figure 7-6.

The amount of woods within Howard is decreasing but not as rapidly as agricultural land. This is probably due to two reasons. First, much of the wooded land is within wetlands, which generally is not available for development into urban uses. Second, some forested land is slowly being created as former agricultural fields sit idle for long periods. The woodlands that remain in Howard are typically less ecologically diverse and more disturbed than the forests that existed prior to settlement of the Village.

Page for Figure 7-4 (wetlands)

Continued development is the key threat to Howard's remaining woodlands. Since these areas are prized as settings for residential subdivisions, they are often targeted for development. Intensive development, especially if improperly planned, can destroy the scenic and natural values of the forest resource and can disrupt the blocks and corridors necessary to provide refuge and passage for wildlife.

Other threats to the forests of Howard include improper management (such as the over-harvesting or under-harvesting of trees), haphazard utility and road construction and maintenance, the introduction of exotic species, and disease.

Wildlife Habitat

Since most of the western and central portions of the Village of Howard are either developed or actively farmed, the existing wildlife habitat is found generally in the eastern part of the community. These lands are associated with the waters of Green Bay and are in wetland-type vegetation. The region provides excellent waterfowl habitat. In fact, studies have shown that these West Shore Wetlands have some of the most valuable waterfowl nesting areas in not only Brown County and the state but in the entire central region of the country.

A great deal of the land along the west shore is already in protective ownership. The Wisconsin Department of Natural Resources owns 376 acres that comprise the Green Bay West Shore Natural Area. This area is located along both sides of US 41 between Duck Creek and the Lakeview Drive overpass. Brown County owns 339 acres that comprise the Fort Howard Paper Foundation Wildlife Area. This area is located in the extreme northeast corner of the Village. These two large wildlife areas, along with adjoining property under private ownership, encompass Howard's most significant wildlife habitat.

Since much of the wildlife habitat along the west shore is already in public ownership and is currently being maintained for continued habitat, the threat of loss of this habitat to development is greatly diminished. Nevertheless, the region is still affected by development around its edges by regional issues, such as water quality, and by potential invasion by exotic species.

Threatened and Endangered Species

An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. The Bureau of Endangered Resources within the Wisconsin Department of Natural Resources monitors endangered and threatened species and maintains the state's Natural Heritage Inventory (NHI). This program maintains data on the locations and status of rare species in Wisconsin. According to NHI, there are some endangered or threatened species found or potentially found in Howard. Because some species are very sensitive, their actual locations are kept vague in order to protect them.

Page for Figure 7-5 (ESAs)

Data for these species are only available at the county level, so some sensitive species that are listed for Brown County may or may not be found in Howard.

Brown County currently contains a handful of plants and animals that are either threatened or endangered. The primary threats to these species are the loss of wetlands and other habitats due to development and other factors.

Scenic Resources and Topography

Howard has a mostly level topography with relatively few distinctive features. The elevation ranges from approximately 580 feet above sea level along the shore of the Bay of Green Bay to 776.5 feet at the highest point in Howard, which is Burdon Hill located on West Hill Drive just north of Shawano Avenue. Thus, there is only about 200 feet of elevation difference between the highest and lowest points.

The extreme western and eastern portions are generally flat. The central portion of the Village is more rolling with several hills and ridges that typically run north/south parallel to the Bay of Green Bay shore. The topography has an impact on natural and scenic resources, particularly in regards to stormwater management and erosion control.

Because there is little extreme topography in the Village of Howard and fewer geologic features, the scenic resources of the community are somewhat limited. The shoreline of the Bay of Green Bay is a significant scenic resource, especially as viewed from the water. Access from land is available due to public ownership of much of the adjoining property, but the relative lack of road access limits the scenery as viewed from land. The high elevation of the Interstate 43 bridge over the Fox River and the elevated US 41 freeway allows views of Howard's shoreline from significant distances.

The large expanse of forested land in the eastern portion of the Village provides great scenery. Being so close to the urban development of metropolitan Green Bay, the rural nature of this region provides a pleasant diversion. Lakeview Drive is heavily wooded along both sides and is one of the few lengthy roads of this nature in Brown County. Seeking ways to maintain the character of this road should be considered. Because of the contrast they provide from the surrounding landscape, the few remaining pockets of upland woods are also a scenic resource.

Mineral Resources

The Village has no known metallic minerals (such as zinc or copper). It also currently contains no non-metallic mining sites. Previously, considerable limestone quarrying activity occurred in the area along Glendale Avenue and Velp Avenue to the east of Maywood Avenue. The four gravel pits in this area are evidence of this activity; although, three have been abandoned and are filled with water. The largest quarry, which is approximately 25 acres in size and up to 165 feet deep, only recently ceased operations and is slowly filling with water.

Page for Figure 7-6 (woodlands)

Historic Buildings

The Angeline Champeau Rioux house, which is located at 2183 Glendale Avenue, is the only property within Howard that is listed on the national and state registries of historic places. This late-Victorian home was added to the registry in 1994.

In terms of its buildings, Howard is relatively new. Since more than half of its housing units were built in the last 20 years and fewer than 5 percent predate 1940, very few are even eligible for historic status. Continued development and redevelopment threaten the ones that remain. As former farms are subdivided, the original farmhouse and outbuildings are often razed to make way for the new streets and lots. Old commercial buildings are also torn down as business areas redevelop, such as along Velp Avenue. Many of the old buildings in Howard are no longer structurally sound and are not good candidates for preservation, but some could be restored or maintained as reminders of Howard's days as a rural community prior to its rapid suburban growth.

Archeological Resources

Howard has several identified archeological sites, as well as some potential regions of archeological significance. Many of these are located along the Duck Creek corridor and include the Pamperin Park area and the Bay of Green Bay shoreline. At least two Native American burial sites have been identified: one along Duck Creek and one along the Bay.

Archeological sites are windows to the past. They provide information and insight as to the culture of the previous residents of Howard. Current state law gives protection to all human burial sites. There are also programs and restrictions relating to other archeological sites. Developing these sites before they can be catalogued and studied is a threat to these resources.

Community Identity and Design

This topic ranked high during the public visioning sessions that were conducted early in the planning process. Residents were concerned about improving or establishing the Village's identity and design elements, such as signage and landscaping.

At the moment, it is not easy to tell that one is entering Howard. For instance, the entrance corridors along Velp Avenue and Packerland Drive look very similar in character going from Green Bay into Howard. Therefore, there is the danger that Howard's identity will simply blend into the larger metropolitan area. Improving the entrance corridors should be a focal point of Howard's efforts to achieve good design and a distinct identity.

Howard's identity is also portrayed by its cultural landmarks, especially public gathering places. Churches, libraries, dance halls, and similar institutions are what often spring to mind when one thinks of a place. Within Howard, St. John the Baptist Catholic Church

serves as a cultural landmark due to its central location, architectural scale and design, and status as a focal point for residents during most of the history of the community.

