

TOWN OF HULL  
**PLAN COMMISSION  
MEETING**

Thursday, July 24, 2014  
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Thursday, July 24, 2014 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, Bob Bowen, Shelley Binder, Jocelyn Reid, Bob Enright and Secretary Patty Amman.

Excused: Dennis Ferriter

Also present: Steve Kunst, Portage County Associate Planner,

- 2. APPROVAL OF MINUTES OF May 27, 2014 Hull Plan Commission meeting:**

**Holdridge** I would call attention to page 19. The second large paragraph is where we were talking about the approval process of high capacity wells. It pretty much sums up one of the issues we've got. The minutes, pretty extensive.

*Motion to approve the minutes of the meeting of May 27, 2014 was made by Bob Bowen and seconded by Shelley Binder. Motion carried by voice vote.*

- 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** The new Board member will be Jan Way. We have a press release on that. Look at the last statement. She is the first woman to serve on the Hull Board in 156 years. In other words since the Town of Hull started, we've never had a woman serve on the Board. Why is that important? Because we are a representative democracy. As a representative democracy, we should be representing our constituents. If 51% of our constituents are women, we surely ought to have women representatives. If 51% of our constituents were Afro/American then 51% of our representatives should be Afro/American.

**Bowen** I told her she'd make history. First of all, you asked if I knew of anybody who could do the job and she came to mind.

Holdridge She's well qualified. She ran a small business. So this wasn't a question of, because she was a woman we appointed her. We appointed her because she had lots of experience.

We will meet the 4<sup>th</sup> Thursday of the month (*for August*).

Amman Because we're working on our Comprehensive Plan, it's critical that Steve Kunst be with us.

Holdridge Steve, you were available then?

Kunst Yes. We talked about that. I think it was Wednesday's originally and you polled everyone and that wouldn't work. At the moment, there are 5 towns I'm doing this for. Some of them are wrapping up so after that, if you want to go back to Tuesday's, we can do that.

Binder I think Jocelyn has a time conflict.

Reid I have to leave at 6:30 because I have another commitment at 7:30.

Enright On some Thursday's, I'm in a meeting sometimes until 5:30. That's twice a month.

Kunst I'll double check my schedule again to see what's on the horizon. Some of them are close to being completed so we might be able to get back to Tuesday's. We don't have anything heavy on this agenda tonight, mostly just game planning.

Holdridge Let me give you a couple of the big issues we're dealing with. The public nuisance ordinance, that is going to be in final form and be on the agenda for August 4<sup>th</sup> to enforce that against the neighbor over on Maple Bluff Drive. We went through it. We've got examples and it's pretty strong. Those people who live there got an attorney out of Milwaukee but we're going to push ahead with that.

Well #11: it's a big issue that continues. One of the things I think we're going to do, as we look at the evidence for that, we have about 3 scientific, philosophical model buildings for that. One of them is developed by George Kraft but is widely accepted by hydrologists. Then we've got another one pertaining to monitoring wells which is really using Stevens Point's own data. Probably the big one is our matrix. I'm going to pass this out because I want to show you something. To me, this is the most important one. Right after we started getting calls that people lost water, Barb sent out a one-page questionnaire. Then once we got into this, we came up with a 4-page questionnaire. That went back to these original people. Plus besides the original 15 we sent the questionnaire to, how many households got that?

Amman The second batch was 19 and now she's on a third batch that's about another 6 or 8. We're up to around 40.

Holdridge I ran these by Steve Gaffield and Jerry O'Brien. To me the most important question (*from the questionnaire*) is VI. It says, "Prior to Well #11's start in May of 2012, did you have any problems with your water? Yes or No." You can see all the answers – No. Then

the next question they had to answer, they were really conscientious. We got a great return and they had data and bills attached. There was a section called, "Other Comments – yes or no, see survey". That had to do with after May of 2012, did you have water problems. So you've got a before and an after. If they had good water, then they started up Well #11 and all of a sudden people were without water. Shortly after that, people lost water. As a result, they had to put in a new well and put in a new pump so you're talking \$6,000 - \$7,000, real money. That's a major thing. One other aspect we're looking at, Patty is going to pick up 3 maps tomorrow (from Portage County P&Z). One is going to take that map there which is a pieced together map, and this will be from Rod at Planning & Zoning, a map of that Well #11 area, the subdivisions that were impacted. And take the subdivisions around Maple Bluff Road, primarily toward Hwy. 10, look at those subdivisions. Then the 3<sup>rd</sup> one I think is the Jurgella and Eastwood subdivisions just to the east of Brilowski Road. We'll go back about 5 years from May 2012 and look and see what happened. Now if these 2 subdivisions also have big water problems and lost wells, that wouldn't help our case. The city or however this goes, it may get settled early on, they're going to say, well, how do you know this just happened there. So we're taking areas that have sandpoints, although Maple Bluff Road, those are all deep wells. So that's the control group and that's what we're going to look at. It's all on a map. We can get the data from the DNR of any wells going into those other areas and at what times. So there's scientific evidence, the empirical evidence and we're getting close to what we consider the data to take to O'Brien and he'll have to make the legal argument. The legal argument is sort of a public trust document, water belongs to all of us. Then you get the nuisance issue which is the harm to property values.

