



- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting Public Hearing was called to order on Tuesday, January 30, 2018 by Chairperson John Holdridge at 6:00 p.m. at the Town of Hull Municipal Building, 4550 Wojcik Memorial Dr., Stevens Point, WI 54482.

Members Present: John Holdridge, Paul Kubowski, Jan Way, Bob Enright, Bob Bowen, Jocelyn Reid, Dennis Ferriter, and Plan Commission Secretary Patty Amman.

Also present: Kyle Kluck, Ross Rettler, Tracy Pelky, Dave Wilz, Dave Glodowski, Janet Wolle, Barb Brilowski, Pete Kaminski, Jen McNelly, Jeff Schuler, Joel Lemke

Citizens: Grace & Jeff Mijal, Larry Zwicky, Carol & Ernie Kezeske, Ken & Jane Somers, Jason Wanta, Gayle Stewart, Randy & Darlene Spurlin, Nick Firkus, Janet & Lorne Thurier, John Strojny, Richard & Karen Kowieski, Janeen Cooper, Rick Bartsch, John Koshnick, Ron Studinski, Erv & Ester Woyak, Bob & Linda Sharafinski, Pauline Manowski, Lori & Gary Stoltz, Myron Koziczowski, Mike & Judy Splinter, E. Ecklund, Ed Kutzski, Barb & Bill Reed, Ron & Joanne Tork, Ken & Margaret Camlek, Scott & Kristi Vuornen, Laurie Mackay, Kim & Nancy Michaelkamp, Bill DeVita, Brian & Tina Bronk, Paul Otto, Stan Potocki, David & Trudy Pederson, Jordan Whelihan, Cole Peters, Rick & Beth Roth, Tom & Pat Domaszek, Debbie Bera, Ernie Zywicki, Don Butkowski, Jim Kruzicki

- 2. Kyle Kluck proposed subdivision off Torun Road. Further review of additional proposed changes to concept plan for proposed subdivision located between Torun Road and Burgundy Lane, Portage County, Town of Hull T24N, Range 8 E., Section 14. (Updated memo from County dated 1-3-18.) – Tracy Pelky, Portage Co. P&Z.**

- John Holdridge introduced the Hull Plan Commission members as well as some members in the audience who were County Supervisors representing Hull (Don Butkowski, Stan Potocki and Mike Splinter who is running for the County Board). He also indicated other Hull Supervisors present in the audience including Dave Pederson and Dave Wilz.
- The purpose of the meeting/public hearing was to hear discussion and reaction/feedback to the proposed Kyle Kluck subdivision development off Torun Road.

- The Town wanted to hear from the local citizens/neighborhood their comments on documents shared with them including the 1-17-18 letter from John Holdridge to the City/County asking questions about their interests in this project and the County's response (1-23-18) as well as the City's response (1-26-18) to the questions raised in the JH 1-17-18 letter. Maps of the proposed development were also shared with the Hull citizens.
- A pie chart was mentioned as available for citizens to take which shows about 18% of their property taxes go to Hull and around 30% goes to the County. The County funds two services Hull does not have, sheriff service and planning and zoning services.
- The Hull Annual meeting will be April 17, 2018 and all are invited to attend.

Overview:

- Ross Rettler, who is working on a plan layout for Kyle, gave an overview of the proposed Kluck subdivision development indicating 22 single family residential lots proposed in this Option #5 plan with a 24' wide road (with 66' right-of-way) planned to go through the new development from west to east connecting Torun Road to Burgundy Lane. The idea would be to rezone the parcel of land from Ag to R2 Single Family Residential. The average lot size is approximately 2.5 acres. The proposal includes two cul-de-sacs, one off the north end of Larry's Drive and the other off the north end of Sunny Crest Road.
- Per the County's recommendation, this Option #5 plan includes a 20-foot easement for a walking trail providing access from Sunny Crest Road/Jordan Acres Park to the newly planned west/east road through the proposed development.
- Ross showed the audience on a map of the proposed subdivision where roads are to be located.
- JH indicated that tonight, the Plan Commission, with input from the local citizens, would reach some kind of consensus that would be passed along to the Hull Town Board for their review at the Board's Feb. 12, 2018 meeting. The Plan Commission is only advisory to the Hull Town Board.

