

TOWN OF HULL
PLAN COMMISSION
MEETING

July 19, 2016
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Tuesday, July 19, 2016 by Chairperson John Holdridge at 5:30 p.m. at the Town of Hull Municipal Building, 4550 Wojcik Memorial Dr., Stevens Point, WI 54482.

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

Also present: Kristen Johnson of Portage County P&Z, Chris Mrdutt of Portage County P&Z, Dave Wilz

- 2. APPROVAL OF MINUTES OF May 17, 2016 Hull Plan Commission meeting:** *Motion to approve the minutes of the meeting of May 17, 2016 was made by Dennis Ferriter, motion seconded by Shelley Binder. Motion passed.*

- 3. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.**
None.

- 4. ANNOUNCEMENTS; CHAIRPERSON AND PLAN COMMISSION MEMBERS.**

Holdridge You got a copy of the Broadband application. That came about because the Amherst Telephone Company had done quite a bit of work, had a project ready to go, needed a public sponsor and it happened to be in the Town of Hull almost exclusively around Jordan Park area. The project is fairly expensive, over a half million dollars. We hope to get around \$150,000 which would substantially reduce the cost of the fiber optic which is very expensive. There were 37 applicants for 2017 and 8 of those were towns. We had some really strong letters of support. I think it's a pretty solid project. It will be the first one in Portage County that is a Public Service Grant. That seems to be the main granting agency for broadband expansion although there is more money coming down from the federal government. Currently we got \$25,000 from Portage County with a Task Force doing a needs assessment. Because one of the things we don't have is a good analysis of what are the un-served areas or under-served areas. I know of northern Hull and Dewey, I know across the river, those are areas that need broadband. Big supporters of broadband are schools, high schools for kids doing homework on the internet. If they don't have that kind of speed, they have a real problem.

Then we have the Torun Road project. We'll be getting at that in 2017. That's a federal grant through what is called the TRIP-D Program. That grant totals about \$190,000 and we'll get around \$43,000 back. That is the case of spending the money then getting reimbursed. That

will cover Torun Road from the City limits up to Jordan Road. Torun Road is our highest use road.

I should report on the Hwy. 10 situation. We had a meeting down at Ben Franklin. I think they are seriously re-evaluating that notion that Highway 10 is going to come in and then go south and come in around HH. I don't think they want to go that route. What do they want to do? Who knows. There's no plan that I've seen and they didn't mention anything about what are we going to do about Business 51 or Business 10 as the traffic continues to increase.

Binder Don't they want to bring it in between B and HH? They don't want to bring in another major interchange in there.

Holdridge I'm saying I think they don't want to go south. I think where they'd love to go is come across and go straight to Hwy. 10 going to Marshfield. That was the original plan. It got short changed by George Rogers and the River people, we fought it. But I don't think they really want to go south.

Binder So why did they have a projected roadway all planned out and have a meeting?

Holdridge They're looking at that whole thing. They haven't made real solid commitments on that. Were you at the meeting Jan?

Way Yes. I got the idea that they are re-evaluating because they have to and there is nothing in concrete yet.

Binder Was there any discussion of the I-39 / Hwy. 10 interchange? Was that brought up at all?

Holdridge No.

Binder That's another one that's been pushed back until who knows how long.

Holdridge We had this building full when they came up with these different plans around Business Hwy. 10. I think that's the real problem from our standpoint. What are they going to do with that road?

Binder And like my neighbor said, with this projected coming in way from the south, nobody's going to take that route. Anybody who knows their way around, I'm not going to go 15 miles out of my way.

Enright I think it would take cross-state traffic off but it wouldn't take commuters off.

Binder It might get the semi-s off. That would be it.

Enright That's about all.

Holdridge It's not a realistic route. Particularly when most people are going north anyway.

5. NORTH SECOND DRIVE TRI-D PROJECT.

Holdridge I gave you a press release on that. That's a big project. I got an initial letter from Governor Walker then we got the paperwork just recently. That is our second most travelled road in Hull. We need to get at that as that road has real problems plus we will be adding four foot paved lanes on each side for bikers and walkers. That was a selling point plus we had strong support from Mike Wiza, Dennis Hintz, John Gardner and the bike club. I know Bob Bowen and Jocelyn Reid live in that area and use that road. Any questions about those recent undertakings?

6. FUTURE LAND USE MAP & ZONING MAP REVIEW WITH CHRIS MRDUTT FROM PORTAGE COUNTY PLANNING & ZONING.

Holdridge We're pleased to have Chris here tonight. He's going to take us through an update of our zoning plan.

Mrdutt Hopefully you've had the opportunity to look at this handout Kristen did a fabulous job of putting together. I'm glad this is being looked at. I know it's been awhile since the town has looked at a comprehensive update. Taking the comp plan from what you originally had, looking at updating that. The Future Land Use map and ultimately updating the Zoning map. Hopefully that's the goal and that's why we're here tonight. Are there any specific questions you have? If not, I'll go through and give a brief summary and if there is something that pops out, I know there are some specific ones when we talked before that we figure we'll have more questions on. A lot of others are just simple fixes and smaller ones compared to some of the larger changes denoted here.

Holdridge Why don't you go through this matrix on the last page?

Mrdutt The matrix is part of the comprehensive plan that dictates the language in the plan and how it becomes the zoning map. That's important because the zoning map is where the rubber meets the road. You have your 9 chapters of the comprehensive plan and that describes how you want to get to Z. You have A-Z. This table says we have all this language, what zoning district makes sense because zoning districts can be enforced. That's where the regulations come in. Setbacks, commercial uses, residential uses, agricultural uses, that's all in the zoning districts. This matrix is the guide that brings those two worlds together, the comprehensive plan and zoning. When Planning & Zoning staff looked at these, the first thing we looked at was some of the zoning districts that were under utilized by the town. Not under-utilized because the need isn't there, it's just other districts made more sense. You don't have to have all the zoning districts that are in the County zoning ordinance. You didn't have a lot of them, maybe only a couple of parcels. From a zoning aspect, it doesn't make sense to have zoning districts you're not really utilizing.

So the first thing we looked at were identifying those. The ones that popped out right away, the agricultural ones. Let's start with recreational. Slowly but surely we're going to phase that zoning district out. The only town that uses that is Alban. It's just around their lakes like

Lake Helen and a little bit of Tree Lake. They're the only township that has recreational zoning. They've been asked to slowly phase that out and re-do it because there are other districts that can be utilized that have the same effect. It doesn't make sense to have multiple districts that have the same language. You don't use it so you shouldn't have it in your matrix.

If I move up from the bottom towards the top, you have the A-2 and the A-1. As you are aware, the Town of Hull doesn't have large center pivot vegetable production. There's only a couple of areas by County Road R or southeast of the old Wal-Mart. A couple of larger fields there. That is where your current A-1 Agricultural is. This dark brown area, that's the only A-1 zoning in the Town of Hull. So does it make sense to have a whole category for one field when other categories have the same uses? Nothing really changes. We're just cleaning up a map or simplifying things. From the zoning aspect, whenever you have multiple zoning districts close together, inevitably we get those phone calls asking, why is my neighbor this and the other neighbor is that and the landscape is the same?

Bowen A-1 is exclusive agriculture, right?

