

TOWN OF HULL  
**PLAN COMMISSION  
MEETING**

January 22, 2013  
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 22, 2013 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, LaVerne Syens, Bob Enright, Al Stemen, and Secretary Patty Amman.

Absent: Bob Bowen, Jocelyn Reid

Excused: Shelley Binder

Also present: Chuck Lucht, Associate Planner of Portage County Planning and Zoning and Citizens: Jerry & Teri Koziczkowski

- 2. APPROVAL OF MINUTES OF November 29, 2012 meeting:** *Motion to approve the minutes of the meeting of Nov. 29, 2012 made by Al Stemen, seconded by LaVerne Syens. Motion carried by voice vote.*

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

Holdridge As part of the 2013 budget, we have \$100 set aside for each non-elected Plan Commission member, the citizen members, \$100 available in December. It would be your travel stipend.

Stemen Next December?

Holdridge This coming December, 2013, we put it in the budget. I know that doesn't quite compensate you fully for all your efforts here. We'll see that you get that on or about December 1<sup>st</sup>. Any other comments?

- 4. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION (Wisconsin law requires that no government action can be taken until a topic is placed on the agenda and published 24 hours in advance of the meeting). None.**

- 5. JERRY & TERI KOZICZKOWSKI, FIRKUS ROAD 33' STRIP – REQUEST TO RETURN THE 33 FEET TO THEM.**

Holdridge We went back and looked at Firkus Road and the number of times that thing has been before either the Plan Commission, the Hull Town Board or the Portage County Planning & Zoning Committee. We had 7 meetings of our Plan Commission, 3 Town Board meetings and 3 of the Portage County Planning & Zoning Committee at which we talked about some aspect of Firkus Road. We have a request now, and actually you made a request earlier as I looked at the minutes, and there is a certified survey map that was done for the Hebbe/Broecker properties which shows the 33' but also shows the middle route (*new Legacy Lane*). Then these strips going east and west off that cul-de-sac (*of Legacy Lane*) which gives access. That area has been constructed, fully implemented, I think John has sold a couple of lots there or is in the process of selling. I don't know if either Broecker or Hebbe have built their houses yet. Has anybody started there?

T. Koziczkowski No.

Holdridge Okay, so that hasn't been done. We had lots of discussion. We researched how this process has to operate and Bob Konkol gave us an earlier opinion on it and I went back to read it earlier today. When you discontinue a road, you've got to go through steps and what is outlined here is the discontinuance of a road by Board action. So what we would do tonight, we would recommend to the Town Board and they would formally have to set a public hearing date and go through the process. There are 12 steps, but some of those don't apply. One of the things we have to do is it has to be in the newspaper a certain number of days and we need to notify any adjacent land owners, so Oberthaler would get a notification. But that's law, we've got to do that. Once we go through that, then that second page has a resolution, this was taken from the Town's Association (*sample*), and we would complete that resolution and then that would be formally signed by each Board member to discontinue that 33' strip of land.

Syens John, as I read #3, it says "it shall be personally served on the owners of all the frontage" and I know that Jerry and his wife are the ones requesting this but as I read this, notice would have to be served on them too as their land fronts that.

Holdridge Yes, it has to be personally delivered, personally served. So I would say they get it and Oberthaler.

Syens I would say both families, owners.

Holdridge They have in effect petitioned us because they did it by letter.

Stemen Aren't the young couples close enough to that to.....

Holdridge No, I don't think so.

Syens I don't think their land fronts there, if you look at the Hebbe map, it doesn't front on that 40. There's a divider there.

J. Koziczkowski It comes to a corner point.

Syens Then there's an easement that goes across the east/west that is in essence what their land fronts on.

Holdridge You're talking about right here. I don't know if they call that an easement or reserved for future development (*for road access*).

J. Koziczowski I do believe there are 2 new owners against that 33'.

Holdridge Down on this side?

Syens Are you saying Lot 2 has been divided into 2 owners?

J. Koziczowski Lot 2 has been divided into 4 lots and I believe 2 of them have been sold because there's furniture out there and there is a little shed.

Holdridge So those would be backing up against the road (33') probably.

J. Koziczowski Right.

Holdridge So we'd have to notify them.

J. Koziczowski Yes.

Syens We'll need to identify those owners.

Holdridge Yes, we just need to make sure it's thoroughly done. We've got a meeting in February on the first Monday and we'll put it on there and it would need to go through the public notification and get feedback, if there will be any, I doubt it.

Stemen John, who has to personally serve that?

Holdridge Usually it's the sheriff's department. So there are some fees there. We'll have to look at how we've done that. We haven't discontinued many roads. To see who pays the cost of that but I think traditionally, the sheriff's department, I think the deputies don't do it, they have a server who does that stuff. So it's a process. You have to make sure the DNR is notified if there's a river or waterfront involved, but it's all here. I got this from Bob Konkol. The other thing that came up was the notion that Jerry and Teri ought to pay to get that land back. There was a suggestion made to that. I talked with Konkol about it and my view is that they gave the land to us. Now it wasn't on the tax roll so they didn't pay taxes, but it was designated as a road of 33'. Now there's a gate across it but I just think this ought to go back to them. They get it back and we go from there. I don't see any reason to charge them. It was dedicated by them to the Town way back in the early '90's so now we'd just be returning it to them. Does anybody have a problem with that? I think that's a reasonable way to do it. So do you folks have any comments?

T. Koziczowski I was just wondering how long the process takes? Once it's completed, we would like to survey everything ourselves, re-survey our land, because of everybody coming in there and everything.

Syens It's got to be 40 days after the date on which the resolution is introduced. It's pretty much spelled out right here.

T. Koziczkowski      Okay, I didn't read it.

Holdridge      So I would say, conservatively, March. We always meet the first Monday of the month so it will probably be April before it's finally wrapped up.

T. Koziczkowski      That's okay. When it's completed, we would just re-survey and just make sure it's.....

Holdridge      We'll have it on the agenda, but it's not a big issue anymore.

*A motion was made by Bob Enright to send to the Hull Town Board for their February meeting, a recommendation that this 33' strip of Firkus Road be discontinued and returned to Jerry & Teri Koziczkowski. Motion seconded by Al Stemen. Motion passed.*

## **6. REVIEW OF TOWN OF HULL COMPREHENSIVE PLAN CHAPTERS 1 & 2 (COMP. PLAN ORIGINALLY APPROVED IN 2006).**

Holdridge      I was going through this. We have a lot of data that is from the census. It seems the overriding issue is the comprehensive plan as it relates to other governments and as that relates to cooperation instead of arbitrary-secretive use of power and authority by other governments. It's clear the plan was all predicated upon inter-governmental cooperation. It just keeps coming back in here. If you go to the last couple of pages where we've got the summary of findings; we keep talking there about joint planning particularly with Stevens Point (in Section 2, pages 19-20). That is what we strive for. It's true ..... but I don't know if we ever initiated anything on that but neither did the City. Nobody sat down and said here's what we've got. My guess is Chuck, that isn't going to happen unless there's some leadership in the Planning & Zoning Department on this stuff. If the County Planner feels this is important, this plan and this concept, based, I assume there's still the notion in the state law about one of the elements being inter-governmental cooperation.

Lucht      No, that hasn't changed.

Holdridge      Somebody there is going to have to bridge the gap between the two governments.

Stemen      The change there, how can that be allowed, where they force it down our throat?

Lucht      Once the land is annexed, the only people that have anything to say about it is the City. It's not a process where you can get it back from them, short of incorporating into a municipality yourself and providing the services that go with it. I see your point about Stevens Point not wanting to cooperate. That's an opaque organization that plays very close to the vest. All you can do is try and with a lack of response, all you can do is move on and take care of your own.

Holdridge      But I keep going back to the County's role on this. Whether you've got the present director, a new director, or when the former director left. When we started this process, that was initiated by Portage County. I referred to those minutes, Chuck Kell started it....

Lucht He, like everyone else, was reacting to state statutory requirements.

Holdridge I know. But then that gets started and one of the big elements was this inter-governmental cooperation. It never happened. I keep thinking as a town of 17 towns, we have to rely on the County for police protection, planning and zoning services for example. If the Planning & Zoning Department doesn't support this sort of thing when the initiative came out of them, then whose going to do it?

