

ADDENDUM

10-YEAR UPDATE, 2017

Comprehensive Plan

2007– 2027

Village of Howards Grove

Sheboygan County, WI

Adopted September 12, 2017

Prepared with the
assistance of



ADDENDUM
10-Year Update, 2017

~

Village of Howards Grove
Comprehensive Plan 2007-2027

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Prepared with the assistance of:
UW-Extension Sheboygan County

RESOLUTION No. 2017-06

RESOLUTION APPROVING AN AMENDMENT (10-YEAR UPDATE / ADDENDUM) TO THE COMPREHENSIVE PLAN FOR THE VILLAGE OF HOWARDS GROVE

WHEREAS, the Village of Howards Grove, pursuant to the provisions of Section 62.23 of the *Wisconsin Statutes*, has created a Village Plan Commission; and

WHEREAS, the Village Board adopted a comprehensive plan on July 17, 2007, following extensive public participation; and

WHEREAS, the Village of Howards Grove has proposed a comprehensive plan addendum that will 1) update basic demographic data per the 2010 U.S. Census and similar sources; and 2) provide updated information regarding housing, economic development, transportation, and natural resources; and

WHEREAS, the Plan Commission confirms that the comprehensive plan, with the proposed addendum, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that if there be any discrepancies between the comprehensive plan and the addendum, that the addendum, being newer, shall take precedence; and

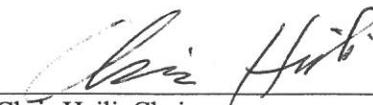
WHEREAS, the Village has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Village Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Village of Howards Grove Plan Commission hereby approves the amendment to the comprehensive plan in the form of an addendum to said comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the comprehensive plan amendment.

Adopted this 12th day of September, 2017.

Ayes 5 Noes 0 Absent 1


Chris Heili, Chairperson

ATTEST:


Jo Ann Lesser, Clerk



AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN OF THE VILLAGE OF HOWARDS GROVE, SHEBOYGAN COUNTY, WISCONSIN.

The Village Board of the Village of Howards Grove, Sheboygan County, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Village of Howards Grove is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a), 66.1001(2), and 66.1001(4) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Howards Grove, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Village of Howards Grove, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board an amendment to the document entitled "VILLAGE OF HOWARDS GROVE COMPREHENSIVE PLAN 2007-2027." Said amendment is entitled "ADDENDUM, 10-YEAR UPDATE, 2017" and is consistent with all of the elements of the aforementioned PLAN, as specified in section 66.1001(2) of the Wisconsin Statutes, and with the actions and procedures specified in section 66.1001(3) of the Wisconsin Statutes. Where there are discrepancies between said ADDENDUM and the PLAN, the ADDENDUM, being newer, shall take precedence.

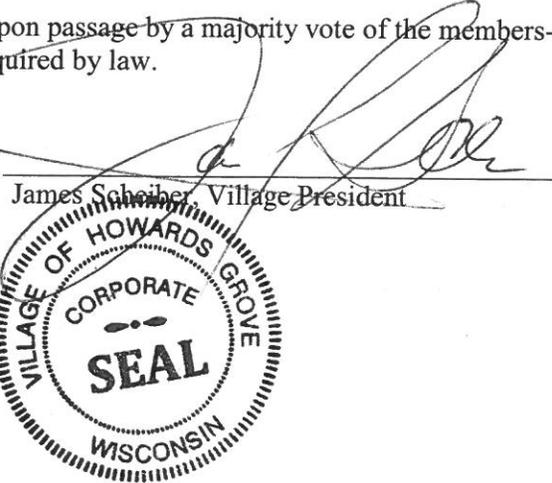
SECTION 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Village Board of the Village of Howards Grove, Wisconsin, does, by the enactment of this ordinance, formally amend the document entitled "VILLAGE OF HOWARDS GROVE COMPREHENSIVE PLAN 2007-2027," 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/posting as required by law.

ADOPTED this 12th day of September, 2017.

Attest: [Signature]
JoAnn Lesser, Village Clerk



(Published/Posted): 9-19-17/9-13-17

(Ayes 10 Nays 0, Abstain 0):

~ TABLE OF CONTENTS ~

Introduction

Purpose of 10-Year Update 1
Why an Addendum Format? 1
Public Participation 2
Vision Statement 2

Basic Information and Data Updates for 2017

Population Characteristics 3
Housing Inventory 6
Economic Information and Data 8
Transportation 10
Natural Resources 12

Land Use

Land Use Acreages 15
Amendment Policy 16

Implementation 17

Appendix A – Groundwater Quality Data

LIST OF TABLES

Table 1a: Population Change, 1980-2010, Villages in Sheboygan County 3
Table 1b: Density, 2010, Villages in Sheboygan County 4
Table 3a: Number of Residents 60+ Years of Age 5
Table 15a: Total Housing Units, 1980-2010, Villages in Sheboygan County 6
Table 15b: Year Structure Built, Howards Grove and Average Village. 7
Table 13a: Housing Occupancy and Tenure, 2000 & 2010, Howards Grove 7
Table 31: Recent History of Property Taxes Levied, Howards Grove 8
Table 32: Recent History of Full Value and Public Indebtedness 9
Table 33: Percentage of Pavement Rated Poor or Worse 10
Table 34: Road Maintenance & Construction Expenditures, 2012-2015 11
Table 35: Short-Term Pedestrian/Bicycle Facilities Recommended 11
Table 31a: Existing Land Use in Acres 15
Table 31b: Existing Land Use Acres per Resident 15

LIST OF MAPS

Map 4a: General Zoning, 2017 19

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Introduction

Purpose of 10-Year Update

The *Village of Howards Grove Comprehensive Plan 2007 - 2027* was adopted as an ordinance on July 17, 2007 by the Howards Grove Village Board. For the majority of the years since then, growth and development was slowed by the “Great Recession” of 2007 - 2009. Consequently, changes in population and land use have been minimal.

