

TOWN OF HULL  
**PLAN COMMISSION**  
**MEETING**

January 20, 2015  
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Tuesday, January 20, 2015 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, Dennis Ferriter, Jocelyn Reid and Secretary Patty Amman.

Excused: Shelley Binder, Bob Bowen

Also present: Dave Wilz, Steve Kunst - Portage County Associate Planner.

- 2. APPROVAL OF MINUTES OF December 9, 2014 Hull Plan Commission meeting:**  
*Motion to approve the minutes of the meeting of December 9, 2014 was made by Dennis Ferriter, seconded by Jocelyn Reid. Motion carried by voice vote.*

- 3. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.**

Holdridge I want to read you something. In the Steven Point paper I noted they passed a new public participation. It's from January 12<sup>th</sup>, 2015. It says, "The guidelines, according to the proposal, will ensure the right of citizens to speak on any agenda item that will require a vote of the City Council at a regular or special meeting. It also will require the council to provide a public comment period at each meeting for people who want to talk about non-agenda items." Now you look at that and that's a big step but how big is it. Why shouldn't citizens be able to come when elected officials have a meeting and express their opinion on anything? The key is you can't take action. You have to put it on the agenda if you want it to be an action item. But people who come in here and talk to the Board about anything they have a concern about, that's basic democracy. So the City is going to do that which I think is good. I applaud that.

Ferriter Are you saying they never did that before?

Way They did it but they didn't have it as an ordinance. They didn't have to do it.

Ferriter                    Because all the organizations I've been a part of, in education and others, there has always been an open forum where an individual can come and address the group. That's a part of our democracy.

Holdridge                We've got that on there but the key is you listen to people but if you're going to take action, you need to put it on the agenda so the pro's and con's can come out.

Wilz                      Jan you're right, they're making it official. They say that was their policy. The point is, that wasn't always their policy because on heated items, they just pulled the door shut.

Holdridge                I don't know if they ever put it on the agenda.

Wilz                      I never saw it.

Way                      I've never been to the meetings.

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

Holdridge                I got a letter here from Rebecca Roberts that was in your packets. Information that relates to a meeting we had a long time ago.

Enright                    She wants to call us and ask questions.

Holdridge                Yes, I think so, right. We will get out to you the monthly report on the fire calls and the EMS calls. Some of that is pretty revealing. Mark Kluck fills one out and Mark Fritsche fills out the EMS report.

The other thing we'll send to you is 2 articles from the Crossroads which will be about our weight limit ordinance. It's comprehensive, pretty organized and pretty tough.

Does anybody else have anything?

Way                      I do. We passed that motion the other night about Hwy. 10 and we are talking about transportation a little bit. Did you read that first paragraph in here?

Holdridge                Why don't you read that.

Way                      It says: "The Town of Hull Board of Supervisors moved Monday night to support and push for a previous plan to move a portion of Highway 10 south to Old Highway 18." That's how the article starts out.

Wilz                      We wanted to push it in a direction but it wasn't Old Hwy. 18.

Holdridge                No, right.

Way                      And Bill Beversdorf pointed this out to me already. I skimmed the article and didn't even see it.

Holdridge That was the guy that sitting there, remember. Did it say anything about our real intent with I-39?

Way I think later on he makes it clearer.

Wilz He does a nice job explaining your ad-hoc committee, John, that you wanted to put together about getting citizens together.

Way I did wonder if, because we made that motion, we need to put that in.

Kunst I was actually going to ask that question.

Holdridge That's a big unknown by an awful lot of people. The DOT seems to have lackluster support for this.

Way I just happen to see Dan Halloway, an engineer who works for the DOT, last night and he was very aware we had passed that motion.

Holdridge I'm sure Jeff Stewart is too. Steve has to be out of here by 7:00 so let me quickly go through these announcements.

Pete Klismith or his agent did not come to the Hull Board meeting regarding that CSM so we just tabled it and I haven't heard from them. Barb, I know, sent them a notice that it was on the agenda.

Well #11 is moving along. We had a conference call yesterday with Jerry O'Brien, Brent Jacobson and Steve Gaffield. Gaffield's putting together an analysis of what happens when that well pumps 13 million gallons a day, how that will affect private wells. Plus, O'Brien has his person going out and visiting the well drillers to get their reaction to those 32 people who lost water. He's actually discovered more. So that's on-going. My hope is that we'll get to the position before Wescott leaves office, sit down with Gary and lay it all out. I would like to avoid the lawsuit but we're fully prepared for whatever the City does.

Ferriter Is Wescott going to run?

Holdridge No. But he's in through April now. A lot of people wanted him to.

On 527 Maple Bluff Road, we met yesterday in Executive Session. We're going to pursue legal means to deal with the property that has too many vehicles and assorted problems it's had for a number of years through zoning and the building department.

The Hull Water Committee meets next Tuesday, the 27<sup>th</sup>.

The sidewalk on Brilowski Road; we've got 2 sidewalks in Hull. One is on Brilowski Road running from Old Hwy. 18 to Hwy. 10 East. We've got houses on there that back up to the sidewalk. In other words, their back yards are contiguous to the sidewalk. Bill Beversdorf has sort of been fighting this battle for at least a year. Then we've got them on Hwy. 10 from Elizabeth down to Badger. There's a sidewalk and based on the County's interpretation, those people who live over here, there's a street there called Clark Street, they're expected, at least in theory to take care of these sidewalks out here on Highway 10. Well we developed an ordinance

that says, first of all the house has to be fronting on the sidewalk, secondly, those government units, whether it's the state, county, city or town, who controls the right-of-way of that road, is responsible for those sidewalks. I wrote a letter today to Nathan Check, the Highway Commissioner for Portage County and sent a copy of the ordinance and they'll have to figure out some way to take care of that sidewalk. Brilowski Road is County Road R. That's a county road and that's their right-of-way and the sidewalk is in the right-of-way.

Those roads are particularly troubling because they're heavily traveled and the snowplows just sail through there. Those roads are their first priority. The people would have it cleaned out and the snowplow would come through and throw it all back on there. The part to the south from Old Hwy. 18 to that railroad track trestle, Tom Schroeder is the City Parks Director, those people who live there are in the City of Stevens Point. Tom Schroeder of the City Parks Dept. has been doing that sidewalk. I talked with all of them and none of them knew who was doing the sidewalk. They were just happy somebody was.