Binder        Now this is hearsay, I heard it from a friend whose son graduated from the university and then his group was doing a study to check out to see if the well was the cause of the water going down out in the Town of Hull. According to her, they found no evidence that the well caused the problem.

Holdridge     This was a student?

Binder        Yes. Well did the city....who had...or was the water department, who had them doing a survey? So I was wondering if you had gotten anything?

Holdridge     My experience with students, let me give you my experience with students; we get letters from them and they're working with some professor and we try to get back to them but we can't even get in contact with them because they just left.

Binder        We'll he lived in the county. He didn't leave but I don't know who had him do it.

Holdridge     All I can say is we're paying \$110 an hour for a hydrologist, well qualified, we're paying \$150 an hour for a lawyer who has already researched the legal part and I think when we get to the point where we confront the city, we're going to have pretty good data.

Binder        I can find out.

Holdridge     I'd like to know that.

Binder Because somebody maybe put that in their back pocket as evidence down the road.

Holdridge Well they better have pretty good data.

Amman As hard as it is for us to get the data from the city, it would be hard to believe they would be able to access much of anything.

Binder Unless they were doing it on behalf of....

Amman The city, yes.

Holdridge We had an open-records request. Patty went through a whole box from the city.

Amman I speed-read over a thousand pages of documents.

Holdridge Their own data leads pretty good evidence that Well #11 had an impact. The data they collected.

Binder Yes.

Holdridge I don't want to get too far into this thing. I think it's going to be pretty solid going forward and I want to wrap it up. I talked to Steve Gaffield today, our hydrologist, and said we ought to shoot for 2 weeks from now. I've got to see Joel Lemke tomorrow to get some more information, he's the city's water manager. I'm going to see Jerry O'Brien. So if somebody's got some evidence, that's fine. It's amazing the people that call up and think they are sure they're an authority on this stuff. I explain it to them and never hear from them again. A couple of them from Hull. They've been involved in government and so forth. I look at the way we've done it, our approach and I think we've got pretty solid stuff, really solid. There's nobody that's going to pay \$6,000 or \$7,000 for a well or pump if they didn't need water and the hardship stories, that big piece of paper back behind you has got the comments and we deliberately asked the hardship question because that's pretty dramatic in a trial. This is affecting real people. So we'll see what happens. I've been in 2 lawsuits and they go like this, they go up, they go down. Eventually you get resolution. Sometimes it's after there's an appeal to a court in Madison and it comes back. But on this one, I would be surprised if the insurance carrier, maybe not for the city, but for their engineer, because that's probably who is going to end up paying.

Second thing; Somers land. Let me hand this out. This is a high-capacity well that was applied for on December 16, 2013. They applied to the DNR for it. You can see it's on the corner of Jordan and Willow Springs. In other words, if you go here, take this corner and go straight up the road, you'd hit Jordan. Those 2 subdivisions. This is Meadow Manor, Patty Dreier happens to live in that subdivision. This is the Stroik subdivision. Don Butkowski, the county board representative lives in that subdivision. This is the 80 acres that the Somers own contiguous to those 2 subdivisions. The way I got wind of it, actually Patty Dreier stopped in. Somebody told her something was going on. So she came in. Then Butkowski went on the DNR website. The DNR website said this application had been submitted. In fact, I think it's being taken up now. Once the DNR acts on this, there's no public hearing. In other words, those

folks up there, if they didn't know what's going on, they could see the people starting to cut down the woods. There's a wood lot there. All of a sudden you're into agricultural fields and have a high-capacity well in your back yard and there's no public hearing about it. Now what do you think that's going to do to property values?

Reid I noticed driving in, there's a sign on the corner of Jordan and Willow Springs saying No High Capacity Wells. So the word is getting out.

Holdridge The word is out, yes.

Enright So they want to build a high-capacity well on the Somers land for agricultural purposes?

Holdridge Yes. If you lived in that subdivision and saw that out your bedroom window, what do you think that will do to property values? Put yourself in that position.

Reid I have no idea what it would look like.

Holdridge Well you see them in fields as to the question of what one would look like, but it's a water issue, the drawdown. The water flows from this way to this way. On the south, we've got Well #11, on the north, we've got this Somers land. So we're being squeezed by both. I'm hopeful that the Somers will withdraw this application. People are engaged by this. What got them engaged is Well #11.

Bowen Could the well be relocated?

Holdridge I don't know Bob.

Bowen With the 80 acres there, it could be on the other end of the property.