Pamperin County Park is another icon of the community. Many of the facilities, such as the stone bridge over Duck Creek and the park pavilion, were built during the Great Depression through federal relief programs. This park has been a gathering place for Howard residents (as well as the surrounding region) for decades. Other facilities, though more recent, have also become cultural landmarks. These include the Weyers-Hilliard Branch of the Brown County Library and the new YMCA facility, which will be components of the village center when it develops.

Recommended Policies, Programs, and Actions

There are many avenues the Village of Howard can take to achieve the natural, cultural, and agricultural resources goal and objectives listed in the plan's Issues and Opportunities chapter. They range from specific one-time actions to broad ongoing programs. These recommendations are addressed below.

Farmland Preservation

As stated in the Inventory and Analysis section of this chapter, Howard has been losing agricultural land for several years. Although prime agricultural land still exists, it is increasingly fragmented. Active farming has dwindled, as have lands enrolled in the Wisconsin Farmland Preservation Program. Except for the Lewis family farm on Pinecrest Road, the farmed parcels are fairly small and scattered. Howard's Exclusive Agriculture zoning district covers more properties, but even those are mostly broken up. Given the proximity to the growing Green Bay metropolitan region and the development recommendations of the comprehensive plan, the permanent preservation of agricultural properties is probably not feasible and is not recommended. However, Howard should encourage existing farming operations to continue until such time as intensive development from the built-up part of Howard has extended to these lands. At that time, rezoning from Exclusive Agriculture should be supported. The Village can slow its loss of farmland (and the open space value associated with it) by ensuring compact, orderly growth and limiting the amount of rural residential development.

Creation of Parks

Future locations for neighborhood and community parks should generally include or be adjacent to natural resource features, such as wetlands or stream corridors. This allows greater public accessibility to natural resources and potentially enhances their protection through buffering and public ownership. It can also allow for connectivity of parks through natural resource corridors. Future parks and recreational facilities sites should also be coordinated with adjoining communities and Brown County to allow for potential regional trails, to avoid redundant or competing facilities, and to foster cooperation and efficiency.

Natural Corridors (Parkways)

Natural corridors, or parkways, are an excellent means of maintaining stream corridors and providing many benefits. By keeping intensive development out of the stream corridors, water quality is improved, habitats are maintained, and recreational opportunities are presented. Parkway also maintain scenic values. They have been included within previous Howard plans and have been successful both within Howard (e.g., Meadowbrook Park) and elsewhere in the region (e.g., Baird Creek).

Parkways should be created and/or maintained along the Village's primary drainage corridors, including Duck Creek, Lancaster Brook, and Bakers Creek. A few tributaries of these creeks, as identified in the Village of Howard Comprehensive Outdoor Recreation and Open Space Plan, should also be included. The parkways should, at a minimum, include the floodway portion of the corridor and, ideally, contain additional lands. These parkways would allow the corridors to remain mostly undeveloped as wildlife corridors, preserve natural beauty, provide stormwater management areas, and link parts of the Village together. The parkways would also enhance public access and allow the Village to capitalize on the intrinsic value of its most notable natural features.

Acquisition of parkways could occur anytime that an opportunity arises. Generally, it will occur at the time adjacent lands are developed and could be accomplished either through dedication or purchase. If public acquisition is not feasible, private ownership subject to conservation easements should be considered. Lands within the parkways should be used only for passive recreation, such as trails.

Conservancy Zoning

It is recommended that Howard create a Conservancy zoning district within its zoning ordinance and utilize it for the Village's larger blocks of wetlands, floodplains, and drainageways. The conservancy zone should only allow uses consistent with natural resources and should have standards, such as setbacks or erosion control measures, to protect the value of the resource within the conservancy zone.

This district will provide several benefits relating to natural resources protection. For instance, it will provide greater protection of these important features through the regulations contained within it. Another benefit is that it will allow the zoning map to more clearly identify the areas where development can and cannot occur. Without an actual mapped conservancy district, areas, such as wetlands, would be identified within other zones, such as commercial or residential district. Even though other governmental regulations would help prevent destruction of the wetland, it is misleading to the existing property owner or prospective developer who thinks the land is usable for development. Other benefits of the conservancy district are that it may provide additional areas for stormwater management, recreation and open space, and buffers between various land uses.

Promotion of Flexible Development Practices

Alternative development approaches, such as conservation subdivisions, offer benefits to agricultural and natural resources. New subdivisions can be designed to preserve natural drainage patterns, reduce fragmentation of wildlife habitat, and limit the amount of impervious surfaces, such as roads. By clustering development on a site, large blocks of environmentally sensitive areas or even prime farmland can be left as preserved open space.

To promote such development practices, greater flexibility and incentives should be inserted into Howard's development codes. Developers and Village officials should promote a harmonious relationship between the natural landscape and built environment and strive to encourage preservation of natural areas within newly developed areas. Conservation subdivisions with common open space and other alternative development methods to maintain natural resource features should be encouraged for developments that contain such features. Allowing reduced lot sizes, smaller setbacks, and/or narrower streets in exchange for preservation of natural resources should also be considered.

Wildlife Habitat

As noted previously, the largest wildlife region in the Village is adjacent to the shore of the Bay of Green Bay. A significant portion of these lands is already under public ownership. To build upon the existing wildlife areas, the Village should support the expansion of the Brown County-owned Fort Howard Paper Foundation Wildlife Area and the WDNR-owned Green Bay West Shore Wildlife Area. This would improve public access to the Bay and preserve waterfowl hunting as an important part of the Village's heritage.

A second recommendation is that the Village preserve its wetland property along Brunette Road between the railroad and Cornell Road. This area is part of the Suamico Lacustrine Flats, which is identified by state and county agencies as a significant natural resource. Protecting Howard's portion will also enhance preservation efforts within the Town of Suamico. The Village should work with the DNR regarding measures that could be used to enhance or rehabilitate this area for wildlife. Another possibility is to transfer this property to the DNR in exchange for other property that the DNR owns that could be used by the Village for either active parkland or additional development.

Surface Water Management

Properly managing runoff from snowmelt and storm events is an extremely effective method of protecting the integrity of stream corridors, floodplains, and wetlands, maintaining surface water quality, and guarding against flooding. Appropriate management techniques can range from simple measures, such as directing downspouts to grassy areas where the water can be filtered, to far-reaching measures, such as regional detention ponds.

Stormwater Management

Stormwater management on a broader scale typically is a complicated issue that requires a great deal of study. After receiving the grant mentioned in the comprehensive plan's Utilities and Community Facilities chapter, Howard hired a consultant to complete a comprehensive stormwater management plan for the Village. Finishing that plan is certainly a recommendation for maintaining and enhancing the Village's natural resources. Further, the recommendations of that plan must be implemented in order for the water quality benefits to actually be achieved and to properly manage storm runoff. Once the plan is finished, the Village should adopt a stormwater management ordinance and seek state and federal assistance (e.g., the Wisconsin Coastal Management Program) to implement the stormwater management plan and ordinance.