Lucht We do. But we also can't make the City do anything.

Holdridge You can't make them, but you can be a bully pulpit and you can say look, we had this extensive planning process and we went through it and I think we started in 2001 and it was 2006 before we finished it and we're going right back to that intergovernmental aspect of this and I still see the same problem. I think probably we've got to play defense. We've got to talk about areas we don't want to be annexed. Like you say, everybody kind of becomes their own judge on this stuff. But if we don't get some thrust from the County, who do we turn to? That's the whole point. I'll tell Schuler that too and I'll tell the County Executive the same thing. If we're going to plan on this stuff, and we're part of the 15 towns that are under county planning, then surely there's got to be some real thrust by the county on one of the elements here which is intergovernmental cooperation. The first chapter there really emphasis that in the findings. I don't know what else we can do. Because for us to go on and do this thing and assume the mayor is going to change or something is going to change down there, all of a sudden they're going to be transparent and cooperate and sit down with us, that's fine, but they haven't done that. They did it when Wescott was mayor and we jointly planned some things. But that hasn't happened so that's where we're at.

Enright It seems that what we learned with the gas station is the state law allowing cities to annex trumped anything that was in this report and that the town was powerless not only to identify and protect its boundaries for planned growth, but the town was also unable to take steps to ensure the protection of its own groundwater, even in the face of county-level documents demonstrating that this is a threat to water. It seems as if we need a more emphatic statement in here about issues outstanding that speak directly to this. Just like you have a narrative in there on the Parkdale Development as an example of intergovernmental cooperation as a success. I think that for historical purposes, that this document will be around, is how the lack of intergovernmental cooperation resulted in a failure and that has got consequence because of the threat to the water and the lack of any statement of any recourse with this. Those are still issues that because the steps that the city took, there is a threat to groundwater to the town and there's no statement about what is going to happen if there is some kind of spill or some other kind of contamination of the water. So I think that the plan should state what this issue is. It should go beyond saying how we should have cooperation. That's the main point. The other thing is that bringing to the attention of the legislature, which seems even more hopeless than that, the fact that we have two contradictory laws here without any resolution; the mandate to write a plan that has intergovernmental cooperation as part of it and the state statutes that essentially say that intergovernmental cooperation is not necessary because they have statutory power to trump us. That should be made clear. This should be written in our document, even if it stays on the shelf, because it may be a historical document and maybe a new planning commission will be here in 10-15 years and having this laid out could be important for them and, of course, for the people of the town.

Holdridge The other thing that strikes me as we go through this, we need to look at areas where the city could annex and maybe we need to take some defensive measures.

Enright I think you're right. We've talked about this. I didn't think this was the issue where we would have that, I've mentioned that several times. I think that would be a good idea, but given what we've learned, what can we do? We can try to get ahead of the game and ask the city to cooperate, but if they wouldn't cooperate now, what makes anyone think they will then?

Holdridge When I say defensive, maybe what you do is look at land they might want to annex and you buy it, you make it public. I'm just throwing this out off the top of my head. We buy it as a town; I don't know if they can annex our land, I kind of doubt that.

Stemen Where would we get the money to buy it, borrow it?

Holdridge Then turn around and develop it, a subdivision or something like that. There's got to be a response to this kind of arbitrariness. Then the other thing is, this 800 acres, this is going to take them into the 22<sup>nd</sup> century. Go out there and grab that stuff that way, I guess....

Enright We could do that right now, except it would be pretty expensive. We could buy the house.

Stemen If we were a village, would we have any more power?

Syens Oh yes.

Holdridge Oh yes, they can't annex then. They're incorporated. Cities and villages are incorporated and they can't annex each other. That's the weakness of town government.

Enright We've talked a little bit about that.

Holdridge Maybe that has to be explored.

Enright What would it take?

Holdridge You've done summaries on that.

Syens I have and it's like reading the federal tax code. It's unbelievable. Part of is that you require a business district.

Enright You have to have a business district.

Syens But it doesn't define a business district. So does that mean we have some places of business on Highway 66 that are in the Town of Hull?

Stemen We have some on Highway 10 don't we, business districts?

Holdridge No.

Syens            The question, as I was reading it, do those businesses that are on Hwy. 66 in the Town of Hull, does that qualify as a business district. Now again, it's like reading the tax code. When you get into it, it refers you to another statute and when you read that, it refers you to another and another and another, then there's footnotes of case law. And I start reading case law and after awhile you have such a headache and you say, what was the question I wanted answered?

Enright            So the danger would be, if we said this is a business district, possibly that could be contested because it doesn't meet the definition.

Syens            It isn't defined early in the statutes, it's not defined but it may be in one of those footnotes or case notes.

Stemen            That all falls to the town supervisors to find that out.

Holdridge        It really falls to a lawyer. Many hours is right.

Syens            I've had discussions with Gary Drier and he said the same thing, that's like reading the federal tax code. So, is it possible? I suspect it is.

Stemen            Is it feasible is the next question.

Syens            That's a very good question.

Holdridge        You'd have to look historically and see which towns became villages and what was the process. I can tell you there were very few.

Syens            The cost involvement could be astronomical.

Enright            How would we find out? We'd need an attorney who is well versed in this. There would be some money at risk here. Is that what we'd have to do?

Syens            I would think so, yes. You'd want an opinion before you'd start.

Holdridge        I think the first thing you'd do is find out at the state level who controls that and go back maybe 10 years and see what towns became villages. I know there are very few and look at what their judgments were on that. Seems to me there was one down by Kenosha that went from a town to a village.

Stemen            Park Ridge has always been a village?

Holdridge        Park Ridge, yes, from the start.

Enright            So if we were a village, both of those gas stations would not have been possible.

Holdridge        I think the problem with the gas station at Hwy. 10 and Old Hwy. 18, that was zoned there, they didn't annex any land there. That was zoned commercial and they just, instead

of putting in something reasonable that would relate to the neighborhood, they put in a gas station/convenience store. That was not an annexation issue.

Enright                      Okay, that one was already in.

Holdridge            That was already annexed and commercial. So that was just a question of the city not caring about the poor lady who lived in her house 51 years across the way, nor the traffic patterns. The planning group, nobody looked at that. There's a huge problem with traffic as you come from Brilowski/Old Hwy. 18. You imagine when that station gets up there, and it really functions as a convenience store. People go there to buy all kinds of stuff that's not gas.

Stemen                      You're talking about Schierl?

Holdridge            No, I'm talking about Kwik Trip.

Stemen                      Kwik Trip, you were at the meeting, John, and you remember the guy up there standing and saying, "We have researched the traffic flow, there is no problem." He was very clear. Smoke.

Syens                      Smoke, yes.

Holdridge            That to me is still a big issue there, the traffic. Nobody brought that up.

Stemen                      Those 3 or 4 people that lived right there that spoke.....

Enright                      So are any other towns having problems like this? Do you know about that?

Lucht                      It depends upon how you define it. Did Stevens Point blindsided the Town of Stockton with their recent annexation? Yes. The City of Stevens Point plays everything close to the vest. So no one sees that changing until such time as the administration changes.

Enright                      I was thinking of other cities and towns, not ours.

Lucht                      There's plenty of cases where towns and villages, villages and cities, and any combination there don't get along together and actively work to thwart each other.

Holdridge            I think what Bob is saying is are there other instances where they've got a comprehensive plan, because that was a requirement at some point because by 2010 if you didn't have a comprehensive plan, you supposedly couldn't make land-use decisions. So it's all across the state that these municipalities were supposed to have those. Is there one that had a comprehensive plan where the city.....like all around Sheboygan, LaCrosse.....where they go out and grab land with no reference at all to intergovernmental cooperation?

Lucht                      Sure. Where they are, off the top of my head, I don't know. You see it in case law for annexations all the time. Yes, it happens.

Holdridge How would we find that out? Because that would be important because if this is an example of Stevens Point playing that role, that's important to know. If other communities are getting along and this comprehensive plan means something.....

Lucht Some places do get along. The Village of Plover and the Town of Plover....