So our position is that's not the responsibility of Hull. It's not the responsibility of the residents.

Enright                      That stretch on Brilowski Road between Old Hwy. 18 and that connecting street, those 2 houses that back up to the fence, that wasn't done until a couple of weeks ago. The county did it?

Holdridge                  No, the county claims it's the towns. They could claim that as long as we didn't have an ordinance. We just changed the ordinance, revised the ordinance. There's one fellow there who actually lives in the City. There's a lady there who lost her husband and there's a guy there who is sort of ill. This fellow was doing it for them. So now, we're saying it's not your responsibility. If you want to do it, do it but it's not going to be enforced by the Town of Hull.

Enright                      So whose responsibility is it to do it?

Holdridge                  We're saying it's the county.

Enright                      I was somewhat annoyed by it (not being shoveled) but I figured there was some reason they couldn't do it. But it was a safety hazard because there are some people, and I'm one of them, that go out there in the morning so it was either impassable or people were walking on the street.

Ferriter                      Is this the first time this has ever come up? Maybe it's been going on for years but this is the first I've heard of it.

Holdridge                  It started with Bill Beversdorf who wrote me a letter last year and I went through the City and it was hard to find out who was doing it and the City and citizens didn't even know who was doing it. They were just happy someone was doing it. So we got to the point that we just passed an ordinance.

Amman                      Who plows that? Is that the Town of Hull or is that the County's?

Holdridge One is a state road, the other is a county road but the county does state work so the county does both those roads and those are heavily traveled and when they go through there, they really throw that stuff up.

Enright Especially Hwy. 10 because they're going faster on Hwy. 10. That sidewalk that's on the south side of the road. That's hardly ever cleared.

Holdridge Bob Burke called me about that and I explained and he understood and said that was ridiculous that these people have to come across the road to go out to Hwy. 10 to clean the sidewalk. But I don't think the county has really enforced that one. They see how ridiculous that is. The City, I got a copy of the agreement with the City. It's a little bit vague but the City had agreed with the county to do that part which would basically be the west of the old Copp's into town. The City does most of that although I think the county does the bridge at I-39. So we'll see what happens.

We also passed that resolution which Jan referred to on Hwy. 10 going south to I-39 and picking it up to avoid putting more and more traffic on Hwy. 10 East which I don't think anybody wants.

Enright What route did you say you wanted?

Holdridge Well the planning was all to take it down there. To cut somewhere around J and go down and come in by HH. That was the plan and everybody thought that was the plan. So there are some surprises.

We have a vacancy coming up on the Hull Board. Mel Bembenek is resigning and he has one year left of his term so if anybody would like to serve for one year, fill out an application and we'll open it up. If you have an interest, that would be great.

This (room) is going to be called the community room for Hull. We use it for government functions but most of the time nobody uses it and that's where we'll let the people use it.

I read the article about Operation Bootstrap and I see they're short of money.

Ferriter Going back to the use of this room then, let's just say the local Girl Scouts want to use it. Would they get a key to access it?

Holdridge We've got to work that out. That's the details. Boulder Junction has a pretty nice town hall up there and they have some sort of usage of facilities. But this isn't unique. Maybe it's unique but not that unique. It just makes sense. You can go up and use SPASH.

Ferriter But there's someone there.

Holdridge A custodian.

Ferriter That's different than here.

Holdridge Right.

Wilz I attended a funeral gathering, a wake type thing in a township north of Appleton in their small town hall. The casket and everything was in there. We had lunch in there and I'm looking at the wall with all the pictures of the supervisors. Interesting.

Holdridge We'll have to develop a policy to make sure we're covered.

Ferriter I think it's a real good idea to have this open to the community with restrictions or obligations. It opens it up and gives it a friendly atmosphere.

Holdridge So we'll plug away on that one. Anybody else have any other announcements?

## **5. INQUIRY TO HULL FIRE DEPT. REGARDING UPDATED INFORMATION FOR COMPREHENSIVE PLAN.**

Holdridge We sent that memo that was in your packet that we had sent to Mark Kluck and we got something back from him but not a lot. We'll go through that.

## **6. CONTINUED REVIEW PROCESS OF HULL COMPREHENSIVE PLAN REVISION**

Holdridge Steve, should we start with Chapter 5 and go through that first?

Kunst It's however you want to do it.

- a. **FINAL VERSION OF CHAPTER 3 – TRANSPORTATION**
- b. **CONTINUED REVIEW OF CHAPTER 4 UPDATED SECTIONS FROM PREVIOUS MEETING – ADDITION FROM MARK KLUCK – UTILITIES & COMMUNITY FACILITIES ELEMENT**
- c. **FIRST REVIEW OF CHAPTER 5 – AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT – STEVE KUNST, ASSOCIATE PLANNER OF PORTAGE COUNTY PLANNING & ZONING DEPT.**

Kunst We can start with Chapter 5 and with the reference to the memo. The question I posed for everyone here was to take a look at the chapter and think about what makes sense. Is the more technical information in here what the Town really desires to have in here. If so, that's fine. Some have liked that. Others have been saying they hardly know what this means. It was put in here originally, and some of the examples I called out that I mentioned in my memo are things like the atrazine prohibition. It's something that impacts groundwater throughout the county but not in the Town of Hull. It was included in there more as a template because the county works with other towns and with everybody at the same time. So they kept that stuff in there as well as at the time, the Dept. of Administration reviewed all the comprehensive plans and made sure they were up to snuff on what all their standards were with the statues in order to disperse the grant funds. The plans are still required by the state if you want to use any sort of

subdivision regulations, zoning, that sort of thing. But they no longer review this kind of stuff as far as for grant funding purposes. The planning is now on the town's shoulders and the funding for that is the combination of the county and the town. The information that goes in the plan is a lot more flexible this time. So if there's information in there that's no longer pertinent to the folks here in Hull, it doesn't have to be in there anymore. The question I posed, if this is still important as you re-consider your comprehensive plan, so be it. At the Town of Stockton, they really struck a lot of stuff out that didn't really apply but they added on a lot of information as it related to agriculture because they have a lot more agricultural activity. They wanted to shed a little light on different practices and issues they feel is important.

So the concept is more on flexibility. Let's talk about the things you folks, as elected officials of the town, really feel are important to the town.