Mrdutt Yes. That's the only district that is a 35 acre lot requirement for new lot splits. Well with 35 acres, you're not going to create a lot split. Typically everything is by 40 acres. That's used for your prime agricultural land. For the Town of Hull, that's where you have it. Similarly the A-2, the only A-2 zoning the Town has are 2 properties up here. A-2 is a 10-acre zoning district. Going through this process, our proposed new zoning would be A-4. All the uses in the zoning district between the A-2 and the A-4 zoning district are the same. We're not saying, hey, you can't farm now or you can't build a house there. All it does is change the lot size requirement if they go to split it. A-4 is a 2-acre lot district, A-2 is a 10 acre. Someday down the road, hopefully we'll get around to correcting the ordinance where A-2 would then be a 2-acre, A-5 would be a 5-acre. But historically, when zoning started in Portage County it started with General Agriculture and for some reason they called it A-4 and that's 2 acres. Every time a district has been added, like A-2 10 acres, then someone wanted 5 acres so that because A-3 and so forth. Someday we'll look to correct that.

As regards to agriculture, the A-2 and A-1 is barely utilized in the town so by eliminating that, it cleans it up. We're not eliminating uses.

When we move up into the residential, the multiple family residences, the Town of Hull is the only town that has that, the R-4. The R-4 is designed and set up for a much higher density than even duplexes and tri-plexes. It's set up for the quad-plexes and apartment-type development. There's strong language in the intent statement for that district where it needs to be connected to municipal services. Where you currently have that on the map is this light area. I know it's by the trailer home parks and we'll get into that in a little bit. But Hawk Haven and that new road that was put in is all R-4, just north of this building is R-4. I've mentioned to John that we have had developers contact our office asking if apartments and stuff go on there. That is ultimately a discussion the town needs to have but our staff's understanding of the town's belief is the R-4, larger apartments was not something favored in the residential community. We looked at not utilizing the R-4 district anymore. Still keeping the R-2 and the R-3 that allows your duplexes. There are some duplexes in the Town of Hull.

Then up above is the R-1 Rural and Urban Fringe. To clean up that map, that is another district that isn't utilized and can more properly be used in the R-2 Single Family and/or places where it's just better to call it A-4 General Agriculture.

By cleaning up those, when you go across the top row here, you can see in your Future Land Use categories, there would be the elimination of the Rural Residential and the Commercial Mixed Use. The Town of Hull Rural Residential is not really there anymore. It's either residential or agriculture or residential or rural, having that together. You have pretty defined lines where you have your subdivisions, your residential and then more of your agriculture. It's not that mesh. The Town of Hull is acting as that for the incorporated areas in this community.

That's what we looked at to simplify this to make it more user-friendly so when people in the future look at these maps, our goal is to make it as easy and least confusing for them.

Holdridge You mentioned the Hawk Haven area as multi-family.

Mrdutt It's currently zoned R-4.

Holdridge What does that mean? How does that affect the developer? Can he do things there based on multiple family?

Mrdutt No. The other thing in the Town of Hull is there are vast areas that are in the Wellhead Protection Zones which dictates 2-acre development. With that being the case, when you look at it from the zoning aspect, R-4 and R-3 and even R-2, those residential districts allow smaller lot sizes but you also have this other requirement over here saying you need to have 2-acres. I know the developer there is aware, too, and when he put in that road it was for single family development. We never got a call from him asking for anything more than that. The only recent calls we've had in Hull are for where you're looking at apartments, the property for sale north of here that I think is 20 or 30 acres that backs up, the west side of the trailer home park.

Enright How is that going to affect the rezoning we did in the area west of I-39?

Mrdutt That's another big component of this change. When we looked at past meetings, when we talk about the area west of the Interstate, you had discussions about if you have a parent parcel of 20 acres, you can do a lot split of 5 acres. If you have less than that, you can split into 2 acres. Something like that. That never got solidified into something our department could enforce. I know it would be language the town had either loosely in some sort of meeting agreement or if it was in your subdivision ordinance. But it was nothing our staff could enforce because it's not a zoning district. So when it came to that agreement, now is the opportunity to potentially re-look at that. Looking at what was done on behalf of the area west of the Interstate, our suggestion is, if you look at our new Proposed Zoning Map, it has everything west of I-39 on that side at 5 acre, A-3 zoning. Currently there's a lot of A-4 there which is a 2-acre requirement. I know in that area they wanted to preserve larger pieces of property. There's not a large farming aspect out there. You have more wooded properties and higher bedrock. There is some farming but it's not a heavy agricultural area. We took what the town did previously with those discussions, what we propose is a 5-acre zoning district, A-3.

Enright When we attempted to do something like that, the owners of the lots smaller than 10 acres objected to that because that would mean they would not be able to split up to 2. That was long because we were meeting on that for almost 2 years.

Mrdutt We looked at the meeting notes that the P&Z staff had on it. I knew that was the direction but it never became anything. What I'm trying to say is we're trying to pick up where we let off. That's ultimately your choice but that's how we have the proposal drawn up, 5 acres over there. There are smaller lots over there. Just because you're in a 5-acre zoning and you have a 3-acre lot, that's fine. There's nothing wrong with that. It just means you can't divide your property at all. Your house is fine; all the uses in that district are the same. The zoning district dictates the density. You need a 10-acre parcel in order to divide it.

Holdridge I would say that's subject to considerable discussion.

Mrdutt Right. We knew that from previous discussions but I remember that discussion that took place a couple of years ago. I wasn't exactly sure of where it left off but talking with other staff members who were familiar with it, we thought this was kind of what it was geared towards. It's a good discussion to have.

Holdridge The other thing I point out is the multi-family. Some of these questions we have really not discussed. I remember that I-39 West when it first started. We had a proposal from a couple of leaders over there that wanted to clamp down on all development. That got a lot of reaction. By the time we got through, it was pretty controversial. As Bob said, it took us a while to get that resolved. That's the proposal. We certainly can look at it. See what the citizens say. They're the ones that own the property.

Enright The P&Z staff told us the way we were doing it actually solved the problem because it stayed with the identification of the property so the problem was this contingent of residents that didn't want division (of properties) at all or very, very minimal. They had large parcels of land. The people that had the smaller parcels didn't like the proposal because they wouldn't be able to do anything with their property. If they had a 5-acre or 3 acre, they couldn't get another one out of it. That's the reason we allowed that compromise that would allow them to be able to split one of those smaller ones into 2 acre lots. I think the Plan Commission was supportive of the original idea but it really got a lot of reaction.

Mrdutt There are a lot of conservancy layers that have to be updated and we'll talk about that too, but take that out of the discussion for right now. It's a 2-acre area out there. So if someone has 5 acres, depending upon those natural features, it may limit lot splits. The likelihood of them being able to split a portion of their lot off is pretty good if they have road access and the rest of the criteria. Ultimately the preservation of larger tracts of land fall upon the people that have those larger tracts, if they want to keep them or if they want to divide them up.

Holdridge I think the only thing those people agreed upon was they wanted slow growth and they didn't want any building at the intersection of Casimir and I-39, no commercial development there.

Mrdutt From a natural resource stand point, there is restriction for development because there is high bedrock and there are places where it's hard to get an adequate quantity of water. Then the wetlands, there are a lot of areas out there that are limited for development from that

standpoint. There are other towns that have chosen 5 acre densities to try to preserve agricultural land and it did the complete opposite. It carved up more land. Everyone has their house on 1 or 2 acres of their 5 acres and the rest is weeds. Whereas if they went to a 2 acre, you have your house but the rest is still an active farming land. So every community is different. You need to look at the resources you want to protect too. Out there, like I mentioned, it's more forested. There are a lot more natural limitations to development.