County Memo:

- Tracy Pelky from Portage County Planning & Zoning wrote a memo dated Jan. 3, 2018 laying out the County's critique of the proposed subdivision.
- Tracy reviewed the County's comments including proposed versus suggested possible lot width versus length ratios. This land is located in the City's Wellhead Protection Zone C, which requires a minimum of 2 acre lots if not on municipal sewer/water. The area is currently zoned A4 agricultural. Hull future land use shows the area as residential. P&Z suggested re-zoning the land from A4 to the R2 Residential Zoning District. It would still be a 2-acre minimum under R2 because of the Wellhead Protection Zone. The lot

size could be narrower under this zoning classification. This might allow for additional lots in the development.

- One of the suggestions in the County memo was the area, being in the Wellhead Protection Zone C, could be serviced by City sewer and water.
- The County, in the 1-3-18 memo, also suggested the extension of roads in the proposed sub-development with Sunny Crest and Larry's Drive going through to the new west/east road off Torun and with additional roads running north off the proposed west/east road. This would be in anticipation of future development of land to the north of this existing parcel. Also suggested was a walking path connecting the existing park off Sunny Crest to the rest of the proposed subdivision.
- Tracy said this is still in the conceptual stage and this is the latest proposal (#5).
- Kyle Kluck said he would be supportive of changing the land zoning to R2 Single Family Residential.
- JH commented on the City and County letters in response to the questions JH posed in his 1-17-18 letter. The position of the City and County, as indicated in their letters, is the suggestion the development should have municipal sewer and water to protect the groundwater, Well #11 and other households in the area.
- JH noted that in the City/County responses, there was no mention of the fact that private septic systems can be improved to filter out contaminants. JH spoke recently with University experts who said septic systems could be designed to deal with high nitrates and other contaminants to eliminate the need for municipal sewer and water.

Cost Estimates of Sewer/Water Extension:

- Dave Glodowski from Gremmer & Associates presented estimated costs of municipal sewer and water being added. JH asked DG to come up with preliminary costs to extend City utilities from the City limits at the southern edge of the trailer park along Torun, up Torun Road to the newly proposed west/east road in the Kluck subdivision. Just to get the mains up to the new road would run around \$400,000. Running it down the new road in the proposed subdivision would be another \$450,000. Around \$900,000 total for extension from existing location of City utilities.
- JH asked who would pay for that extension. Dave G. said that would be a Town/City/County discussion. The Town could assess the costs onto the properties that would benefit from the utilities. The lot owners would participate in the cost of the construction. JH said that means the costs would go back to the citizens or the whole town through the government taking on the cost and redistributing it to all the town. Hull government being the Hull citizens through the levy of the property tax.

- JH talked about the Hull Water Committee which approved the recent installation of two new monitoring wells in the Stroik/Emerald Forest subdivision area to monitor groundwater coming in from the north of those subdivisions where there has been the possibility of 80 acres being developed or put into ag use and contaminants that might be added to the water supply. The evidence of the recent testing of these monitoring wells indicate the water is currently in good condition. This is an indication of Hull's interest in water quality.
- **Park land issue:**
 - JH said there is parkland issues that relate to new developments. Usually developers are required to provide \$250 per lot or in lieu of that, land that can be used for park space. Hull has a Park's Commission which is chaired by Dave Wilz. Dave W. and Janet Wolle did research on this. Dave Wilz commented on the 1988 Hull Park's Ordinance which stated when there is development going on of a certain size, it could trigger that they either give land for future parks or add to the funds for the benefit of that sort of activity. DW had asked Janet Wolle how this has been used/done in the past. The Town has not enforced this issue over the past 10 years with developers. DW then went to the Town Park's Commission members and asked them, if we decide to enforce this ordinance, what would they like to see up in that area which already has two parks nearby. The conclusion of the Park's Commission members was that a traditional park would not be needed in that area but if we were going to enforce this ordinance, we would like to see some land and/or some funds for parks or other recreational uses such as walking paths, connections to the Green Circle, etc. DW recommended Hull should take the 1988 ordinance, review and update it and have it ready for the next stage of development.
 - JH felt that was a great discussion with the Park's Commission members who had good ideas.
- **Roads / Cul-de-sacs:**
 - JH asked Pete Kaminski (Hull Road Foreman) to comment on the cul-de-sacs proposed for this area. Pete said right now there are no cul-de-sacs at the end of Larry's Drive and Sunny Crest, which makes plowing to the end of the road and backing up difficult. Pete favors cul-de-sacs being put in making plowing easier and more efficient.
 - JH talked about roads within subdivisions and how the Hull Board has traditionally taken the position of protecting Hull neighborhoods, both in the past and currently, by discouraging through roads in subdivisions to keep traffic speeds and volume low. Hull citizens prefer not having through streets within their local subdivisions and the Town government has been very supportive of that. JH talked about the Hull Public Safety Plan that will be implemented as well as the North Second Drive road-resurfacing project which will be adding 4-foot accommodation lanes for walker, bikers and joggers as there are many people that use that road. Safety is a big factor in Hull and Hull prefers to keep through traffic out of subdivisions. Torun Road was recently rebuilt and in the process, 3-foot accommodation lanes were added for pedestrians.

