

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

April 23, 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, April 23, 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 Bowen, Bob Enright, Al Stemen, Jocelyn Reid and Secretary Patty Amman.

Excused: Shelley Binder

Also present: Chuck Lucht, Tracy Pelky, Jeff Schuler, Portage County Planning and Zoning and Surveyors – Dale Rosicky, Darren Krzanowski; Hull Supervisor Dave Wilz, citizen John Oberthaler.

- 2. APPROVAL OF MINUTES OF February 26, 2013 meeting:** *Motion to accept the minutes of the meeting of the Hull Plan Commission of February 26, 2013 was made by Al Stemen and seconded by LaVerne Syens. Motion passed.*

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

Holdridge The Hull Board is examining the Hull Fire Dept. issue of the Metro Fire Dept. concept. We reviewed the Fire Dept. and had a whole series of questions. We have a date of July 9<sup>th</sup> when we want to have that accomplished. That was an interesting discussion with the Village of Plover, less so in the City. So we will be looking at our Fire Dept. operations legal authority, experience, relationships they have with MAVIS. One of those would be the Metro concept.

Annual meeting: we had a pretty good turnout. What we plan on doing is remodeling this building making it bigger this way so we can seat maybe 80 people so when we have the annual meeting in April we want to fill it up. Typically an annual meeting in Old New England, you came to the annual meeting and brought up stuff and made decisions. Well, we still do that but I think what we need to do is if we have topics that require more discussion and analysis, we would identify people and send that to them so if they come to the meeting, they can speak with some knowledge.

In your household if you're in Hull, what percent of your property tax goes to Hull?

Wilz I just happen to know that, 15%.

Holdridge It's interesting, taking this a little further, the question might be, "What percent of the general property tax makes up the revenue for the Town of Hull?" Any guesses? 61% in other words, that's the major funding source. I've got another one here: roads are a big item for towns, very costly. "What percent of the expenditures in the Town of Hull go for roads?" What would you guess?

Oberthaler 50%

Holdridge 35%. How about picking up the garbage and recycling? That's 19%. Those are the two biggies. The fire protection is about 9%. Ours is a volunteer fire department which is paid, very low paid. But those are some of the budget factors. I think you all saw that disastrous fire they had in West, Texas. I think they had 14 casualties and 7 of them were volunteer firemen. They came from the community. A fire starts, volunteers show up to fight the fire then they had that huge explosion. I didn't know this but if you put water on certain combustibles, it'll blow up. I think there were a couple of EMT's that got killed. That was a tremendous hit for those people, volunteers.

I talked yesterday with Janet about this annexation; trying to look at annexation over time. We talk about that; first it's vacant land and then it gets developed. This came up at one of our meetings and I think we should provide to you some information on the trend. This probably goes back to the mid-1980's or so. If we're going to try to stabilize our borders, we can analyze what's been there. One of the things we know about annexation is that it needs to be contiguous. They can't have these shoe-string annexations anymore.

We have a new assessor in Hull, Jeremy Kurtzweil. You may get to meet him, but probably not unless you need to have a revaluation. He's doing a great job. He's out of Marshfield. We interviewed two and Jeremy was selected and we are very happy with him.

I mentioned remodeling of the Town Hall and on May 6<sup>th</sup>, Dave Pederson, who headed that, will present that to the Town Board. Once we settle on a basic outline then we'll go out for a design/builder or somebody used to doing buildings.

The other part of that is the 5-year budget projections. We're going to talk about that on May 20<sup>th</sup>. LaVerne, Dave Wilz have been active along with Jim Kruziki. So we'll show the impact of what's happening to our building.

The building – we started a process a couple of years ago to combine the fire station with the municipal building and after we got through what everybody wanted, it was over \$3 million. We took another look at that. At that time, there was money available through the federal government but that kind of dried up. So we're looking at basically just this building here. Largely at the occupied portion, we're not looking at the garage. We're probably talking \$300,000 to \$500,000 maximum.