Holdridge That's fine. But I'm saying they've got an application to have a high capacity well there. They're going to cut down the wood lot there. They're going to put in an agricultural field. The fertilizer, the possibility of fly over with planes, all the technical stuff is one thing.

Enright Is there some way the town or the residents here could have some input into that DNR review?

Holdridge I'm going to have a conversation with our attorney about this tomorrow. Jerry was chairman of the Natural Resources Board. We'll have to see where we go on that. But there is no requirement whatsoever. Once the DNR gives a permit, there's no requirement that you have a public hearing. But we will have a public hearing. We'll call it a public informational session which is pretty characteristic of what we've done out here. It will become a public issue. You look at the signs and the people are informed. So that's another issue.

Enright What does the law say about high capacity wells influencing this as in the case of Well #11? If you can demonstrate if the water table is low?

Holdridge I don't know.

Enright Because it's legal to do this in a lot of states.

Holdridge Well they do it all over central Wisconsin. Portage County has more high capacity wells. But what do you do about this, its right next to a subdivision. When I grew up, my father was in a farm machinery business in Sauk County and he used to have stories about farmers out there with their fields and their cattle and manure then somebody would put in a subdivision next to the farm. Then they would criticize the farmer. This is different. This is a situation where the farmer is putting a high capacity well and whatever he puts on the crops next to the subdivision and that's what is so unique about this.

Enright That land is wooded now. He'd have to clear it to grow crops.

Holdridge Oh yes, he'd have to clear it.

Bowen Steve, you said that requires 2 public hearings, on page 19 for this issue we're talking about.

Holdridge No, that's for the Planned Development.

Bowen Oh, you had given the example of the high-capacity well and John mentioned there's no requirement for a public hearing.

Kunst I know there was a presentation at the Groundwater Advisory Committee meeting with the county and I know you have a representative on there.

Holdridge Tim Zimmerman.

Kunst Yes. They walked through the process at one of the more recent ones. I know that they don't often deny permits. They had never outright denied one. They do what is called a conditional permit. Whatever it is that they take into account, I'm not completely clear on what it is that they include but they say most often the ones that have the major issues, they condition them to such a degree that the applicant then just decides not to do it. They don't actually deny it.

Holdridge Well that would be good. My concern is it gets approved conditionally, then they go ahead and put it in and once it's in...

Kunst Another name that might be of value to you on this would be Bob Smail from the DNR. He did the presentation and he is very nice to work with. He went to the planner's conference they had down in Madison.

Holdridge Patty Dreier wrote an e-mail to the DNR. O'Brien knows those people down there. I think what has to happen is they have to withdraw that application. It's not an

appropriate place. I think, Nick Somers, by doing this, is going to raise big, big issues on these high-capacity wells.

Kunst           Have you been in contact with the owner?

Holdridge       We met with him in April and we're going to meet with them on Tuesday.

Binder           Nick and Dianne?

Holdridge       Yes. I called them and I wanted to give them a heads up. We had a good discussion. He's not planning on doing anything for a year but I don't want to see this thing get approved. There's a certain amount of steam you've got too, with these political movements. We've got steam now. People are engaged on these high-capacity wells and their impact. We'll see what happens.

Kunst           I know it was in the paper, maybe the City Times.

Holdridge       A reporter from Stevens Point was in here today. That will probably be in the paper tomorrow.

Kunst           It was actually the State of the County address, Patty Dreier addressed the issue.

Holdridge       Patty took on a big issue. She's got to go beyond that rhetoric.

Kunst           That's going to be us.

Holdridge       Well #11 is a real issue. This is a real issue.

Kunst           Groundwater in general.

Holdridge       There are people that have lost it. It's a real pocketbook issue. So those are some of the big things that are developing. There is one subdivision, the Stroik subdivision that was put in around 1969. Emerald Forest where Patty Dreier lives was put in around 1993. So those are fairly recent subdivisions.

                  Then we're working on a 5-year budget plan in which we're going to try to take the ups and downs out of the budget.

**5. STATUS REPORT ON LETTER TO MAYOR ANDREW HALVORSON DATED 6-2-14 PERTAINING TO INTERGOVERNMENTAL COOPERATION AND JOINT URBAN AREA PLANNING.**

Holdridge       I wrote this to the mayor. It was dated June 2<sup>nd</sup>. I haven't heard a word from Halvorson. We also made copies of the list of the members of the City Plan Commission. That's the current one. We could write directly to them and ask them to call me so we could discuss this. We've got Jerry Moore on there and some alderman. Maybe we go right by the mayor.

This is an important issue. This is going to exist well after Halvorson is gone. The relationship between the Town of Hull and the City of Stevens Point which I think most of us would say has deteriorated under Halvorson. What's your comment? I'm open to suggestions on how we handle this thing.

Enright                    These people are all on the City Plan Commission?

Holdridge                Yes. The list is here somewhere, Patty do you have that list?

Amman                    Yes, everyone got a copy of that.

Holdridge                That's a current membership list. Anna Haines is on it.