Holdridge I know that, all I'm saying is there another city that's relatively the size of Point, we've got them all over, LaCrosse, Eau Claire, Sheboygan, Fond du Lac, where they've had a comprehensive planning process and the towns, and most of these cities have towns around them, where the city has expanded and over-ruled and never even discussed the intergovernmental cooperation of these plans. All these plans have the same kind of ..... they have 7 or 8 features to them, right?

Lucht Elements, 9 elements.

Holdridge Is that occurring around the state? How would we find that out?

Lucht I'm sure it's happened. I don't know off the top of my head.

Enright So how would we learn that? Is there a subcommittee somewhere in the legislature that deals with these kinds of issues?

Lucht The office that handles annexations should be able to point you in the right direction.

Holdridge At the state level?

Enright It's called the office of annexation?

Holdridge Is that part of the administration department?

Lucht I believe its administration. I don't know off the top of my head.

Enright I doubt in this political climate that we're going to get much recourse because there is a pro-business orientation. It seems to me the whole idea behind this comprehensive plan was to try to prevent unplanned sprawl and environmentally negative kind of growth. It wasn't against growth. It was to say to do it in a planned and orderly way that did not have adverse affects upon the whole area, in a lot of different ways. Not just environmental, but you could even argue economic growth and that in the face of the simple statement the City has these powers to do annexations, it seems as if what we're doing here is pretty futile. I'm looking for someway where somewhere above us in the state that the laws say you have to pay attention to these things because all those arguments were simply dismissed including the wellhead protection ordinance.

Lucht It's not just cooperation with Stevens Point. It's cooperation with your other neighbors. It's cooperation on the level of garbage pickup, snow removal, dispatch, police protection, those things also fall under intergovernmental cooperation and so just because you're not having luck with the boundaries between you and Stevens Point doesn't mean that there's not other areas that are working.

Enright I'm not just saying boundaries, I'm saying the issue here aside from boundaries was the fact that this development poses a threat to public safety. Obviously it's a perceptual thing because in the eyes of planning, there is no threat, whereas in the eyes of the neighbor, there is.

Holdridge I'd have to go back and read what Jeff Schuler said. I don't think he talked at all about the Kwik Trip station about traffic. He might have mentioned from the intersection part, but all he talked about was making that so it would be safe for the groundwater, there were some modifications there that were made. But the other issues you mentioned, garbage, etc., we don't have any problems with those.

Lucht Then those parts of your intergovernmental are working.

Holdridge But Chuck, the big one is the annexation. That is the big issue. We cooperate on plowing snow. My street is in the City of Stevens Point. Our guys plow it and they plow something for us. I don't know of another issue we have with Stevens Point other than secrecy in terms of annexation and non-communication.

Stemen What it really boils down to is the one with the coins makes the rules.

Holdridge Yes, who has the gold. That's what's so frustration about this. We go back through it and the big issue here is still the annexation and who is going to control that. Are we going to sit down here and go through 2 years of this?

Enright If this law that mandated that we do this thing meant anything, we would have known, as it was known to the city, what was planned.

Lucht There's no requirement that the city inform you of their development options. There is nothing like that inside of the comprehensive plan requirement.

Holdridge There is an intergovernmental....

Lucht There's an intergovernmental agreement but once they annex land, it's not intergovernmental agreement anymore.

Holdridge The problem is we need somebody down there who's going to use the bully pulpit, speak out on this issue; that these people have put together a comprehensive plan that talks about intergovernmental cooperation and it was just completely ignored by the City of Stevens Point. Nobody in the county/city said anything about that.

Lucht I can relay that to Jeff.

Holdridge I'll talk with him about that.

Lucht That's the best I can say because it's above my ability to do anything.

Holdridge In the minutes I talked about the Menard's deal where they wanted to go on the east side where Jung's is. Chuck Kell stood up, he was the planning director, and said, "There's

been absolutely no planning for this.” Scott Scholtz wanted to put it there and at that time the sewer service voted against it and that’s why it’s in Plover. But somebody from a planning perspective stood up and made that case. That, to me, is what the problem is right here. We’ve got nobody from a planning specialty and it’s probably not you, but I would certainly say the director, ought to be out there promoting this stuff; that these communities have got to talk to each other. That’s the biggest problem, no communication.

Stemen                      Who chairs that?

Lucht                      The county executive.

Stemen                      Maybe that’s where we need to go.

Holdridge                Yes, I think we’ve got to do something because I see lots of frustration here. I look at these minutes of the meeting and some of the comments of the minutes of our November meeting, it’s pretty clear that there’s just frustration. Because we go through this process and we just get steamrolled on the important issues and the important issue for us is annexation. Because the rest of this stuff...and that’s usually at the staff level anyway. Pete calls up Laidlaw or somebody, Joel Lemke on any number of issues that have to do with roads or garbage pickup and they work it out. It’s a feasible sort of thing to do and those sort of issues never seem to be a problem. Any number of things I can think of, we never get in a conflict with the city on that stuff. The conflict comes when they look at land and they want to grow, grow, grow and they don’t discuss it with anybody, they just go out and do it. That’s our dilemma I think and as I go through this, we’ve got the census data and all that stuff that is picked up here in the first chapter, that’s useful but I still come back to it’s not near as useful as you’d think it would be. We could make an argument on income, for example. It shows that Hull is probably better than all the towns, in some respect. The other thing I think needs to be looked at, maybe, is not comparing Hull with all the rest of the towns, but start to compare Hull with the Village of Plover and the City of Stevens Point because we’re the third largest municipality. You could compare them with the towns and the county.

Lucht                      I can certainly do that.

Holdridge                Because I think that would maybe be more helpful. When you think of it, Hull is twice as large and the next largest town and which is Stockton.

Stemen                      Even though you compare them, what do you do with the numbers?

Enright                      It’s just descriptive. It’s fine to have that but it’s not going to make much difference in terms of policy issues that we have here. The fundamental issue is that Hull cannot protect its boundaries. But I think your idea does make sense. Why isn’t the county involved in this? Do counties have any power in annexation decisions?

Lucht                      No. We’re in the same boat you are. There are different annexations but the most common type is a land owner saying, “I just found out my water is bad. Rather than buying a new septic system, it’s just cheaper for me to hook onto the end of the sewer line.”

Holdridge                That’s never an issue.

Lucht Well not here, but other places it is.

Holdridge I only know this community and I can tell you...

Lucht I'm telling you other places around Stevens Point, yes, it does happen and it happens around Plover. It doesn't matter if they're doing it to hook up to a sewer line or because once they're in the city, the people that own the land will get money for having sold it for a gas station.

Holdridge If you took the Town of Plover and somebody in the Town of Plover has bad water, and they happen to be relatively contiguous to the City of Stevens Point, their sewer and water lines, I don't believe the Town of Plover would fight a battle on that.

Lucht Plover, down by that large annexation the City just did, there is a short stub of a bunch of houses stuck in there by Land's End. They're going to run sewer and water lines into the industrial park and people asked, "Are we going to be able to hook up to that now?" They were flat out told, "It's not going to happen unless you are a part of Stevens Point."

Stemen My next door neighbor went into the City and he got nothing, not water or sewer. That was 10-15 years ago.

Lucht Yes, some places are like that but those people in that area surely aren't going to get sewer and water unless they're in the City. They were told that.

Holdridge But if they have bad water, then I think there is a health statute that says that water has to be provided. That's what I've been told.

Stemen Not necessarily, John.

Holdridge Even if you've got bad water?

Stemen Norm Dombrowski had bad water, he annexed to the City and got City water and it's no good. It's as bad as..... and he got no sewer.

Holdridge He didn't get good water from the City.

Stemen No.

Enright If towns have no authority to oppose a city, the planners who work for the town, why wouldn't the county be sticking up for the welfare of county residents who aren't in the city?

Lucht We do that to the best of our ability. The problem is statutory. Once it's in the city, we have no physical control.

Enright I understand. We all know the history of it but that was just done as a political technique to get the issue split into parts because it was known what the intention of the land was before the annexation. So essentially the city wanted the annexation done because they can do it but ....