Holdridge They really want preservation. That always comes up.

Mrdutt That is our proposal, the 5 acres. I'm sure that will lead to many more discussions moving forward. Those are healthy and good discussions to have.

The other aspect of it, there are some of those smaller subdivisions. A couple of those remain A-4 2 acre because that's how they were designed when they were set up. It doesn't make sense to change those because they're pretty much already sustained. You've got the ones on Fox Ridge off of Pinewood.

Enright So what would happen if somebody wanted to build an apartment where there is no zoning?

Mrdutt Let's say someone wanted to develop an apartment north of here, my understanding is the town does not look favorably on that. We would say, talk to the Town of Hull. It's a listed use right now in your ordinance so if push came to shove, we would have to issue permits because it's not contradicting the ordinance in any way. However, the concern with the intent statement is the ability to be hooked up to municipal services at construction or in the near future. Well how do you define that? The septic and well, if you have a 6-apartment complex or higher, does the density get based on the type of septic system you can put in? On these sandy soils, there's a big concern about that. Single family homes, that's one thing to treat. But if you have 10 people living in an apartment complex, that's a whole different beast for septic systems. When you look at all those aspects, is that appropriate or not? When you look at that increased density, you're looking at municipal services in the majority of the cases.

Enright So it would be very difficult to do this.

Mrdutt Right now, the R-4 is there but we know enough about the area and what we've heard from the town we'd want there to be a discussion about that. If someone comes in wanting an apartment complex and wants me to put my name on it saying here's your permit, I'm not going to do that. There's a lot of discussion that needs to happen before that.

Holdridge We could get caught, though, if we have it in here.

Mrdutt Right.

Holdridge Somebody comes in and says it's part of your zoning.

Mrdutt If push came to shove, I'd have to issue the permit if they can meet those standards.

Holdridge I think the drawback is the septic.

Mrdutt Yes, generally that's the biggest concern because you have that increased waste load. But there's so much more that needs to be looked at. If there are interior roads, if there are multiple apartments, can a school bus turn around in between them? There are so many aspects. We do have another zoning district called a Planned Development District that is in place so if a developer came along and wanted to look at something like that, that would start from the ground up working with the town and the county where we address all those concerns. That's probably a 2-3 year process. When you look at that, it really slows things down and gives everyone the ability to look at it. The first time it's been utilized in Portage County is the condominium project on Lake DuBay in the Town of Dewey. That's the first PD (Planned Development) Project in Portage County.

Holdridge How many duplexes?

Mrdutt That's 10. There's no property lines. That allows you to get rid of interior property lines. There are two, 5-unit condos.

Holdridge Those are on septic and wells?

Mrdutt Yes. The septic was already there because previously there was a restaurant. The wells are going to be very interesting.

Holdridge That isn't the old Antler's is it?

Mrdutt It's just south of there. That project is going to be interesting.

Holdridge I think, Chris, we as a group need some discussion on that R-4. If we look at it and don't want apartments.

Mrdutt There are none right now. But there are a lot of people that are zoned R-4 that are in single-family homes. I would say a majority of the properties, 95% have single family homes on them.

Holdridge My concern is if we have it in the zoning code and somebody wants to build and they go on that, we don't want to hang somebody out on that, principally ourselves.

Mrdutt When our ordinance says hook up to municipal water and sewer, you know what that can lead to. It's just a nightmare. That's our approach right now, the district and all the homes currently in it aren't apartments, aren't quad-plexes so we're looking to eliminate that district category.

Holdridge Was the R-4 in Hawk Haven, that was sort of a separate issue plus the I-39, that was the other?

Mrdutt Those were the 2 big things that are probably the largest items out of here. Do you agree with that Kristen?

Johnson Yes, I think so. I would say on the first page, it would be items 1 through 7 which would be the largest items.

Holdridge Do you want to take us through this?

Mrdutt #1. Eliminate the Rural Residential Future Lane Use category, replacing those properties currently designated in that from either Residential or to L-3 Limited Agriculture/Mixed Use. That would move them into either single family zoning or A-4 zoning so we'd be eliminating that R-1.

Johnson The key here is to draw your attention to the area including 1 – 29. The larger map is the one Chris has been pointing to. These are the proposed zoning and land use. This is to draw you to that area so you know where to look on the larger map.

Mrdutt In your current future land use you show this orange area everywhere. That rural residential, is it agriculture or is it residential? It's really hard to distinguish. When you look from a zoning aspect, you've got a lot of areas over here along Brilowski Road north once you get out of the subdivisions, where you have primarily agricultural properties and are currently zoned agriculture so let's call them agriculture. Similar to this whole area south of Jordan. That's where you have your higher density, more residential developments. Let's identify that. North of Jordan, let's identify it more as agricultural. In a sense, you can tell that orange gets divided up into either this tan or the bright yellow. Then it's not confusing individuals when they call our office and look at this and wonder what does rural-residential mean.

#2 is eliminate the commercial/mixed use category. Re-classifying the only 2 properties currently designated as such as industrial. That's down by Old Hwy. 18. We don't really know why it was originally mapped that way. So it's a sense of picking something that will fit today and will fit in the future. Because the railroad is there, you have County Road R there and Old Hwy. 18, it's currently zoned industrial so let's identify it as industrial, not mixed-use commercial. That's the only property in the Town of Hull that has that light pink color. So if it's industrial and we want to map it in the future as industrial, let's call it that on the map then and get rid of the commercial-mixed use. It's things like that we're trying to simplify and make easier for the residents to understand.

#3 Allow A-4 zoning district within the residential land use to validate residential mapping criteria. That's in Chapter 10 on page 82. Is that for the trailer home parks?

Johnson Yes.

Mrdutt Trailer home parks are allowed in the agricultural zoning districts. They're also listed in the R-4 however the R-4 says they should be hooked up to municipal sewer and water. The other way to go about cleaning that up is to identify them as residential properties in the future land use because that's what trailer homes are, residential. But the zoning use is agricultural because that's where they're listed, in that district. That is kind of cleaning that up. You have two, the Evergreen and the one north on Torun, Recreates that recently was resold.

#4 Identify the zoning districts that are compatible with the institutional land use. Typically all districts except for conservancy. So that would be your town-owned property, correct, Kristen?

Johnson Yes. On the matrix you never indicated the zoning districts allowed in institutional so technically none of them would have been allowed so basically institutional use wasn't allowed as I read it.

Mrdutt Right. Your previous matrix didn't have any 'X's in this category so any of your town parks, town buildings, town anything in a sense never became permitted in zoning districts. So it's just cleaning that up. We're not going to add that into conservancy because we want conservancy to stay as conservancy.

So like I talked about before, eliminate the R-1, R-4, A-1 and A-2 and Recreational zoning districts.

Eliminate the natural areas limited category, replacing those areas currently designated as that into natural area protected, L-3, limited agriculture, or into residential.

So the Town of Hull has currently natural areas limited and natural areas protected. In your future land use map, natural areas protected, that dark green layer, is based on natural features like wetlands, hydra-soils, flood plains, shore land setbacks. Those limit development there regardless of the zoning district. But it's always good to show those on a map so if anyone is moving to Stevens Point and wanting to buy some property in the Town of Hull, looking at maps and seeing a bunch of green on here, that probably means there are wetlands. It just makes people aware of what they're looking at.