Enright                    She was on it before.

Holdridge                The mayor is the chairperson. I remember Jerry.

Binder                    Jerry Moore has been on there.

Holdridge                Remember the one meeting we had where he said, "The City's got to learn to cooperate with the Town of Hull." Remember that in one of those meetings?

Enright                    Yes.

Holdridge                He chastised the mayor. Well there wasn't any cooperation despite what he said. He may be a candidate for mayor.

Binder                    Well he was all for the Kwik Trip gas station.

Holdridge                This Tony Patton, he was a gung-ho guy on the Kwik Trip.

Enright                    You've got my vote to meet with them. If you expect them to maybe agree to work with us and meet with us sometime.

Holdridge                I don't expect anybody on this Plan Commission to agree with me on anything. If you don't agree with me, fine. If you want to rally 4 to 7 members, go ahead and do it. The mayor runs that thing much more dictatorial. He appoints them so he expects a certain amount of compliance. That's pretty much the way he operates. I'm saying these people are independent. They were appointed and approved by the Common Council for a 3 year term. Somebody there ought to show a little independence.

Enright                    When does his term end?

Holdridge                April 2015.

Enright                    I thought it was January. We might try to get them prepared.

Holdridge     Could it be any worse than what we've got? Could we have any worse situation? I don't think we could.

Binder         What if you sent a similar letter to all the people listed on there?

Holdridge     That's what I'm saying.

Binder         Because you know the mayor hasn't passed it on to them.

Holdridge     I would send it to the two I know.

Binder         I think you'd have to send it to all of them.

Holdridge     Yes, but I'd like to get a feel. On any group, you've got a couple of people that are the ring leaders and if you've got 7 people and 2 people on there that want to do something, they could probably sway the others. That's my experience with groups. You've got some strong leaders and then supporters. So I would start out by sending a letter to Anna Haines and to Hoppe, talk with them, then send it to the rest of them.

Enright        I don't think it could hurt. Put a few stamps on and see if they'll reply.

Bowen         It's been 7 weeks. If he has not decided to do something one way or another, I think it's appropriate to call his office. Ask somebody there, we've sent you this correspondence, did you receive it? If you did, it's been 7 weeks that we haven't received a response and we'd just like to know what the status is.

Holdridge     That might be a good first step.

Bowen         Right, because they might not have received it. It wasn't sent by registered mail.

Holdridge     No, it was sent by first-class. Steve Kunst is working on that in our comprehensive plan in some of the chapters.

Kunst         You have a whole chapter so it's obviously an issue.

*Bob Bowen made a motion that the Hull Chairman move forward on establishing this intergovernmental relations policy with the City of Stevens Point. Motion was seconded by Jocelyn Reid. Motion passed.*

**6. REVIEW OF HULL COMPREHENSIVE PLAN REVISION – STEVE KUNST,  
ASSOCIATE PLANNER OF PORTAGE COUNTY PLANNING & ZONING.**

Holdridge We've got a wonderful lay-out of the plan dated July 24<sup>th</sup>. This is excellent and this is what we need to follow.

Kunst What I did was to put down the best-case scenario. This would be with no delays. Just the standard go-through for each chapter and then talk about it. What I want to talk about tonight is the paragraph after that where we talked about some of the issues that came up in our discussion. I handled those a little differently. A prime example would be groundwater. It has appeared and has the potential to appear in many of these chapters. For sure it pops up in Chapters 4 and 5, Community Facilities. We talk about how people get water, that's in Chapter 4. Then you have Chapter 5, the Natural Resources section. In my mind, if we take Chapter 4 and go into it, talk a little bit about groundwater, then Chapter 5, we might not establish the issue and talk about it in its full breath. So I'm thinking once we get through Chapter 3, we have a groundwater discussion. Talk about all these issues you have on your mind, hash out what it is, what is groundwater to the town, what do we need to do to make this better, then we can fit those ideas and solutions into the plan where it's appropriate. Rather than just go through Chapter 4 and say how do we handle wells? The better way is to talk about just groundwater and fit it into the plan where we need to. That's what I'm proposing for a couple of things. We would talk about that, groundwater, intergovernmental cooperation. Again, you had mentioned it in Chapters 1 and 2 in the introduction. Chapter 7 is the entire chapter on it. When we get to Chapter 7, if we talk about the issue and how you feel about it and what we need to do to make that better, then we go back to the plan and say this is where this sort of solution fits, and we can take action items up that way. In general, especially with the early parts of the plan, I think we'll just go through chapter by chapter. We'll go over demographics and say this is where you are, then are there any changes in housing issues, as an example, missing out on affordable housing?

Holdridge We never get anyone arguing for it. It seems like some of those programs we don't qualify for.

Kunst I just picked out affordable housing as a topic because it's talked about a lot.

Holdridge Let me talk about Finance and Budget.

Kunst That is unique to the town as a chapter.