Lucht            Why they are secretive about such things, I have no idea because they could have yelled it from the rooftops and it was still going to happen because those landowners have that right to petition to annex.

Enright            They do and I'm not saying that they don't but where the question really was, was a judgment that this was not a danger to the water. There was also the judgment that we did not need to see an intersection evaluation report or a traffic evaluation report before a decision was made. All I'm saying is, if, as you said now, that the planning and zoning are answerable to the county, why isn't the county looking out for the people in the county, who are not in the city? That's all I'm saying. In other words, we had no experts. We had no authorities. We had nobody with any power to speak out on our side, even in the face of legitimate arguments that this was something that needed much more careful scrutiny before it was rushed through. So this does nothing, as far as I can tell other than give a couple of weapons to towns to be able to say something, but they're relatively weak in the face of the statutes. That's all I'm saying. One way this could have happened was the county government takes a look at this and said this is not in the interest of the town and then directs the planning and zoning to stand up and say that to the mayor and the city council. That's the only way this document has any influence at all. It's basically just as a political instrument because the deck is stacked against the towns in cases where there's a disagreement. This wasn't simply a case of the town not wanting it's land taken. It was case that the town wanted to have something planned in a way that did not have adverse affects on the people who live in the town, that's all it was. It wasn't saying we don't want them to have the land. We've given away on every one of these kinds of issues despite the fact that some members of the city council seem to think that Hull has stopped everything. Hull gave a big plot of land out there and cooperated so it could be put into economic development. We supported economic development. I was on the committee that supported that. And then we were told that we were obstructionists so therefore, they've lost too many times to us. I mean that was just not true. If the county is not going to stand up for us, then I'm looking for someplace else in the state legislature, because otherwise we should just admit we don't have the power to do anything here.

Holdridge        The history of the counties is to be very much supportive of unincorporated areas. A lot of ways, you provide the same services as towns that the city provides to their citizens. So the unincorporated areas have to rely on county government for a number of things. Principally it's police and planning and zoning services, those are the big ones. We've got the sheriff's department and we have you folks. I just think there is a lack of courage or a lack of .... This notion that you can't do anything. Somebody from the county should stand up and say, "Look, you people need to listen to the Town of Hull and the citizens who are impacted by this." The more I read this thing, the more upset I got about it. In the minutes of our last meeting, we talked about the same kind of thing. Looking at this stuff, we have great discussion then we come to the conclusions back here and so much of it is trying to get along with Stevens Point, the central city. There's got to be a change of attitude by the City of Stevens Point and the only way you're going to get that is probably to have some real hammers go at them, going at the mayor. One of the big hammers is really the county planning. Just to say, "Well, the city can annex." Well there's ways to do that and logic behind some annexations. We've had some, like Bob mentioned, that Parkdale Development, that was a planned development and it was pretty successful.

Enright                    Why doesn't the country have the right to say when something like this is going through, when somebody has a proposed annexation, why doesn't the county have some responsibility to say, "Why do you want to annex that?"

Lucht                    We asked that. "Why do you want to annex that?" But they don't have to tell us and the state statutes aren't set up to give us any say in it.

Enright                    So planning can't say, you have sent a reason for annexing, we won't see any reason to support this idea because you might be annexing it for a purpose that is contradictory to the plan. I understand that they can do that but the county can say, "You are obviously doing something; tell us what it is because we don't know if it is contradicting what we are mandated by law to do." Now I'm not holding you personally responsible for this, I'm just saying that it seems to me that a curious person...every time we have someone come in here and say they want something, we're asking why they want it. Why they want a land use change.

Lucht                    By and large, we're really curious people. We ask those questions.

Stemen                    But they're putting a spin on you.

Lucht                    They don't tell us anything more about development than they tell you. They play things really close to the vest. Once we found out, we did our best to find out what the situation was. We reviewed the state statutes on annexation, discussed what was going to happen once it went into the city. Did the city have development out to Hwy J. in their plan? Yes they do. Right along Hwy. 10, they've got extraterritorial mapping saying this is how we're going to do it and highway commercial was along the whole stretch. So that was all consistent. Low and behold, they put some highway commercial in that had to be a conditional use because it wasn't in zone C for water (*wellhead protection area*) but it wasn't in zone A where it couldn't go even by their recommendations, so it's no different than if somebody bought those same lots and put up the craziest, loudest nightclub they could possibly put up, which also would affect traffic.

Enright                    Could you give us an example of what kind of things would be prevented from going in on that lot in a wellhead protection area if you couldn't stop a gas station? Of the top of your head, can you think of anything? What couldn't go in there?

Lucht                    In zone B, very few things.

Enright                    Then it's absolutely useless. If in zone B, there's nothing you can stop, then what good does it do?

Lucht                    I don't have that information in front of me.

Stemen                    We're rehashing exactly what we talked about at the last meeting where John says, "Al, do you have any comment?" My comment was, "It seems to me we're spinning our wheels without cooperation. Until we get cooperation, all this means nothing." John's comment was, "On the important issues." And that's where we're at.

Enright                    And so we concluded that there is nothing we can do. There's no state or county or legal basis upon which we can protect any of the boundaries to development.

Holdridge The real protection is where you've got subdivisions in a growth area. They cannot annex that. Because number one, the citizens don't want to be annexed, they don't want to go into the city. Now where there would be some inroads would be if they had bad water. Usually it's bad water, not bad septic. That subdivision across from Kwik Trip, parts of that went into the city because of the water issue. But the city cannot just go out and say to you, "You, in your subdivision, we want to annex you." You wouldn't cooperate. They've got to have a certain amount of landowners (*who would agree to it*) to do that. That means those boundaries are pretty stable. When we get into problems is when we've got a single landowner that has 80 or 120 acres and he sees some real possibility for development. Your comments, Chuck, about ag land being so expensive, well evidence is showing just the opposite. These people are covering their tracks because they're being annexed to the city and they can turn around and sell that as urban development or commercial development land.

Lucht It would take awhile before that would happen so they're covered either way.

Holdridge Yes, so they cover their tracks on that kind of stuff. So when we talk about it, where you've got a developed area, where we have subdivisions, those aren't going to get annexed. But those areas that are of concern are those open areas, you look along Brilowski Road for example. They've tended to go to the east out along Old Highway 18, that's where that 800 acres is. They go up along Old Wausau Road and that area.

Stemen Old Wausau Road, we're surrounded by city, every direction, we're an island. My north lot line is the city limits but I'm in the Town of Hull.

Holdridge But now, because they can't have those shoe-string annexations, which they tried with Casimir, that's no longer possible, that's against the law.

Stemen We're adjacent to the city.

Holdridge No, but I'm saying for the city to run those things out like they tried to do, and they were successful, like over in Medford and some of those areas, but the law has changed largely because of this fiasco up here by Casimir Road; they changed the language.

Enright Could we have some statement in here that says the town will continue to seek to work cooperatively with the city but then have a summary of how we recognize how the ways laws are written is that...

Holdridge Let's turn to that Summary of Findings on page 19, just look at those: #1 it says: "The Town of Hull is located adjacent to Stevens Point and will have many interactions with the city relating to urban growth, developments and land use planning." Well we haven't. That has not happened. That statement doesn't get us anywhere. "#2 A Hull land use plan must address the needs of growing urban areas and articulate a growth strategy in cooperation with Stevens Point." There we go again, always in cooperation with ...but there's no outreach by the city. "#3 Hull's population by the year 2025 could exceed 6,000 citizens. Hull will remain a primarily single family residential community." I think we probably all agree on that. "#4 Major community services like police protection, solid waste disposal, will continue to be provided by other governmental units, such as Portage County Planning and Zoning." With solid waste disposal, they're talking about those buildings in Plover where they deliver it and then they process it. Solid waste and recycling is a curb side pickup run by Hull. "#5 The characteristics of

Hull's population include: Hull is the largest town in Portage County; Hull's population is getting older." That hasn't changed, has it Chuck?

Lucht No.

Holdridge Then, "Hull's citizens' educational attainment exceeds other government units in Portage County." That's still accurate. "Hull's household income is higher and poverty rate lower than Portage County." Is that still accurate?

Lucht I have to look at the charts for educational attainment and the household income.