**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. CERTIFIED SURVEY MAP FOR JOHN OBERTHALER – LAND IN SE ¼ OF NW ¼ OF SECTION 4, T24N, R8E, ABUTTING FIRKUS ROAD AND NORTH RESERVE DRIVE, LOTS 9 & 10 – CALLAWAY SURVEYING.**

Holdridge John Oberthaler is here. We're all familiar with John's location up there on Firkus Road. This was done by Jeremy Kurtzweil and then Tracy Pelky is here who also looked at that. What is an outlot? Did Kelly draft this?

Oberthaler Kelly drafted it. The intent for that outlot is to be sold with various options. Lot #1 could be sold with lot #10, or sold with lot #9 or the next thing on the agenda is the smaller parcels which could be sold with lot #5 or lot #6. It would never be landlocked so it would be sold with one of those.

Holdridge Right now Outlot #1 is landlocked, right?

Oberthaler Yes, but it would never be sold that way. There's no road that goes to outlot #1.

Holdridge So whenever it sells, it would be linked to some other lot so it's not landlocked.

Oberthaler Correct.

Holdridge Both Tracy and Jeremy commented and they don't have any problem with that CSM.

Bowen John, where's that residence on North Reserve?

Oberthaler That would be the south corner, between 10 and 9 on the corner.

Holdridge You've got buildable spots within those lots?

Oberthaler Yes. All of those have uplands.

Holdridge Ray Schmidt had sent out his letter on the water testing. Did you get that? It's for both those parcels.

Oberthaler He requested that additional water sampling be done. I sent in a check and I'm not sure if the additional water sampling had been completed.

Holdridge This would go to the Town Board on May 6<sup>th</sup> so we could approve it conditionally upon the water sampling being done.

Oberthaler Hopefully it'll be done by then.

*A motion was made by Bob Bowen to conditionally approve the CSM for these lots pending the water sampling being done. Motion seconded by Al Stemen. Motion approved.*

**6. PRELIMINARY PLAT FOR JOHN OBERTHALER – LAND IN LEGACY ESTATES SW ¼ OF NE ¼ OF SECTION 4, T24N, R8E ABUTTING FIRKUS ROAD AND LEGACY LANE, LOTS 5 THROUGH 8, CALLAWAY SURVEYING.**

Holdridge That's the 4 lots along Legacy Lane?

Oberthaler Yes.

Holdridge Did you sell any of these lots?

Oberthaler Yes, the top two sold.

Stemen You mean #5 and #6 John? Or #4 and #5?

Oberthaler #3 and #4 have been sold.

Holdridge Those would be on the agenda for May 6<sup>th</sup>. You might want to ask Ray if he's gotten anything back yet.

Oberthaler Okay.

*A motion was made by LaVerne Syens to approve the preliminary plat for the land in Legacy Estates. Motion was seconded by Bob Bowen. Motion passed.*

**7. CERTIFIED SURVEY MAP FOR BOB WALDOCH – LAND IN NE ¼ OF SE ¼ OF SECTION 2, T 24 NORTH, RANGE 8 EAST, ABUTTING PIONEER ROAD, DARREN KRZANOWSKI SURVEYOR.**

Holdridge Okay, Darren. This is a little more complex. This is in the conservancy, right? That's a conservancy zoning?

Krzanowski I don't believe so.

Holdridge Based on the review, it says, "Per my review of the listed parcel and the intended split and survey of the 5 acre parcel reflected in the proposed survey map, I along with Tracy Pelky from Portage County Planning & Zoning both cautioned and suggested that a change in zoning be looked at and approved either before or at the same time for this parcel as it is zoned conservancy and a change would be required."

Pelky I did discuss this with the owner. They called, I think it was the wife, Sharon? They've had the idea of splitting the lot off and I explained this property is zoned conservancy. Obviously the zoning would need to change on the property. They're looking at this 5-acre lot. One thing that will need to be done is the re-zoning of the property from conservancy as conservancy district does not allow development anymore. So that will need to be changed to a category like A-3 or A-4, could be a 2 acre or 5 acre minimum. That's where I left it with the owner. I got the preliminary information from Darren. We do our write up and send a copy to

the Town. I left it off with the owner as to what the next steps were. To make arrangements, stop in our office and we'll discuss the re-zoning, fill out a review list.