- **Jeff Schuler:** Jeff Schuler discussed how the County has gotten to this point including an overview of the County's subdivision review process. The developer comes in to talk about a concept. The County went back and forth with the developer which led to Tracy Pelky's first memo. When a developer comes to the County with an idea, the County sees what is in the County ordinance and how it relates to what the developer wants. In the County ordinance, there are items of overlapping concerns between areas of the town. If utilities are available, when does it make sense to think about utilities, what is the groundwater like, what are the soils like. The County feels the addition of 20 new septic systems to the area would not benefit the groundwater so they questioned that. The County ordinance says if utilities are near to a proposed development, the possibility of connecting to those utilities should be reviewed/considered. The County then met with the City and found the existing utilities are about 2,700 feet away from the proposed development down along Torun Road. They discussed what would be the most beneficial development of this property. In the area directly south of this proposed development, there are 56 homes. In the memo, the County indicated developing 2-acre lots next to a residential area that currently has about ½-acre lots did not make sense from a planning standpoint. The reason this is being discussed is so the decision makers of the town can understand the impacts from the different types of development. If the developer proceeds with the regular development using septic systems and private wells, there is an increased likelihood in the future that wells could become contaminated with their neighbors' septic system. Also pointed out in the memo is the County's efforts over the past 3 years to look at groundwater issues as an important topic. Jeff said the County is not here to tell the Town what to do, but it is the County's job to raise these issues for the Town to consider. The Town is at a crossroads where it can consider water quality issues, but it will come at a cost. The County isn't saying the Town has to connect to the City sewer system, but they are saying, in this part of Hull, given what has gone on with the groundwater and what the County has pointed out in meetings with Town staff, initial evidence of pollutants from existing septic systems perhaps starting to affect existing wells, to really take a look at this. There are costs on both sides, going forward. Jeff encouraged everyone to read the County's memo (which was shared freely with anyone who wanted to take a copy of it). The County's position in the memo took into account the Town's comprehensive plan as well as the County's subdivision ordinance.

- JH responded that our issue out here has been water quantity. We have had people in this area who have put in new wells at a cost of \$6,000 to \$7,000 each. JH also mentioned his puzzlement with the fact the County's presentation/comments did not mention anything about upgraded septic systems. JH felt that ought to be on the table. Jeff said, given the current technology that the State allows permits to be issued on; there are not a lot of things that will treat nitrates or other contaminants. JH said that is not what he is hearing from experts with PhD's in water science. JH appreciated the County's comments and the memo's they wrote which are all available for anyone to see, open documents. JH encouraged people to read that over. Hull is and has been concerned about groundwater and the lot sizes have been increased over time because of that concern of groundwater quality. Hull will take the County and City's comments and recommendations under advisement.

- **Citizen Comments:**

- **Bob Bowen** asked about Jen McNelly's comment about groundwater being at 20 to 30 feet in the new development area. Bob did not think it was that far down. Jen said it can vary in that area. She said there are some areas out there that are shallower. There is a map in the Hull comprehensive plan that outlines some of those shallower areas. Bob wanted to know the implications of percolation of that soil. Jen explained the soil type has rapid permeability so water and nitrates flows through it fairly quickly which is of concern. Jen said septic systems are generally not designed to remove nutrients. They are designed to remove bacteria and things that will make you sick.

- **Don Butkowski** commented on nitrates and disagreed with Jen. Don explained the developer would be taking 50 acres of agriculture land out of Ag use that had corn on it this year where there was direct application of manure . Therefore, taking this land from Ag and putting it into 22 two-acre residential lots would substantially cut the amount nitrates that go into the groundwater and flow south. Jen McNelly said that is true. Jen said about half of the property was under Ag production. The lower half is forested property, which acts as a nitrogen removal area. Tree roots will uptake the nitrates and use them in their growth patterns. She said it would be a trade off in this situation and said Don is correct; where you are taking out the corn production and replacing it with 2-acre residential lots, you will probably reduce the amount of nitrogen that is being put on that property. However, on the area that is forested, she felt there would be a potential increase in nitrate as currently that area is not producing nitrates like the corn planted areas were. Don B. said he found out through the University that 1 acre of corn production has 100 pounds of nitrogen that leeches into the groundwater system. On a standard 2-acre residential parcel, in 1 year you would be leeching about 25 pounds of nitrogen. With Ag production, a lot more nitrogen in leeching into the soil. Jen said that was true. Don said we would benefit by taking the land out of Ag production and putting it into 22 two-acre residential lots. Jen said that would be the case with the area of land that was in farm production. Jen emphasized that the County just wanted the Town to have the conversation about the possibility of municipal utilities and felt this would be an ideal time to discuss this. This property will set precedent going forward for how the Town looks at development. She said in this particular case, the utilities are within a zone of feasibility to be considered for this area. If that would be considered, that would be zero nutrient input versus just reducing them. There are areas to the southeast that are showing signs of septic system influence from other septic systems and in some cases, elevated nitrates. Therefore, what would be the impact of an additional 22 septic systems north of there be?