Holdridge "Hull citizens are employed outside of the Town and primarily employed in service jobs – finance, insurance, education, etc." That's still accurate.

Lucht Some of that might have changed.

Holdridge But people don't go to work in Hull. They live in Hull but they have to work elsewhere, right?

Lucht Right.

Enright You've got the poverty table in here.

Lucht Right, I have some notes on these charts.

Holdridge Then this projection by 2025, "Hull is expected to have 6,169 people and 2,478 households. However, there is an irregularity in the 2000 Census population projections." How do we straighten that one out? Can we use the 2010 Census for that one now?

Lucht Actually, yes. They're just projections though. There were some statistical errors I found in the last demographic data. I believe in all the charts it only applied to the town average in the case of Hull but some numbers in the demographics when you compare them against with what is actually the plan, they may have changed a little bit in very small actual percentage.

Enright So you're saying that the projections for 2025 have been made off of the 2000 Census, not off of the 2010?

Lucht Right. Over on page 18 you'll see where the year 2010 has been crossed out and years up to 2030 have been added so they don't have a population projection getting to 6,169. They top out at 5,317.

Amman So those numbers are actually going down rather than up.

Lucht Right.

Stemen So why are they going down, Chuck? Because of annexation?

Lucht I do not understand why they could be going down. That could be part of it. Also, these population projections are run by the Wisconsin Department of Administration and the counties no longer do those. Understand though that if the economy gets good, you could see 6,169 people again so you've got to take all projections with a good grain of salt.

Stemen We have an aging population and there's a good chance a lot of those people aren't going to be here. So are we going to lose more than we get in?

Holdridge The question though is, are we losing population because of annexation? That's the one, I think, we could research.

Stemen That's the way I took it when I read this report. That's why it's going down.

Holdridge But if you look at the big annexations, they're basically land. It wasn't that a whole group of people...now in the future, that land would have houses on it. I think of the one over here along Highway 66. That big house on the corner where you turn, that's in the city. The one that has the solar panels. Wojcik Memorial and Torun, I'm pretty sure that's in the city.

Stemen Why is that in the city?

Holdridge It was probably one of these annexations where they annexed the land.

Amman That development in there is part of the city, on Hampton Court.

Holdridge What I'm saying is the annexations occurred with the land and then whoever did the annexation, well a good one is right on the corner here. That's where Julie Lassa lives, right across from the trailer park here. That subdivision used to be in Hull and they annexed.

Enright But that was before it was built, right?

Holdridge Yes.

Enright Isn't that called the Whitetail Subdivision?

Amman No, the Whitetail Subdivision is right across (*from the disc golf course*) in this area.

Holdridge Where the park is links right up to that subdivision.

Stemen Now all of the trailer parks we have in our possession, those are all in the Town of Hull?

Holdridge Well the one on the corner is in the city. Scott Scholtz annexed that. Wescott said he'd have never had done that because all that is is police and problems.

Enright Do they have city water and sewer?

Holdridge I think they are because there's a fire hydrant. I think that's the city.

Enright Do you know if there have been annexations of residential property?

Holdridge There have been annexations but not extensively at all. What I'm saying is that residential annexations have been of vacant land then the developer turns around and builds houses and that's precisely what happened here in that Whitetail Subdivision. Those are pretty expensive houses in there. That's all city sewer and water. That was all vacant land.

Enright So it's not annexation that's affecting the population.

Holdridge I don't think so.

Syens In our subdivision, we've noticed the population the last few years, we notice it with the school kids, that population is starting to go up as you see buses picking up kids at intersections they haven't stopped at for 6-7 years so we're seeing an increase of young children in our subdivision. So that population is going to go up again.

Holdridge Those become very affordable houses.

Syens Absolutely. There's some rationale, I don't know if this still holds but the Golden Sands Building Association were building homes at a minimum value of a quarter of a million dollars and the question was asked at one of the meetings, "What do you do for starter homes?" Like a young couple getting married wanting a starter home. The answer was, "That's the used home market." So they weren't concerned about building homes for the starter home. They were building the more expensive ones. I expect that may change now with the economic situation.

Stemen According to this paper, the average home in Hull is still \$100,000 to \$150,000.

Syens I think that's right.

Holdridge Like a 3 bedroom ranch.

Lucht All of the towns have seen their assessed residential value skyrocket. They're all boosted right up there.

Holdridge I know when you go through an annexation it's got to be sent to the state, I think it's the Department of Administration, just for tax reasons if nothing else, they track that kind of annexation. I wonder if you could find out how many houses, not vacant land, but houses that were annexed. That way you can find out. Because this has been said before, the reason Hull population is going down is because people are annexing. But I know of very few cases where people in a house were actually annexed. So we definitely lose population that way but very few.

Enright So basically it's a natural decrease and out migration. It could very well be with fertility rates being lower, fewer younger children, young adults move away or the older ones pass away.

Holdridge When I was teaching at SPASH, there were 2,000 kids up there, now I think there's about 1,600. But that building was busting. That goes with what you were saying, LaVerne, less kids in the family, now that's starting to come back through natural growth.

Enright Well the fertility rates are down but what you do see is neighborhoods go through generational changes so as people retire and pass away, those homes become available if they are in moderately priced areas so young families can buy them. That doesn't mean they're increasing, just that they are in that particular area.

Holdridge Overall you've got a decrease.

Enright A subdivision that was built 25-30 years ago, by now the children have grown and they might live there for awhile before it starts to turn over.

Holdridge I would think it would be useful to try to figure out some way to go back and track those annexations and see how much of it was just land. Maybe one of the matrixes is how much land Hull loses and then the population or households because of that. If you're just playing defense and I don't know, maybe we ought to be playing offense here too.

Enright But if you look at this, the Town of Hull has been decreasing in population size, very modestly, since 1990. In 1990 it was 5,560 on page 9 in the population comparison. So if you look at that, we hit our peak in terms of the 10 year census in 1990 so it's been declining ever since. Small amounts but it's a few hundred, we're only talking about 200 people.

Holdridge Stockton for example is up 89% from 1970 to 2010.

Amman Chuck, where is Table 1.5 that would be on page 13? It's got a header but there's no table.

Lucht It looks like I might have not added that one by accident.

Enright Presumably it goes in that blank spot, right?

Lucht Yes. Sorry about that.

Enright What is that one?

Amman "Household Type Comparison"

Holdridge Chuck, what do you need on this first section here?

Lucht Our goal tonight should have been just to go through the tables and figures and make sure you have an understanding but it sounds like you guys were sharp and looked at them anyway. My next part of this is I take the data from inside the tables and I insert it into the numbers in the rest of the text within this chapter. I start marking that one up with strikethrough and underline. Next time we'll cover Chapters 3 and 4 and you'll be waiting on me to give you Chapters 1 and 2 with the strikethrough and underline.

Holdridge I saw some examples where you used the 2000 Census rather than the 2010. There were a couple of areas there. Section 1.4 on page 7. I'm thinking one of the things that would be really useful is some kind of survey of our population, maybe a telephone survey where you'd have 10 questions. Call up a household and say, "Would you please answer these?" Then you might really find out that not everybody loves you or at least you have the opportunity to explain. One of our big problems in this whole tax business is we get blamed for raising people's property taxes. We've really tried to make an effort that we're only 15% of the total property tax and our taxes are going down. The city's goes up, the county's goes up, the school district goes up and the voc-tech system goes up.

Lucht I can tell you that any such survey like that would have to be on the Town of Hull. We don't have anything like that in our budget to sponsor surveys like that.

Stemen One comment on telephone surveys, they are almost impossible to do today. The majority of the people have cell phones.

Holdridge Or else they're so tired of politicians calling them up. Most phones have where you know who is calling.

Lucht It's built right into the cell phone.

Stemen That's why they need a cell phone directory.

Lucht No they don't. I paid good money for that telephone and I only want people calling that I give the number to.

Enright You can put your cell phone on the do-not-call list.

Lucht You shouldn't have to have it there in the first place. I don't want them calling. I don't want politicians calling. If I want you to call me, I'll give you my number.

Enright Non-profits and political are exempt.