We can start at the very beginning of the chapter. Chapter 5 starts off with agricultural resources in the Town of Hull. I have highlighted in here, just because I thought it was interesting, as of 2000 there were 2 irrigation pivots in Hull. I didn't go through and look at aerial to try to identify how many are in there. I could do that.

Holdridge      Could you tell us where those are?

Kunst            No. I didn't look.

Holdridge      One of them is up just to the north of Jordan Road. If you go up Willow Springs to Jordan, go across and then on the right. That's not our road. The third one is the Somer's. They've got a permit from the DNR to put in a high-capacity well. You don't know where the other ones are.

Kunst            No. I highlighted it because I thought it was pertinent to what we were talking about. I'd have to take a look at the aerial and scan through everything at the right time of the year to see if it would pop up. It's really evident when you look at aerial photography, where they are.

I updated information based on dairy information for the Town of Hull as well as surrounding communities. Knowing that most everybody has been losing dairy operations. This doesn't go into any detail about size of operation.

Holdridge      How many dairy farms would you say?

Kunst            According to DATCAP, 2 in the town and that's the same as it was in the town in 2002.

Holdridge      Eight people employed in agriculture.

Kunst            Yes, and that's according to the census, which is a pretty significant drop. But it makes sense understanding how farm practices have changed.

Holdridge      As I read this thing about agriculture, we are an urban town. Agriculture isn't a big deal because of a number of factors.

Kunst Yes, it's showing in the numbers. In Dewey there are only 5 but I think it's because of the natural features that limit the uses with the marshes they have. Whereas the other towns are in the teens and twenties for dairy operations even after they've lost double digits. So it's obvious this is a more urban community. So even though this is limited in scope in agriculture, I wanted to add a couple of references to legislative influences on agriculture when we talk about local and legislative things. The concept that would apply to towns even if there's only 1 or 2 farms, dating back to the 1980's and the Wisconsin Right to Farm Act limits the liability of agriculture operations that are operating within the letter of the law and protected from litigation from landowners that moved in afterwards saying things like, "It smells here. I don't like that. You shouldn't be able to do that." Well the state has written that isn't really fair to existing operations as long as they're operating as whatever is defined as normal operations. This isn't anything new.

Holdridge We sort of have the reverse situation with that Somer's land. They're putting in a high-capacity well contiguous to 2 subdivisions that have been there since the 1990's.

Kunst Which is obviously a different situation because they're altering where they are now.

I also made reference to the focus on the new husbandry bill. Did the town take any action on that?

Holdridge The Town's Association had, I think, 6 ordinances. But the ordinance just quoted the state law, it really didn't flesh anything out. So I've got Barb reading the literature and I'll be reading the literature and we'll come up with an ordinance that really tells people how it works. Like our ordinance on Class B highways tells the truckers how this thing works. I think you had to have something adopted by January 15<sup>th</sup>.

Kunst When it finally comes down, send me an ordinance and I can summarize it in the chapter.

Holdridge I can see where it would be a big deal in Buena Vista and some of those towns where you've got a lot of ag-lands where they use heavy equipment. I think you can go 15% above a Class A limit by state law.

Kunst If the town agrees that's a good idea.

Holdridge Well it's going to be tough if you've got a state law. Our ordinance requires that they get a permit. It doesn't exclude these heavy vehicles if they cause damage, then they've got to pay and it can be up to triple damages.

Kunst Yes, I remember that.

Holdridge The purpose of the ordinance is to know when they're coming in and when they're going out. If they're going off the roadway and tearing up the shoulder, Barb will have Pete go out and film it before. If you show them those pictures, then you've got them. That's

the way I think you'd almost have to implement the husbandry. To argue if it's related to agriculture, they've got to get the word out if there's some exceptions.

Kunst I know a discussion came up in a municipality, this isn't a perfect bill, the towns didn't get exactly what they were hoping for as far as protection and farmers didn't get what they wanted either so we'll see what happens.

Holdridge There are really 2 aspects. One is implementation of husbandry, those are vehicles that work in farm fields. The other one is agricultural commercial vehicles. Those are vehicles that use the roads. Obviously if you're bringing in a big cultivator, that has to drive on the roads too. So it's a whole new twist. I think our system is set up. We've just got to get the right information. We've already got a permit system. You'd have to have signage. These people have to get a permit. I think Barb has issued something like 1,100 permits last year for people over our weight limit coming in.

Kunst I think the whole purpose of this is more for the state-wide end to be similar to how you guys handle this. It allows municipalities, towns specifically to meet and work with farmers and identify how they are getting there and figuring out better ways.

Holdridge This is a big deal for most towns because they don't have the staff like we do with a full-time secretary and a full-time clerk and 3 full-time road crew. Any other town will have to wrestle with this.

Kunst Yes and I know they all did. The county as well.

Enright I have some real minor things. Go back to that section where you highlighted the 2 irrigation pivots.

Kunst That wasn't added, I just highlighted it, it was already in there. I highlighted it in case anybody wanted to add any more.

Enright Well it just said 2000 and I was wondering if...

Kunst So my question is do you want to keep that in there. It's up to you guys. Do you want me to try to update that? Would you like me to have our GIS guy look at an aerial and try to come up with a more recent number? I can do that.

Holdridge I think that's going to be important even for our Water Committee. The feasibility for farmers to get permits for high-capacity wells, that's almost like falling off the table here. There's hardly any restrictions on that.

Enright Is it difficult to get some measure of agriculture like how many acres are in the town?

Kunst In the town is where it gets to be an issue. I'm seeing that now. Starting next week Thursday is our first ad-hoc steering committee for the Farm Preservation Plan for the

county. Data is available at the county level. It would be really nice if we could do that at the town level. The information is there. It's categorized. It's brought in by the NRCS and FSA but they do not share that, ever, nowhere, anywhere. Farmers are required to report every single acre that they plant and what they're planting it with but that information isn't shared with anyone. I know farmers have to go annually to the county and report everything they're planting and how many acres they're planting but that information isn't shared with anyone else.

Holdridge Why is that?

Kunst I don't know if it's because the census does it, if you start counting out specific acres, even by the number in a town, you can start to identify which farmers are which and you could start to say commodity prices are this and you could start to know what farmers are getting and they don't want you to do that. I think that is probably part of it. The census, the numbers are so small, they rescind the information because otherwise it would give you the indication of a specific company and it's a privacy thing.