- JH said the Town has gotten the message. He asked about the County's testing of 214 household water systems throughout the County and five or six were in the Town of Hull. He wanted to know if the County had any results on those. Jen said she is still awaiting results from the University which she thought would be done within the next 2 weeks. JH said the Town would be very interested in getting those results.

- At this time, JH asked for citizen input and comments.
- **Mike Splinter**, who lives on Torun Road, about one house away from where the City water system ends at the City limits. Two years ago, Mike's water ran out and he needed to put in a new well at a cost of \$8,000. It went from 25' to 45' and the new water had a lot of tannins in it so in addition to the \$8,000 well, he needed to add a \$2,800 water treatment system to remove the tannins. Therefore, the total cost of the new water system he just put in was around \$10,500 and his water is fine now. He does not relish the idea of the City water/sewer lines going by and him being forced to fill in his new well and connect to the City utilities. He is fine now, does not need water, and does not need a new sewer. He feels there are a lot of others in the same boat. The other issue Mike had was safety. He feels 24 two-acre lots would be fine. However, if you multiply that by 2 and instead have 48 houses, all with two cars per house, that would be 96 additional cars traveling to and back from work along Torun. You are talking a lot more traffic. Overall, he would much prefer they would keep the proposed development at 2-acre lots with higher quality houses and there would not be the overall costs of a public utility system for everyone.
- **Bill DeVita**, also along Torun Road, is on the Hull Water Committee and is a water chemist at the University. Bill echoes Mike Splinter's concerns with traffic along Torun Road, which has been increasing through the years. There is some evidence of pharmaceuticals in the Hull groundwater. Septic systems put out a plume in the sandy soil, which is narrow. Right now, there is no process within the Town or County that identifies siting septic location versus well location on a property. The code only indicates there needs to be 50 feet of separation between the septic system and well. In the sands, that is not enough. Even with larger lots, wells that are immediately downstream from a septic system can have pharmaceuticals and personal care products metabolites can be detected in the groundwater. Bill's comment was that if there is no connecting to City utilities, it will be important to know the groundwater flow pattern and there should be some control over where septic systems are sited in relation to the wells.
- JH commented that would be under the County jurisdiction, where the septic system is located in relation to the well. Jen McNelly said the County reviews septic systems but they have nothing to do with well placement. That is permitted through the Wisconsin DNR and the well driller. The County can only stipulate the 50 foot separation between the well and septic system and the well needs to be on the highest point of elevation on the property. The County can work with the homeowner to site the septic and well in the most advantageous locations, but the County cannot require that as the rules are currently written.
- JH felt Bill DeVita had a great suggestion. Bill said the septic systems filter out bacteria which is comparably large, but not viruses which are very small. They still have a lot to learn about that. Bill feels we need to discuss this and base it on science and work together. JH said also work with our legislature and if we need to change state law, we ought to advocate for that. If there is a real need to address the arrangement of the wells versus the septic location, we ought to work on that.