The limited area for the Town of Hull doesn't make a lot of sense because it was drawn in an area that didn't have those limiting factors. So we should either call them agriculture or residential. That's another way to simplify it. I know other towns, for example using that light green to promote rural limited zoning district, then they can pick that development size. Is that practical for the Town of Hull? That would be creating a new district. When we look at the town, you have a lot of cut or dry areas. This is residential. This is agricultural. There's not that need for buffering. When you remove that natural areas limited, those areas that aren't in those light green areas need to go to their appropriate mapping areas. Whenever we talk about natural areas, that's when we pull up those layers that dictate which type of soils like hydrasoils, flood plain, that's conservancy zoning. If you look at current zoning, the light green, conservancy, that's where development can occur. You have a lot of straight drawn lines. When staff looks at that, that is fine if it follows a 40 line, but when it comes across the middle of someone's field, that's my fun job to go out to the property owner and say you can build here, but you can't build here. That's really hard to do when you are in the middle of a property. We have the ability with our layers to make this map, if you look at the darker green, if the green is based on mapping criteria of those natural features, the green becomes this so it follows the boundaries and natural features. This can be enforced easily. I go out and meet with landowners and say, there's your wetlands, measure back from the shore land, there's your setback. This tries to clean that up. We have the ability in our office to snap to those features so you get a much better product. Any questions about natural areas conservancy?

Holdridge It's quite a bit to swallow in one evening. And this is my second time going through it.

Mrdutt #7 – Rezone land west of the Interstate but north of Hay Meadow Creek from A-4 to A-3. Go from that 2 acre to the 5 acre. It promotes a larger lot size and excludes 2 areas where residential homes are clustered which would be those subdivisions. Change the future land use from rural residential to the L-3 because we're looking to eliminate that rural residential. As John said, that will probably be a broader discussion for you to have moving forward.

Holdridge You want to shoot through these staff suggestions Chris?

Mrdutt I'll go through these and try to go at a pretty good clip. The Stevens Point Country Club, right now that's zoned residential which doesn't make a lot of sense. For all the other golf courses, the golf courses themselves, those portions are agriculture but the club houses, buildings and infrastructure are commercial. That way if you have banquets and stuff like that, that is all addressed.

The Kwik Trip on Old Hwy. 18 we're removing from the Future Land Map as that is now located in the City.

Lynn's Greenhouse in the Town of Hull, the rear of the lot for some reason is R-2. It's a commercial establishment so it needs to go to C-4.

The Mocadlo and Warzalla Properties on Old Hwy. 18, that's the industrial. That's those larger fields that we're changing from commercial to industrial.

Reid Is the only reason you have the industrial zoned for those properties because that's not really something that occurs? So we're correcting that because that's there?

Mrdutt Right. It's always been zoned industrial. That would make sense. It's next to the City. You have that development park going on south of there.

Johnson It doesn't have to be industrial.

Binder Because across the road on Old Hwy. 18 from there is a city subdivision. I doubt very much they're going to want anything seriously industrial on that corner. But that's just my take, living over there. I don't want anything seriously industrial over there, except for the cornfield.

Mrdutt That could be an option where you could identify that and say, industrial isn't appropriate there, we want that to be agriculture. Then by agricultural you mean A-4, that would be consistent with all the other properties you're identifying out there because we're looking to get rid of the A-1. A-4 would then keep it in agricultural production and at the most, there would be a 2-acre subdivision type density if they move towards that.

Binder I wouldn't care to see industrial. I don't know why it's commercial. I don't know how many years back some of this goes.

Mrdutt Some aspects of your zoning map are from 1967. So I'm going to write, industrial – bad.

Enright What I would find useful for future review would be a glossary of what these mean.

Mrdutt What the zoning districts are?

Enright Yes. Like what you can do in commercial.

Mrdutt We do have a summary sheet we can make available for you that gives you lot size and the basic uses.

Enright And make it clear so if it's zoned industrial, can you use it for residential. Just as an example.

Mrdutt The industrial zoning district is where any proposed use requires the Board of Adjustment. So if anyone wanted to do anything out there, besides the current use which is farming, corn, that use is established. Any change from that would require going through the Board of Adjustment.

Holdridge Is there any limits on that?

Mrdutt On industrial?

Holdridge If someone comes in and wants some fairly radical change there and they go to the Board of Adjustment, is the Board of Adjustment making a decision on that? Or are there some things off limits? Because we've been to the Board of Adjustments.

Mrdutt There's nothing that would limit someone from asking the Board of Adjustment. There are other ordinances in place, like if that was in a wellhead protection zone which would not allow a gas refinery or something like that. For example, a pig processing plant, that would have to go through the Board of Adjustment. The Board would say, okay, Town of Hull, we want your input. Everyone in the area would get a notification. I'm sure we would have a lot of individuals at that meeting saying, no we don't want this. But, you're right, any use, it's pretty open ended for industrial.

Enright Another thing I noticed after we did ours in the comprehensive plan, the zoning and land use, and later, looked at the one the City had, they weren't the same. That would be another example, like the place where we said we want to work with the City in future development and given that lot is right across Old Hwy. 18 from the City residential area. I think the land is in the Town of Hull and we should have primary decision making on it but it would seem to me as if unless we reach out through this, we could very well find ourselves in the same position again.

Mrdutt And vice-versa, land they have that you wouldn't want to.....so there is that need to look at and mesh those areas because, yes, even though they're different municipalities, you want that comfort zone. You don't want a pig processing plant near a school.

Enright I'm really glad you said that because that is exactly the issue we have faced when the City annexes the land and changes the zoning on it and then they do what they want without getting in touch with us. It seems to me as if this could be an opportunity to be ahead of the game. Incidentally, that lot was one we talked about years ago which would be very likely to be on the City's list of annexation properties, possibly for a residential subdivision.

Holdridge I think it depends upon the personality. When Wescott was mayor, there was great cooperation. The next one, there was little cooperation. Wiza I think is in that cooperative category in a way that, my discussion with Mike, he pretty much agreed we need to resolve the water situation first. That's being worked on. We've had six meetings.

Mrdutt I know the stance from our department is always going to be intergovernmental cooperation.

Holdridge But I think Bob is right. There has to be some real communication. The plan commission, I think it's a pretty solid group. The gal that represents that area over there, across from the U.S. Bank, she's on the plan commission and an alderperson for that area. I think there are some real strong possibilities over there. Less conflict, more cooperation.

Mrdutt You're not alone in that. Your water issues are unique and large. The Village of Plover and the Town of Plover have those kinds of similar circumstances. That's one thing we look at too, what is surrounding the area. Not just City to town or town to City, but we also look at town to town. Also town to county or whatever is the scenario.

Holdridge I think the notion of cooperation on this just makes sense.

Mrdutt We looked at #6 where there's a residence on Windy Drive. For some reason it's zoned C-4 and there's a single family home there. So unless they're operating a truck stop at night or something, it's not appropriate to have C-4.

Holdridge That's over by the Fleet Farm area.

Mrdutt Right. It's on the back side. On the south side there are businesses but off Windy Drive, that corridor is all single family residences.

Holdridge If you took that issue, the Windy Drive, what is the process you'd use to change that?

Mrdutt Typically, to change that, what we would do is to identify the properties like we are doing tonight, show those on a map and ultimately, this board would vote on it, then the Town Board.

Holdridge But we've got to get the citizens involved.

Mrdutt Right.

Holdridge To me, that's probably the most crucial step.