Holdridge I think Bob raised a good question. If you've got so many acres of farmland and there's a tendency to annex farmland, they have a tough time annexing a subdivision because a subdivision owners don't want to go into the city, which leaves the farmland. It would be interesting to look at farmland that is being farmed, the next year and the year after and see how much of that has disappeared whether it became subdivisions or something similar.

Kunst I don't disagree. What that comes down to is local funding for that sort of project, to do the account system. That isn't unheard of. They did it originally for the comprehensive plan, analyzed land use based on aerial photography. Land cover data from different sources. That was a big undertaking by the GIS folks in the Planning & Zoning Dept. That hasn't been done since 2002. It hasn't been revisited. It's something that would probably require more money in the budget, something that would be a dedicated effort. Like I said, it could happen, but it would need a push to do that.

Holdridge I wonder if that information would be subject to the open record law and we could request that.

Kunst It would be interest to see. Like I said, everywhere I've been, we've had this same conversation, "It would be really nice to know this information." The farmers say they report it.

Holdridge Do you know who they report that to?

Kunst I wish I knew for sure. I cannot remember if it is the NRCS or the Farm Service Agency. I worked on a dairy farm that straddled Shawano and Marathon counties with land on each side. It ended up being the same day where you had to drive to Wausau to report the Marathon County acres and then drive all the way to Shawano to report those that were in Shawano County. His whole day was shot and he had to take the time during planting time but he had to do that because that was what he was required to do. That's the only reason I know they do it. But that information isn't available at the town level.

Reid Does this include commercial vegetable farms or berry farms?

Kunst The numbers we have here are just dairy because that information is down at the town level. That's from permit history from DATCAP. So we do have that. Our UW -Extension agents get that every year and share it with us so that's why I updated that information instead of vegetables and stuff like that. That may be available through other sources but I'm not aware what those sources would be. But that's something I do know.

Holdridge If the town is going to talk about sustainability as a town, it seems you have to start looking at ag land. Land that could be annexed. See what kind of trends you've got. The town as a town will probably continue to be urbanized.

Kunst It seems to hold true. That's a struggle for all towns. It's one of those policy things. The way it's written right now, it's not very favorable towards towns who don't have any say in anything.

Holdridge Well, we have a say on Well #11.

Kunst As far as it relates to annexation. Some governments seem to be subject to the preference of the landowner.

Holdridge If it's vacant land and it's contiguous to the city, that's true.

Enright It has to be vacant?

Kunst That makes it easier.

Holdridge If one guy owns it, he doesn't have to argue with neighbors if he wants to annex. The test of that was the Casimir interchange where Halverson wanted to annex that. Out of that came a law. Stadlerman told us that. That it has to be contiguous. You can't put a string up along the interstate then annex an intersection. That's pretty well set now in law. It's got to be contiguous to the city and if not, if somebody's got 80 acres and they own it and it's contiguous to the city, he may be looking at some point that becoming urban land with lots. He may not want that for 10 or 20 years if he's farming and doing well. I think that's what happened with Halverson's annexations, not just in Hull. That part in Hull, we would have probably given it to him if the City Common Council Plan Commission would have sat down with us. That wasn't going to be in Hull anyway. But other municipalities and other towns have lost some and I don't know what kind of agreement but it's some kind of long-term agreement.

Enright Possibly a description of how this process works. If we're going to be talking about sustainability, at least a couple of these farms are located adjacent to the City.

Holdridge Yes, identify them.

Enright                    That's what the issue is. It's a descriptive thing, even if the town didn't take a stand on it, that several of these operations, I suppose if it's on Hwy. 10 east of Badger, past the wetland and park and that area off Old Hwy. 18, that's Town of Hull land. The part where the business park is, that was the Town of Hull wasn't it?

Holdridge            Some of it was.

Enright                    All the way down to HH, right?

Kunst                    Yes.

Enright                    Just like Crossroads, that was agricultural land 20 years ago.

Holdridge            Crossroad Commons, that was the Town of Plover and the fight was between Plover and the City.

Enright                    But the business park was in the Town of Hull.

Wilz                    The business park was Hull and some was Stockton land.

Enright                    I remember some of the those farmers saying 15 years ago, "That's my retirement plan." So that's what they're planning to do. When they're done farming, they'll just sell it and hope that when they're ready to do that, there will be a developer who wants to buy it. I think a description that is what's happening with farmland.

Kunst                    I think that's a great discussion. If we turn to page 59. This gets us to the important part of the chapter. This is the conversation we're having. This is the portion of the chapter that we can take a hack at addressing that concern. Where it would be, whether it's Issues Outstanding, Summary of Findings, wherever we're going to put it, mention annexations requests and conversion of farmland to non-farm activities is taking place with the thought of long-term sustainability, food production, that sort of stuff, this is the session where we call that out so policy decisions in the future, if there's ever an ability to do so, you can reference this thing. You can say we talked about this and feel as a town that ag land is important and we're going to try to do what we can to ....

Enright                    Right, a statement like that and also that under the present law, the town doesn't have the authority to control its own land use. These plots of land.

Holdridge            The format of that conclusion section, Summary of Findings, that's fine because you're really summarizing what you discovered. Then you've got Issues Outstanding and I wonder if we should simplify some of this other stuff. You've got Long-Term Goals, Short-Term Goals and Action Plan. Maybe you ought to have, here's the goals. I sort of agree with the Action Plan – what are you going to do about it. But it seems to make it more complex than what we want. We certainly want the Summary of Findings as we look at the various sections and Issues Outstanding and then something that we might call Future Goals and Action Plan which would be to carry out the future goals.

Kunst Yes. That's how that's supposed to work. That's why I referenced inside the memo, that's the section, if we really want to spend time on something as a plan, that's where things really happen. That's where you start to direct your town board and policies, this is how the town feels, this is what the town is hoping to do. Then within the plan, you call out your Summary of Findings and say this is why we want to do this kind of stuff. We feel there's an issue here with this. This is how we will approach that. That approach doesn't have to be, we're going to fix it by this, it's we're going to look at this. We're going to figure it out, go through a way and figure it out how to address that. That holds true for every chapter.