- **Dennis Ferriter** just came from a location where he was addressed by someone who lives in the City and wants to leave the City and annex into the Town of Hull because they said their taxes in the City are so high. Dennis said this is another aspect we should look at if we consider connecting City services out to this development where it could become an island of the City.
- **Joel Lemke** spoke about this situation being unique because of the potential for the City and Town to work on boundary agreements. The City may possibly look at this area as a location where municipal utilities could be allowed and annexation would not be required. Currently, that is not how it works. If you get the utilities, you need to annex into the City except for several properties mentioned in Chapter 13 of their ordinance, a property-by-property case. Given other discussions that could be successful, annexation would not necessarily be required. Joel also felt if the Town has installed two new monitoring wells to monitor how a nearby hi-cap well influences groundwater, then the Town should also be interested in the impact of 22 new septic system. Joel said withdrawing water for 22 wells will not adversely affect water quality, but putting in 22 septic systems will.
- JH resumed the citizen comment opportunity.
- **Stan Potocki** asked if there were any area currently in the Town of Hull that receive City sewer and water that are not annexed into the City. Joel said yes, but they are specifically allowed to for one or two reasons. Either they were connected to services before the ordinance was created, or else they were adversely affected by the gas station spill (former Kick-a-Poo, now Kwik Trip) and the groundwater was contaminated, the City allowed utility hookup without annexation. It was only a handful of lots and for reasons of health issues.
- **Gary Stoltz** (Ann Marie Court). Gary said whether the new 22 lots use septic system or City utilities, the owners would be fertilizing their lawns. JH said this was a good point.
- **Mike Splinter** (Torun Road). Mike said if the City utilities go through and about 24 current Hull homeowners would be affected along the way, would it be mandatory for those 24 Hull residents to connect to the utilities and have to pay the 10-year assessment? Joel said that is a Town decision. Joel explained what normally happens where they have extended utilities like they have down Torun Road (in front of Mike's home), the City has a deferred assessment. If the property should ever annex to the City, the City would then state how much the assessment amount is that needs to be paid. However, the City cannot assess outside the City limits. The Town, if they chose to do this, would have the authority to make the assessment. That would be the normal process, to assess the benefiting properties. Otherwise, the Town (government) would need to carry that cost.
- JH asked for other comments on the proposal to run sewer and water to the proposed subdivision. **Debbie Bera** (Torun Road). Debbie has put in a brand new septic system and they are still paying off the loan for that and if they would be forced to connect to City utilities, they would be paying off on a 'dead horse' which she does not care to do. Also, Debbie is concerned about traffic from the subdivisions in the area that use Torun

Road. Traffic is a big concern as well as the fact that people are not following the speed limit. She said that is a huge problem along Torun Road and she is concerned for her grandchildren. She is not opposed to a subdivision but she would rather see 2-acre lots. She is opposed to making people along Torun Road annex to the City. She chose to live in the Town of Hull for the low property taxes. If she wanted to live in Stevens Point, she would move there. If she wanted to live in Plover, which she feels is even worse than Stevens Point, she would move there. Her choice was to be in the Town of Hull because she loves the Town of Hull. She loves her neighbors and wants to stay there.

- **Bill DeVita** commented about running sewer and water up Torun Road. The biggest gain to water quality for that part of Hull would be to get Recre Acres on sewer and water. With 130 homes at 25# of nitrogen per home, that would make more sense to him.
- **Dave Wilz** asked Kyle Kluck, who installs septic systems, what it costs for an average septic system installation. Kyle said around \$7,500 on average for a replacement system for a conventional type. Kyle said if the new lots have to hook up to municipal utilities, there would be a cost for the laterals on top of the utility extension costs. Dave Glodowski had a cost of around \$12,000 for just the lateral. Kyle felt it would cost close to \$30,000 per household for City utilities by the time you pay for extension plus laterals. Joel Lemke had taken his costs and divided them by 24 (for the 24 existing land owners along the extension route) and he came up with about \$24,800 per lot. Dave W. took Dave Glodowski's estimated figures and came up with about \$34,000 per unit.
- Kyle asked Joel, if he would put potentially up to 60 lots in the new development, the municipal utilities would be for 60 lots, not 22 and additional utility costs. Kyle also asked where the City's water would come from. Does it come from Well #11? Joel said it comes from the system as a whole since the water is blended together from the various municipal wells. Joel said it runs pretty steady and would not be significantly affected by the addition of the subdivision. All the City water goes into the same system and pressure zone.
- JH asked Joel what the quarterly assessment is for City water and sewer utilities. Joel said on average it is about \$160 per quarter.
- **Karen Kowieski** (Burgundy Lane). Karen wanted to know if there is that much interest in new construction for homes in the Town of Hull. Where is this coming from? Kyle said there is a lot of interest and he has been approached already by a number of builders. The builders do not care if it is in the Town of Hull or if it is in the City.
- **Kristi Vuornen** (Torun Road). Kristi lives right next to the City limits and next door to the trailer park where the water and sewer is next door. She has nothing but trouble with the City who is next door. She said look at the garbage. If she has to receive City services and possibly pay City taxes, what is the benefit going to be? Except more bills.
- Joel responded that he did not think annexation was part of this conversation. JH said although it is not, the practice has been that if you want City utilities, you annex. That has been the history and Joel agreed it has been.