Nevertheless, since 2007 there has been a new U.S. Census (2010), pedestrian and bicycle infrastructure has been enhanced as a result of the Village’s participation in Sheboygan County’s Non-Motorized Transportation Pilot Program, and a voluntary well water testing program was conducted by UW-Extension for local well owners.

The purpose of this 10-year update, therefore, is to 1) incorporate new information related to the Census, new infrastructure, and well water testing into the Plan document, and 2) fulfill the statutory requirement stated below.

State Planning Law

Wisconsin State Statute 66.1001(2)(i) states: *Implementation element*. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. **A comprehensive plan under this subsection shall be updated no less than once every 10 years.** [emphasis added]

Why an Addendum Format?

One of the standard methods of updating a plan involves updating the entire document, from the first page to the last. For the Village of Howards Grove that would entail making changes to dates, wording, typos, and references within 105 pages of narrative text. Approximately 30 tables would have to be updated with more recent Census data or other data. Roughly 7 maps would need review and possible revisions. Most notably, 85 findings and recommendations; 47 goals, objectives, and policies; and numerous programs would have to be reviewed to determine whether they are still relevant.

Many of the items listed above were included in the Plan to satisfy statutory requirements rather than because they were related to critical issues. A substantial amount of time was spent compiling and reviewing this non-critical information. The

Village believes its limited resources are now better spent on focusing solely on the updates mentioned on page 1. A separate addendum accomplishes this better than trying to revise a large comprehensive plan document.

Further, a separate addendum allows interested parties to access updated information in a concise and stand-alone format.

Comprehensive Plan Internal Consistency

If any inconsistency between this Addendum and the *Comprehensive Plan 2007 – 2027* is found, this Addendum shall take precedence.

Public Participation

The Village adopted a Public Participation Plan (PPP) by resolution in 2004 for its original comprehensive planning effort. This PPP included a section regarding amendments.

Vision Statement

We envision Howards Grove as a low density, moderately growing village with well-kept, primarily single-family residential and sufficient businesses to meet local needs. Howards Grove residents value a quiet, friendly atmosphere. We consider the parks and green space to be assets. We seek continued quality basic services, partnering with surrounding communities when mutually beneficial.

Basic Information & Data for 2017

There is a basic core of information that should be regularly updated regardless of priorities. These updates are included in this Basic Information & Data chapter.

Population Characteristics

Historical Population Change

Howards Grove added 1,350 residents between 1980 and 2010, more than any other village in the County. By percentage it was the second fastest growing village during that period. Its 14 percent gain from 2000 to 2010 also placed it second.

Table 1a: Population Change, 1980-2010, Villages in Sheboygan County

Village	1980	1990	2000	2010	% Change 1980 - 2010
HOWARDS GROVE	1,838	2,329	2,792	3,188	73%
Adell	545	510	517	516	- 5%
Cascade	615	620	666	709	15%
Cedar Grove	1,420	1,521	1,887	2,113	49%
Elkhart Lake	1,054	1,019	1,021	967	- 8%
Glenbeulah	423	386	378	463	9%
Kohler	1,651	1,817	1,926	2,120	28%
Oostburg	1,647	1,931	2,660	2,887	75%
Random Lake	1,287	1,439	1,551	1,594	24%
Waldo	416	442	450	503	21%

Data source: U.S. Bureau of the Census

However, for the years 2010 to 2016, the period following the adoption of Howards Grove's Comprehensive Plan and its vision for moderate growth, the Village added only 33 residents, for a growth rate of 5.5 persons per year (Wisconsin Department of Administration 1/1/2016 population estimate). This is significantly lower than the growth rate of 45 persons per year for the period of 1980 to 2010.

Population and Housing Density

An analysis of Table 1b shows that the Village of Howards Grove has a higher density of people and houses compared to most other villages in the County. This can be interpreted in at least two ways. It could be said that a village with higher density has too little open space. Or it's possible that such a village has a normal amount of open space, and that it simply does a good job of encouraging compact development that makes efficient use of land.

(For additional comparison's sake, note that the City of Sheboygan has a population density of 3,528 and a housing density of 1,599. At the other extreme, the Town of Russell—home to the Sheboygan Marsh—has a population density of 16 and a housing density of 7. The Town of Herman's numbers are 64 and 19.)