Holdridge     What's the process for re-zoning?

Pelky           For re-zoning, the landowner or interested party stops in our office, makes an appointment to sit down with either myself or usually Chuck. Chuck reviews it from the land-use guide at the town level. We fill out that review checklist, then we forward that to the township. They also get the rezoning forms for the Planning and Zoning Committee. Our Planning and Zoning Committee will not take action unless the town sends a recommendation. So they would ultimately come back to the town, through the Plan Commission / Town Board. If the town is in favor of the rezoning, then it goes before the County Planning and Zoning Committee then it goes to the County Board.

Holdridge     So it starts with you.

Pelky           Correct.

Holdridge     Then you make a recommendation to the town, then the Plan Commission acts on it, then the Town Board. Then once the Town Board acts on it, it goes back to you for the Portage County Planning and Zoning Committee.

Pelky           Correct. Then their recommendation goes to the County Board who has to approve it on rezoning.

Holdridge     It's a fairly elaborate process.

Pelky           It's not an overnight process. It can be in that 3 month window, maybe longer.

Holdridge     I can't remember another time when we actually re-zoned something.

Oberthaler    Actually we did on that corner property that I have that was zoned conservancy. I had a wetland delineated and found out only a small part of it was wetland. It was called blanket conservancy across that whole 40. I know that one did go through the rezoning process.

Pelky           If we back up to the previous one, the wetlands are delineated on the County Plat / Survey map. That's the area that is currently Conservancy, the remainder is A-4.

Bowen          If they're going to build a residence, don't they have to get a perk test or have some kind of authorization to put in a septic system of some type?

Pelky           Ultimately yes. Before a home is built, that would be one of the steps needed first.

Bowen          But don't you look at that sort of thing when you're determining if a zoning change is appropriate or not?

Pelky Yes. That can be one of the criteria. We do show some of this area as mapped wetland. Those areas that are not mapped wetland, similar to John's request that he had a while ago, the wetlands would probably have to be delineated on this lot.

Holdridge As you look at this parcel, what does that show? Is there a lot of wetland in there?

Pelky This is a blow up copy of the area. If you look at this green and blue area, that is mapped as wetland. The green area is hydric soil. Hydric soil is based on the Portage County soil survey. The Corp of Engineers is our agency that we deal with on wetland delineation. If something is showing wetlands and the owner wants to impact that area, we give them Eric Norton's number at the Corp of Engineers. He gets out and delineates, makes sure their project is compliant with federal standards.

Holdridge This might have to go through that process too.

Pelky Correct. The buildable area is over here. That's where I left it off with the landowner, here's what they need to do. Then the survey map came in. It might be jumping the gun a little bit. Normally it might be nice to talk about the rezoning map and resurvey map all at one time.

Bowen It's a 5-acre.

Holdridge What you're talking about is this little section here, that 5 acre.

Pelky Yes. So there's a portion of it that is mapped wetland. It's field-verified similar to what Mr. Oberthaler had done. It might be a little smaller than this. Usually the green areas are more representative based on dealing with Corp of Engineers. They like to use the green symbol, hydric soil, that's based on a soil survey category. Sometimes you find the wetland, the blue area, if you can see that outer boundary, it's not quite as accurate as the hydric soils. But this alerts us we're dealing with some issues that need to be looked at a little bit closer.

Holdridge I would think we would table it or refer it back to Tracy in Planning and Zoning and that's where it has to start. The owner would have to complete that process and come back to us.

Pelky I'm not sure you want to do it all together?

Holdridge We don't want to do anything tonight.

Pelky Right, I mean come back to the Town and say we're going to look at rezoning this as well as the 5-acre split. Do it together.