- **Don Butkowski** with additional thoughts on the 22 lots versus 60 lots. Don felt for the majority of us here, taxes are a big reason why we live in this area, but also, the dynamics of the Town of Hull is still a more rural area. As time goes on, it becomes more urban, but initially people moved here because it was a more rural area. When he looks at 22 lots on 58 acres versus 60 lots on 58 acres, those 60 lots would be more like half-acre lots. That would make an urban subdivision in our back yard. That would potentially reduce the quality of life we have come to enjoy in the Town of Hull. A traffic count has been done along Torun and it is amazing the traffic, 1,600 cars a day already. Don feels there could be some increased infrastructure costs that have not been brought up. More roads in the subdivision to plow and maintain. 60 houses with families will need services from the Town of Hull which might require an increase in Town employees and staff which would be an additional cost to the taxpayers. Also, when you have houses that close together, there is the potential for conflicts more so than if you have 2-acre lots. Don hopes that Kyle would seriously consider the 22 lots at 2 acres.
- **Dennis Ferriter** asked Kyle, out of the 22 lots, how much of the property is forested. Kyle said about half the property. Dennis said in the White Tail subdivision near the Town Municipal building area (but in the City), they made sure when they built homes in that subdivision they kept trees within the lot. Dennis felt that was something that should be considered, protecting the woodland somehow. Kyle felt they would be protected by the homeowners. Kyle also felt there might be a covenant agreement of some sort for the new development to protect the trees.
- JH asked for any other comments stressing this was their meeting and their opportunity to give comment to the Plan Commission and by extension, to the Town Board.
- Jeff Schuler said part of the reason this question is in front of the Town is because for the last 13 years, the Town has had this area in the most dense residential zoning category. Based on the comments of traffic concerns and not wanting to have higher density lots, residents should talk to their Town supervisors and Plan Commission members and tell them you would like that area re-mapped to Rural Residential which is a minimum 2-acre lot size. That is the way they would address it from a planning standpoint. If they leave it the way it is now, it would be open to questions of should there be development at a higher density. When the map was first created, it was duplicating the size of lots to the south going north for the future. Jeff said the citizens should impress upon the Town that the map (future land map) should be changed and have the Town reaffirm with the citizens what policies will be put into the Town comprehensive plan that drives these types of questions as they come forward. The County can only go on what the Town's statements are.
- JH said the Town is always open to input from Hull citizens. Every Hull public meeting has an agenda item asking for input from the citizens who have questions.
- **Debbie Bera** (Torun Road). Debbie said what is not being said is that we will not be required to annex to the City. What is being said is that annexation is the traditional thing that happens. So keep that in mind if you live along Torun Road, annexation is probably

likely. Although it is not being said, you would be forced to annex because it is not being clearly said, no you will not have to annex.

- JH said that Joel is not a policy maker. The people that would make that decision would be the City Mayor and City Common Council. Joel agreed with JH on that point.
- **Dave Wilz** read Joel's letter and agreed, that is correct, Joel is not a member of the voting City Council. If action is taken, that could be made a condition, to not annex or not require annexation.
- **Plan Commission Comments:**
- JH asked the Plan Commission members for their comments.
- **Jocelyn Reid** said she has concerns the whole gist of the meeting is to protect the groundwater and feels keeping the lot sizes, as a 2-acre minimum would be a good step towards that. If you bring in City sewer/water, that would eliminate the need for septic systems, but you would be more than doubling the number of lots and the number of people living in the subdivision. What would be the impact of double the amount of people fertilizing lawns, double the amount of people washing their cars in their driveways, doubling the traffic volume? What would be the trade-off? It is a balancing act protecting the groundwater, septic versus sewer and water. However, you need to balance that with more than doubling the amount of people living in there. Jocelyn felt the higher density; smaller lot size is the definition of urban sprawl and is that what we really want in Hull?
- **Bob Bowen** asked if the Water Committee had any data on the nitrate concentrations for the area northwest of the proposed subdivision. JH answered that although there have been sporadic efforts in the past to collect data; Hull is currently trying to systematically collect data, keep it at Hull and have the City share their data with the Town. JH felt there were very few towns that have good data on water and perhaps few counties out of the 72 state counties as well. Portage County only recently started that. We need more data and more information.
- JH would like to look at the enhanced septic system that could be an alternative to the sewer question. There was no mention of the improved septic system in the County memo. JH has talked with people over the past few days about this and there is a real possibility of this being effective.
- Jen McNelly agreed and said John is correct in that the improved septic system technology does exist. The reason the County did not bring that up in their memo is because the County does not have authority to mandate that to the property. It exists and the County is a proponent of it, would like to see it happen but they do not have the authority to regulate it at this point.
- **Bob Bowen:** "Who does have the authority?" Jeff Schuler said the State of Wisconsin. The State has the rules for approval of permits for sanitary sewer installation that the County has to follow.