Table 1b: Density, 2010, Villages in Sheboygan County

Village	Average per Square Mile of Land	
	Population Density	Housing Unit Density
HOWARDS GROVE	1,380	552
Adell	921	400
Cascade	875	359
Cedar Grove	987	412
Elkhart Lake	756	552
Glenbeulah	681	300
Kohler	392	161
Oostburg	1,481	592
Random Lake	1,181	533
Waldo	535	222

Data source: Wisconsin: 2010, Population and Housing Unit Counts; U.S. Department of Commerce

Residents 60 Years of Age or Older

The percentage of residents 60 years of age and older has increased far faster than the population as a whole (compare Table 3a to Table 1a).

In raw numbers there are more older residents in cities, but there has been a large percentage of increase in villages—which may not be as prepared to handle an aged population. The Village of Howards Grove has experienced a dramatic increase, even compared to other villages, and this trend should be considered when planning for the future needs of the Village. For example, residents in less urban areas often must drive several miles to larger grocery stores, major health care facilities, and so forth, and this typically becomes more challenging as people age.

Of note, the number of residents age 85 years or older has grown from only 8 in 1980 to 47 in 2010. The mobility of these individuals may be especially limited. They may also need help maintaining their homes.

Table 3a: Number of Residents 60+ Years of Age, Howards Grove & Selected Areas

Geographic Area	1980	1990	2000	2010	Change 1980-2010
Village of HOWARDS GROVE	196	282	392	602	406 (207%)
Town of Herman	244	230	265	292	48 (20%)
Average of all villages in the County	178	197	240	302	124 (70%)
Average of all cities in the County	4,136	4,401	4,222	4,327	191 (5%)

Data source: U.S. Bureau of the Census, 2010, Table DP-1

Housing Inventory

Total Housing Units

The total number of housing units in Howards Grove increased by a substantially higher percentage than the Village's population did during the period. This was likely due to the nationwide demographic trend of smaller families and decreasing size in the number of persons per household, meaning that more homes are needed to house the same number of people.

The 112% increase was the highest among all 10 villages in Sheboygan County. In fact, of all 28 municipalities in the County, only the Town of Sheboygan (141%) had a higher percentage of increase.

The neighboring Town of Herman increased 15 percent during the period.

Table 15a: Total Housing Units, 1980-2010, Villages in Sheboygan County

Village	1980	1990	2000	2010	% Change 1980 - 2010
HOWARDS GROVE	601	813	1,018	1,276	112%
Adell	189	188	218	224	19%
Cascade	214	212	272	291	36%
Cedar Grove	519	550	719	881	70%
Elkhart Lake	401	516	596	706	76%
Glenbeulah	143	141	168	204	43%
Kohler	569	688	791	871	53%
Oostburg	574	704	997	1,154	101%
Random Lake	472	585	660	720	53%
Waldo	150	163	181	209	39%

Data source: U.S. Bureau of the Census

Age of Housing

Howards Grove has a much higher percentage of newer housing than other villages in the County, and a substantially lower percentage of older housing. Generally speaking, a lower percentage of homes in Howards Grove will need significant rehabilitation in the near future.

Table 15b: Year Structure Built, Howards Grove and Average Village

Year Structure Built	Number of Units in Howards Grove	Percentage of Howards Grove Housing Stock	Percentage of Housing Stock in Average Village ¹
April 2000 to March 2010	258	20.2%	12.5%
1990 to March 2000	233	18.3%	16.6%
1980 to 1989	207	16.2%	9.0%
1970 to 1979	250	19.6%	11.5%
1960 to 1969	101	7.9%	7.1%
1940 to 1959	118	9.2%	13.6%
1939 or earlier	109	8.5%	29.6%

Data source: U.S. Census Bureau, 2000 and 2010, DP-1

¹Average of all villages in Sheboygan County except for Howards Grove

Housing Occupancy and Tenure

The percentage of owner-occupied housing in Howards Grove is slightly higher than in the average village in Sheboygan County. The percentage of vacant housing is about half that of the average village. Both of these statistics are what would be expected given the relatively newer housing stock in Howards Grove.

Table 13a: Housing Occupancy & Tenure, 2000 & 2010, Howards Grove & Average Village

Units	Village of Howards Grove, 2000		Village of Howards Grove, 2010		Village ¹ Average, 2000		Village ¹ Average, 2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied	1,007	98%	1,245	98%	472	93%	523	90%
Owner	819	81%	1,041	84%	371	79%	417	80%
Renter	188	19%	204	16%	101	21%	107	20%
Vacant	14	1.4%	29	2.2%	15	3.0%	31	5.2%
Seasonal, Occasional Use	1	0.09%	2	0.2%	22	4.3%	31	5.2%

Data source: U.S. Census Bureau, DP-1

¹Average of all villages in Sheboygan County except for Howards Grove

Economic Information and Data

Economic Development Programs and Resources

This section briefly updates some of the programs and resources available to the Village of Howards Grove that are designed to help grow the local economy through the addition of businesses through development, recruitment, and expansion efforts.

Wisconsin Small Business Development Center at UW-Oshkosh

The Wisconsin Small Business Development Center is a statewide network supporting entrepreneurs and business owners through no-cost, confidential consulting and targeted educational programs. Regional SBDC experts facilitate improvement and growth for small and emerging mid-size companies and help launch successful new enterprises. (www.wisconsinsbdc.org)

County Economic Development Officials/Contacts

Sheboygan County has a County Economic Development Corporation (www.sheboygancountyedc.com) and a Chamber of Commerce (www.sheboygan.org) that oversee the community economic development needs of area towns and villages. The Planning and Economic Development Department within the City of Sheboygan handles the community economic development needs of the city.