Mrdutt Yes. With all these changes, what we need going forward is this discussion to occur. Now there will be larger ones with the I-39 West area and probably the R-4. Some of these little ones, we'll call them little, I'm sure the homeowners at Windy Drive probably don't even know they're zoned C-4.

Holdridge They don't know what it means.

Mrdutt Correct. So through this discussion, yes, a lot of times how other towns have done it, is they show these maps. Once this body says, okay, this is our product, you stand behind it then you move forward with it. Then you have open house meetings. Then you allow the public to look at it. You have those meetings so people can see these and say, hey, that's my property, or, I'm in that area, what does this mean? You open that up. There's no way around that. You may have six people, you may have one individual show up, you may have a whole room. You may have to get a different facility. You don't know until you advertise it. It's always encouraging to us when there are a lot of people because it means people care. But unfortunately it's usually the opposite. It's 10 or so people or people that have specific issues either relevant or not relevant to this.

Holdridge Maybe you can explain some of that in a letter.

Mrdutt The other thing too is we want you to be comfortable with this and, in a sense, own it, because during that process, if someone calls you or you're at another function and the conversation comes up, what does this mean, you need to be comfortable with it enough to explain to, let's say, the owner on Windy Drive, that it was probably a mapping mistake back in the 1960's or 1970's that you're zoned C-4. So you're a single family house. So having that conversation ahead of it makes that future meeting as smooth as possible.

Holdridge I would say the process often determines the results. Our process out here is pretty heavy involvement with the citizens. We listen to them and explain it. Some of these are very easy to explain but others may be a little more involved.

Mrdutt We expect that. On #7, Arbutus Lane, the zoning from A-3 to R-2. There's not any agricultural there. That's the one that abuts behind the City well off of Hwy. 10. Janek Circle goes down there. There's a little house down below the hill. We had a zoning enforcement case to get that cleaned up. There's no agricultural aspect to that property. It's a single family residential.

#8, Corner of Sunset Boulevard and Green Ave., remove property from the Future Land Use map as it's now located in the City.

#9, Schmeekle Trails Subdivision, that's in the City now.

#10, Residence on Plover Heights Road, rezoning from A-4 to R-2.

Johnson I was going to mention that one because we might be able to just leave that one alone being that we added that A-4 for residential. I'm thinking we'll just strike that one and leave that property alone.

Mrdutt That's the one north of the airport.

Johnson Unless you think it should be residential. It's like 2 acres. So I don't know.

Mrdutt #11, Residence on Old Wausau Road, change from commercial to residential. Again, we have homes zoned commercial but the use is clearly single family homes. That should be a pretty straight forward one.

#12 Wisconsin Public Service property on Dubai Ave. change from commercial to residential for compatibility with the R-2 zoning. WPS and utilities are exempt from zoning.

#13 The Gollon property on Old Wausau Road rezoned from A-4 to C-3. That will then will be compatible with the future land use. The future land use calls it commercial but they're zoned agricultural.

Holdridge Is that the ponds too?

Mrdutt Yes with the bait store there.

#14 Contractor Storage Yard on North Second Drive change from industrial to L-3 for compatibility with A-4 zoning. I believe that is Rusin's. In the agricultural districts, contractor storage yards are allowed so it's a listed use. That is established there so it can continue. It's identified as going back there as industrial right now. That comes back to, an agricultural use allows that. Do you want to open the door for industrial where the sky is kind of the limit? Probably not. That is similar to Gollon's off of Pinewood where Ron Gollon has his contractor storage yard. That's the same scenario.

#15 Old Sawmill on Sawmill road changed from L-3. Rezone from Industrial to A-3 or A-4 for consistency with Hull subdivision regulations. In that area, that discussion will be had, what do you want? Do you want 5-acre density west of I-39?

#16 Pinewood Drive, change from industrial to L-3 and rezone from Industrial to A-3 or A-4 with A-3 being recommended for consistency with Hull subdivision regulations.

#17 Right-of-Way south of North Second Drive, the area of the ANR pipeline. There used to be an old gas station that's not there anymore. That's cleaning that up.

#18 These address all the areas where we would eliminate the R-1 zoning district and either change to R-2 if it's a single family residential area or to A-4. Looking at the big map, that would be getting rid of the orange area. On the Future Land Use map it would either go to tan or the yellow. On your Zoning Map, we get rid of all these seldom used little ones.

#19, that's the R-4 discussion. This one talks about the mobile home parks. Another thing that has come up with the R-4 is along Jordan where you have some R-4 zoning. We've had concerns about the ability to have chickens and stuff like that. That's come up as well.

Holdridge Is that on the east end of Jordan Road?

Mrdutt The west end of Jordan Road. Those larger 5 acre R-4 lots.

Ferriter On these mobile home parks, right down here along Torun Road, they're in the City I understand.

Holdridge This one on the corner (of Torun and Wojcik Memorial Drive) is in the City.

Mrdutt The first one is in the City, the second one is in the town.

Ferriter So they have municipal water there I would assume.

Mrdutt They have septic. Four Seasons is in the City, the one north of there, Recreates is in the town.

Reid So chickens are prohibited?

Mrdutt No. In residential zoning, chickens are allowed but there are criteria you have to meet like 50 feet from a property line, 100 feet from a neighbor's residence, 50 feet from a well. Roosters are prohibited. You can have up to 12 egg laying chickens or ducks, no roosters or drakes. You can't butcher them. There's a limitation on how big the coop can be and the outdoor runs have to be fully enclosed. That is utilized quite a bit in the Town of Hull.
#20 is the same

Bowen Why would that mobile home park go to A-4 instead of R-2?

Mrdutt Because mobile homes are not allowed in single family. They're allowed in agricultural zoning. You're right, it does seem contracting but when we look at the elimination of R-4, the benefit for the Town is R-4, the intent statement is strong with very strong language with hookup to municipal services. A-4 does not have that. Any new mobile home park that would be in A-4, you would have to go through the Board of Adjustment. The Town would have meetings and the County would have meetings. They seldom pop up. Since I've been here, there hasn't been a new mobile home park. A lot of towns have gone away from even allowing the trailer home parks. Your single family residential requires a house of at least 20 feet wide to eliminate that.

Holdridge A mobile home park just seems to deteriorate if there's any lack of management.

Mrdutt Ultimately it always comes down to septic concerns.

Bowen What section is the restriction on individual mobile homes where it's disallowed? Where's that?

Mrdutt It's not a listed use in residential but it is allowed in agricultural zoning. However, there's language where if the mobile home or trailer home is older than 10 years old, we need a letter from the town indicating that is okay before we'll issue a permit. So if it's 10 years or newer, we'll issue a zoning permit. You can bring it on the slab, get a sanitary permit, get it connected and everything is good. If it's older than 10 years, we need a letter from the town stating it's approved or it's in good shape. There are some models that look good but back

in the day, the town wanted that language in there, the towns wanted that so we're not getting very old, deteriorated homes bouncing from property to property.

Holdridge Sometimes people replace an older one with a newer one. We've had that.

Mrdutt There is not that requirement in the trailer home parks. The trailer home parks are kind of their own entity in regards to leasing and what they can put in there.

#21- A-2 zoned properties, again, there are only two properties zoned A-2 in Hull so we should just make them A-4. The zoning uses in A-2 and A-4 are identical. The A-2 zoning districts say, 'see A-4'. The same with A-3, they all refer back to the A-4 zoning district. The residential districts all refer back to the R-2 single family. The only difference is the lot sizes.

#22 We're looking at rural residential, eliminating, clean up. Should it be A-4, L-3 so that's what all the #22 are.