Flood Studies

It is also recommended that detailed flood studies be completed on the Village's streams, either as part of the comprehensive stormwater management plan or as separate projects. Identifying the extent of the floodplain is vital to protecting its integrity and minimizing the impact of floods on the community. By knowing the floodplain boundaries, it is easier to plan and implement stormwater management facilities. Joint efforts, grants, and cost sharing to map floodplains should be pursued, including FEMA, Brown County, DNR, and local developers. Studying entire stream reaches is preferred over individual case-by-case studies for short stretches.

Erosion Prevention

Preventing erosion is critical to maintaining good water quality and protecting habitats associated with streams and wetlands, so Howard should continue to enforce its erosion control ordinance. The ordinance should periodically be examined to ensure that it is effective at preventing erosion and associated water pollution from construction sites. All Village inspectors should receive proper training and state certification prior to assuming enforcement duties. Educational and training activities for inspectors, developers, builders, and the general public should be periodically provided.

Stormwater Management Infrastructure Maintenance

Howard should continue its program of leaf pickup and street sweeping. These activities significantly minimize pollutants entering the storm sewers (and ultimately the streams) and help maintain the proper functioning of the Village's stormwater management infrastructure. This program should be coupled with efforts to inform the public about preventing pollutants from being dumped into the storm sewer system. Stenciling signs (e.g., "Dump no waste. Drains to creek.") at inlets to the storm sewer should also be considered.

Education and Citizen Participation

Spreading knowledge of the importance of the Village's natural resources and ways to maintain them is an essential implementation tool. For example, educating property owners along creeks about nonpoint source pollution and providing tips on landscaping and buffering to prevent this pollution can help to achieve improved water quality. Periodic pamphlets or newsletters could be mailed to Howard residents to provide information on topics, such as not dumping pollutants down storm sewers, tree trimming tips, and other issues relating to natural resource protection. Water resource educational materials are available from the WDNR.

Another recommendation is to erect signs that identify the names of creeks at road crossings. These signs are an excellent way to raise awareness of drainageways. Unnamed creeks could have names established, perhaps honoring landowners along them or through school naming contests. This is also another way of raising awareness of the importance of these features.

Protecting Groundwater

Howard currently utilizes groundwater for its water consumption needs, so protection of groundwater quality is certainly a key concern. The Village (as a member of the Central Brown County Water Authority) is investigating the feasibility of piping water from Lake Michigan. If this occurs, the focus on groundwater supply and quality will diminish. However, if Howard continues to use groundwater for the bulk of its municipal needs, then it should develop and implement a wellhead protection program in order to prevent contaminants reaching or entering municipal wells.

The Village should also support Brown County's "time of sale" program of inspecting private onsite wastewater treatment systems to guard against failing systems for those areas not served by municipal sewer. Ensuring functioning septic systems will protect groundwater used for private wells in these areas. If areas with multiple failing systems are found, the Village should consider the feasibility of extending sewer lines to correct these situations.

Additional Studies and Monitoring

The Village should consider conducting an ecological analysis of its remaining natural features in order to determine their relative value. Such an analysis could be undertaken by a consultant or possibly the Wisconsin DNR and would allow Howard to prioritize specific areas to focus its protection efforts.

Wetland Delineation

The Village should seek Wisconsin Coastal Management Grants or other funding sources to conduct village-wide wetland delineation to improve upon the existing general wetland maps produced by the Wisconsin DNR. More accurate field-verified wetland

maps will allow the Village to better assess development potential, properly zone these areas, protect wetlands, and avoid having to retrofit or replat areas that unwittingly contained wetlands at the time of platting. As an example, a portion of the Howard Industrial Park had to be redesigned and replatted in order to work around wetlands that were not identified within the original plat map. If better wetland information and mapping are available ahead of time, this resource can be better integrated on the front end of the design of future developments.

Natural Resource Monitoring

In order to monitor how Howard's remaining natural resources are faring, they should continue to be monitored for signs of stress or degradation. As part of the ongoing implementation and completion of the Duck Creek Priority Watershed Project, changes in water quality, habitat, and water resource characteristics should be monitored to determine if the goals of the program are being met.

Historic Preservation

Although many of the Village's older structures have been replaced in recent years, some old homes and commercial buildings remain from the pre-village days. Howard should conduct a survey of older buildings to determine if any qualify for historic status like the Rioux House, which is already on the national and state registries of historic places. Buildings that function as cultural icons, such as Kropp's Supper Club or St. John the Baptist Church, should also be identified. The Village should establish priorities for protection of historic and cultural buildings and push for rehabilitation and maintenance rather than demolition, where possible. Grants and tax incentives for qualifying buildings should be taken advantage of. The integration of the Village's older buildings and architectural styles within new developments adds flavor to the Village and should be supported.

Archeological Sites

Howard has several identified archeological sites, as well as some potential regions of archeological significance. The community should capitalize on the value of these resources, perhaps by including these sites within public neighborhood parks and educating citizens about pre-European settlement life in the Howard region. The Village should work with the Wisconsin Historical Society and Brown County Museum to identify these sites. Processes for dealing with these sites during construction of new development should then be established, for burial sites are currently protected under state law.

Maintaining/Enhancing Cultural Character and Community Design

Street Trees

Street trees are an excellent means of beautifying the built environment and providing neighborhood character. In the older neighborhoods of Howard where street trees were originally planted, the now mature trees are a significant amenity. Howard should continue its policy of requiring the planting of street trees for new subdivisions. In addition, the Village should seek to preserve existing trees by either working with developers to design around such trees or through a tree preservation ordinance. The Village should continue to utilize the Howard Tree Board and Village forester in this regard.

Lakeview Drive

As mentioned earlier, Lakeview Drive in the northeast corner of the Village provides a distinctive character and scenic respite. Efforts to retain the character of this stretch of road should be undertaken. One option to accomplish this recommendation that also ties in nicely with the goal of preserving wildlife habitat is the expansion of the nearby county and state wildlife areas to include this region. Other options include limiting driveways along the road, purchasing scenic easements to prevent tree cutting, and promoting or requiring clustered development with strips of preserved land along the road.

Village Quarries

The large quarry on the north side of Glendale Avenue is a notable man-made feature in the Village. Howard owns the property and has been considering what to do with the property now that its useful life as a quarry has ended. Finding a new use for this property should continue to be pursued. Ideally, any restoration or change of use would reflect its long heritage as an active quarry.

Neighborhood Parks

Even small greenspace within residential developments is a cultural resource that adds value to neighborhoods. New development should contain small neighborhood parks or greenspace, either through the use of conservation subdivisions or by setting aside small areas as neighborhood green or recreation areas.



CHAPTER EIGHT

Intergovernmental Cooperation

Cooperation among neighboring and overlapping units of government is one of the primary goals of the Wisconsin Smart Growth Law and the Howard comprehensive plan. In order for the Village to grow in an orderly and efficient manner, it is necessary for the Village to work with its neighbors, Brown County, the state, and other units of government. Working cooperatively is especially important since many issues, such as stormwater management and traffic, do not recognize municipal boundaries. What one municipality does can have significant impacts on its neighbors.