Community Finances

A community must be aware of its ability to generate sufficient public revenues to provide the types and levels of services expected by its citizens. Table 31 provides a recent history of the taxes levied in the Village of Howards Grove. Overall, the total revenues available for funding municipal services in Howards Grove increased 24 percent during the period from 2012 through 2015. For comparison, revenues climbed 9.5 percent for all villages in Wisconsin combined during the same period.

Table 31: Recent History of Property Taxes Levied, Village of Howards Grove

Year Levied	Village Share of Total Property Tax ¹	Total General Revenues ²	Percent Change of Total General Revenues from Prior Year
2012	\$723,002	\$1,436,800	0.4%
2013	\$730,970	\$1,260,000	- 12.3%
2014	\$764,304	\$1,723,000	36.7%
2015	\$767,207	\$1,785,600	3.6%

Data source: Wisconsin Department of Revenue

¹Town, Village, and City Taxes, for years cited.

²County and Municipal Revenues and Expenditures, for years cited. Includes taxes, intergovernmental revenues, and miscellaneous revenues.

Table 32: Recent History of Full Value and Public Indebtedness, Howards Grove

Year	Full Value ¹	Debt Limit (5% of Full Value)	Total General Obligation Debt ²	Debt Margin
2011	\$225,008,800	\$11,250,440	\$252,500	\$10,997,940
2012	\$221,380,200	\$11,069,010	\$376,900	\$10,692,110
2013	\$216,130,200	\$10,806,510	\$330,500	\$10,476,010
2014	\$214,199,300	\$10,709,965	\$568,300	\$10,141,665
2015	\$223,680,700	\$11,184,035	\$495,800	\$10,688,235

Data source: Wisconsin Department of Revenue

¹Town, Village, and City Taxes, for years cited.

²County and Municipal Revenues and Expenditures, for years cited.

As shown in Table 32, the full equalized value of property within the Village decreased 0.6 percent for the period 2011 to 2015. For comparison's sake, the full value of all villages in Wisconsin combined increased 2.7 percent during this same period. However, the full value of all villages in Sheboygan County fell by 1.1 percent. For whatever reason, the recovery of property values from the "Great Recession" has lagged behind in Sheboygan County.

The ability to finance community projects is measured in general obligation debt capacity. According to the Wisconsin Constitution, there are limits on how much a municipality may borrow. Municipalities are limited to an amount equal to 5 percent of the equalized value, or full value, of the unit of government. As indicated by Table 32, the Village of Howards Grove's total general obligation debt as of December 31, 2015 was \$495,800, which was 0.2 percent of its full value, and a fraction of the \$11,184,035 it could legally borrow.

Although Howards Grove's debt grew 96 percent from 2011 to 2015, it was still well below the statewide average for villages of 1.9 percent, which was itself a low amount. The per capita debt for Howards Grove was \$154 at the end of 2015, again lower than the statewide per capita debt for villages of \$1,725.

Conservative borrowing is a sound and legitimate financial strategy. However, it should also be noted that villages do have the capacity to more assertively invest in themselves by taking advantage of their substantial debt margin to upgrade local infrastructure, provide additional services, or create improvement programs.

Transportation

Condition of the Village Street System

The Village of Howards Grove has 18.3 miles of roads, 16.5 miles of which are village streets and 1.8 miles are County roads. Based on data in the Pavement Surface Evaluation and Rating (PASER) system as of 2016, of the 16.5 miles of village streets, only 0.3 miles (1.9 percent) were rated as “Poor” or worse. This number was one of the better percentages among Sheboygan County villages.

Table 33: Percentage of Pavement Rated Poor or Worse, Villages in Sheboygan County, as of January 1, 2017

Village	Percentage of Local Streets Rated “Poor” or Worse	Village	Percentage of Local Streets Rated “Poor” or Worse
HOWARDS GROVE	1.9%	Glenbeulah	24.7%
Adell	8.9%	Kohler	0.0%
Cascade	0.0%	Oostburg	7.1%
Cedar Grove	4.6%	Random Lake	2.6%
Elkhart Lake	0.0%	Waldo	5.0%

Data source: Wisconsin Department of Transportation – Wisconsin Information System for Local Roads.

Funding for Village Streets

The cost of constructing, maintaining and operating roads under local jurisdiction is defrayed through the provision of General Transportation Aids, which are distributed to all Wisconsin villages through a highway aids formula administered by the Wisconsin Department of Transportation. Under the formula, local aid is distributed either as a share of eligible highway-related expenditures incurred by the village or on a per-mile basis, whichever is higher.

Eligible expenditures generally include all road construction and maintenance within the right-of-way, as well as a percentage of eligible law enforcement, street lighting maintenance and construction, and storm sewer construction. The share of cost rate is determined by the available funding and the average costs reported by the village. Each village’s share of costs is determined by multiplying the six-year average costs by the percentage rate.