Syens It's surprising how many of these non-political, non-profit are still calling. It's just being ignored. In going through this form, Chuck, what I found kind of interesting on page 19 on B.....

Lucht Could we just re-start and go through it quick in order so we've got them instead of going back and forth.

Holdridge Start with page 3, the first one. I think there should be some explanation of this 3-mile extraterritorial area, what that really means in terms of the city's authority, or the village. Villages and cities all have that, I think. It's in the last paragraph of that page. We ought to understand what that really entails because it was hardly ever used. The current mayor may have tried to use that at some point. Anyway you've got the ordinances of the Town of Hull.

Enright On that point there, it says, "...is intended to provide incorporated places like cities and villages the opportunity to work with the surrounding unincorporated towns

toward mutually beneficial development patterns...” That’s not really what it means, right? I think we should have a more descriptive thing, not this wishful stuff.

Lucht            You’re probably right.

Holdridge        But if the law says “mutually beneficial”, that’s pretty powerful language. It says, “...toward mutually beneficial development”.

Enright            Chuck, would you do us the favor of finding out what the law really says? Who knows, maybe it would be useful.

Stemen            Maybe we need an interpretation of it, what it really means.

Holdridge        Then I get a kick out of the next page; there’s a development guide in 1978 and a land use plan in 1996, neither of which were adopted by the Town Board. Then it shows the Shave-Olson which was a unique development effort. I think that’s pretty accurate.

Enright            Maybe now we need another paragraph in there because again, as a historical document, the big flaw in that plan was that part that came up at the very end, which is the area we’re talking about. I think most everybody there understood that to mean all of the land to the west of Badger Avenue. There was that motion that passed saying that we would support highway commercial on the parts of the land to the east. I was frankly very surprised when that came up and I voted against it but it had nothing to do with it. But that was the Achilles’ heal.

Stemen            Well Badger Avenue wasn’t there then, was it?

Enright            You know the way the roads are over by Firkus Road, there was a line there but I think there was no land dedication. There was a boundary there so everybody, I think, understood that we were talking about Parkdale Development. That’s one of the reasons why the gas station went up over there. Because it was how far down should we go but the point I’m making is that we learned a good lesson because something good came out of it but we learned a difficult lesson because of the opposite, like what did that have to do with it.

Holdridge        But the discussion was, “We aren’t going to worry about that because it’s all wetlands and nobody is going to develop it anyway.”

Stemen            That was mistake.

Enright            You’re right. But then the ambiguity was why did we even have this issue brought up about that highway commercial? I still don’t know even though it was 20 years ago.

Holdridge        Well yes, this was in 1995, that’s 15 years ago. But I think maybe there should be an additional paragraph there describing the current situation, right?

Enright            I think so. Chuck, you’re drafting all of this, is that what’s going on here?

Lucht            Yes, unless you want to put forth text for it.

Enright Can you draft one and I'll edit it or add on to it? If you don't feel comfortable doing it, I will.

Lucht No, I can do it.

Holdridge Then you have the phases of the plan. Then the Town of Hull vision and it talks a little about that. I would add and I'm not asking you guys to pay for some kind of survey service but there's got to be some way to get feedback from citizens. I'd like to know what the citizen's perception is of the Town of Hull Board.

Lucht Typically, as you get close to the most important public officials who are elected that you run into, the least likely they are know. The closer they are to you, the more likely they are to know they even have a town council or a town board or a zoning committee.

Holdridge Then the next page shows demographic trends. There's a statement in the last paragraph there, "In recent decades, Hull has lost small portions of its population to the City of Stevens Point through the process of individual or neighborhood annexations, as well as undeveloped land being annexed into the City." That's one I think maybe Janet can look at. I think we ought to know more about that, about the annexation issue.

Enright Yes, I think so. If we could just go back, I was looking at this before, on page 6 with the paragraph that starts, "The next phase involves the selection of a preferred Land Use Plan for guiding future growth." I was thinking maybe we should say "development". I mean we haven't been growing in 20 years.

Holdridge Where does it say that?

Enright The 4<sup>th</sup> paragraph on page 13. It's a small thing, regarding future growth. I guess there could be development without growth if people are building new houses.

Holdridge On page 9 anything?

Lucht No, just the chart showing Stockton growing faster over the past 40 years, 89.8% as opposed to 71.1% for Hull. Still, you're way up over that long period of time.

Holdridge Then Age Distribution on page 10.

Lucht I have to explain Table 1.2. If you look at the original Comprehensive Plan on page 9 it says Place of Residence for Town Residents 5 years Prior to 1990 and 2000. The U.S. Census Bureau long form is now the American Community Survey, the ACS and they are no longer doing it by sending out the long form with the rest of the census forms. They are sending out surveys on a 5-year rolling average for towns which means that that number that you see in Table 1.2 is for 1 year prior to the 5-year average they released. So the numbers aren't really properly comparable like some of the other ACS data numbers. So we started you over with the 2010 ACS data. That explains why the chart changes there. Instead of doing 5-year prior to the year, we sent out the long form, it's now 1 year prior to 5 years of long forms.

Enright I'm lost on that. It's 1 year of the 5 year average?

Lucht            It's a 5 year rolling average meaning that this data I got in 2011 downloaded from 2010 data and if I punch in that same information now it would be a year later. It would be 2007 to 2010. So I have to just go with the data I downloaded originally otherwise I would be spending all my time updating the tables.

Holdridge        All of this is from the same survey though?

Lucht            Right. That's what I'm trying to get across.

Holdridge        Then the Distribution of Population on page 11. This median age business; in the second to the last paragraph, "This is an indication that the Towns overall are aging more rapidly than the County's, Villages or City of Stevens Point and that Hull would seem to be aging more quickly than many other municipalities." That may be what LaVerne brought up.

Lucht            When I look at your data, it looks to me that they're aging at the same rate as the towns and if you look across Portage County, maybe, maybe not. That's part of what I have to update next.

Enright                    You know why that's happening, I think it's because of the University students.

Lucht            You can see it because in the Town of Hull 15-24 year olds are 11.7% and then for Portage County they are 20% and that's pretty stable throughout time. Then you'll see that drop down again in Portage County. When it comes to something like population, the University really skews the total population.

Enright                    Right.

Holdridge        When they say for Stevens Point 24,000, does that include the University?

Enright                    It does.

Lucht            No.

Enright                    It does. I'll ask my students tomorrow but it does because the census asks where do you usually live and that is taken on April 1<sup>st</sup>. The students are counted where they usually live and if they live in the residences halls and are from Milwaukee or Superior, they live here. The data gets mixed up.

Stemen                    They're hard to keep track of, they may rent here and there, they are quite mobile.

Enright                    That's right.

Lucht            It's just a snapshot in time when the census is taken.

Enright                    Right. Then it gets all messed up because the census always asks where did you live 5 years ago. That data is a wreck for Portage County because it doesn't match up because some are counted here and some in other places.

Holdridge It's got to be tough when they're tracking their voting record.

Lucht No different than tracking anyone else's.

Holdridge No, I think it's a big deal. Do they vote in their home or do they vote here?

Enright They're supposed to vote where they're living at the time.

Holdridge We've had instances, but not a lot of them.

Enright Doesn't Janet ask, "Where did you vote last time?" Then they go back and check that record.

Holdridge On page 12, right at the top it says, "The number of Hull seniors aged 75 and over more than doubled since 1990." That's the aging community we've got.

Enright It went from, age bracket 75 to 84 year olds to 77 to 202 and the number of 65 to 74 year olds did double.

Lucht The 85 and older group went way up.

Holdridge How does that fact change the way the town would react on any number of things? How do you take this descriptive stuff and say, "Now you've got to have a certain policy because you've got an aging population." What's the practical impact of that?

Lucht It has implications for roads and transportation systems more often than not because it gives an indication of what you'll see on the road as far as pedestrians go and if you're not seeing them on the road, then they are more than likely either driving around or they're less mobile and not getting out at all so that could mean a requirement to try to find a way to have better para-transit where you can call up to get transportation to get to the hospital or appointments, grocery store.