The intent of the Intergovernmental Cooperation chapter is to analyze the existing relationships the Village has with other units of government and identify means of working cooperatively toward the goal and objectives identified in the Issues and Opportunities chapter of the plan.

Analysis of Governmental Relationships

Howard-Suamico School District

Since the Village of Howard is located entirely within the Howard-Suamico School District, communication between the Village and school district regarding issues, such as new school sites, school/park facilities, and the installation of sidewalks, is very important.

The Howard-Suamico School District currently owns property for a future school near the northern boundary of the Village near Mill Center. Although the site is within the Village, it is very close to the Pulaski School District. Typically, school sites are located near the center of school districts to provide a larger service area to the community, but the Village also recently purchased land next to the proposed school site for a passive-use park. The combination of a park next to a school (such as Meadowbrook Elementary School and Park) has proven in the past to be a very successful venture for both the school district and Village. Although the new school and park sites are situated on the boundary of the school district, their location next to each other provides an amenity for both the school district and the Village from which both can benefit.

There are a number of projects that the Village and school district are working together on, but there is always room for improvement. The Village will need to keep the school district updated on its plans for the installation of sidewalks to enable the school district to plan its bus routes. The school district will also need to inform the Village as to when and where new school sites are being selected so the Village can identify future park sites that the schools can utilize.

Adjacent Local Governments

The neighboring units of government were invited to a roundtable discussion regarding the draft comprehensive plan on June 17, 2002. Local governments that were represented included the Village of Hobart, Town of Suamico, and Town of Pittsfield. In addition to the local representatives, Brown County, the Wisconsin Department of Transportation, and the Wisconsin Department of Natural Resources participated in the meeting. The meeting's topics of discussion included the plan's recommended land use pattern, the village and neighborhood centers, the mixing of land uses, conservancy areas, recommendations for the STH 29 corridor, and other issues.

Town of Suamico

The Town of Suamico and Village of Howard have historically been at odds over issues along their common boundary. However, the Village and Town recently signed an intergovernmental agreement for a period of five years that addresses development, utilities, transportation facilities, and other common issues along and near their boundary.

At the June 17, 2002, meeting, the Town of Suamico's representative was supportive of the Village's planning effort and draft land use plan. The Suamico representative also noted that shoreline preservation along the Bay of Green Bay was a goal of the Town, as well, which corresponds with the Village's recommended plan. At the end of the discussion, the Suamico representative stated that the Howard plan is very consistent with the vision for the Town of Suamico.

Village of Hobart

The boundary between Hobart and Howard is STH 29, so Hobart's focus during the discussion concerned the highway corridor.

The Hobart representative stated that Howard's proposed long-term development along STH 29 is compatible with the development that Hobart has envisioned for this area. The Hobart representative also stated that the neighborhood centers make sense and are more desirable than strip development along main thoroughfares.

In addition to transportation issues, the Hobart representative mentioned that the two villages are cooperatively identifying the location of an interceptor sewer that will come from Hobart, cross underneath STH 29, and serve a portion of Howard. The Hobart representative also discussed the proposed Rails-To-Trails project that will reach from the southernmost edge of Howard, run through Hobart, and eventually reach New London in Outagamie County. In addition, the Hobart representative mentioned that there may be interest in a multi-community water park for residents of western Brown County.

Town of Pittsfield

The Town of Pittsfield and the Village of Howard share a boundary at the west end of the Village. The proposed land use plan for this area envisions some mixed-use residential development, as well as neighborhood centers, that could also serve Pittsfield residents. However, much of the area bordering Pittsfield is recommended to remain in an agricultural use through the plan's 20-year time-period.

The Pittsfield representatives stated that the proposed land use plan is compatible with development in the Town, particularly the Mill Center area. Enhancing this area with a neighborhood center and a new park next to the existing Howard-Suamico School District property would be consistent with Pittsfield's plans for this area.

The Pittsfield representatives also stated that Pittsfield had assumed that a new STH 29 interchange would eventually be built at CTH U instead of CTH VV, but the Town has not developed in the CTH U area. As a result, the Pittsfield representatives believe that an interchange at CTH VV will not negatively affect Pittsfield. The Pittsfield representatives also wished to discuss the reconstruction of Glendale Avenue, which defines the border between the two communities.

Brown County/Green Bay MPO

The Village of Howard has worked very closely with Brown County and its associated departments in developing recreation facilities, innovative transportation plans and facilities, and this comprehensive plan. Since the Brown County Planning Commission/Green Bay MPO prepared the comprehensive plan, the staffs of these entities strongly support the plan's recommendations.

With the assistance of the Wisconsin Department of Administration's Office of Land Information Services, the Brown County Planning Commission/Green Bay MPO is currently beginning the Brown County Comprehensive Plan and comprehensive plans for the City of De Pere, Villages of Allouez and Wrightstown, and Towns of Ledgeview and Suamico. Since the Brown County Planning Commission/Green Bay MPO is coordinating the development of these plans, their recommendations will be consistent and will enable the MPO to develop a cohesive metropolitan area plan.

Region

Regional cooperation among the Village of Howard, other Brown County communities, Brown County, and the greater northeastern Wisconsin region is very much in its infancy. Although the Village and Brown County have a very good working relationship, the Village continuously competes against other communities both within and outside of Brown County and northeastern Wisconsin for economic development projects. This often results in a community accepting development that may not fit or be appropriate in a certain area largely to avoid allowing a neighboring unit of government to get the development and the project's associated tax base.

The Village should continue to work with Brown County, Advance, and the Bay-Lake Regional Planning Commission to develop coordinated strategies to enhance the economic vitality of the Village, Brown County, and the region as a whole.

State

The June 17, 2002, meeting also included the state agencies that are very active in the Village through either land holdings (WDNR) or major projects (WisDOT).

Wisconsin Department of Natural Resources

The WDNR has an interest in development in Howard because the proposed site for the new Northeastern Wisconsin Regional Office is within the area proposed for the village center. The WDNR representative also stated that the plan's recommendation for the expansion of public ownership of the Green Bay West Shore Wetlands meets the goals of the WDNR.

Over the last several years, the Village has worked cooperatively with the WDNR on a number of recreation projects, including the Mountain-Bay State Trail and Wisconsin Stewardship Program grants for Mill Center Park and the Duck Creek Greenway between Cardinal Lane and Riverview Drive.

The Village should continue to work with the Department of Natural Resources to pursue grants for public acquisition of the remaining Green Bay West Shore Wetlands, the development of neighborhood parks, and the identification of other valuable natural resources that should be preserved.

Wisconsin Department of Transportation

The WisDOT representative stated that the DOT has worked with Brown County and the other participants over the last several months to develop the STH 29 Corridor Study. The WisDOT representative also stated that local transportation improvements (like the expansion of US 41 to six lanes) are competing for funding with projects across the state. In addition, the WisDOT representative noted that the US 41/STH 29/CTH EB (Cardinal Lane) interchange is not yet programmed and, therefore, is probably at least seven years away from being started.