Holdridge We will have as part of that, the 5-year projection which takes into account debt service, reserve money, holds the property tax at a stable level. So we'll have revenues then expenditures. We can run that out over 5 years and that would be a great place to put it in Finance and Budget. We'll probably have that done within a month or so.

Kunst Like I said, that could be one of those individual topics we can talk about and how that fits in.

Holdridge The other one is democratic processes. We are really at a disadvantage. If we hold a discussion about water, we'd probably have to hold that in the SPASH auditorium. We had a meeting at SPASH on Well #11 and we filled up the whole North Commons. We probably had 250 people. Some of you may have been there. That was for people who were impacted in

some way by that. So if we had a public information hearing on this Somers land, we'd have a good crowd. I would much rather have it here in the town hall. Hold the historic town meeting. On some of those, we won't even be able to handle them here because this will probably have a capacity of 100+ once we totally gut this thing. But that democratic process, that's the thing we've got to keep hammering on because if there's one level of government that anyone can have an impact on, it's local government. Does anybody really think you're going to have much impact on Madison or Washington where the strong interest groups are and the political parties are so fixed? But I like this layout, this is great. It's a great outline. It sets us on a course.

Steve, how do you want to handle Chapter 1, Issues and Opportunities and Chapter 2, Housing Element?

Kunst I'm not sure if this was all included in your packet.

Amman Yes, everybody got the introduction, Chapters 1 and 2.

Kunst Page 1 and 2 is the introduction. We're in a new process now. There was one done in 2006 and this is another version or process that we're going through. The question I had which is highlighted in yellow, over the last 8 years, how many times has the plan been amended? It doesn't necessarily have to be textual. We should be able to figure that out. I can work with Patty or go back into our own records. I highlighted that because I didn't get to finding that out yet. The rest of this says that in 2013 you began the process of going back into this and updating this.

Binder I've been on the Plan Commission for about 9 years. It shows it was amended 3 times. It wasn't anything major. When it says amended 3 times, there was I-39 that comes to mind. But what other major things?

Kunst The 3 times in there, that's just a random number, it isn't meant to be you guys. It should have been blank, sorry.

Enright We did make changes to the area of I-39 West but I don't know that we ever voted to put it into the plan.

Holdridge I don't know.

Bowen Is it important to include that because we're supposed to be revealing it? Does that add credibility?

Kunst In my eyes, it shows that it's a working document. But if you don't feel the need for it, we can take that sentence right out.

Bowen Why don't you say, "has made timely amendments as appropriate" or something?

Kunst We can do that.

Holdridge I think it would be interesting to track it. If we change the plan. That's what an amendment is, right?

Kunst Yes.

Holdridge If we have a date and what we changed.

Bowen I was thinking that would be nice to have in the record.

Holdridge Right.

Bowen If it's available.

Binder If it had to be approved by the Town Board, it should be in the town minutes. If it got past us, it went to the Town Board.

Holdridge I think that would be useful. I look at this Comprehensive Plan as an active document that if we want to look, for example, what's the plan for finances, and we have a 5-year plan in there, we can look at that. Any of these other aspects too.

Kunst What is handy about a 5-year plan from my perspective is at least every 5 years, you're going to take a look at this. It's a chance to go back then and make changes.

Holdridge Or, in terms of a budget, you're probably going to review that every year.

Kunst Just like capital improvement budgeting.

Holdridge I don't know of any other document we've got, except like Shelley says, go back to each of the minutes to find out, but I'd much rather have the cumulative.

Binder You probably should document or make a spreadsheet or something showing changes we have made or improved and then you'd have it. Showing dates and times.

Holdridge Most of these plans run into the problem of doing them, putting them on the wall. I don't care whatever plan you look at, that's kind of the criticism of it. They're not active, they're not directive, so forth.

Kunst So the introduction, that's all about the changes that were there. For Chapters 1 and 2, I went back and looked through the records I have from Charles Lucht who preceded me. I just wanted to make sure what I have on file is up to date with all the comments you had.

Bowen What does the red signify?

Kunst The changes that Chuck did with you. I just wanted to make sure those are the changes you had done with him. What really helped was when Patty sent me this summary document with the comments you had. From what I do understand, Chapters 1 and 2 you went

through and the changes you discussed are included in this printed version you are looking at. I sent the memo before I had that so my intention was to clarify what Chuck and you had discussed but not gotten to yet before he left. I didn't want to forget about it and leave it until the end and then we'd get to the end and notice we were missing something here. You guys can teach me if there's anything else that you want to add. Otherwise, as far as the ones that are on the notes I have, the only question I had was the 1996 land use plan.

Holdridge If I could call your attention to the first page, the 2<sup>nd</sup> paragraph from the bottom, I noticed it right away. It says here, "the first official town meeting being held in March 1859 at the house of Hugh McGreer. School House #9 located approximately one-quarter mile northwest of Jordan Bridge.....Samuel Brown was elected Chairman and Joseph Oesterly and Michael Dawson Supervisors." I had asked Janet Wolle if they had ever elected a woman? She said she didn't think so, so we went with the 156 years until the first one was elected.