Holdridge I see that and I wonder how would you do that given the nature of the town and what we have in terms of resources? How would we do anything that would relate to that age group of increasing population? Would we have library services out there so they could come here and not have to go downtown? What does that all mean? We could track it and take this data and actualize it into a policy. I see your comments about the roads.

Lucht I guess it depends upon what a person is trying to do with it. There may be nothing you do with it especially if you lack the funds to do anything. However there may come a time when that doesn't come into play, maybe you get money later on in the future with grants.

Holdridge One of the things that happens and it wasn't us, it was the federal government, they are mandating bigger street signs. You'll see this. By a certain time, the street signs are currently one size but they're getting bigger. We've put reflectors on posts over on Northpoint to the T intersection; that post is lit up.

Stemen Those posts really stand out.

Holdridge Yes. Any other questions about 12? Household and Income on page 13.

Lucht Did you skip over Comparison of Educational Attainment?

Holdridge I looked at that and I'm not sure where that would get us. The bottom paragraph says, "The percentage of people with Bachelor and Graduate/Professional Degrees in Hull has exceeded the average of all towns and Portage County since 1990. In fact, the percentage for these categories in the town are twice that of the average of towns in 2000." That may be a factor in our greater (turnout) in voting because we know and voting data knows that if you've got more income, your education is higher, you tend to vote more.

Enright Looking at the towns, we're not that much different than the county as a whole. If you look at Bachelor's Degrees at 18.4% compared to 17.5%. Just a couple of percentage points, not nearly as great as it is with towns.

Holdridge Household and Income, anything there?

Amman That's where we're missing that table. Chuck, where is says on page 14, the census bureau 1990 to 2000, you're showing 2010 up there. Wouldn't that be 1990 to 2010? Right underneath Table 1.6 on page 14.

Lucht I see that I've got that on a couple of them.

Amman I noted that on a couple of places.

Enright The census in 2010 asks what your last year income was, right? So just like it's 1989 and 1999....

Lucht Because of the way they're doing the census now, I can get the 5 year rolling data or I can get .... if they have it, the one shot for information and we decided to go with the 5 year rolling data because that will sort of smooth out the peaks and lows in the census information so we went with ACS data.

Enright So that's 5 years so counting backwards from 2010, so 2006 to 2010.

Lucht No, 2005. So it was released in 2011.

Enright And it's adjusted for inflation?

Lucht No, it's what it was at the time. You know, it may be. There's a lot of wizardry that goes into what they're doing but I don't believe it's adjusted for inflation.

Holdridge Is there anything on page 15 or 16? We're finance, insurance, real estate and educational and social services, less and less industrial, right?

Lucht Yes. Less finance and insurance and less retail. More professional, management, administration and curiously enough arts, entertainment and recreation. That one really jumped from 1.2% to 10.2% of the population.

Amman           What would that be?

Lucht            Like artists doing their thing.

Enright                 That could be like those people that rent out canoes. The county mirrors that pretty closely.

Holdridge        Now what did you say, Chuck, on the population projection in the second paragraph talking about 6,000 by 2025 on page 18, what was your comment on that?

Lucht            The Dept. of Administration has now, based on information released in 2012, they've dropped that to 5,317 people in the town by 2030.

Holdridge        What do we have now?

Enright                 Pretty close to that.

Lucht            5,346

Enright                 So much for the growth thing.

Lucht            Well that's taken with a grain of salt. That all depends on all kinds of things. That could change.

Holdridge        Issues Outstanding on page 19; "2. To what extent will surrounding units of government work together to manage growth?" I think we've got lots of frustration and I think we ought to invite Jeff Schuler and maybe the county executive. I'd rather Chuck listen than get beat up by us.

Lucht            I'd be happy to sit in the back row.

Holdridge        Maybe also invite our county board supervisors, we've got 3 of them. Let them hear this. They tend to think everything is great.

Stemen                 John, what meeting were you thinking of? The supervisors meeting?

Holdridge        I don't know. Maybe we ought to have a joint meeting of the Hull Town Board and the Hull Plan Commission. Don't you think?

Enright                 Well, because the big issues are planning.

Holdridge        Everything we do in the planning is approved by the Town Board.

Enright                 Right, I understand that but in terms of the process.

Syens            I think it should be a joint, too. It should be the Plan Commission and the Board.

Holdridge I think there's some frustration, bitterness. I don't think the people at the county level are listening. They're being very, very timid and I don't know who to turn to. I hate to be in government where power is being used against you and you have no recourse. Typically you can go to the courts or something. I just feel that if the city stonewalls on this and continues to... I'm not sure how much they're going to plow ahead anymore because of all that annexation land. There's got to be a recourse. LaVerne and I are looking at PEG fees like for cable. I finally a hold of a guy in Madison today on those PEG fees. We've got \$101,000 worth in PEG fees that's to buy equipment. .... It goes back 20 years and I was talking with a guy named Barry Orden and I said, "What can we do? I got a letter from a guy in Hull complaining about Charter Cable? A well written letter. What do we do at the local level?" Basically we can't do anything. It's regulated by the federal government and the state legislature took whatever power we had away from us. We used to have a group here that Wescott started that really brought the cable companies in and said, "What are you doing?" We followed the account. That used to happen and as a result, we had a contract and it was pretty solid. But people are complaining about these things. They drop this and change that, there's no recourse.

Stemen That's why I don't have the cable company anymore.

Holdridge We should request that they come out and let them understand, here's our frustrations.

Syens Did you get an answer to the PEG fees?

Holdridge Well, he's got another source. The questions is, "How do we use it?" He said, "Well, could you give it back to subscribers? Because they paid it in their cable bills." Now we don't know who the subscribers are, when they paid it 5 years ago and blew it off somewhere. So there are all sorts of problems and ramifications there.

Amman On the very last page, page 20 they have Short Term Goals, 3 years or less, would that be a place to add something about monitoring water resources? Something that we working on so much.

Holdridge Short term goals, I would say...

Amman Maybe it's a long-term goal.

Holdridge I would say there's the public safety problem in Hull with bikers, walkers and joggers, we're currently talking about a 5-year plan on budget expenditures. We also are going to do something with this building from a remodeling stand point. It needs some real improvements. So those are the sort of things we probably include in there. But I go back to this business about cooperating with Stevens Point all the time. Where is it in there?

Syens The outstanding issues are interesting as the first 2 issues are the same in 2013 as they were in 2006.

Holdridge It hasn't changed. It's gotten worse.

Syens Yes. So that's interesting. How do we handle that?

Holdridge It's clear to me that the county has to get more involved in this stuff.

Enright It seems to me the outstanding issue is the town does not have control over land use in their border areas. Why don't we put that out there instead of this, "how can towns maintain their identity to preserve its land"

Holdridge Our experience is we haven't been successful.

Enright Right.

Holdridge But the recent annexation was all vacant land except for the Badger corner at Badger Avenue.

Enright That was vacant land.

Holdridge No, but that was the one that gets people dander up.

Enright But also the Kwik Trip though.

Holdridge But Kwik Trip was zoned commercial and there it was a question of are you really going to put a high capacity travel station in there without looking at the neighborhood, without looking at the traffic.

Enright That's what I mean. You can't control land use in the areas that are right on the border.

Holdridge We can't control it because that's a decision on zoning.

Enright A member of the common council said if you listen to that crying lady story, it would have never been done, but this says that it should be done.

Stemen Are you going to go onto Chapter 2 John?

Enright Could we get that on there in terms of a more emphatic statement about outstanding issues, the lack of being able to control border/land use?

Holdridge Can we send you something if we put something together?

Lucht Sure.

Holdridge The big issue is this lack of planning in regard to Stevens Point. Do you want to go through the other one?

Lucht It's up to you.

Stemen Some of it we can't do much about anyway.

Lucht You're housing units are up, consistently going up. They're starting to tighten up in the used housing market so you'll expect to see new housing start up.

Holdridge On page 1, Housing Element, anything here on page 1? How about page 2?

Lucht 80% of all of you houses are 40 years old or less.

Enright The 70's were the time of big growth.

Holdridge In page 3.

Lucht Single family permits have rebounded like the last 8 year average from a low in 2011 where you had 4.

Holdridge That's a good graph.

Lucht That's updated to include last year's.