As mentioned in the plan's Transportation chapter, the Village is currently developing the Cardinal Lane trail and footbridge from Dousman Street to Riverview Drive. The project was made possible through the Statewide Multi-modal Improvement Program (SMIP), which is administered by WisDOT. This trail will provide a safe walking and bicycling facility for people to access the YMCA, library, and future village center from South Cardinal Lane.

It is very important that the Village continue to work with the Department of Transportation, especially when considering development within the I-43, US 41, and

STH 29 corridors. WisDOT should also consult the Village's comprehensive plan and staff when considering improvements to its transportation facilities.

Local Governments Not in Attendance

City of Green Bay

The City of Green Bay could not attend the meeting; however, the city requested that Velp Avenue, Military Avenue, and Taylor Street be addressed in the plan as areas where the two communities can work together toward the redevelopment of the streetscape and surrounding land uses.

Oneida Nation

Staff received no comments from the Oneida Nation regarding the intergovernmental cooperation meeting.

Other Entities

Wisconsin Department of Administration

Although the relationship between the Village of Howard and the Wisconsin Department of Administration was formed rather recently, it has proven to be a fruitful one for the Village. The Comprehensive Planning Grant and Transportation Planning Grant programs helped the Village fund the development of its first "Smart Growth" plan. The Village should continue to develop this relationship and rely on the Department of Administration for technical expertise for the implementation of this plan, as well as a potential funding source for future projects.

Wisconsin Department of Commerce

The Village of Howard recently received a CDBG-PFED grant from the Department of Commerce for improvements along Brookfield Avenue to allow EKA Chemical, Inc., to locate within the Village.

Intergovernmental Plans or Agreements

Lineville Road Planning and Growth Area

It was mentioned earlier in this chapter that the Village and the Town of Suamico have signed an intergovernmental municipal boundary agreement that encompasses Lineville Road. The agreement was signed in September of 2001 and will continue through September of 2006. The goals of the agreement (pursuant to Section 66.30 of the Wisconsin Statutes) include:

- Orderly planned growth for the Village and the Town and the provision of appropriate, cost-effective municipal services for such development.
- Orderly boundaries between the Village and the Town to promote the cost-effective provision of services and more efficient operation of all units of government.
- The promotion of diversity and balanced development in the Village and the Town.
- The prevention of unplanned development and urban sprawl and protection of the area's natural resources, including its streams, wetlands, and woodlands.
- The promotion of quality development in the Village and the Town.

The agreement also identifies responsibilities for providing sewer service to Bay Port High School and requires urban street cross sections, sewer, water, curb and gutter, storm sewers, and stormwater management plans to meet Village standards in the Lineville Planning and Growth Area.

STH 29 Corridor Plan

The Village of Howard, in cooperation with the Village of Hobart, Town of Pittsfield, Brown County Planning Commission, Brown County Highway Department, Outagamie County Planning Department, WisDOT, and the Oneida Nation, developed a plan for the STH 29 corridor in 2001 and 2002. The purpose of the plan was to identify the locations of future interchanges, overpasses, and other improvements to STH 29 between CTH FF and the Shawano County boundary. A detailed description of the STH 29 Corridor Plan and its recommendations is contained in the comprehensive plan's Transportation chapter.

Village of Howard/Village of Hobart Interceptor Sewer

As mentioned earlier in this chapter, the two villages are currently developing a joint interceptor sewer, which will extend from Hobart, run under STH 29, and serve a portion of the southwest portion of Howard. The communities are currently sharing the costs involved in planning and installing the interceptor.

Existing and Potential Intergovernmental Conflicts

Potential Annexations

A potential intergovernmental conflict could occur where the Village of Howard bounds the Town of Pittsfield, for Pittsfield property owners could petition for annexation into the Village in the future. The Village has not annexed land from surrounding towns since the development of the Forest Glen Elementary/Lineville Intermediate School area, which was previously in the Town of Suamico. However, the potential exists for property owners within Pittsfield to petition for annexation to the Village. Annexation

from the Town of Suamico is not permitted during the 5-year life of the intergovernmental boundary agreement.

Taylor Street Corridor

A second area of increasing land use conflicts is the Taylor Street corridor between Larsen Road and Moraine Terrace where the Village and City of Green Bay share a common boundary. There is an increasing amount of commercial activity just to the west of Taylor Street in the area of Woodman's Supermarket. Much of the traffic from this commercial area utilizes Taylor and Dousman Streets, which results in increased traffic through the residential neighborhoods in the City of Green Bay. The Village and the City should develop and implement a traffic calming and access control policy for both Taylor Street and Dousman Street to address this situation.

Processes to Resolve Conflicts

There are a number of processes that the Village and the surrounding communities could utilize to resolve or prevent conflicts in the future outside of the legal system, which should be the last resort. These methods include cooperative planning, informal negotiation, facilitated negotiation, mediation, and binding arbitration.

A boundary agreement with the Town of Pittsfield should be also promoted. However, for a boundary agreement to be reached and to be effective, both parties must negotiate in good faith so that a settlement agreeable to both sides can be attained.

Summary of Recommendations

To achieve the goal and objectives of this element of the plan, the Village should:

- Initiate discussions with representatives of the Town of Pittsfield regarding cooperative planning for future land uses and street patterns within the Village's extraterritorial area.
- Work with the Town of Pittsfield to determine the proper functionality of Glendale Avenue.
- Continue to work with the Town of Suamico to develop narrow streets, a grid-like street pattern, sidewalks, and a similar development pattern and density as proposed in the Land Use and Transportation chapters of the plan and required in the adopted boundary agreement.
- Explore where Village services can most cost-effectively be extended to serve areas of the neighboring communities.

- Establish an ongoing meeting schedule with representatives of the surrounding communities to discuss land use, transportation, stormwater, and other planning issues that overlap municipal boundaries.
- Share meeting agendas and minutes with the surrounding communities to increase intergovernmental cooperation and awareness of planning issues.
- Work with the Howard-Suamico School District to identify potential locations for new school sites that are located centrally in the district, are near and within existing neighborhoods or new neighborhood centers, and are near existing or proposed parks.
- Continue to participate in intergovernmental mutual response agreements for fire, police, and emergency rescue services.
- Request incorporation of the Village of Howard Comprehensive Plan into the update of the Brown County Comprehensive Plan and the Bay-Lake Regional Planning Commission Master Plan for the region.
- Work with Advance (the economic development arm of the Green Bay Area Chamber of Commerce) and the Bay-Lake Regional Planning Commission to promote cooperative intergovernmental economic development activities and strategies to strengthen the region's economic vitality.
- Maintain the Village's membership in the Central Brown County Water Authority to develop a solution to the Village's groundwater concerns.
- Continue to work with the Green Bay Metropolitan Sewerage District to provide cost-effective, contiguous, and efficient sanitary sewer service.
- Continue to work with the City of Green Bay and Wisconsin Department of Transportation to redevelop the Velp Avenue, Military Avenue, and Taylor Street corridors as more pedestrian-friendly urban streets that utilize design techniques, such as roundabouts, curb extensions, and street narrowing.
- Work with the businesses along Taylor Street to eliminate some driveway access points to create a safer traffic and pedestrian circulation pattern.
- Capitalize on the intergovernmental cooperation fostered by the STH 29 Corridor Plan by continuing to work with the surrounding communities to make STH 29 a safe, efficient, and visually appealing highway.
- Support the development of the Green Bay to New London Rails-To-Trails project, as well as any future Rails-To-Trails projects that provide linkages within the Village and from the Village to other communities.