Johnson There was a discussion I wanted to have about Jordan Village. Because I think currently it's zoned R-2.

Mrdutt Jordan Village has some of the worst survey's I've ever seen I think they're from the 1780's and handshakes with the chiefs. Are you familiar with this area? Where Brilowski connects with Hwy. 66 on the south side. It used to be known as Jordan Village. Once it was a hub in Portage County.

Holdridge It goes back to before the Civil War.

Mrdutt Yes. There's houses on easements, there's houses on other people's properties. It's kind of ugly from that aspect out there. These lots are pre-existing, they're there and surveyed to the best of anyone's ability. We have several options. We can continue to have those be residential. Our proposal is the front ones, the square more typical subdivision layouts remain in single family. The back sided ones just have as agricultural. When you look at some of those back lots, some of them are just big fields but they have that old survey from pre-Civil War. What we try to look at is what is the current use of the land? What is happening? Is there a house on there? That's what we tried to map here. It can go either way.

Bowen Since agriculture dominates in that area, it seems it should be A-4.

Mrdutt If we move those to A-4, all we're saying is, you're single family home is fine, it's a permitted use but you can't divide the property any more. Which, when you look at those maps and look at those surveys, you don't want anything divided anymore. Yes, that would be a way to clean it up. When I use the term, clean it up, it's just from an esthetics mapping point of view.

Holdridge You're seeking clarification.

Johnson And what you want for the future.

Enright Is that on both sides of Brilowski Road or only on one?

Mrdutt It's only on the east side. When you get up there and you're on the west side, it's conservancy because that drops down to where you go below the dam.

Enright But there are some houses there.

Mrdutt Yes, further down.

Holdridge We have a whole file on that area.

Enright Pretty close to Hwy. 66.

Mrdutt Near that drainage ditch that comes in.

Holdridge I think the entryway is off of Hwy. 66. In the subdivision there.

Binder Didn't an older lady come in with property there that was a nightmare?

Enright That was on the east side of Brilowski.

Amman That was Jean Fox I think.

Binder They wanted to sell and like you said, the survey was so bad.

Mrdutt Yes, Bob, that's one thing that makes sense, agriculture.

Enright What is the power plant zoned?

Mrdutt Conservancy but again, utilities are exempt.

#23, there are five duplex properties along Hwy. 66 near the airport. Those would be rezoned from R-4 to R-3. R-3 allows for duplexes.

Holdridge Are those off on side streets?

Mrdutt Yes, there are a couple of them that have the longer driveway that serve the 2 lots.

The next ones are properties that have multiple zoning districts. You'll have a zoning district (change) across the top or through the middle of a house. That's cleaning that up, what #24 is doing. Hopefully those will be easy discussions.

#25 is dually zoned properties along Hwy. 66 next to the new Marshfield Clinic. I don't think that house is occupied. There's a big sign that says 4.63 commercial acres. The front side of that is currently C-3, the back side is C-4. So it's like pick one or the other. I don't want to be the guy that is standing there, you can do this here, but not over here, when it cuts across the property for no reason. Being that it's on a highway that attaches to an interstate, our suggestion is to go to C-4, highway commercial. It's in the wellhead protection area. I'm sure that house is not occupied, that would be taken down.

Amman They're trying to sell it so someone has to move it, they have to take it out of there.

Mrdutt That was our understanding. Again, ultimately all those should be easy discussions.

#26, Morey's Bar, last time I checked, bars should be zoned commercial. It's currently zoned R-2 single family. So make that commercial.

#27 The Salvage Yard on Casimir, Firkus, the daughter or son is currently cleaning that up. I know they still have the active permits from the DNR for stormwater but our staff's understanding is that they're not taking in used stuff. It's all cleaning up. They've expressed the concern to us they want to split off some lots for residential purposes. So if that is the point of that, we should change that from commercial to the L-3 land category which would allow zoning for 2-acre homes and subdivision.

Holdridge Are they selling parts?

Mrdutt Just scrapping out. I know Yeager was in there processing a lot of stuff and moving it. I do not believe they're in-taking and part-ting out anymore because they're slowly cleaning up the property and they want that ability to split it for residential.

Holdridge That's east of the Interstate.

Mrdutt Correct. The Shuda property which is on the west side, I know that building is solid waste and collapsing. We had that individual in jail while we were cleaning up that property which took place last year. So if you're talking about the one west of the Interstate.

#28 Charter Communications on Nedrest Drive changing from residential to commercial. It's kind of a commercial building with no one living there.

#29 Lakeside Bar on Old Wausau Road, you're familiar with what that is. We need to re-adjust how that commercial area is drawn around that building. Our suggestion is to make the commercial future land use map match the commercial zoning boundary so we don't have overlaps. There are a couple of fish ponds out there. We can incorporate those but then the rest of the wetlands area should be conservancy and the commercial would be around the bar. You don't want a bar in conservancy or any homes in conservancy because if something would happen like it would burn down, they would not be able to re-build because that use is not allowed in conservancy. We always take this opportunity to identify those places and re-draw them out of conservancy.

Holdridge How would you recommend going forward? Do we select out some similar ones or easy ones?

Mrdutt Yes, I think, moving forward, and what I've seen other towns do, is you take this fine list that Kristen has done and this committee has a real good discussion on what you think you want to do. I know from the zoning aspect, I really like that left map more than your current zoning map. It's a lot easier to administer. The places you have the A-2 zoning, the same uses are in A-4. So why do we have A-2? You're not really changing anything. So simplifying it, it's a lot easier to look at. We're using fewer colors from the crayon box so it's easier to explain

to the general public. We are cleaning up a lot of those non-conforming simple ones. You do have those broader topics such as your 5-acre areas west of the Interstate, your elimination of the R-4 (multi-family). Do you want to set those two aside and have specific meetings on those and then what we perceive as easier ones, take that route? You get comfortable with that and can stand behind that. When you're comfortable, then move forward. Have an I-39 West discussion and invite the people to come. For R-4, have a similar type meeting. Kristen, what do you think on that? We want to keep this moving, the ball rolling.

Bowen Which of these appears to be controversial to you two? That might be controversial with the property owners?

Mrdutt The only one I think is going to be controversial is the A-3 with the 5-acre. If that community out there says, okay, if there's truly that act to want to preserve the larger lot sizes, is 5 acres appropriate? Does 5 acres tackle that? Is it only 3 people out there that want to preserve larger lot sizes? I don't know. I think that's the big one. The R-4 one, I don't think it's that difficult because there are no apartments out here. It's all single family zoning. So I think just telling people that.

Bowen That's a decision we make right here. I don't think you need any input. But on the 5 acre one, I believe we need to have a public hearing.

Mrdutt Then there's the industrial one that Shelley brought up. It's currently in crop production, moving it to A-4 makes sense. Our staff said they have it industrial and maybe they have it that way for some reason. You guys are the ones to decide that reason. Hearing that tonight, that's an easy adjustment.

Holdridge Do you and Kristen want to go through this and pick out the ones that seem feasible and then give that back to us? Then we'll figure out the process we're going with. Is that reasonable?

Mrdutt Yes.

Holdridge You're both familiar with this.

Mrdutt My understanding is the industrial which is a simple process to change that. Is everyone comfortable with that? Designating that as agricultural, the future land use and A-4?

Holdridge I think it would be helpful to get the information Bob is talking about.

Enright Examples of typical things that are allowed or not. That would help us.