Kunst As I noted, I myself didn't go in here and add anything. I just wanted to make sure we had a chance to talk about it and make sure we're on the same page.

Holdridge Up on the top of the 2<sup>nd</sup> page it says, "By the year 2030, a projected 5,317 people may live in the Town indicating low growth in residential development." I think we've got 5,400 something now. Where in the world would that (*figure*) come from? Because if you just took the residents we've got now, last time we talked about land available for residential development, that would be a good inventory we should have. But if you took the land that's residential and your subdivision has 6 or 7 lots, my subdivision has a couple of lots (*available*), but if you took just those that were developed, residential lots, and forget about annexation. One of the things we know about annexation, it's not people being annexed, it's land. I think that projection has to be way off.

Kunst Every town has their projections.

Holdridge But in 2030 we're going to have 5,300 something....

Kunst Right now, according to 2010 it was 5,346.

Holdridge Does the Dept. of Administration give you this?

Kunst Yes, that's the census bureau one. But that was in 2010.

Holdridge We get an update every year from the Dept. of Administration. Anyway, that's something I think we need to scrutinize.

Enright This is actually 2 different data sources though.

Holdridge I think the Dept. of Administration updated that quarterly.

Enright Every March they finalize the projections.

Holdridge Yes, the State Dept. of Administration. I think they do that for state agencies. Where they get their data I'm not sure. But they collect it.

Kunst I'm going to guess that at the time Chuck did that, the population projections came from the DOA. Either a different number should be there or there should be some explanation as to why it's lower than the current population number.

The only question I have for you is on page 4, the 1996 land use plan. There was one note in here that Chuck was going to make some updates. Does anyone remember what those updates are? There's obviously nothing in here that has been altered.

Holdridge I didn't know that Urban Fringe Plan was also never adopted. Do you remember that Bob? I think that was when Gardner came out, Larry Fritch and Terry, I think he was on it.

Enright You're talking about the site plan from Parkdale.

Holdridge Then there's some reference in here about the Menard's situation which I thought was accurate.

Kunst Is anybody aware of what the correction would have been at that time?

Holdridge What does he say?

Kunst The note from a summary of notes from you to Chuck as to what changes needed to be made based on the conversation from the meeting. It says of the 1996 land use plan, Chuck to make some update changes. I'm not sure what those were and they weren't done. I'm trying to get a sense of what was discussed.

Bowen The plan was rejected. The Menard's plan was not approved.

Holdridge Scott Schultz wanted to put Menard's out there. There was no plan and Chuck Kell took him on for that. Schlutter and I voted together and it went to Plover. That's where Hull was sort of the middle role, the city had votes, Plover had votes. Hull went with Plover and that killed it in the City. Remember Scott Schultz was mayor and tried to hammer that through. Right where Jungs is now there would have been a big Menard's. I've come to appreciate Chuck Kell. He stood up and took it on. Weren't you part of that Bob?

Enright I was on it, yes.

Holdridge That got voted down and it went to Plover.

Binder That was in 1996.

Kunst That was a separate plan.

Enright That was before there was a Plan Commission.

Binder            It came with the Smart Growth.

Enright            There were actually 2 separate things that happened. One was the thing with Menard's. Because of the proposal to build Menard's on agricultural land while skipping over commercial lots. Then a period of time of maybe a year or a year and a half before we had the site plan that became Parkdale. Then the Plan Commission didn't come along until later on. So the 1996 plan, I've seen references to this before. There was no Plan Commission at that point so it must have been done by the Town Board.

Holdridge        Scott Scholtz shortly after that resigned, then they had a Halvorson that was minister who took over, then in the election, Gary Wescott got elected. One of the first things he did was create this committee with Hull and Stevens Point and he sent Gardner to work with us and that's when we worked out the Parkdale thing. Wasn't that the scenario?

Enright            I didn't know he was on that.

Holdridge        He pushed that thing because we had all that conflict. It worked.

Enright            The ironic thing about that, after that, some of the members of the Common Council think the opposite. That we essentially worked out the plan to move all that land into the city in an agreeable way.

Amman            Steve, if you take those notes and if it references any date, if you go back to the Hull Plan Commission minutes for the meeting that it's referencing, you could probably figure it out.

Enright            Was it called the Planning Committee back then?

Holdridge        I don't think so.

Kunst            That's what it says in here. Maybe we need to look at that. I'll go back to the minutes and see what I can figure out. Are all those on-line?

Amman            Yes, they should be on-line on our website by date under the Hull Plan Commission. If you have a hard time finding it, just let me know.

                      There are places in this where it still says "Eau Pleine" instead of Town of Hull. Do a search for "Eau Pleine" and whenever it comes up, change it to Town of Hull.