Holdridge I think that would be appropriate. The big issue is the Conservancy zoning, you have to get through that. We're not interested in dragging this out but the process is that they

need to start with the Planning & Zoning Dept. They'll make a recommendation and we'll go from there.

Reid            Could somebody explain where this is located? I have no idea where Pioneer Road is.

Pelky           It's off the corner of Pioneer Road, it curves up to the green area here. I believe they own that 40 and the kitty-corner one but it's all green area/Conservancy. You can see the 5-acre lot would be this one here.

Holdridge     Pioneer goes up into Dewey and up in that area is a fairly wet area.

Amman        It's close to the Dewey line.

Reid            Are we talking the Hwy. X area?

Holdridge     No, take Torun up to Pioneer. The way you'll recognize Pioneer is that it's virtually a dirt road. We try to keep it up but it's one of the few roads in the Town of Hull that isn't seal coated or blacktopped.

Enright            Maybe Tracy can tell us how this got into Conservancy in the first place. Was it thought that it was land that should not be developed or what?

Pelky            I believe it was zoned Conservancy from when Town of Hull came under zoning in the 1960's. I don't think the Town has updated their map since then.

Enright            It's because there's wetlands on it, is that it?

Pelky            It was marked Conservancy all the way through until today.

Bowen         What is the buffer zone between the buildable and Conservancy?

Pelky            There is no setback. I don't think you'd ever build right up to it but again if you elevate your home, you'll have to put in fill and you cannot fill in that wetland area. In theory, there is no separation, you just cannot fill a wetland area. In our office, we do review storm water requirements so we do take into account wetland runoff, home development and if fill is placed on the property. So that it just doesn't fill in a wetland by erosion or by storm water drainage. But no setback, no.

Oberthaler     Bob, to answer your question, there's probably a lot of property in the Town of Hull that was taken into blanket Conservancy but because it had some wetlands on it and nobody ever delineated it, as long as it has upland buildable property, it could potentially be brought through Portage County and taken out of Conservancy zoning if there is, in fact, buildable property on that land.

Holdridge     It's a separate process.

Oberthaler That's what he's got to do.

Reid So you're saying he could build on the buildable area without damaging or destroying the wetland?

Oberthaler A lot of times they'll call a 40 acre Conservancy if it had 14 acres of wetland. They marked it as Conservancy and nobody looked at it again. The farmers didn't care back in the olden days.

Holdridge I remember talking about what you were going to do with your land. There was a feeling that you could not go to the west because that general description was wetlands. But as you got down into looking at it in a more micro-sense then you knew there were uplands.

Oberthaler And the Army Corp of Engineers will tell you where you can build and where you can't. They're going to protect the wetlands and rightfully so.

Bowen No, they don't protect wetlands. They put Hwy. 10 right through a wetland. They mitigate it.

*A motion was made by Bob Bowen to table the CERTIFIED SURVEY MAP FOR BOB WALDOCH and refer it back to Portage County Planning & Zoning for further action by the property owner. Motion was seconded by Jocelyn Reid. Motion passed.*

**8. COUNTY PLAT FOR JAMES JAKUSZ TIMBER RIDGE ESTATES THIRD ADDITION – SW ¼ OF SE ¼ OF SECTION 10, T 24 NORTH, RANGE 8 EAST, LOTS 24 & 26 OFF WILLOW SPRINGS DRIVE, SURVEYOR DALE ROSICKY.**

Holdridge There's 2 lots on Willow Springs Drive. Dale Rosicky, any comments?

Rosicky Even though it's pretty straightforward, we have to do it as a county plat because of the lot requirement restriction. Jim wants to build at least one house this spring or this summer on one of the lots. He was in partnership with Greg Ross. He's in the process of buying out Greg's share in the development.

Holdridge What does it mean; county plat?

Pelky Our ordinance states if you create 5 or more lots within a 5-year period, our definition of a county plat. If you do 4 lots or less, a surveyor can do that with just a certified survey map.

Holdridge What was the time span? Five or more lots within a 5 year period?

Pelky Yes. The second addition, when Golden Eagle Court was put in, was done the day after Christmas. It was recorded December 26, 2008.