- JH said he had hoped the County would put forth the improved septic system idea since the County is interested in sharing ideas and to enlighten the Town with these options. JH did not hear about it from the County but did hear about from some experts at the University.
- **Bob Enright** asked what the additional cost would be for using this advanced technology, other than the system that would ordinarily be used. Jen McNelly said she has heard up to \$5,000 as a ballpark estimate. There is an additional maintenance cost that goes with that for the recirculating sand filters that need to be changed.
- Bob asked Kyle, if the Town changed the zoning to R2, would Kyle agree to use the same design of the subdivision as he has now (22 lots). Kyle felt he would agree to that. Ross Rettler indicated if they can maximize lots, they could go to narrower lots which might get a few more lots in there.
- JH asked Kyle what he favors and what he would like to see in that subdivision since he is the one with the money on the line as the developer. Kyle said, from a cost standpoint, he would prefer to go with the standard septic systems on 22 or 24 lots. He understands the concerns about groundwater but it comes down to the townspeople and those of them that would need to absorb the costs of utilities being run through their neighborhood along with the potential that they might get annexed.
- **Bob Enright** wanted to have a realistic way of paying for this. By having an increased amount of lots in the development, it would net an increase in traffic, minimal or no improvement in the water and certainly better water if it's developed as a subdivision than if it's left as agriculture as we've heard tonight. How would the Town Board convince the citizens of Hull the expenditure of approximately \$24,000 to \$36,000 per lot is being paid for by the Town, how would we pay for it, and what would be the benefit to the Town other than a good-will gesture to help protect the well water for the City?
- Jen McNelly said it is not just the water for the City, but for the people who are downgradient who would also be potentially impacted. "A zero-nutrient input from septic systems versus some nutrient input, so you are having a benefit there. That is a discussion that needs to take place. Does the cost of this make sense? Is that worth the weight? That is not a question I can answer for you. I want to make sure the Town is having this discussion about this because it is an option to protect the groundwater. It is an option to have no nutrient input. I want to make sure that is on the table. Are there other ways to accomplish that such as a tertiary treatment system on a septic system? Potentially, but the County does not have the jurisdiction to mandate or require those. The County can certainly talk to homeowners, encourage them and give them reasons why this should be used."
- Jason Wanta (Echo Court). Jason asked about how if, through a covenant, it could be required of the lot owners to keep a certain percentage of their lot in trees, could they also be required to use this tertiary treatment system for their septic. Kyle said that might require changes to state codes and laws and would be difficult to impose.

- JH said from a Town Board's perspective, the Town would be interested in looking at that.
- Mike Splinter asked with all the input we have gotten tonight and with all the people that have showed up for the meeting, before we leave, if we could get a show of hands of what the people favor; either the standard septic and well system or City utilities.
- Ken Somers (Fairview) asked if Kyle had put in this different type of septic system yet and Kyle said he has. The difference between the basic septic system and this other system is the other system is more complicated, higher maintenance as they pre-treat the sewage before it goes out with more filters and pumps. The last one Kyle put in was around \$16,000 and requires around \$500 in maintenance per year. Kyle felt a lot of the contamination came from older septic systems, prior to 1978 when they put systems 12 feet into the ground. Most of the newer systems installed in Hull are now at 36" which is a huge improvement by separating the septic from the groundwater by at least 8 or 9 feet. There is much more filtration going on.
- **Jan Way:** "I appreciate this conversation because I think if we don't start looking at this seriously now, we know we'll need to in the future. We're seeing a lot of development in the Town of Hull and I think we have to be always recognizing that we need to protect our groundwater."
- Joel Lemke asked if we plan to have the Hull Water Committee comment on this. JH explained Hull had a Water Committee meeting scheduled and had this on the agenda but he had a health emergency and the meeting was cancelled. JH said we would certainly get input from the Water Committee.
- Dave Pederson wanted to know if this property had been perk tested. Kyle said the property would handle conventional septic systems although it had not been soil tested yet. However, everything around it is conventional.
- Dave Wilz asked Kyle when he intended to start this development project once everything is approved. Kyle responded: "Tomorrow."
- **Consensus Poll:**
- JH asked for a show of hands of the audience members by show of hands, how many would oppose the extension of municipal sewer and water to this new development. As it appeared, virtually all the hands went up and was difficult to count, JH decided to ask the question in reverse and asked for a show of hands of how many would be in favor of the extension of municipal sewer and water. Two voted in favor or at least in favor of looking at that option. One of those two asked if it meant they would still be in the Town of Hull or if they would be annexed into the City. JH said we did not know the answer to that at this time.