Holdridge We've got to share that one with the Board.

Syens Yes.

Holdridge Structural Characteristics.

Lucht That one screams stability in the Town of Hull. Pretty much the same percentages right straight across except the number of mobile homes is going down which you find county-wide.

Amman Would that have something to do with the fact that we lost this trailer park down here, it doesn't belong to us anymore (*was annexed into the city*)?

Lucht It may.

Holdridge I don't remember when that was but it had to be when Scott Scholtz was mayor so that was in the early 1990's.

Lucht It dropped between 1990 and 2000 so yes.

Holdridge Value Characteristics.

Lucht That's where you see housing values skyrocketing. In 1990 you had no homes over \$300,000, in 2010 you had 129.

Stemen But the majority are between \$100,000 and \$150,000.

Enright I think that reflects the real estate market. This is lots of big vacant land and people are not going to build small homes on them.

Lucht But all the growth in the last 10 years is coming in at over \$150,000.

Enright Yes, that's exactly the point, that builders don't build small homes. They can make more money off of those. The population is growing older and a lot of people are talking about downsizing which might not be a good idea with retirees doing that. There could very well be a glut of those on the market.

Holdridge There could be.

Syens I've started to read articles about whether it's a good idea for retirement people to downsize.

Enright I read the same article LaVerne.

Holdridge What's the argument against it?

Enright The falling prices of those homes and the transaction costs going into a smaller home costs you the same to be in a smaller place and do you really want that? Plus where are you going to put all that stuff?

Holdridge On page 6, this has got some interesting data and it's much more relevant to our operations from the housing aspect.

Lucht On the Table 2.5 there should be a thick bar between the 25 and the 30 because anything over 30 or more is considered too expensive and there has been a large growth of owner occupied houses being more expensive. You see a large drift away from lower ownership totals to costing a lot more.

Holdridge Does this reflect the problem with the middle class? The middle class isn't growing?

Enright I think it could reflect the problem with what happened with the housing industry.

Holdridge Is there anything in here, Chuck, that shows the middle class, however that is defined...

Lucht That would show that right there because once you start drifting up more in homeownership costs, because, especially right now, people that weren't making a lot weren't able to hold onto their houses anyway and those people that are holding on to them are paying more. Their mortgages are underwater.

Stemen A lot of them lost their jobs and that's a big part of it.

Lucht Yes but the jobs they are getting back aren't equaling what they lost so it's a downwardly mobile society.

Enright In 1999 it's 2/3<sup>rd</sup> of households paid less than 20% of their income. That's amazing.

Holdridge What's the typical?

Lucht           It's supposed to be less than 30%.

Enright                 Nevertheless over half pay less than 25% which I think is in comparison to urban areas. This is low.

Lucht           You're numbers aren't that much different than Stevens Point or Portage County.

Enright                 I meant like in comparison to the national average of what people pay in big cities.

Lucht           Even there though they have to stay within....they're not going to get money to borrow if they're not within the means of what they're trying to get a hold of. If I would have known I could have gotten a house that cheap at that time, they were giving money away like that....

Holdridge        You watch this program on television where people go out and look at houses to buy. They go all over the county. The realtor takes them around, they look at 3 or 4 houses, the prices are....a house in Point that is maybe worth \$100,000 would be worth \$450,000 in LA. It's just unbelievable the cost of living in these areas.

Lucht           It all depends if you like the amenities of a large city.

Holdridge        I don't know how people can afford that. They tend to be both working for one thing.

Lucht           So the chart below that shows the Renter-Occupied Housing Units in a bit better shape but there is still creeping up as well with the costs.

Holdridge        Of the households in Hull, how many are renters?

Lucht           That might have been on that graph I didn't have it inserted yet. Oh, there we go, 79% of them are owner operated. Or live in one unit detached anyway.

Holdridge        20% are renters? I don't believe that.

Lucht           97% are owner occupied. I went back to the first page. 14% are, no that can't be right. I've got to recheck this. That's why we go through these things.

Holdridge        It's very small though Chuck.

Lucht           Yes, I believe that.

Holdridge        I don't know of a rental unit.

Stemen                 I do, next door to me.

Holdridge        Is that a single family house, or duplex?

Stemen                    A duplex with 25 kids in it.

Lucht                    There could be a situation...that's another one of those statistical things from the census. I got read the riot act from the Town of Plover how they don't have any multi-unit rental properties. Well they may not but we don't get to pick and choose the census data like that. It may not be perfect but it's the best we can have.

Holdridge              Page 8, Housing Conclusions.

Enright                    You see that, there's an error in the percentage.

Lucht                    Which one?

Enright                    Going back to what we were just looking at Table 2.1 because the 82% and the 14%.....because if you added 82 and 17 and 3 you would come up to 102.

Lucht                    Yes, I've got it. That makes sense because owner occupied is 82%, rental is 14%, there's 3% vacant, that's about right. Percent of total, occupied housing units is 97, maybe it is right, I was just looking at it wrong, giving you the wrong numbers from the wrong part of the chart.

Enright                    It might be that the numbers are right but that the parenthetical phrase is wrong.

Lucht                    I'll check it.

Holdridge              Housing Conclusions on page 8. It says under Summary: "1. The Town of Hull is primarily a community of single family households. 2. A high number of houses (79%) in Hull were built after 1970." Now this hasn't been updated by the census yet. Have you updated it?

Lucht                    No, that'll be my next job.

Holdridge              "3. Mobile homes make up about 13% of housing in Hull. 4. The median value of houses in Hull has increased over the years and is one of the highest in Portage County." "B. Issues Outstanding 1. Should the Town of Hull encourage the location of senior/low income housing in Hull or support housing options in adjacent communities in order not to duplicate services?" I don't know, that's still irrelevant. "2. How can the Town identify remaining buildable residential land? 3. How are the Town's elderly residents being served?" That's a big blank one there. I don't know how they are.

Stemen                    We get a tax bill.

Holdridge              They get billed for services.

Enright                    Our transportation services are a problem. I think we did something about that when we were talking about services about the programs the Disability Resource Center supplies in an area that is spread out geographically.

Holdridge              I don't know if there's anything definite. That's something we never hear about.

Stemen Do the city buses go in the Town of Hull at all?

Holdridge I don't think so. But you mean the elderly programs like Meals on Wheels? I know that's going on, Bob Bowen delivers those.

Enright Right, there's drivers too. Hull needs volunteer drivers then the para-transit you were mentioning.

Holdridge I wonder if Barb Brilowski ever gets involved in that. People looking for resources tend to call the Town of Hull for lots of different things.

Enright I know, for example, our subdivision is small but we have bus service because it went to the old Copps. I didn't use it very often but I could walk from my house and I could take the bus .

Holdridge But you had to go to Copps to do that.

Enright Right.

Holdridge It didn't come into Hull.

Enright But I'm saying there are places that are close to the areas where some of these are.

Holdridge Long Term Goal: "1. Allow for range of housing choices. 2. Maintain a pleasant living environment that includes safe and quiet neighborhoods,... D. Short Term Goals 1. Review housing codes and inspection practices in the Town of Hull. 2. Explore the availability of Federal/State housing program for low income individuals, elderly and handicapped. E. Action Plan 1. Building codes and inspection practices need to be reviewed to ensure that laws are enforced and citizens occupy safe housing."

Enright Who does that, the county?

Holdridge We don't. For new construction, Phil, our building inspector, but he doesn't review other houses. "2. The Hull Town Board will review building codes and inspection practices. 3. The Hull Plan Commission should review Federal/State housing programs for low income, elderly...." That might be something we should look at, that E-3.

Enright Water does not belong in Housing, right?

Holdridge No but I think in the first part, we need to put something in there.

Stemen Good job Chuck.

Holdridge I'm glad you're still coming out.

**7. DATE OF NEXT MEETING:** *The next Plan Commission meeting will be held on Tuesday, February 26, 2013 at 5:30 p.m.*

**8. ADJOURNMENT:** *Motion made by LaVerne Syens to adjourn meeting, seconded by Al Stemen. Motion carried by voice vote. Meeting closed at 7:48 p.m.*

Respectfully submitted,

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