Kunst            There are Chapter 3 comments here and when I go into Chapter 3 document and it says Eau Pleine, Amherst and others. So I'll be sure to make a note of that. That's all I have for this chapter. What I wanted to remind you of was that you guys have already reviewed both of these chapters (1 & 2) with Chuck already. I wanted to make sure that the changes I find are the ones most up to date.

Holdridge        Over on page 7 down under fiscal responsibility, I noted 5-year budget plan. On page 6, under Section 1.4 Town of Hull Vision, the second paragraph says, "Services provided to

Town residents will primarily consist of road maintenance, snow plowing, curbside garbage/recycling pickup, park maintenance” and it should say “voting administration” before the municipal sponsored volunteer fire department protection. Administration of voting has become a big issue.

Kunst Yes, I can add that.

Enright Do you want editorial sorts of things?

Kunst Anything that you see. This isn't a document that finished.

Enright I see some minor editorial types of things that I don't want to take up meeting time for that.

Kunst If you can let me know whenever you can.

Enright Sure.

Holdridge Then you go over to figure 1.2 Town of Hull Population Change. You run it through 2010, is that basically all from the census?

Kunst Yes. That's why you do it that way. Each bar you see is comparative and you can understand it. You could do it for every year based on the American Community Survey which is a branch of the Census Bureau. We can do it that way if you want but what that table provides you is a way to compare every 10 years and trends at 10-year intervals.

Holdridge I was reading the charts and the age distribution which I found interesting. Then you go over to page 11, second from the bottom paragraph where it says, “One would expect with the rise in median age, the percentage of the population for the towns within Portage County over the age of 65 has been trending upward since 1990.” I guess that's expected, right?

Kunst Yes and that's a nation-wide trend and that trend won't go away for quite some time.

Holdridge Over on page 16, we've got the Summary of Employment by Industry. Does that all equal 100%?

Kunst It might go a little bit over based on rounding since this is all even numbers.

Holdridge On page 17, I think you mentioned in here the decrease in paper-mill employment but I wonder if there isn't a need to look at travel and the increase in travel. Travel employment based on Travel Guard and now Berkshire/Hathaway because those are fairly big companies.

Kunst It says  $\frac{1}{4}$  of the town is employed in educational, health....etc.

Holdridge On page 18, #4 Summary of Findings, it says “Major community services like police protection” it should add “planning and zoning services”, not “solid waste disposal” “will continue to be provided by other governmental units...”. I would think in the Issues Outstanding, I could see some changes there related to water, related to public safety, particularly we worked on a plan for walkers, bikers and joggers. This whole conflict we have in Hull. That hasn’t been approved by the Board but it will probably come back as it’s a big issue.

Enright Did you get the projections from, on page 18, #4,....

Kunst On page 17 it shows where they are, 2015, 2020, 2025 and 2030 are all in here from the Dept. of Administration. See the top part of page 17 where a bunch are crossed out and replaced? Those are the numbers according to the Dept. of Administration. The very beginning of the paragraph.

Enright So we’re actually projecting modest population decline.

Kunst Whatever their rationale is.

Binder Maybe because of our aging population in the Town of Hull.

Holdridge That may be but I think it’s this annexation. Annexation is not taking people but land. You look at what the city took, it’s south of Hwy 10. That’s all rural. In fact if we were to sit down with their Plan Commission, we would probably say, yes, that probably should be in the city. They take these big chunks of land and the reason for that is because nobody that I know of wants to be annexed to the City of Stevens Point. But they’re assuming that annexation is taking all these people. That may have been true back in the late 1980’s or early 1990’s when a lot of that stuff happened. But it isn’t now. That’s the other thing. We ought to look at the annexations that have occurred and I’m sure there’s a record of that at the state and just look at what amount of land that took and how many people. I can tell you the number of people was very, very small.

Enright You can only deal with what you can get from official data sets otherwise you’re just guessing. It’s probably low just because of all that vacant land for the homes that are being built in those areas for people who desire the rural kind of housing. I would think Hull is mostly going to lose undeveloped land. I’m saying I don’t think that’s going to cause the population to decline.

Kunst I’m making a note to myself to recheck those just to be sure and to cover our basis to make sure those are accurate. As far as population projections are concerned, I studied those sorts of things in graduate school and the accuracy is all over the place.

Enright Especially when you’re dealing with a small, geographic area.

Kunst Yes, so it’s one of those things you take with a grain of salt.

Holdridge Steve, are you going to take this, get rid of the red and just correct it?

Kunst I can do that and if you want me to, I can bring it back, if you look at our little table that I brought as part of the memo, for next month, I'll change all that to black. Then go back and make all the changes we talked about at this meeting and show those as red just to show this is what we talked about and these are the changes. Then we'll go over Chapter 2 at the next meeting.

Holdridge I found this really interesting, the part about housing because we really haven't dealt with that at all. It's really not a town function.

Kunst Right.

Holdridge It's an intermediate government function.