- **Final thoughts from Plan Commission members:**
- JH asked for thoughts from the Plan Commission members. He wanted a sense of what the Plan Commission would like to pass along to the Town Board. If the same question were asked of the Plan Commission members, what would they say? Would they favor sewer and water?
- **Bob Bowen:** “I came with the opinion that we were going to do whatever we could to protect the water supply in the Town of Hull. I think the reason you formed the Water Committee was because there were concerns. When I heard the City was willing to extend this without annexation, I was leaning in that direction. But after this poll we just took, I want to represent the citizens and they are obviously not interested in sewer and water.”
- **Dennis Ferriter:** “It’s hard for me to believe, John, the City would extend that down there without annexation.”
- Joel Lemke commented: “The reason we’re talking about that is because there are some other conversations that the City and Town have been talking about starting up related to boundary and that really relates to other parts of our common boundaries. So there are common interests that can be reached. Common ground we recognize we need to discuss. If that is a productive conversation elsewhere, look, we’ve got some plans and we want to do this in the future, if we can come to an agreement there between the two municipalities, I think part of that can be, look, we don’t want to annex this area, but we’re interested in utilities. If that’s the case. That’s rare. That’s uncommon. We’ve had two projects like this where the Town of Plover had big subdivisions that came in. Put in the utilities. They assessed them over 10 years and at the end of that 10 years, they were in the City of Stevens Point.
- JH responded with: “What that did to the Town of Plover was decimate it. The Town of Plover is not what it used to be.”
- Joel said: “To your point, this is rare.”
- **Paul Kubowski’s** comments: “Just what everybody wanted; the consensus of the citizens. As a board, I would say you have to go against the City going into it, with bringing sewer and water in.”
- **Jocelyn Reid:** “Again, my concern is the decrease in the lot size and increasing the density, number of homes in the subdivision which would result from bringing in sewer and water, I would be against it.”
- **Bob Enright:** “I think going with a more dense subdivision would exacerbate other problems more than they are. The traffic would be a big one. Going on this particular case, it would be of minimal advantage to the water. That doesn’t mean I wouldn’t be open to future conversations on how we might do that. But I don’t see how it could be applied in light of the fact we don’t see any proposal of a realistic way to pay for it.”

- JH: “The question of an improved septic system, would you have interest in that?”
- **Bob Enright:** “It sounds like a viable idea to solve that problem. I’m not a developer so I don’t know how much an additional \$4,000 to \$5,000 per lot would be but the ideas come with the complication of where do you draw the line on who doesn’t have to do it. I think a little bit more information on what that soil is like and a little bit more quantification of what impact it’s going to have on the water would help the Town Board make a better informed decision.”
- **Jan Way:** “I remember someone very wise not long ago saying why people want to live in the Town of Hull and it’s because we want to keep that rural feeling. Septic and water coming from the City probably doesn’t keep that feeling. But I too want to keep the discussion open for the future. I came from a little subdivision in the Town of Hull before we moved to where we are now for 30 years, where all of our septic systems were failing, all of our water was full of nitrate and I remember a lot of people saying, boy, I wish we could get City water out here. So we have to keep that conversation open. That’s just the way it is in these changing times, but right now may not be the time.”
- JH asked for any other comments from the citizens.
- Scott Vuorinen (Torun Road): “I have a question for Kyle, how deep are you going with these wells?” Kyle responded: “I would guess in the 40-foot range.” Jen McNelly said there is no minimum for a well. The only minimum is the separation between the water table and the bottom of the well. Scott: “My neighbor next door had tannins. I don’t know how you’re going to sell a house if buyers come in and you have brown and yellow water. I’m at 26’ and my water is perfectly clear. My neighbor went to 41’, they had just bought the house and they have brown water.”
- JH said part of the comments to Kyle is that we will need a storm water management plan. When Hull takes this up at the Board meeting on Feb. 12th, hopefully that will be completed. JH suggested Dave Glodowski (Gremmer) as a good person to talk to about that. The town needs to have that. Ross Rettler said the storm management plan would require them to look at the quality of the water for those parcels. As part of this plan, they want to deal with storm water collectively on each one of the lots.

3. Next regular Hull Plan Commission meeting date: Tuesday, March 20, 2018 at 5:30 p.m.

4. ADJOURNMENT: *Meeting closed at 6:40 p.m.*

Respectfully submitted,

Patty Amman, Plan Commission Secretary
Town of Hull, Portage County