Holdridge What's the practical difference? Is there anything?

Pelky A county plat is really just a glorified survey map. It's a little more expensive. Is there a standard size a plat needs to be?

Rosicky Right. It's a bigger size drawing that needs to be recorded. You have to have a few more signatures and approvals on this. If you can see it on the right-hand side of this; the Town Treasurer, the County Treasurer, etc.

Holdridge Once we act on it on May 6<sup>th</sup>, it would go back to Planning & Zoning?

Pelky Right.

Rosicky The only holdup we're having right now is that Greg Ross is in Alaska and we need to get his signature somehow on this plat. We have an attorney working to try to solve that dilemma.

Holdridge The recommendation in #8 is pretty straight forward. Any questions?

Bowen "Lot cover that shall be retained in natural vegetation", I can't read that, is it 65% or 85%?

Rosicky 85%. That was standard on our previous plats.

Holdridge Is that a covenant? A covenant is enforced by the folks who live there. That's my understanding of a covenant.

Rosicky It was standard procedure for this plat.

Pelky It may be part of the Wellhead Protection Ordinance.

Rosicky No one owns these lots until they buy it. Jim is the owner of the lots.

Holdridge So it might be part of the City, the extraterritorial.

Bowen It refers to the City and County.

Pelky It might be a requirement of the Portage County Wellhead Protection Ordinance, being located within that wellhead protection area. This is a standard that carries over to way over here.

*A motion was made to approve the COUNTY PLAT FOR JAMES JAKUSZ TIMBER RIDGE ESTATES THIRD ADDITION by LaVerne Syens. Motion seconded by Bob Bowen. Motion passed.*

**9. PORTAGE COUNTY STRATEGIC PLAN – BOB BOWEN.**

Bowen I just wanted to share with you that I submitted this to the Portage County Strategic Planning Committee to keep in mind that since they had rated transportation as one of their primary elements, they should be aware of the fact that they have some issues up in the northwest corner of Hull and Dewey. Namely access to I-39 and protection of the neighborhood over there on North Second Drive, several things related to that. Then I refer to this project that the DOT had initiated under Doyle which is the Transportation Advisory Committee that I attended for 2 or 3 years. We had recommendations all laid out and Doyle wasn't re-elected and we never heard another word from Don Oldon who was the leader in this, or anyone. So that's what I'm saying here. I think that committee, not our committee should look at TAC recommendations so they understand there was some concern about that by the state.

Holdridge That committee you served on, was that the committee that recommended that frontage road on X down to Casimir?

Bowen Yes, that was on there. They felt the issue needed to be dealt with. I'm just reminding the Planning Committee to make sure they include that in their deliberations.

Holdridge You sent this.

Bowen Yes and I got a reply from her saying that definitely they'll look at that, from Patty Dreier. Then you have what I said.

Holdridge Good, do you want us to endorse this?

Bowen It's just for information. I think if you have any strong feelings about that, I would suggest that the Town writes a letter to make sure they include that in their planning. But I felt, as a citizen, that I should let them know that we're concerned about that. I've encouraged other people to write something too so they get more than just one statement.

Holdridge We have certainly fought to keep the neighborhood on North Second Drive free of trucks.

Bowen That is what this is about, trying to protect North Second Drive not only from a road maintenance standpoint but the safety and everything else. There's plenty of traffic on North Second Drive. Plenty of trucks.

*A motion was made by Bob Enright to send a letter to Portage County Executive, Patty Dreier, endorsing the sentiments of Bob Bowen on this topic. Motion was seconded by LaVerne Syens. Motion passed.*

**10. REVIEW OF TOWN OF HULL COMPREHENSIVE PLAN UPDATES – CHAPTER 1.**

Holdridge We're talking about Chapter 1, Demographics.

Lucht We walked through the charts and everyone was pretty much up to date on that. There were some issues where you wanted me to go back and insert some comments. Most of them aren't real controversial but then there are some other subjects such as sticking in some information in Chapter 1 about intergovernmental cooperation. I think it's best to start on page 1 and I'll explain what changes I made and when we get to those comments, we'll discuss them.