Enright You point out something here. An obvious area we haven't addressed because we make the statement in here that 2-acre lots are the minimum. That you think that would be workable for septic systems and you're saying that's fine as long as you didn't have a lot of them in that subdivision. But the way we did the zoning and land use puts whole sections into 2-acre zoning for development. We're stating here that wouldn't be a good idea to put all that in there because it could cause a groundwater problem. But that's in fact what we said is permissible if anyone choose to develop that way. I think we should say something about the town is zoned that way but if we actually did it like that, we would be threatening the previous section.

Kunst That's why there's multiple elements within the comprehensive plan. The thought is, we have a development and we understand that development is good for the town as a tax base thing. As well as giving land owners rights to do what they want with their land within reason. All towns have had this sort of thought process. Two acres back awhile, that was thought about because of septic systems. You need that much if you have a septic system and the state at that time required an alternative siting for one if that one would fail. So 2 acres gave you a spot for a septic system as well as a potential spot for another one. Well technology has gotten a lot better. Typically now if you need to replace a septic system, you can put the new one right back where the other one was. Which wasn't the case before.

Ferriter Also water was a factor in there too.

Holdridge That's interesting that you make that point. I thought the reason was because the septic system had to be a certain distance from the water supply, from the well, because of the possible contamination of the water.

Kunst And all that stuff. The types of codes that regulate that stuff I'm not really familiar with. I haven't had to deal with them specifically. Often this conversation is the kind that makes people realize there's more to this. We talk about conservation subdivisions. Okay, let's put a lot of small lots close together then keep the space around it open and preserve some open space which is important. Then decide how are they're going to handle the septic. Is it going to be a communal thing, does that make sense? Do we allow 2 acres everywhere because we want to be fair to our residents, or do we want to use the information we have on our soils and say it doesn't make sense to do 2 acres out here? The onus in on the town.

Holdridge I wonder if we should just keep going right through this and get through the whole chapter.

Kunst Yes.

Holdridge Then as people notice things, we can raise them.

Kunst What we were talking about, how you were going to address it, it would make the most sense to address it under issues. I didn't include any maps in this portion. We're on page 45. We get to Section 5.3 Natural Resources. Part A is one of the very first examples I have. Let's take a look at these first paragraphs and ask if we care about it. I don't mind either way. I pose the question because other towns have posed that as well.

Ferriter I think it's appropriate. It says how this area came to be.

Way I didn't find a problem with it either. I thought, if it's accurate, why not keep it in.

Holdridge I'm sure it's going to be relevant if we have a separate section on groundwater because this is really related to the depth of groundwater.

Enright This is in a self-contained section of the report, it makes it a little longer.

Kunst That's good. That answers my question.

Reid I was wondering if we needed quite as much detail on the different soil types. On page 43. If that could be summarized as a percentage.

Holdridge Page 49 has it too.

Kunst Highly productive ag soils and the like?

Reid Yes.

Holdridge Page 49 identifies the various soils.

Reid That too.

Holdridge I've often heard, because they start analyzing groundwater, people who do that, they'll talk about the soil type.

Kunst That plays a massive factor in how water moves into and throughout the water table.

Holdridge So maybe that adds quite a bit but maybe it's useful.

Kunst I just wanted to make sure that's the case. Other towns have decided not to so I wanted to give you the option to take a look at it as well.

Holdridge Unless people have some strong objections to that.

Kunst Then we have a section currently in here about groundwater. We know we're going to expand upon that. I presume this will be completely changed. Page 54.

Holdridge On page 50, that 100-year flood. How do you explain that?

Kunst I wish it was real simple. The main sentence here is, "defined as a flood event that has a 1% chance of reaching the 100-year flood elevation in any given year".

Enright So what is the 100-year flood elevation? The highest the flood has ever been in 100 years?

Kunst I don't even know how that's calculated. It's through FEMA.

Holdridge Supposedly we know that?

Kunst Yes, they do.

Holdridge Or somebody knows it.

Kunst It's based on topography, your contour lines and how many inches of water.

Holdridge The City just got some exemption on their flood insurance.

Kunst Yes, because they made some improvements to a seawall although it's not a sea. They made some improvements on that and so FEMA said, yes, this can now hold more water. So then the FEMA map on that specific area was able to be changed.

Holdridge Some areas you no longer need flood insurance.

Kunst Yes. You no longer need flood insurance there so they're able to save some money there. I guess that's been a long-standing issue. I think even without the improvements to it, people were saying it's never going to get here. There was a lot of controversy in that because in 2005 FEMA re-did the flood plain maps for the county and Portage County took official action and adopted those which they have to do. I heard at the time it was a very controversial thing. Those that live around the Wisconsin River really debate how accurate that information is. But it's the guiding principal. It's a very convoluted, confusing definition.

Holdridge On page 54, the second paragraph from the bottom, it says, "According to Portage County records, 987 private drinking wells have been sampled in the Town for nitrates dating back to 1980." That's some pretty good data but you know we've got, as a result of a couple of

years ago we had that testing program so we've got new data. But this might well be part of a groundwater discussion.

Kunst           That's why I mentioned in the memo I hadn't touched groundwater for this because we understand groundwater is going to be pulled out and talked about in more depth in it's own chapter. We had talked about that in the past and that's where we were going to go. So we'll talk about groundwater as a separate item.

Holdridge       In that last paragraph talking about 2-acre lots, you made the point there have really been some improvements in septic system. So that would probably be subject to review at some point. This makes it sound like 2-acre lots aren't good. Certainly if you've got a 3/4ths acre lot, that's even worse.

Kunst           Again, it all comes back to density as well. So the difficulty is in looking back to a plan that was written in 2005 or 2006 and really a lot of the information that was created for that was generated from the early 2000 and the way folks in all towns, the easiest way for people to understand housing density is with lots sizes. So if we have 10 acres and we limit it to 2-acre minimum lot sizes, we can get 5 houses on there. We know that. As time has evolved, there have been a lot of ways to allow for smaller lot sizes on the portion of the land that makes the most sense taking into account the natural features and other things that you place on the landscape based on the landscape. You're not so concerned about the size of a lot. We're okay with 4 houses being out here but we prefer that this 40 acre piece isn't cut up to look like piano keys with a house in the middle of each one of them eating up an entire 40-acre piece with 4 homes. Those things have evolved. Back when this first started, the easiest way to understand it was lot sizes, so that's how people regulated it.