Transportation Aids for villages, as well as all other local units of government and counties, are derived primarily from motor fuel taxes and vehicle registration fees. Beginning in 2017, the Village of Howards Grove has begun sharing in an annual portion (+/- \$39,690) of the newly adopted Sheboygan County sales tax revenue, which must be used for transportation projects.

Table 34: Road Maintenance & Construction Expenditures, 2012-2015, Howards Grove

Year	Roadway Maintenance and Construction Expenditures	Percent Change from Prior Year	State Highway Aids	Percent Change from Prior Year
2012	\$482,600	- 34%	\$76,400	- 24%
2013	\$579,400	+ 20%	\$87,900	+ 15%
2014	\$707,500	+ 22%	\$93,400	+ 6%
2015	\$561,300	- 21%	\$93,600	+ 0.2%

Data source: Wisconsin Department of Revenue, County and Municipal Revenues and Expenditures, for years cited.

Sheboygan County Non-Motorized Transportation Pilot Program (NMTTP) Bicycle and Pedestrian Transportation Planning

Sheboygan County was selected to be one of four counties or metropolitan areas in the United States to participate in a Non-Motorized Transportation Pilot Program (NMTTP) as the result of the federal SAFETEA-LU act in 2005. As one of the four pilot communities, Sheboygan County was eligible for NMTTP funding to build bicycle and pedestrian facilities during federal fiscal years 2006 through 2009.

Recommendations

Village officials provided input on local network priorities. Sheboygan County adopted the *Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2035* in 2007. The Plan recommended the following short-term improvements for Howards Grove:

Table 35: Short-Term Pedestrian/Bicycle Facilities Recommended for Howards Grove

Facility	Location	Status
Sidewalk	Audubon Road from Oriole Lane to end of current sidewalk	Completed
Bicycle Lane	College Ave (CTH A) from west Village Limits to Madison Ave (STH 42)	Completed
Bicycle Lane	Madison Ave (STH 42) from Audubon Road to Wisconsin Dr (intersection of STH 42 and STH 32)	Completed
Bicycle Lane	Millersville Ave (CTH JJ) from STH 42 to west Village Limits	Completed
Sidewalk	Millersville Ave from Elk Lane to Audubon Road	Partially Completed
Bicycle Lane	S. Wisconsin Drive (STH 32) from Madison Ave (STH 32/42) to Evergreen Lane (south Village Limits)	Completed
Paved Shoulder	STH 42 from Rangeline Road to Audubon Road	Unbuilt
Bicycle Lane	N. Wisconsin Drive (STH 42) from Madison Ave (STH 32/42) to north Village Limits	Completed

Source: Village of Howards Grove and Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2035.

“**Areas of Concern**” identified in the *Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2035* included the following main thoroughfares as “unsafe for bicycling” in the Village of Howards Grove area:

- College Avenue (CTH A) and S. Wisconsin Street (STH 32) – Many crashes and poor visibility
- Millersville Avenue – Heavy traffic and high speeds

Natural Resources

Public Water Supply

All Village of Howards Grove residents own and maintain wells. A substantial number of homes have shared wells.

Groundwater Quantity

Since 1993 there have been WDNR approvals for 9 high capacity wells within two miles of the Village: Majestic Crossing Dairy (2), Howards Grove School District (3), and 2003 Appletree Road LLC (4)—although these wells are pumping at a small fraction of their permitted maximum daily pumpage. Nevertheless, there are over 1,200 private wells within the 2.2 square miles of Howards Grove, approximately 570 per square mile, which is a much higher density than is typically associated with private wells. For example, the density in the Town of Herman is approximately 18 wells per square mile.

Fortunately, the nearby metro area of Sheboygan-Kohler-Sheboygan Falls obtains its water from Lake Michigan. This greatly limits the impact of this population center on the groundwater aquifers upon which Howards Grove relies. Nevertheless, groundwater quantity is an important issue that the Village should continue to monitor.

Groundwater Quality

UW-Extension Sheboygan County, the state certified Water and Environmental Analysis Lab at UW-Stevens Point, and the Village of Howards Grove partnered in 1995 and 2010 to hold voluntary well water testing programs for interested homeowners within the Village. Key findings include:

Nitrate is a chemical commonly found in agricultural and lawn fertilizer. It is also formed when waste materials such as manure or septic effluent decompose. Elevated nitrate levels can be an indicator of other potential contaminants. The health standard for nitrate is 10 parts per million (ppm). *In 1995 only one sample out of 95 exceeded 2 ppm and no sample exceeded 5 ppm. In 2010 none of the 96 samples exceeded even 2 ppm. The number of samples with no nitrate detected at all was 88 percent in 1995 versus 99 percent in 2010.*

Coliform bacteria are microorganisms that are found in surface water and soil. While coliform bacteria do not usually cause disease, their presence in a water sample indicates a potential pathway for fecal wastes and other disease causing organisms to enter a well. *6 of the 95 samples (6.3 percent) tested positive for coliform bacteria in 1995, and 8 of the 96 samples (8.3 percent) tested positive in 2010.* The statewide average of positive samples is about 15 percent.