Right there on the beginning of Chapter 1 we added the language in the indent from the Wisconsin Statutes that covers Chapter 1: Issues and Opportunities for Comprehensive Planning.

Holdridge Is that in the red?

Lucht Yes. The top part with the indent is the State Statute and a little bit of an introduction just below it. Below that in Section 1.1 I did both the updated acreage and square miles of the Town. That's with the recent annexation taken out of the Town.

Bowen Why did they select the 20-year planning projection? Why not 15? Why not 25?

Lucht Because you're supposed to look at it every 10 years so it's a natural cut-off number. But if you wanted to go 25 or 27, I suppose we could accommodate you.

Bowen Was there a reduction in square miles because of annexation?

Lucht Yes, I did cover that. It covers the amount of acreage the Town of Hull lost then I added the square mileage because it wasn't in there before.

Holdridge So the previous square acres were 20,080.

Lucht Yes, and it went down to 19,816 and then I added in the square miles.

Holdridge Is that 20,080, that would have been in 2006?

Lucht Right. I made the timeline 2030 instead of 2025 so it's looking at 17 years out but we can look at it whenever you want to look at it. Ten year increments were suggested. Notice there's a drop in the number of people they think will live in the Town over that time period.

Bowen Yes, I was going to ask you about it later.

Lucht Yes, a better time to look at it then. Figure 1.1 has been update so that it matches the approximate square miles and that general number of population. Page 4 doesn't look like we made any real changes. Section 1.3 we changed it from "Current" planning to "Initial" and then "Current Update" process. All we're saying is you adopted it on this date, made some text changes that were relatively minor, added discussion about a variety of topics coming up and creating community goals. It's the same general planning steps you'll follow this time as you did last time so you are all familiar with the entire process so it shouldn't be anything out of normal. At the bottom of page 5 is the start of a large section. This is where you first wanted me to stick

in something about intergovernmental cooperation as a guiding principal of the Town of Hull. It goes on for 4 or 5 paragraphs. Is that what you were looking to have me say?

Bowen That last sentence in the second paragraph on page 6 is interesting. “The City currently has an opaque system ....”

Lucht If it was open, we would all be much happier. If you’ve got a better description...

Bowen No, I like you’re choice of words.

Holdridge How do you define “opaque”?

Lucht You can’t see through it, it’s dark.

Holdridge I was just going for the terminology because we don’t know, we often aren’t told.

Lucht I will occasionally use some odd terms or turns of phrase so if you’ve got a better way to put it, I will gladly put it in there.

Bowen Do you think that will raise any hackles by anyone? I don’t imagine the City will ever look at this.

Lucht What are they going to say?

Bowen Well if it’s true, they can’t say anything.

Lucht It was a description that came to mind. If you’ve got something better to use, I’ll gladly use it.

Holdridge I think it’s very accurate when you take into account the current mayor. It was not that way with Wescott.

Lucht And that may change again in the future.

Holdridge It’ll change if the mayor changes.

Lucht That’s the whole point of this section, to start a discussion.

Holdridge I think opaque is certainly non-transparent, because there’s literally no communication from the City. But I think that’s fine.

Enright Good term Chuck.

Reid Yes, I think it’s good.

Bowen In that second paragraph, Bob, did you read that?

Enright                    Yes, I have.

Bowen                    The gas station.

Amman                  So Chuck are you going through and making additional changes from what we say or whatever comments we have?

Lucht                    Yes, if you tell me to change something or I didn't get something right, I will gladly take it back and work on it again and resubmit it.

Amman                  In that second paragraph on page 6 where it starts out, "The greatest area of development...." The second sentence there, "All of the residents of the Town of Hull" you need to capitalize Hull.

Lucht                    Okay, got it.