Holdridge       It seems like there's a lack of discussion about urban sprawl.

Kunst           There was a lot back at that time.

Holdridge       It seems when you get larger lot sizes, you're just getting more urban sprawl.

Kunst           Yes. Like the City of Mequon down by Milwaukee. They don't have anything outside of their actual urbanized city part because it's a unique sort of situation to have an entire township boundaries with 36 square miles they incorporated into a city. The majority of that isn't city. It looks like you drove out into the Town of Linwood.

Holdridge       So how do they limit the sprawl?

Kunst           They don't. They have large lot sizes because their primary objective was to limit the sort of income capability of the people that move into their community. It's a very wealthy community. It's the wealthiest community in the state. They require these massive lots so the houses that go on them are massive houses. They essentially say, we're not going to have the folks from inner city Milwaukee move into our community. They do a lot of other different sort of things that reinforce that notion but they started to see that too. With 5 acre minimum lot sizes, there's not going to be a lot of houses out here. They have some other things that guided

development like sanitary sewer service from Milwaukee. They require a lot of 20 acre lot sizes. There's a massive house in the middle of that. They weren't able to preserve open space like they were hoping to. They've evolved and are starting to think about a lot of this.

Holdridge That's where Nate Check came from, he was a civil engineer or something. He's the new Highway Commissioner but he was employed by Mequon.

I'm going for this atrazine. Page 55. When we did our water testing, the big issue was nitrates. I don't even know if this was mentioned, atrazine.

Kunst I wouldn't assume that it was because the last statement says, "No atrazine has been detected in wells within the Town of Hull." Atrazine came in big time in the agricultural community as a chemical they used. Apparently, at the time, according to supervisor Barry Jacowski at the county level, he said there was a salesman that came around with this thing and said there was nothing harmful about it and he'd drink the atrazine, the fertilizer stuff they put on the ground, drink it saying there was nothing wrong with it. Obviously none of those guys are around because it's been banned and it's bad stuff. This happened with a lot of chemicals used by the ag-community.

Wilz The listening session Patty and I were at last week, they were talking about atrazine and I think one of the reasons it's in the boilerplate is because this is the first boilerplate from years ago. Years ago along Custer hill there are sections out in those townships where it's absolutely prohibited from being used. There are massive areas. We don't have that here.

Holdridge Where you can't use atrazine?

Wilz No, it's prohibited because it's in the system.

Kunst Yes, it's really prevalent in a couple of areas. I know over by Amherst is another area. That's why at the county level, when you're talking about town comprehensive plans and when the county is making them, atrazine was included in a lot of municipalities.

Wilz Because it was a big deal.

Kunst Even since then questions come up now. Is this whole area still applicable? The DNR hasn't really addressed this.

Holdridge Is that substance banned now?

Kunst I don't know.

Wilz It is in those areas in Portage County, we saw the map showing those areas but I still think you can get the product.

Amman But you can't use them in those prohibited areas.

Kunst I think a lot of that has to do with the type of soil. In some of those sandy areas, stuff leeches very fast down to the groundwater table and so it has more of an influence. So that's why I asked the question. The last statement says there aren't any in the Town of Hull. The whole concept of testing and the whole priority on the DNR's end has kind of gone away. Do you want to talk about it? It's kind of a county issue.

Wilz We've got a lot of ag land surrounding the Town of Hull, over by where Bob Enright lives and coming from Stockton. His groundwater is going to be affected by what they're doing there.

Kunst Absolutely.

Wilz Maybe leaving something about this chemical in is a good thing. Even though we don't do it here with our farmers, some of our neighboring farms might be. We don't know what they're putting on the ag-land.

Holdridge Maybe what you could do is just shrink it down, the discussion here.

Kunst Shrink it down. So my next question would be, as far as something that could be added, would you like to reference the closest areas to where they are to the town? That might make sense.

Enright I think that would be good. So if it means it's not there, does it mean it's never showed up in the water?

Kunst It's never been prevalent to the point where they brought it to the attention of the DNR.

Holdridge Does the University test for it?

Kunst I'm not sure.

Holdridge In the homeowner's package?

Amman Yes, they can because when we had that testing for the town, atrazine was one of the pieces of information we could give to the homeowner if they were interested in having a separate test for that. After nitrates, the next possible test could be done for atrazine. It was a separate request for a test.

Enright You could pay extra to get that separate test?

Amman Right. There were people over in your area, they said because of the Stockton influence, you might want to test for that.

Ferriter I think it would be good to leave it in there because we border these other townships and water flows across boundaries.

Holdridge But I would shrink this up.

Kunst Yes, I can do that. So you'll see another version of that.

Holdridge Wow, there's a lot on wildlife habitat and forested areas.

Enright So we're still going to have a separate section on water, right?

Kunst Yes. Groundwater will be a whole different one.

Enright It will be a whole different element or a subsection of this?

Kunst It'll probably be another chapter, I think that's what we talked about. So the stuff that's in here will likely all be talked about again. It will be in another chapter with all the information that has become available through the Town of Hull research.

Holdridge On the bottom of that page is what Bob is talking about. It says, "Woodlands or forested lands comprise 47% of the land area in Hull while wetlands make up 22%." Boy, that's a lot of land. Are those accurate figures?

Kunst Based on the 2002 photo analysis from the Planning & Zoning Dept. I'm guessing the wetland stuff is going to be strictly from the DNR wetlands inventory, that's where that one comes from. So those, again, are not 100%. The DNR will openly admit that. They use soil data, they use a bunch of other things. Actual wetland delineations can be done and that could change those lines and then the DNR will amend their maps because they can't go out and map every single wetland, they don't have any money to do that so they make their best scientific estimates based on whatever modeling they use. Those are maps you can download from the DNR so you can see where they are. Both what they believe are wetlands and then potentially restorable, ones they believe used to be wetlands based on whatever they use. They identify them as 2 different colors. It's the DNR surface water data viewer I think. It's an on-line GIS tool they have.

Enright I don't know if there were any in the border areas, but the same issue as the ag-land, is that if the wetland or natural area is annexed, we can write that one day this is important and the next day it doesn't exist. So that issue, we cannot protect it because of annexation.

Kunst Especially if it's in the borders. I'm interested to see how the development community and how the state handles that.

Enright Where in here would there be something about radon? Because in the past there was a lot. I think it showed up in the paper, about the Town of Hull, as an issue.