- Work with the surrounding communities to develop an interconnected series of greenways with trails and public access along major water features, such as the Bay of Green Bay, Duck Creek, and Lancaster Brook.
- Coordinate with Brown County, the Wisconsin Department of Natural Resources, and Wisconsin Coastal Management to pursue grants to expand or enhance the Brown County-owned Fort Howard Wildlife Area and the WDNR-owned West Shore Wetlands.
- Continue working with the WDNR to properly site the potential regional office within the scale and concept of the village center.
- Initiate discussions with the surrounding communities regarding the provision and sharing of joint park and recreation facilities.

CHAPTER NINE

Implementation

The completion of a comprehensive plan should be celebrated as a significant milestone in providing guidance for the future development of Howard. However, the key to the success of a comprehensive plan is its implementation. There are several land use regulatory tools, as well as administrative mechanisms and techniques, which can be utilized as implementation tools for the plan. While the Implementation chapter does not include all of the recommendations of the comprehensive plan, it does summarize the various implementation tools and related action steps toward its implementation.

Zoning

Zoning is the most common regulatory device used by municipalities to implement plan recommendations. The major components of zoning include a written zoning ordinance and zoning district map. The zoning ordinance includes specific language for the administration of the regulations. Included in the text are definitions, district use requirements, administrative procedures, sign and parking regulations, and other elements. The companion zoning district map defines the legal boundaries of each specified zoning district of the zoning ordinance.

Action Steps:

1. When the Village considers future rezoning requests, it is important that the various comprehensive plan components and recommendations be considered and used as a guide in the rezoning determination process. Land use recommendations contained within the plan should be implemented by the zoning ordinance and map.
2. The Village's zoning ordinance should be revised to promote concepts from the comprehensive plan, such as mixed land use, zero setback development, traditional neighborhood development, conservation subdivisions, neighborhood commercial centers, and the village center.
3. The Village zoning ordinance should be revised to expand and establish design requirements for all commercial and industrial development in the Village. Presently, the design requirements only apply to development in the business park or within the B-3 Business District, which includes only a small portion of the development activity in the Village.
4. The Village zoning ordinance should be revised to develop design requirements for residential development, including multifamily housing within a neighborhood setting.

Extraterritorial Zoning

Wisconsin Statute 62.23(7a) enables the Village to exercise extraterritorial zoning powers 1.5 miles into neighboring unincorporated communities. The Village currently has a boundary agreement with the Town of Suamico that addresses development issues between the two communities. The only other unincorporated community that is adjacent to the Village is the Town of Pittsfield. The Village's extraterritorial zoning would enable the Village to work with the Town of Pittsfield to create an extraterritorial district plan to ensure compatible land uses that are consistent with the Village of Howard Comprehensive Plan.

Action Steps:

1. The Village should initiate procedural action under Wisconsin Statute 62.23(7a) to establish extraterritorial zoning that extends 1.5 miles into the Town of Pittsfield.
2. At the conclusion of the existing 5-year boundary agreement with the Town of Suamico, the Village should pursue establishing extraterritorial zoning in Suamico if a new agreement is not reached.

Subdivision Ordinance

Subdivision regulations govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the subdivisions appropriately relate to the surroundings, as well as existing and future public facilities. New subdivisions must also be consistent with the community vision as outlined by the comprehensive plan.

Action Steps:

1. The Village should review the comprehensive plan components and recommendations and use them as a guide in the review process when considering land subdivisions. The land use recommendations contained within the plan should be implemented by the subdivision ordinance.
2. The subdivision ordinance should be revised to ensure that new development is consistent with the comprehensive plan. It is especially important in regards to encouraging neighborhood developments that are "walkable," "livable," and "varied" as encouraged by this plan. The subdivision ordinance should be revised to also contain standards for open space, street widths and connectivity, sidewalks, trails, street trees, stormwater management, and other components of the comprehensive plan.

Official Map

An Official Map is a regulatory tool utilized by a community to project and record future municipal improvements. It is commonly used to identify existing streets and planned improvements, but an Official Map can also be utilized to identify planned school sites,

recreation areas, and municipal facilities. Once an area is identified on an Official Map, no building permit for a use other than the proposed use on the Official Map may be issued for that site unless the map is amended.

Action Steps:

1. The Official Map should be revised to reflect the recommendations of the Village's comprehensive plan. Items that should be mapped include transportation improvements (interchanges, etc.), future park sites, utility rights-of-way, schools, and other facilities.
2. Future amendments to the Official Map should be reviewed to determine if they are consistent with the recommendations of the comprehensive plan.

Capital Improvements Program

Another important device for comprehensive plan implementation is the development of a Capital Improvements Program (CIP). The program is designed to annually schedule public works projects within a specified period of time, and a CIP usually encompasses a period of five to ten years. A CIP that is consistent with the comprehensive plan will provide a monitoring tool to ensure that public works projects are located and scheduled with thorough consideration of each of the plan's chapter recommendations.

Action Steps:

1. Based on the comprehensive plan's recommendations, the Village should update and review the priorities and schedules for public works projects, such as road construction and maintenance, park development and acquisition, and water supply improvements.
2. Special consideration should be given to the comprehensive plan's 5-year growth boundaries when scheduling public utility and infrastructure improvements.
3. Annual updates to the Capital Improvements Program should occur, and these updates should be in compliance with the recommendations of the comprehensive plan.

Building and Housing Codes

A building code is a set of regulations that describes standards for the construction of new buildings or the remodeling of existing buildings. The Village uses the State of Wisconsin Building Code to promote the safety of new buildings and alterations to existing buildings. The housing code defines standards for how a dwelling unit is to be used and maintained after it is built.

Action Steps:

1. The building inspector should review the comprehensive plan to identify opportunities to use the enforcement of the building code as a mechanism to implement the goals and objectives of the comprehensive plan.
2. The Village should develop a housing code and property maintenance code to address concerns regarding substandard buildings and dwellings. These codes should address concerns regarding dangerous buildings, blighting influences, neighborhood nuisances, crowding, health issues, sanitation, yard maintenance, and building deterioration on surfaces, such as paint, siding, and broken windows. Enforcement of the codes should be considered in light of limited personnel.