Holdridge              That's a really good statement. That is a key statement. I met with Gene Kemmeter about our Water Study. The City has 8 wells heavily regulated by state or federal government. We have 2,020 wells and they are only regulated by the owner. There are standards but if you live in Hull and have a private well—John (*Oberthaler*) lives in the City but you also have a private well.

Oberthaler            Yes.

Holdridge              The condition of that water is totally up to the citizen that owns the well. There's nothing that says you can't drink nitrates or anything else that you might want to drink. That's a big freedom sort of issue. So you have to take care of your own well. Ray Schmidt tells me that nearly 40% of the households in Portage County have private wells. Our goal is to get people to look at their own well and do what they need to in order to correct contaminants or whatever. This looks good, Chuck.

Lucht                    You're going to notice that you have asked me to insert something about intergovernmental cooperation and annexation. We in the department feel that it's best that discussion takes place in Chapter 7. So I had a page or so dedicated to that written down, but we decided to yank that out of Chapter 1 and when we get to Chapter 7 then I will pull that out and we will look at it then. So I've already got a really great start on it.

Bowen                    Should you put a reference to Chapter 7 in here in parentheses or something?

Lucht                    I don't think we need a reference but I've set the groundwork for it in a few places, like this is one of them. If you're happy with that section there where it says, "The Town would like to work with the County to provide a more vocal advocacy for Hull and other towns." You also mentioned that you might have to work with the Towns Association and through you're state representative to get changes made to state laws, I stuck that in there. Then we get to another important section, at your definitions, we believe that the Town of Hull government

should be based on the following values, on page 7. I added “Cooperation”. That’s the first one that starts getting at the idea of intergovernmental cooperation without going too much into it in the very first Demographics Chapter.

From there we go into Demographic Trends. There is a 2-paragraph explanation of where we got the data from. There is a change in the way the U.S. Census collects it’s long-form information now. They do it on a 5-year rolling survey. I think I’ve mentioned this. Some data comes from the 100% data we have traditionally used and others come from this 5-year rolling data.

Holdridge That’s the 2010 census?

Lucht Right. The ACS has started in 2005 so the 2010 release will cover a rolling survey split up over the previous 5 years. It takes place in the long-form now.

Holdridge One of the things we talked about was adding some kind of comparison to the Village of Plover and City of Stevens Point.

Lucht Yes, we’ll get to that coming up because we did that, I made that change. You’re Figure 1.2 has been updated to 2010. Anything that’s crossed off in black is something we’ll be removing from your Comprehensive Plan. Anything that’s red and underlined is something we’ll be adding. When you get to Table 1.1 you’ll notice it says Town of Hull versus City of Stevens Point versus Village of Plover versus the Town of Stockton and Portage County. That’s what you wanted me to do, correct? Then there’s discussion of population growth, birth, death, in and out migration and some large cross-offs in that paragraph. More discussion of American Community Survey. Updating of the actual numbers.

Holdridge Was the American Community Survey a census document?

Lucht It’s a sub-section of the census. That’s the long-form data now.

Holdridge But it’s part of the census.

Lucht Correct. You’ll see Table 1.2, Stevens Point, Plover, Stockton, Portage County again. Did you find any issues with the various numbers we’ve got stuck in there? Your population is aging. Distribution of Population, Table 1.3. You have 35 year-olds moving in, there’s a big jump, 3%. Education levels have improved. There’s some strikeouts. Table 1.4, you see that. Number of residents with some high school and no diploma have actually decreased over the period. In Section D you’ll see a discussion of what a family household and a non-family household is. Number of married couples, the raw number has gone up but the actual percentage has gone down a little bit.

Bowen Would you define a non-family household? Is that a couple or an individual?

Lucht A family is 2 or more individuals related by birth or adoption living in the same household. But if you had your best friend and 2 other people that are renting with you like college kids do, that’s not a family household, that’s a non-family household.

Holdridge They've got to be related.

Lucht Right.

Schuler That's on page 12, that information.

Lucht Page 14, there's not a whole lot that's changed other than I updated Table 1.6. Everybody says incomes are being inflated. Everybody's income seems to have gone up the same way their household value went up.