Kunst I would think this would be the chapter that is appropriate.

Enright I didn't recall seeing anything about it. It seems that's a naturally occurring thing. I haven't thought of it as a resource but it's part of the natural landscape and it does present health questions.

Ferriter That was a pretty hot topic for a few years. I don't hear much about it anymore.

Enright I heard something on the radio about it.

Holdridge I think our water cooler here was really high, wasn't it Patty?

Amman That was uranium.

Way I thought new home sales had to test for radon.

Enright I don't think you have to. But with home inspections, especially if you know that the area is high in it. It's where there's a lot of granite, right?

Kunst I'm not sure.

Way I think so.

Enright I bet there's some old data on that for the town.

Holdridge I wonder if that has anything to do with the iron.

Amman I think it's a bedrock thing. I know someone that lives on the Custer ridge. They have radon issues in their basement because it just collects because of the bedrock there and if you don't vent it properly, you don't want to be spending a lot of time in the basement.

Enright Yes, it's the second leading cause of lung cancer. There are ways they can test for it. You're right, there's not much in the papers about it.

Kunst I'll look to add a section in here on that. A short little synopsis of what it is.

Holdridge Maybe what we ought to do is go back and look at our testing data. I think there were 109 people that had their water tested.

Amman Yes, I sent Steve a copy of that report.

Holdridge To see what is a high or unusual incidence.

Reid I don't know as radon is tested. It doesn't show up in water. I think it's just an air thing. We checked for it in our house and you open up this little thing and expose it to the air.

Enright                    Could you explain, that last thing on page 55, take a look at the last 2 sentences. “Woodlands present in the Town are due primarily to an inability to sustain successful agricultural practices.” Oh, I see.

Kunst                    It’s really, if you see woodlands anywhere in Wisconsin, that was the reason why. A long time ago, they cut down every tree they could so they could plant on the land. That’s how Wisconsin got its start. It was all woods. The whole state was like the north woods. They just started hacking it down because agriculture was the way to live.

Holdridge            This air quality, you’ve got some definitions in here which is good but we occasionally get complaints about some neighbor burning stuff and we say, what do we do about it. That’s the problem. The DNR seems to defer to the county and the county defers to the DNR. Locating the responsibility for investigating it is a heck of a problem. We don’t get too many but we’ll get one maybe once a year. It’s a process. If you feel you’ve got someone burning something or an odor comes up and there’s a neighbor and a neighbor will tend to call the Town of Hull as the local government. We take a look at it and say we don’t know anything about this stuff. We go to the county who goes to the DNR, it seems to be a buck passing thing.

Kunst                    I’ll look into this and see who is supposed to be the contact and who actually can do something and then put that down. It clarifies it for the town saying this is the structure that’s in place.

Holdridge            Who at the county level would handle that? Would it be the Planning & Zoning Dept.?

Kunst                    No, I don’t believe so. The first thing that comes to mind would be the Public Health Dept. Just like if it’s a nuisance thing that creates a public health hazard.

Holdridge            A potential public health issue.

Kunst                    So Health and Human Services. I may need to call over there and suggest a scenario.

Holdridge            They have a health officer but I don’t know who it is.

Enright                    I thought it was as simple as the county and city don’t have any regulations on it so you can burn leaves and whatever. They even burn off construction trash in subdivisions. It can burn for weeks.

Ferriter                    The DNR has some restrictions on that though.

Reid                    You have to get permits.

Holdridge            Certain seasons you can’t burn.

Enright                    Do you need a permit for leaves?

Holdridge Park Ridge used to have horrendous burns over there.

Kunst With regards to Threatened and Endangered Species, I didn't update this because I had a question for you. How was that identified initially? I can go in and find out what all the rare and endangered animals are by the NHI. I have no idea how they know they are in the Town of Hull. Does anybody have any idea how that was originally developed?

Ferriter I've never even heard of some of these.

Kunst I asked Jeff Schuler if he remembered any of this and he said no.

Enright Maybe ask Kent Hall.

Way Kent would know.

Kunst They have a data base. That I can do but I'm doubting a lot of them are in the Town of Hull. I'm just curious how anybody knew out of all these things, the arctic shrew was identified in the Town of Hull, I don't know how.

Amman Didn't they do something back when they were putting that Kwik Trip in, there was a butterfly they identified in that area.

Enright They pointed out all the birds and natural life and called the cops on them.

Way And if he doesn't know, his wife will.

Enright He's in a network because there was a butterfly and other natural things. You can find him, I think he's in the telephone book.

Holdridge He's a retired biology professor.

Way He's very close to the Town of Hull in a little piece of Stevens Point out by Fleet Farm.

Kunst It would be nice if there was a simple way of knowing that, then I'll update it. It's nice to know.

Holdridge He might know what is out here in Hull.

Kunst I'm curious if it was a survey that was done or is it based on environmental features, you have this sort of woodland and this sort of habitat and so we'll say it's here. I don't know how this was done.

Ferriter I had a group of University students about 10 years ago out on our land trapping Cooper hawks. I had never heard of a Cooper hawk before. They're endangered but I

don't see them on this list. They tagged them and monitored them for years. Have you ever seen a Cooper hawk before?

Holdridge No.

Ferriter They used an owl as bait. I watched them. The Cooper hawks came down to get the owl and they pulled the owl back, shot a net over these Cooper hawks, banded them then let them go.

Enright The College of Natural Resources might have some resources. The guy's name is Vince but I don't know his last name.

Kunst I'll ask around. I looked at it and I looked at the DNR website and I have no idea how they established the boundaries on how they know where these species are. I thought somebody might know from having gone through this the first time.

Reid So what is this Wisconsin Natural Heritage Inventory? Is that what you're referring to?

Kunst They have a list of all the ones in the state of Wisconsin but I'm curious how they break it down as to the ones located in the Town of Hull.

Enright This says Town of Hull, Village of Park Ridge and City of Stevens Point.

Kunst Either way, they've established some geographical boundaries.

Enright Take into consideration the boundaries and development of the area. The Bird City sign across the street from Kwik Trip is down the road indicating the natural habitat for birds. The sign is still there, just the habitat is not.

Kunst I worked with, in Ozaukee County, the guy that created Bird City Wisconsin. I worked with the foundation, the planning and parks director, him and one other gentleman created that.