Mrdutt The closest industrial use to the town is probably ADM, grain storage in Stockton. That's industrial. The next industrial is in Plover. If this board would like to see that go away from industrial, that would be another zoning district we could remove from the Town of Hull because that would be the only place you currently have it identified as that. We were looking at those other contractor storage yards, for Rusin and Gollon, there's no need to have them as that.

Bowen We just took care of Kyle Kluck, right?

Mrdutt Right, to commercial. The biggest thing with industrial is any proposed use has to go through the Board of Adjustment.

Holdridge Any others are almost just mechanical.

Mrdutt They're either uses or special exceptions. A brand new contractor storage yard, let's say Rusin wants to pick up the shop and move it somewhere else, buy agricultural property and move or start another contractor storage yard, that would require going through the Board of Adjustment. But since those are all established, those uses continue (in those locations). Industrial is pretty easy. It's a very simple zoning district. It says, any proposed uses require Board of Adjustment.

Holdridge Do any of these have grandfather clauses? Because if somebody has some strange designation here, the fact they got them and they're existing, does that have any standing?

Mrdutt Uses that are existing, like let's say you have a use that is existing today and you change the zoning on it, that use remains unless 12 months go by where that use is not being utilized.

Holdridge You say the previous use remains?

Mrdutt Yes. But if it discontinues for 12 months, you lose that. For instance if you're running a hair salon out of your house and you stop doing that for a year, you can't just start up again. You've lost that. That would be the only thing. I know grandfathered is kind of a grey word. The term itself, when you get down to it, is always something that gets argued in front of a judge. There's no case law that says, black and white, this is grandfathered and this is not. Our ordinance has language where if a use is discontinued for 12 months. I know if a house is dilapidated and that period goes by for 12 months, that's when I can then consider it solid waste. That's an example, if a house falls down. Or if the town condemns it, then I can consider it solid waste.

Holdridge If you can come up with that and get it back to us, our next meeting is September 20th. We can do a lot of leg work in that time.

Bowen Chris, what are you going to use as your point of reference for knowing our intent? The comprehensive plan?

Johnson What do you mean by 'intent'?

Bowen Well, on all of this. We went through all of these discussions when we established the comprehensive plan and now we're coming back to revisit a couple that you say

might be controversial. But the public has been aware of this from the day it was approved. If you haven't had any complaints, maybe it isn't even necessary to have a public hearing.

Holdridge But Bob, as I recall when we went through that comprehensive plan, that was a mandated thing we had to have. Some of the stuff we've got here doesn't make any sense.

Mrdutt We look at consistency, we look at current use. The Town of Hull is the last town to update your zoning map. There are aspects of your zoning map from 1967. A lot of things have changed since 1967. There have been a lot of re-zones and a lot of uses that have changed. Maybe starting in the 1970's and 1980's. For instance with Eugene and Kyle Kluck, one of the first things I asked was when did Eugene move out there. That was around 1957. We have to look at the current use, the proposed use, what are areas of growth. You've had some recent subdivisions, Whispering Fields. Will that continue? As I mentioned, our sanitary permits are going through the roof right now and zoning permits are starting to catch up. If that pendulum swings the other way, are areas designated for agricultural use, will those slowly be looked at for residential use? If that happens, we do have the steps in place for rezoning. None of this is in concrete. But what you want to do is try to look at a good map so that every person isn't coming in asking for a rezoning. That's what you want to avoid.

Holdridge We seldom get that. Your department gets that.

Mrdutt It comes and goes. Development is down but starting to come back. We used to see 20 or 30 back in the mid to late 2000's. Last year we had maybe 10. We try to avoid them. We had more rezoning prior to the comprehensive plan. We all have these plans for a reason. If you have a good plan, a plan that makes sense, you're not going to have a lot of rezoning because you've identified the proper zones.

Holdridge We have very few rezoning. This is a process we're going through

Enright I think we will have to have a public announcement because any time you have changes, you need to do that.

Holdridge The key thing is keeping trust in government.

Mrdutt We try to be as open and transparent as we can.

A motion was made by Bob Enright and seconded by Jocelyn Reid to have the Planning & Zoning staff come up with what they view as a feasible and reasonable plan to move forward with these suggestions of changes and give it to Hull to work through and put it on the Hull Plan Commission agenda for September.

7. FINAL REVIEW OF HULL COMPREHENSIVE PLAN REVISED CHAPTER 6 - GROUNDWATER.

Johnson We last looked at this in January. I'll go through the changes noted from the last time you reviewed it. We included the information about the opportunities for groundwater

quality testing which included the Water Shed Science and Education Drinking Water Program. That was in 2013. Then in 2015 Hull sponsored the Water Quality Testing Program for the areas of Emerald Forest and Stroik Subdivision. We give a little background there. For each of those programs there was testing of nitrates, pesticides and bacteria. In each of the paragraphs that follow, we talk about those and we give some of those results.

Holdridge You've got the results of those, which I thought was good.

Johnson Bob had asked last time if 2-4D was banned, I found out that it's not. You can still buy it in stores. It's a weed killer.

 On page 50 where it says Two-Year Goals (Goals) I'll get rid of the duplication. Other than that, that is all we have for Chapter 6 unless there are comments on that.

Enright I have a question on this part about pesticides. In mentions these can be harmful to health. In the second paragraph you mention the most commonly used pesticides. I was wondering if these are on the list as damaging to health? A statement about that, in general pesticides are harmful.

Mrdutt 2-4-D isn't a pesticide.

Johnson It's a fertilizer, right?

Mrdutt No, that's a herbicide. For broad leaf. If you have corn that's 2-4D ready, that means when it grows, 2-4D gets applied to the field which kills all the upcoming weeds. But 2-4D won't kill lawn grass. It kills poison ivy and anything known as a broadleaf plant. It's Roundup.

Reid Should that be changed, where it says the most commonly used.

Johnson The most commonly used, is that where you're talking about? That second paragraph?

Enright I was saying, in the beginning is says, 'the term pesticide.....' then somewhere in here, maybe in a different part of the report it listed off some of the illness it causes as a result of exposure. I knew I read that somewhere but I don't see it right now either.

Ferriter I think on page 44 under nitrate / nitrogen.

Enright Yes, you're right. But in any case, what about that? A statement these are commonly used. Are these health hazards? Dennis is right that it mentions health hazards with respect to nitrates.

Johnson You are wanting to know if these are. I can ask Jen McNelly.

Enright I think that would be good. If we're concerned about these things being used. If there's no known consequences, who cares. But I suspect there might be something.

Johnson Do you know if pesticides are harmful?

Mrdutt That's such a loaded question. Is it used properly? Is it used negligently? Pesticides have other things in it to kill bugs compared to herbicides which kill weeds. Is it water soluble? There are so many aspects to that question.

Johnson I'll see what I can come up with.

Enright I get that. It's just that if we're talking about this stuff, why do we even care about it. Maybe an editorial change, you make the distinction between pesticides and herbicides. In the beginning of that paragraph it says that pesticides include herbicides. But they really are different, right? Maybe have a minor editorial change.

Mrdutt The biggest thing you hear about is atrazine. There are health affects with that. The problem with atrazine is it does not break down. Maybe it should say pesticides including or pesticides, herbicides, fungicides, go through them all.