Arsenic is a naturally occurring element that can be found at levels of concern when groundwater dissolves arsenic contained in mineral deposits within the soil and bedrock of some aquifers. *Out of 12 samples, 3 contained arsenic at levels slightly above the health standard. An additional 6 samples contained at least some arsenic, although at a level below the health standard. (This test was not offered in the 1995 program.)*

Lead is not naturally occurring in Wisconsin groundwater, but it can be found in water systems with brass fixtures, lead pipes or lead solder. *3 of the 12 samples had lead present above the health standard, and 3 others had some lead detected. (This test was not offered in the 1995 program.)*

Although these findings would seem to indicate an overall satisfactory level of water quality, arsenic and lead levels may bear watching. Further, the program only tested about 10 percent of the wells in Howards Grove, and no tests were conducted for strontium, barium, cadmium, mercury, or other compounds that negatively impact water quality and public health.

Emerald Ash Borer

The most serious threat to a community's trees to arise in the last few years is the emerald ash borer. This pest is 100 percent fatal to native ash trees of any size, any age, healthy or unhealthy and it is estimated that more than 50 million ash trees are dead or dying in the Midwest because of this insect. Infested trees gradually die over a 2-4 year period.



EAB photo: Wisconsin DATCP

Sheboygan County has been under an emerald ash borer quarantine since 2008. Infestations have been detected in Sheboygan (2016) and Kohler (2017).

According to the *Emerald Ash Borer Resource Management Guide for Sheboygan County Communities*, in 2009 a tree inventory was conducted of public street trees and park trees in high use areas. (The inventory did not include public passive park and recreation spaces such as natural and wood areas.) This inventory lists 112 ash trees for Howards Grove. All were listed as being in good condition.

Emerald ash borer was first confirmed in Howards Grove in the summer of 2017.

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Land Use

Land Use Acreage

Table 31a: Existing Land Use in Acres

Land Use Category	Existing Acres in 2002 ¹	Existing Acres in 2016 ²
Residential	457 (35%)	534 (37%)
Commercial / Business	34 (2.6%)	41 (2.8%)
Industrial / Manufacturing	16 (1.2%)	15 (1.0%)
Utilities / Communication	5 (0.4%)	7 (0.5%)
Roads / Transportation	147 (11%)	170 (12%)
Institutional / Governmental	73 (5.6%)	86 (6.0%)
Recreational / Parks	74 (5.6%)	84 (5.8%)
Woodlands / Natural Areas	109 (8.3%)	96 (6.7%)
Agricultural / Open Space	393 (30%)	400 (28%)
Lakes, Ponds, Rivers, Creeks	3 (0.2%)	9 (0.6%)
TOTAL	1,311	1,437

¹Based on Bay-Lake RPC 2002 land use inventory, and corrections by UW-Extension Sheboygan County.

²Land use inventory updated by UW-Extension Sheboygan County using aerial photography and local input.

Table 31b: Existing Land Use Residents per Acre, 2002 v. 2016, Howards Grove

Land Use Category	Residents per Acre in 2002	Residents per Acre in 2016
Residential	6	6
Commercial / Business	82	78
Industrial / Manufacturing	174	212
Institutional / Governmental	38	37
Recreational / Parks	38	38
Woodlands / Natural Areas	26	33
Agricultural / Open Space	7	8

Amendment Policy

Land Use Intensity Scale

The Village of Howards Grove reserves the right to review and approve, without going through the statutory plan/map amendment process, any development proposal for a use that is less intensive than that which is specified on the Future Land Use Plan map—but only if the development proposal is found to be appropriate under the goals and policies set forth in the *Village of Howards Grove Comprehensive Plan 2007 - 2027* and related Village ordinances.

For example, if the Future Land Use Plan map indicates a potential commercial designation for a particular parcel, then a less intensive use, such as residential, may ultimately be approved for the parcel without amending the Comprehensive Plan. The intensity range of land uses shall be as follows, with 1 being the most intensive and 8 the least intensive:

Intensity Rank	Type of Land Use
1	Industrial
2	Commercial
3	Transportation, Communications, or Utility*
4	Institutional or Governmental
5	Agricultural
6	Recreational
7	Residential
8	Wetlands or Natural Areas

* Transportation, Communication, or Utility uses that are integrated with and commonly associated and constructed with new development are not considered more intensive than the development, and therefore do not require a Plan amendment to be approved.

Implementation

An effective strategy for implementing a comprehensive plan involves categorizing recommended programs and actions by *who* is the entity responsible for initiating the activities and *when* the activities would best be addressed. This is covered on pages 27-34 of the 2007 Comprehensive Plan.

With the adoption of this 2017 Addendum, the following changes are made regarding the implementation of the 2007 Comprehensive Plan.

Page 14:

“The Village of Howards Grove should develop scenarios in which the need for a municipal water system will be required and review those scenarios on an ~~annual~~ as needed basis.”

Page 26, paragraph 7:

“The Village of Howards Grove Plan Commission will periodically provide a written report to the Village Board ~~on an annual basis~~ on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.”

Page 26, paragraph 8:

“The Village of Howards Grove will review the goals, objectives, and policies of the Comprehensive Plan on an ~~annual~~ as needed basis. An update will be made to key components of the Comprehensive Plan in 2017. The entire Comprehensive Plan will be updated every ~~ten~~ 20 years.”