Kunst Whereas cities, they have much more control over it.

Holdridge They have public housing under city government.

Kunst Yes and they have much more demand for different types of housing.

Holdridge So next time, we'll take Chapter 2.

Kunst And I'll bring Chapter 3 as well.

Holdridge And we'll keep pushing along.

Enright Will you give us a revision?

Kunst Yes. It'll be very similar to how we did with this one. I'll e-mail it to Patty, the stuff for the meeting, and she'll send it out to everybody.

Enright In September you have groundwater. You would cover this idea because groundwater fits into those 2 chapters.

Kunst It fits into Chapters 4 and 5 for sure and if not more. It's a major issue. With the Issues and Opportunities, it fits in there too. We don't know how it's going to fit in there. That's where we'll have discussion about where we want to do that.

Holdridge In the past, when we talked about big issues, it was annexation. Now the big issue is groundwater.

Kunst That's why these plans are dynamic. That's why you review them. What's nice is when you can write a plan that has these action items saying we're going to do these and come back 5 years later and review it and say we did all these things. Then you can strike those right out of the plan because we accomplished these things.

*A motion was made by Bob Enright to accept the discussion of the Review of the Comprehensive Plan for Chapter 1. Motion seconded by Bob Bowen. Motion passed.*

**7. DATE OF NEXT HULL PLAN COMMISSION MEETING, THURSDAY, AUGUST 28, 2014 at 5:30 p.m. at the Hull municipal building.**

**8. ADJOURNMENT:** *Motion made by Bob Bowen to adjourn meeting, seconded by Bob Enright. Motion carried by voice vote. Meeting closed at 7:05 p.m.*

**ADDENDUM ITEM: CERTIFIED SURVEY MAP FOR PETER & KERRY KLISMITH BY SURVEYOR THOMAS TRZINSKI (LAMPERT-LEE ASSOCIATES) FOR PART OF THE SE ¼ OF THE FRACTIONAL SW ¼ SECTION 7, T24N, R8E. TOWN OF HULL, PORTAGE COUNTY, WISCONSIN ABUTTING INFINITY LANE, NORTH OFF OF CASIMIR ROAD.**

Holdridge Let's go to the certified survey map. But nobody is here. We have a policy that if they don't show up, either the surveyor or the owner, we just table it. Note where this is. It's at the Casimir Interchange which is a hot spot because people around I-39 West don't want any development there.

Binder But it's not on our agenda.

Amman It's an addendum. Look on the back of your agenda.

Holdridge Let me explain what happened. The agenda was already sent out then I think the next day I get a call from the surveyor. He said, "Could we get this on the agenda?" He said the fellow that did it has cancer and that's what delayed it. I said, "Send it over and we'll try to put it on." This fellow is with Lampert-Lee. So I thought, well, it's a hardship case so we'll take it on. But I didn't know exactly what it was until we got it. Patty has checked with Tracy Pelky. What did you say about the checklist?

Amman Tracy said that because they're just re-arranging lots, they didn't need to do a checklist. So that's where it's at.

Kunst They're not creating a new lot so as far as any sort of subdivision ordinance, they're not required to do a CSM if you're not creating a new lot unless you're changing something covered under the zoning ordinance. It's better for record keeping that they are doing it this way rather than moving lines around like this without doing a CSM.

Holdridge Do you know anything about that?

Kunst About what they're doing?

Holdridge They're moving it around without a CSM?

Kunst If there wasn't a CSM, nobody would have to review it.

Holdridge I'm not interested in reviewing it. This topic right here, Casimir interchange was a huge issue. Halverson tried to run an annexation along the interstate out there and then that would be annexed, that whole section there, then they would put up a gas station. The people who live west of I-39 but also in that area, one of them was Tom and Cindy Eagan. They came to a meeting. We had a big meeting on this and this was voted down. Then the Dept. of Administration turned it down based on the effort to annex it by a shoe-string annexation along I-39. So this is a hot issue. I don't know what he's trying to do there.

Kunst I think there were 2 lots originally, now lot one got a little bigger.

Holdridge Then it looks like they've got a roadway here.

Kunst Tracy wanted to make sure this area in between was 100 feet.

Holdridge That doesn't concern me.

Enright That would be an access point to get into it.

Kunst That's right.

Enright So do they have any commercial ideas for this?

Kunst Nobody told Tracy about any sort of aspirations.

Holdridge This is agriculture area.

Kunst It's A-4.

Holdridge We do not want commercial there. When we did our plan for I-39, that was right out there so it's pretty well set. They could have a 66' right-of-way there, not 100'.

Kunst I'm not sure what that's for.

Holdridge But anyway, nobody showed up and I think we should just table it. We have a policy on this.

*Shelley Binder made a motion for the Plan Commission to table this CSM for the Klismith's as nobody is here to represent them. Motion was seconded by Bob Enright. Motion passed.*

Respectfully submitted,

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