Comprehensive Outdoor Recreation Plan

As recommended in the Utilities and Community Facilities chapter, the Comprehensive Outdoor Recreation Plan for the Village of Howard should be updated. Outdoor Recreation Plans are considered current for a period of five years after the adoption date. Updating and adopting the plan will make the Village eligible for WDNR grant monies.

Erosion and Stormwater Control Ordinances

Communities can adopt erosion and stormwater control ordinances to control the impact of development on runoff, groundwater recharge, and overall water quality. The ordinance should include standards for compliance and guidelines to assist developers in choosing appropriate stormwater management techniques. The ordinance should also identify that a village stormwater management plan will soon be completed and identify how smaller management practices can be designed to be compatible with the overall plan. The erosion control ordinance primarily addresses the reduction of sediment runoff associated with construction.

Action Steps:

1. Complete the Village of Howard Stormwater Management Plan and review the plan for consistency with the general goals and objectives of the comprehensive plan, the 5-year growth boundaries, and the incorporation of stormwater management facilities within the identified greenway corridors.
2. Amend the erosion control and stormwater management ordinance, the subdivision ordinance, and the capital improvements program to be consistent with the stormwater management plan.
3. Designate and train staff and revise procedures to effectively implement a stormwater management strategy.

Historic Preservation

Historical preservation ordinances are designed to help maintain the character of historically important buildings by preserving existing structures and facades, providing alternatives to demolition, and improving the compatibility of new adjacent buildings. A historical preservation ordinance can also be a catalyst for collecting and preserving the local history of the community.

Action Steps:

1. The Village should complete a survey of older buildings to determine if any qualify for historic status.
2. The Village should establish priorities for historic and cultural buildings and encourage rehabilitation and maintenance rather than the demolition of these structures.
3. The Village should seek grant funding sources to assist property owners in the rehabilitation and maintenance of historic structures.
4. The Village should work with volunteers to compile a history of Howard and seek to capitalize on the value of these resources and information through integration into the community park system, as well as local history programs for the community and through the schools.

Potential Funding Sources

Some of the recommendations in the plan may be implemented with the help of various sources of funds besides local property taxes. Private dollars can be leveraged by developing creative partnerships and by utilizing state and federal grant sources.

Action Steps:

1. Review the recommendations of the comprehensive plan and compare them to external funding sources, such as those identified in Appendix C. A review of projects from the CIP and evaluation of grant fund resources should be completed on an annual basis. The Village should aggressively pursue grant opportunities to reduce the impact of implementation of the plan on local tax levies.

Comprehensive Plan Review

Planning is not static. It is a continuous, ongoing process that is subject to change. It is also at the mercy of many forces over which a municipality has very little or no control (economic conditions, weather, birth rates, etc.). Therefore, if the Village's comprehensive plan is to remain a useful document, the plan should be reviewed on an annual basis to

ensure that it reflects the conditions present at the time and any changes and developments that may have occurred over the last year.

Action Steps:

1. The public will be notified and provided an opportunity to comment on proposed amendments to the comprehensive plan. The Village will consider neighborhood opinion in evaluating how a proposed amendment would meet the amendment criteria. Options for soliciting public opinion could include direct mail survey forms, neighborhood meetings, and open house meetings.
2. Criteria should be adhered to when considering amendments to the comprehensive plan. Amendments shall be approved only if they are determined to be in the public interest, and this determination should be based on a review of all applicable principals from the following:
 - a. How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation.
 - b. How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.
 - Encourage the development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development.
 - Provide uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational, or other opportunities.
 - Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping.
 - Conserve or enhance significant natural and historical features.
 - Provide adequate transportation, water, sewer, and other public services.
 - Provide significant economic development opportunities and broadening of the Village's economy.
 - Provide for the formation and enhancement of neighborhoods.
 - c. Changes shall also demonstrate that a substantial change in circumstances has occurred since the original designation

- d. Scope of review. The review and evaluation of proposed comprehensive plan map changes shall consider both the likely and possible future use of the site and associated impacts.
 - e. Cumulative Impacts. The review of individual comprehensive plan map or policy amendments shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.
3. The Village of Howard Plan Commission should prepare a brief annual report. This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions; how development has or has not coincided with the recommendations of the plan; and how community circumstances have changed which have necessitated recommendations for appropriate comprehensive plan amendments by the Village Board.
4. The Village should consult annually with other governmental agencies and neighboring communities to get their input regarding how their community activities relate to the recommendations of the comprehensive plan.
5. The Village should complete a formal review of the entire comprehensive plan at least once every five years. Based on this review, changes should be made to sections of the plan determined to be out of date and sections that are not serving their intended purpose.
6. At least once every ten years, the plan should be reviewed and updated using a formal process that includes a citizens advisory committee similar to the committee used to develop this plan.

APPENDIX A

Issues	Points
Expand green space, neighborhood parks (not sports complexes), and ESAs	144
Need to address all public services (fire, EMS, utilities, etc.) number, quality, and location of facilities	119
Maintain and improve water supply by ensuring participation with BC Water Authority	100
Improve traffic circulation entering/exiting/within the Village	97
Encourage economic development to increase tax base	97
Continue high standards for homes, businesses, other structures	91
Maintain orderly growth while being sensitive to the environment	88
Establish and maintain consistent standards for development and developers	76
Improve intersection safety and traffic flow	72
Maintain services within a reasonable budget	71
Maintain high quality schools	70
Plan should balance growth (residential, commercial, industrial)	66
Establish pedestrian-friendly village center (sense of place)	63
Better communication and participation among levels of government with residents	50
Preservation and protection of rural areas	41
Provide public aquatic facilities (pool, water park)	40
Maintain river quality as a community resource - Duck Creek Quarry for recreational use	38
Control speeding and address need for consistent speed limits	33
Maintain/expand bike lanes	33
Maintain green space within the Village	32
Attract environmentally-friendly businesses	32
Need sidewalks in new developments	32
Coordinate development with neighboring communities (streets, water, etc.)	30
Utilize existing commercial spaces better	30
Limit new subdivisions until existing ones have mostly filled up	29
Village beautification - flowers, trees, shrubs, and involve residents in care for it	26
Limit commercial development in residential areas	23
Develop off-street bike and pedestrian system	21

APPENDIX B

PUBLIC PARTICIPATION PROCESS FOR THE HOWARD COMPREHENSIVE PLAN

Steering Committee

The plan's steering committee will advise staff during the plan development process, review plan recommendations, discuss the plan elements with public meeting participants, and recommend a final draft of the comprehensive plan to the Village's planning commission and board.

Village Website

Residents will be encouraged to log onto the Village's website to obtain information about each plan element and provide input to the process. The website will be established at the beginning of the process to allow people the chance to contribute immediately.

Flyer

To officially start the planning process, a flyer will be mailed to each household that summarizes the process and provides questions for people to answer to get them thinking about planning issues.

Community Visioning Sessions

Once the project is underway, community visioning sessions will be held during the evening to establish many of the goals, objectives, and policies that will serve as the foundation of the comprehensive plan. All Howard residents will be invited to attend the sessions to offer and discuss their ideas of how the Village should grow over the next several years.