Page 29, row 12, column 3:

“~~2007~~ As needed”

Page 30, row 3, column 3:

“~~Every two years~~ On-going”

Page 30, row 4, column 3:

“~~2008~~ As needed”

Page 30, row 5, column 3:

“~~2008~~ On-going”

Page 33, row 1, column 1:

“~~Annually~~ Periodically develop and review scenarios in which there is a need for a municipal water system.”

Page 33, row 1, column 3:

“~~Annually~~ As needed”

Page 34, row 9, column 1:

~~“2008~~ As needed”

Page 34, row 10, column 1:

“Meet ~~annually~~ periodically with the Howards Grove School District to discuss mutual issues and opportunities.”

Page 34, row 10, column 3:

~~“Annually~~ As needed”

Page 34, row 12, column 3:

~~“2007~~ As needed”

Page 107, paragraph 6:

“The Village of Howards Grove ~~will be exercising~~ exercises the powers of extraterritorial platting. At ~~this~~ some point in time, the Village ~~will~~ may cooperatively work with the surrounding Towns of Herman, Sheboygan, and Sheboygan Falls and with the City of Sheboygan on extraterritorial zoning. The Village of Howards Grove and the City of Sheboygan ~~are currently working on~~ have worked out a mutually agreeable extraterritorial boundary.”

Map 1A and Map 1B:

The City of Sheboygan and Village of Howards Grove extraterritorial boundaries, listed as “Proposed” in 2007 have since been recognized as official.

APPENDIX A

Groundwater Quality Data

WATER SAMPLES: 99- 102
SOFTENERS: 76 75%
BACTERIA 8 8%

WELL CONSTRUCTION METHOD
No Response 51 50%
Driven 1 1%
Dug 0 0%
Drilled 50 49%

DEPTH:	AQUIF	WELL	WATER	CASE	YEARS SINCE LAST WATER TEST
Unknown	92%	71%	87%	78%	Unknown 59 58%
[1 - 25)	0%	0%	3%	0%	Never 3 3%
[25 - 50)	0%	0%	4%	3%	[... 1) 3 3%
[50 -100)	3%	4%	2%	5%	[1 - 2) 2 2%
[100-150)	5%	8%	3%	12%	[2 - 5) 10 10%
[150-200)	0%	15%	1%	2%	[5 - 10) 5 5%
[200 ...	0%	3%	0%	0%	[10 ... 20 20%

OBSERVED PROBLEMS
No Response 49 48%
None 28 27%
Color 10 10%
Taste 8 8%
Odor 18 18%
Health 1 1%
Corrosion 7 7%

CONDUCTIVITY (umhos/cm)
A [... 50) 0 0%
B [50 - 100) 0 0%
C [100 - 200) 0 0%
D [200 - 500) 48 48%
E [500 - 800) 43 43%
F [800 - 1000) 1 1%
G [1000 ... 7 7%

NITRATE-NITRITE (ppm N)
A NONE DETECTED 98 99%
B [0.1 - 2.0) 1 1%
C [2 - 5) 0 0%
D [5 - 10) 0 0%
E [10 - 20) 0 0%
F [20 ... 0 0%

SI (Saturation index)
A [... -3) 0 0%
B [-3 - -2) 0 0%
C [-2 - -1) 2 2%
D [-1 - 0) 12 12%
E [0 - 1) 48 48%
F [1 ... 37 37%

TOTAL HARDNESS (ppm CaCO3)
A NONE DETECTED 4 4%
B [2 - 25) 10 10%
C [25 - 50) 0 0%
D [50 - 150) 8 8%
E [150 - 200) 9 9%
F [200 - 300) 46 46%
G [300 - 400) 16 16%
H [400 - 500) 1 1%
I [500 ... 5 5%

ALKALINITY (ppm CaCO3)
A NONE DETECTED 0 0%
B [2 - 25) 0 0%
C [25 - 50) 0 0%
D [50 - 150) 18 18%
E [150 - 200) 20 20%
F [200 - 300) 57 58%
G [300 - 400) 4 4%
H [400 - 500) 0 0%
I [500 ... 0 0%

pH
A [... 5.0) 0 0%
B [5.0 - 5.5) 0 0%
C [5.5 - 6.0) 0 0%
D [6.0 - 6.5) 0 0%
E [6.5 - 7.0) 0 0%
F [7.0 - 7.5) 0 0%
G [7.5 - 8.0) 9 9%
H [8.0 - 8.5) 90 91%
I [8.5 ... 0 0%

CHLORIDE (ppm)
A NONE DETECTED 0 0%
B [0.5 - 10) 88 89%
C [10 - 25) 8 8%
D [25 - 50) 2 2%
E [50 - 100) 1 1%
F [100 - 200) 0 0%
G [200 ... 0 0%

CALCIUM (mg/l)

A NONE DETECTED	0	0%
B [0.1 - 25)	1	8%
C [25 - 50)	3	25%
D [50 - 200)	6	50%
E [200 ...	2	17%

COPPER (mg/l)

A NONE DETECTED	0	0%
B [0.001- 0.13)	9	75%
C [0.13 - 1.3)	2	17%
D [1.3 ...	1	8%

IRON (mg/l)