Holdridge Mequon is in Ozaukee County, isn't it?

Kunst Yes, so I worked with Ozaukee County and their planning department as an intern while I was a student in Milwaukee so I got to review all the applications for Bird City and create one for the county.

Way Oz Hagan told me there's a den of wolves someplace in the Town of Hull and seemed to know where it was.

Holdridge I hadn't heard that.

Amman I wonder if they're over by the airport because I can hear them howling at night and it's not coyotes, it's wolves.

Way Oz would know, he seems to know these things.

Ferriter I used to see coyotes on my property periodically.

Way There are coyotes behind us too.

Ferriter They're real mangy looking.

Way But they're not rare or endangered.

Kunst Right, coyotes are definitely not. According to a recent natural thing, certain wolves are again even though Wisconsin just got done having 2 seasons of hunts.

Ferriter They're shutting that down now.

Kunst I think they have to. The season had ended already but they can't do it again. Moving on to page 58 starting to talk about Cultural Resources. I went through the Wisconsin Architecture and History Inventory and updated that. Changed only by 2, it went from 14 to 12.

Holdridge That Jordan Power Plant at State Hwy. 66 and Brilowski Road.

Kunst I can't say that I know where these things are. If you know that it doesn't exist anymore...

Way It's there. We had some pictures taken out there.

Holdridge Does somebody actually operate it?

Enright You can see it from Brilowski Road.

Ferriter A lot of people get their wedding pictures taken over there. You get the rapids and the falls there.

Kunst Now that you say that, I can picture it.

Holdridge The write up on St. Casimir Church, I wonder if you shouldn't change "near Hwy. 51 to near the I-39 Casimir Interchange". Page 58 towards the bottom.

Kunst Sure. I-39 St. Casimir Interchange.

Ferriter Interesting article there about St. Casimir.

Way It certainly was, yes.

Ferriter                    There had been a fire there.

Holdridge                That was typical, those wooden buildings just burned. Fire was a huge issue.

Amman                    They didn't have fire stations back then. In Polonia they had a huge stone church at one time and it got struck by lightning and burned down probably because there was no fire service to be able to stop it once it started.

Holdridge                Are you ready for the Summary of Findings, Steve?

Kunst                     All the ones in there are from 2006.

Ferriter                    On page 60 I think we should underline, highlight and star Item D #1 "Review the impact of subdivision development and specific lot sizes have on natural resources and agricultural land in the Town of Hull." I think that's really critical how that proceeds. That's my opinion.

Holdridge                Is there somewhere we could stick in the need to stabilize our borders? Maybe that would be more in the intergovernmental section.

Kunst                     It may be more intergovernmental cooperation, land use, that sort of thing.

Ferriter                    That's what I was referencing here. I think we need to make sure the future development of the town is appropriate and proper as we deal with other government agencies around us. I think we have to emphasis that.

Kunst                     There's a specific chapter that we can talk about issues with interactions, desired future state of being able to work with other communities around us.

Ferriter                    Before I moved here I was on the town board of Burke where East Towne is in Madison. The Town of Burke no longer exists. It was just like this and Madison kept encroaching and the town is gone now. I don't know if I can see that happening here but you see it's going. You look out on your area. That was all Hull now it's all city. Look at this development right across the street here in Whitetail, that's now Stevens Point.

Kunst                     It helps when they're contiguous.

Ferriter                    Yes. That's a little square and they just dropped it in the middle of Hull.

Kunst                     I know it's an issue for a lot of towns. A lot of folks handle it differently. There are some that say they want to keep things sort of protected from other folks so they're going to incorporate as a village. That way they can't take them because they're now incorporated.

Holdridge                Or you reach a boundary agreement.

Kunst Yes. That's the most common one. I know the Village of Plover and the Town of Plover had one and I believe it just ran its course at the first of the year.

Holdridge I think those are basically dealing with vacant lands. Dennis said the expansion of subdivisions.

Kunst But they also have areas where some communities have an existing subdivision of the town right on the border. It logically makes sense that they're going to want sewer and water at some point. They'll get incorporated. They'll get annexed in. They have a tax base and roads and that's the only way they're paying for it but they have open land closer to the highway, for instance, that would be highly developable. We understand that's going to be gone. Saying we make a boundary and say you have no problem with annexation but you provide sewer and water to these folks here but don't annex them. The community will do that and say, yes, we'll leave that residential stuff on your tax base and provide sewer and water for them. The negotiation between the 2 communities, they're able to sit down at the table and talk.

Holdridge Yes, communication is important. Is there any one area that tracks annexations at the state level?

Kunst I wonder if it would be the Department of Administration. I'm sure they do, yes.

Holdridge That would know where annexations have occurred.

Kunst I'm positive there is. I would lean towards the Dept. of Administration that would be the primary contact point.

Holdridge I think they are the ones that have to do the approval because I think they are the ones that really went against the city on that Casimir Interchange.

Kunst I know string annexation is becoming less common throughout the state.

Holdridge It's more towards boundary agreements and that sort of thing.

Kunst I have to make my way over to Carson who have gone through this whole process with me and they want to adopt their comp. plan tonight.

Holdridge Do we want to postpone the discussion of those other 2 chapters?

Kunst Yes. Somewhat minor suggestions I had based on our conversation last time but we do need to talk about Hwy. 10 based on what you guys have already decided.

Holdridge Maybe I can quickly give you this one. It was on Solid Waste Sites. That's in Chapter 4 right on the bottom of the first page. It says, "All known landfills except for the current county landfill located on County Road X have been closed."

Kunst Now the county one has been.

Holdridge The county one has been. They have a transfer station in Plover. Are you still okay with the monthly schedule?

Kunst Absolutely. Like I said, this is the one time, the plan commission for Carson, we always met the first week. Now this is the town board that is actually adopting their comprehensive plan.

Holdridge As long as the committee is comfortable with the monthly schedule.

Kunst Yes, it works for me.

**7. DATE OF NEXT MEETING:** *The next Plan Commission meeting will be held on Wednesday, April 15, 2015. The change was made due to conflict with other meeting dates and space needs.*

**8. ADJOURNMENT:** *Motion made by Bob Enright to adjourn meeting, seconded by Jan Way. Motion carried by voice vote. Meeting closed at 7:10 p.m.*

Respectfully submitted,

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