Resident Surveys

Another component of the process will be a survey that will be developed using the information gathered during the community visioning sessions. The survey will be sent to every Howard household and will be designed to determine how the entire community feels about the major issues raised during the visioning sessions.

Public Information Meetings

Once the visioning sessions and surveys are completed and the plan has started to take shape, public information meetings will be held to present various sections of the plan. Meeting participants will also have the opportunity to discuss the recommendations with planning staff and steering committee members and to suggest modifications.

Planning Commission and Village Board Meetings

Once the comprehensive plan is completed in draft form and approved by the steering committee, the Village's planning commission and board will hold public meetings to discuss and adopt the plan.

APPENDIX C

Financial Assistance for Wisconsin's Communities

The Wisconsin Department of Commerce (COMMERCE) has a broad range of financial assistance programs to help communities undertake economic development. This quick reference guide identifies these programs and selected programs from other agencies. COMMERCE maintains a network of area development managers to offer customized services to each region of Wisconsin. For more information on COMMERCE finance programs, contact the Area Development Manager for your region.

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs. Contact Jason Scott, 608/261-7714.

The Community-Based Economic Development Program is designed to promote local business development in economically distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps community-based organizations plan, build, and create business- and technology-based incubators and can also capitalize an incubator tenant revolving loan program. Contact Doug Thurlow, 608/266-7942.

The CDBG-Blight Elimination and Brownfield Redevelopment Program can help small communities obtain money for environmental assessments and remediate brownfields. Contact Joe Leo, 608/267-0751.

The CDBG-Emergency Grant Program can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events. Call 608/266-8934.

The CDBG-Public Facilities component helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents. Call 608/266-8934.

The CDBG-Public Facilities for Economic Development component offers grants to communities to provide infrastructure for a particular economic development project. Contact Joe Leo, 608/267-0751, or Dawn Zanto, 608/266-8525.

The Community Development Zone Program is a tax benefit initiative designed to encourage private investment and job creation in economically distressed areas. The program offers tax credits for creating new fulltime jobs, hiring disadvantaged workers, and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. Call 608/267-3895.

The Freight Railroad Preservation Program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, to preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Contact Ron Adams, Department of Transportation, 608/267-9284.

The Health Care Provider Loan Assistance Program provides repayment of educational loans up to \$25,000 over a five-year period to physician assistants, nurse practitioners, and nurse midwives who agree to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care providers and have difficulty recruiting providers to their area. Contact M. Jane Thomas, 608/267-3837.

The Minority Business Development Fund - Revolving Loan Fund (RLF) Program is designed to help capitalize RLFs administered by American Indian tribal governing bodies or local development corporations that target their loans to minority-owned businesses. The corporation must be at least 51 percent controlled and actively managed by minority group members and must demonstrate the expertise and commitment to promote minority business development in a specific geographic area. Contact Mary Perich, 414/220-5367, or Bureau of Minority Business Development, 608/267-9550.

The Physician Loan Assistance Program provides repayment of medical school loans up to \$50,000 over a five-year period to physicians who are willing to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care physicians and have had difficulty recruiting these physicians to their area. Contact M. Jane Thomas, 608/267-3837.

The State Infrastructure Bank Program is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Dennis Leong, Department of Transportation, 608/266-9910.

Tax Incremental Financing (TIF) can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works.

The Wisconsin Transportation Facilities Economic Assistance and Development Program funds transportation facilities improvements (road, rail, harbor, airport) that are part of an economic development project. Contact Dennis W. Leong, Department of Transportation, 608/266-9910.

Other Related Financial Programs

The Community Development Block Grant (CDBG)-Economic Development Program provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained. Communities can create community revolving loan funds from the loan repayments.

The Freight Railroad Infrastructure Improvement Program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Contact Ron Adams, Department of Transportation, 608/267-9284.

The Recycling Demonstration Grant Program helps businesses and local governing units fund waste reduction, reuse, and recycling pilot projects. Contact JoAnn Farnsworth, 608/267-7154, DNR.

The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately-owned sewage systems. Contact Jean Joyce, 608/267-7113.

Area Development Managers

Wisconsin Department of Commerce Area Development Managers assist business expansions, promote business retention, and help local development organizations in their respective territories. Area development managers (ADM) use their knowledge of federal, state, and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies.

Region 3: Dennis Russell 920/498-6302 drrussell@commerce.state.wi.us

OTHER FINANCE PROGRAM QUESTIONS: 1-800-HELP BUSINESS

APPENDIX D
Public Hearing Notice



Green Bay's Western Opportunity

July 30, 2002

Ashwaubenon-Howard-Suamico-Hobart Press
1047 Marvelle Lane
Green Bay, WI 54313

Dear Bob/Mike:

Please publish the following on August 2, and August 16, and September 6, 2002:

Village of Howard
Notice of Public Hearing

The Village of Howard Plan Commission and Village Board will hold a public hearing on September 9, 2002 at 7:00 p.m. in the Village Hall Board Room regarding an ordinance adopting the update of the Village of Howard's Comprehensive Plan. A copy of the proposed plan may be reviewed or obtained at the Village Hall, 2456 Glendale Avenue, Monday thru Friday, 8:00 - 4:30 p.m. or by logging on to the Village website at www.village.howard.wi.us. Written comments will be accepted up until the public hearing. For further information regarding the proposed ordinance contact Dave Wiese, Village Planner at 434-4640.

The recommended plan consists of written text and maps. Areas covered in the plan include the following general areas: issues and opportunities; housing; transportation, utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental coordination; land use; and implementation. The plan also includes goals, objectives, and policies relating to these areas.

Hugh Thomas

ADMINISTRATION * BUILDING INSPECTION * ACCOUNTING * PARK & RECREATION
2456 Glendale Avenue * P.O. Box 12207 * Green Bay, WI 54307-2207
920-434-4640 * FAX 920-434-4643

APPENDIX E

Adoption Resolution

Ordinance 2002- 13

Ordinance to Adopt the Comprehensive Plan of the Village of Howard, Wisconsin

The Village Board of the Village of Howard, Wisconsin, do ordain as follows:

Section 1. Pursuant to Section 62.23(2)(3) of the Wisconsin Statutes, the Village of Howard, is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Village Board of the Village of Howard, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.100(4)(a) of the Wisconsin Statutes.

Section 3. The Plan Commission of the Village of Howard, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to Village Board the adoption of document entitled "Comprehensive Plan of the Village of Howard," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Village of Howard has held at least one public hearing on this ordinance, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Village Board of the Village of Howard, Wisconsin, does by enactment of this ordinance, formally adopt the document entitled, "Comprehensive Plan of the Village of Howard," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication as required by law.

Adopted this 23RD day of September, 2002.



Robert Strazishar, Village President



Hugh L. Thomas, Village Administrator

Date of publication:

9.27.02