Holdridge Talk with Jen McNelly about it. On page 47, the third paragraph from the bottom, it says, 'water levels were monitored at Well #11 at five onsite observations wells and at three City of Stevens Point monitoring wells'. Do you know if those five observations wells were right on the City's property? We knew about the monitoring wells off the property there. They're in our right-of-way. The big question for us is in that same paragraph. It says, 'the major concern for Hull officials is the future impact of Well #11 on Hull households when the well reaches 5 to 13 MGD of pumping capacity.' That's the big question for us. We had 32 people who were damaged, that may be plus or minus. That's on-going. That's the damage part. But the big one is really how we control this well over here when it really goes to capacity. Because now it's about 2.7 million gallons per day. That's the future right here in Hull in terms of water, dealing with water issues. There are a few things I'd go through and change, but it's pretty solid.

Enright Yes, I learned a lot.

Holdridge It's a good one, once cleaned up, that we can just hand to somebody. We've got a Water Committee which is getting applications from hydrologists by August 1st. To do a water monitoring plan for all of Hull. That sounds easy but it isn't because nobody has done one for a township.

8. FINAL REVIEW OF HULL COMPREHENSIVE PLAN REVISED CHAPTER 7 – FINANCE & BUDGET.

Johnson Here we inserted the total budget for the Town. It ranges from 1.6 million to 1.7 million between 2012 and 2016. We compared that to Stevens Point Public Schools, Portage County, Village of Plover and the City of Stevens Point. We added their budget total so you can make a comparison between them.

Holdridge Portage County's is \$98 million.

Johnson Yes. Hull's budget would be smaller.

Holdridge Considerably smaller. What is Stevens Point's?

Johnson It's \$22 million.

Holdridge We don't need to compare them but we need to have some perspective. When we talk about our budget, it's \$1.7 million.

Way I can see that but to me, they're really exclusive of each other.

Holdridge We just wanted some perspective plus we have our pie chart to demonstrate Hull residents pay about 16% of their property taxes for Hull services and the rest of it goes to the others. But there are some specific services Portage County provides, this is one of them, and police services because we don't have a police department, we don't have a planning and zoning department. Those are clearly paid for by Hull, right?

Mrdutt Well, all the other towns too.

Johnson We didn't have the Debt Service Schedule last time on page 85, Table 7.2 and Table 7.3. We divided them up so this time you can see there are three loans that Hull has taken out. It details the principal, the rate term and when the payments are due each year.

Holdridge On the Town of Hull Debt, we have these loans, loan one, loan two, loan three, can you put somewhere the date those were taken out?

Johnson It has that.

Wilz It's right above that. The next graph, just above it gives the term and year it was taken out and when it will be paid off.

Holdridge So the first one was taken out when?

Amman In 2009. The second one in 2015.

Johnson Our table starts at 2014, we know the payments started before that.

Bowen John, in Table 7.5, given the fact our equalized valuation remained steady the last few years, but the tax rate jumped. Is that because of schools or what?

Holdridge You're overall tax rate?

Bowen Yes, look at 7.5. It jumped 59 cents per thousand.

Holdridge I don't know. David, what is your explanation?

Wilz It's the debt we took on for the building. Our levy here in Hull went up substantially, almost 20 some percent in 2 years. Our regular tax levy, the portion that pays for the daily operation, that's frozen by the governor through Act 10. Nothing happens there. That's the bad news. The good news is when all this happened, Portage County came down a little bit and then how they were taxing the Voc-Tech 2 years ago went down. So your over-all tax bill stayed about the same. Hull ended up getting a little bit more of it because of the 2 loans.

Holdridge I think the Voc-Tech got more state money, which was a factor there. Another one I noticed on Table 7.4 on the bottom in percent of budget for 2014 it says 35.2% and the previous year it was 60.9% and 2015 was 56%. How did that happen? Does anybody know?

Wilz That is supposedly the property taxes of our whole budget. That downturn of property tax being 35% of budget in 2014 would be correct because the Hull revenue that year went up almost \$600,000 to \$800,000 because we borrowed money for this building and that money came in artificially as revenue.

Johnson Should that say percent of Hull revenue though? Instead of percent of budget?

Mrdutt But that influx wasn't designated in the table.

Wilz It's still a revenue item. That influx, we have to state it as revenue. You're fine. It's just one of those things that seems to not make a lot of sense.

Johnson Then the next updates we made would be on page 88 where we added a section for the 5-year financial plan. We also added information regarding the Municipal Financial Report which gets submitted each year.

Holdridge That's a document we send to the state.

Johnson And State Department of Revenue showing prior year revenues and expenditures. We're going to add it as an appendix.

Holdridge I would say the last part of these in each section (chapter), we get a Summary of Findings, then ultimately you get down to an Action Plan. I think that should be very limited and very realistic. Those ought to be the goals you have as a board. Pick out a couple you need to do.

Johnson We condensed Long-Term and Short-Term Goals into one section called Goals.

Holdridge You pick out a couple you can work on. When we did this initially, we had this chapter on the budget and I remember one of the authorities down at Planning & Zoning telling me, you can't put that budget thing in there, it doesn't belong. We kept it in because you can't do anything in government without a budget. If you're going to look at it comprehensively, and

what we have here is pretty comprehensive for the Town of Hull, so you add the budget. I think that, too, with some modification, almost stands alone and you could give it to somebody. If they want to know the budget is like in Hull, give this to them and they can pretty well see. This stuff needs to be updated, I would say, maybe every two years. But once you have the format, it's less of a problem to crank the numbers out.

9. FINAL REVIEW OF HULL COMPREHENSIVE PLAN REVISED CHAPTER 8 – ECONOMIC DEVELOPMENT.

Johnson There weren't any changes since the last time we've seen it. So unless you have any more comments, Chapter 8 we can approve.

Bowen I noticed some of the employment by certain occupations is not available in 2010 but it was available in 2000. Where did it go?

Johnson It wasn't available in Natural Resources. It's Natural Resources and Maintenance occupations. They were divided and put in different categories now and re-named. Natural Resources, Construction and Maintenance were combined during the last census.

Holdridge These are elements that have to be included.

Mrdutt Yes, the 9 elements.

Enright I thought it was remarkable, the percentage of people not in the labor force. That increased from 22% in 20 years. The aging population, or people that have just dropped out.

Could you explain this business about the brownfield, on page 63? Currently there are two brownfield sites that are identified with "open status" within the Town of Hull. So that means they're contaminated and in need of cleanup or cleanup is underway. But the Town has not identified any brownfield sites as being appropriate for redevelopment.

Johnson I don't know what sites they are unless I went on the website and printed them off.

Holdridge I think there's one on Brilowski Road, coming out of the Jurgella subdivision.

Johnson It could mean they're open and just being monitored.

Mrdutt Wasn't the Kwik Trip on Hwy. 66 one? They were testing that. From a long time ago. It could be open just because it's being monitored.

Enright But the town hasn't taken any action to try to do redevelopment, is that what that means?

Johnson You want to identify any lands that are brownfields before development.

Holdridge As far as I know, those things are dormant.

Johnson I can come next time with a print off of the sheets that tell you where they are at and it would list why they made them open. If it helps, I can e-mail that to you. Or you can go to this website and look it up. There's a definition for open.

Enright And a list of ones that are in existence at that website too?

Johnson Yes. It would even list closed ones.

10. DATE OF NEXT MEETING: *The next Plan Commission meeting will be held on Tuesday, September 20, 2016.*

11. ADJOURNMENT: *Motion made by Jan Way to adjourn meeting, seconded by Bob Bowen. Motion passed. Meeting closed at 7:32 p.m.*

Respectfully submitted,

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