A NONE DETECTED	0	0%
B [0.002 - 0.3)	3	25%
C [0.3 - 1.0)	4	33%
D [1.0 ...	5	42%

POTASSIUM (mg/l)

A NONE DETECTED	1	8%
B [0.3 - 5)	11	92%
C [5 - 10)	0	0%
D [10 - 50)	0	0%
E [50 ...	0	0%

MAGNESIUM (mg/l)

A NONE DETECTED	0	0%
B [0.1 - 10)	1	8%
C [10 - 40)	7	58%
D [40 - 100)	4	33%
E [100 ...	0	0%

MANGANESE (mg/l)

A NONE DETECTED	1	8%
B [0.001- 0.05)	8	67%
C [0.05 - 0.2)	3	25%
D [0.2 - 1.0)	0	0%
E [1.0 ...	0	0%

SODIUM (mg/l)

A NONE DETECTED	0	0%
B [0.1 - 10)	2	17%
C [10 - 30)	6	50%
D [30 - 100)	3	25%
E [100 ...	1	8%

LEAD (mg/l)

A NONE DETECTED	6	50%
B [0.002-0.015)	3	25%
C [0.015- 0.05)	1	8%
D [0.05 - 0.1)	0	0%
E [0.1 ...	2	17%

ZINC (mg/l)

A NONE DETECTED	0	0%
B [0.001 - 0.1)	7	58%
C [0.1 - 1)	3	25%
D [1 - 5)	2	17%
E [5 ...	0	0%

ARSENIC (mg/l)

A NONE DETECTED	3	25%
B [0.003-0.010)	6	50%
C [0.010-0.050)	3	25%
D [0.050-0.100)	0	0%
E [0.100 ...	0	0%

SULFATE (mg/l)

A NONE DETECTED	0	0%
B [0.1 - 20)	1	8%
C [20 - 100)	6	50%
D [100 - 250)	2	17%
E [250 ...	3	25%

DACT (ppb)

A NONE DETECTED	6	100%
B [0.1 - 0.3)	0	0%
C [0.3 - 1.0)	0	0%
D [1.0 - 2.0)	0	0%
E [2.0 - 3.0)	0	0%
F [3.0 ...	0	0%

WATER SAMPLES:	95-	96	WELL CONSTRUCTION METHOD	
SOFTENERS:	80	83%	No Response	32 33%
BACTERIA	6	6%	Driven	0 0%
			Dug	0 0%
			Drilled	64 67%

DEPTH:	AQUIF	WELL WATER	CASE	YEARS SINCE LAST WATER TEST
Unknown	85%	63%	81%	74%
[1 - 25)	0%	0%	6%	0%
[25 - 50)	0%	0%	6%	1%
[50 -100)	4%	3%	4%	6%
[100-150)	8%	15%	1%	14%
[150-200)	2%	16%	1%	5%
[200 ...	0%	4%	0%	0%

OBSERVED PROBLEMS			CONDUCTIVITY (umhos/cm)	
No Response	36	38%	A [... 50)	0 0%
None	17	18%	B [50 - 100)	0 0%
Color	6	6%	C [100 - 200)	0 0%
Taste	22	23%	D [200 - 500)	41 43%
Odor	36	38%	E [500 - 800)	45 47%
Health	1	1%	F [800 - 1000)	6 6%
Corrosion	4	4%	G [1000 ...	4 4%

NITRATE-NITRITE (ppm N)			SI (Saturation index)	
A NONE DETECTED	84	88%	A [... -3)	0 0%
B [0.2 - 2.0)	11	11%	B [-3 - -2)	0 0%
C [2 - 5)	1	1%	C [-2 - -1)	1 1%
D [5 - 10)	0	0%	D [-1 - 0)	14 15%
E [10 - 20)	0	0%	E [0 - 1)	51 54%
F [20 ...	0	0%	F [1 ...	29 31%

TOTAL HARDNESS (ppm CaCO3)			ALKALINITY (ppm CaCO3)	
A NONE DETECTED	12	13%	A NONE DETECTED	0 0%
B [2 - 25)	3	3%	B [2 - 25)	0 0%
C [25 - 50)	0	0%	C [25 - 50)	0 0%
D [50 - 150)	6	6%	D [50 - 150)	15 16%
E [150 - 200)	17	18%	E [150 - 200)	20 21%
F [200 - 300)	32	34%	F [200 - 300)	60 63%
G [300 - 400)	12	13%	G [300 - 400)	1 1%
H [400 - 500)	8	8%	H [400 - 500)	0 0%
I [500 ...	5	5%	I [500 ...	0 0%

pH			CHLORIDE (ppm)	
A [... 5.0)	0	0%	A NONE DETECTED	0 0%
B [5.0 - 5.5)	0	0%	B [1 - 10)	94 98%
C [5.5 - 6.0)	0	0%	C [10 - 25)	0 0%
D [6.0 - 6.5)	0	0%	D [25 - 50)	1 1%
E [6.5 - 7.0)	0	0%	E [50 - 100)	1 1%
F [7.0 - 7.5)	1	1%	F [100 - 200)	0 0%
G [7.5 - 8.0)	2	2%	G [200 ...	0 0%
H [8.0 - 8.5)	91	95%		
I [8.5 ...	2	2%		