Bowen Do you have data on what the average price of a home is in Portage County?

Lucht That'll be in Chapter 2 when we cover that. There's a median home price in there.

Bowen They said nationally, today, the average is \$257,000.

Lucht Yes but that's adding in places like San Francisco and Chicago and that kind of skews the whole thing. Plus new homes.

Hull had a lower rate of poverty with families than the other towns or the County. So I guess that's good news. It's about half of what the County has as far as persons below the poverty level.

Holdridge Do you have any data that looks at kids? That says how many kids still get an inadequate breakfast, who are underfed? Does anybody look at that? Just for Portage County.

Lucht I'm not aware that the census does that. In the media I've heard numbers thrown about but I don't have census data on that.

Schuler I think there may have been something in the Portage County Life Report that came out. I know as part of the education section on that, I think one of the indicators was the amount of kids who qualify for free or reduced price noon meals. So they use that as sort of an indicator of kids that are in trouble in terms of the food that they get. I think that's available on-line. We could provide you with that information if you can't find it.

Oberthaler It might be hard to correlate back to the Town of Hull because your children go to different schools. Like Madison is very high on those numbers whereas the Bannach School would probably be very low. So it would be hard to correlate back to your community.

Holdridge I was thinking as just a general concept, you could say that there is no kid under the age of 10, or pick an age, that was not adequately fed in Portage County. That would be terrific if you could do that. I keep thinking about these young kids, you see data that 1 in 5, nationally including major cities and all minorities, are not adequately fed. I think about Portage County. I've talked with people from Operation Bootstrap about this. But I'm just saying, if we have kids in Portage County that are not adequately fed, then that certainly ought to be a thrust.

Oberthaler     The answer to that is yes we do and there's way too many.

Holdridge     How do you deal with that?

Oberthaler     Become a strong advocate of Operation Bootstrap and just keep giving and giving until those kids are fed.

Holdridge     I think that is one of the most worthy goals you can have as a community.

Lucht           Moving on to Employment Characteristics. We had some trouble because the census has changed their method of data collection in each of the last 2 census periods. So it's thrown a wrench into the works of being able to directly compare from one to the next. What we did was rather than do a census to census comparison, we took the information we could get from the ACS and created this pie-chart. With that, what we're getting at is to show you what current employment, by industry, people are working at. We put it in there as a percentage because we didn't think that saying 210 people in Hull work in manufacturing, was as worthwhile as saying 11% of the people that are employed work in manufacturing. So we went with a percentage rather than a raw number.

Holdridge     The source of that pie chart is what? On the bottom, source from U.S. Census.

Lucht           That would be the ACS. So I've got to correct that.

Bowen          Are those percentages based on total population or working age?

Lucht           16 year olds plus. We took the numbers that plugged in to the existing chart and when we found out we had the issue with the comparison, we said, well what do we really do with it? Let's show the percentage of the industry that people are working in and that's what we went with.

Enright           These are people who are employed at the time of the survey and an average over the period of time the ACS was conducted between 2005 and 2009.

Lucht           Right, released in 2010.

Reid            I'm surprised there's nobody working in agriculture, zero percent.

Lucht           That's probably a rounding number error because the Town of Hull has very little agricultural land left and most of the people actually working in anything that has any ag left in the Town are more than likely small farmers or they may have their primary employment somewhere else. So the question is, where do you get most of your money from? There's a possibility that ag may be understated as an employment number in the County as a whole but we don't have a way to get at that number. The ACS and the Census is the best number we have on that and there's not a better way to determine that.



Bowen Why don't you at least put 1% so that they don't think that we have absolutely nothing.

Amman Or you could put less than 1% (< 1%) so at least it shows up.

Bowen Or 0.5% or something like that.

Holdridge That might be helpful. But there are very few farms.

Lucht Okay, I've got a note on it.

Reid To me, agriculture encompasses a lot of things other than just farms.

Bowen Forestry, there's a lot of forestry.

Holdridge It says, agriculture, forestry, fisheries and mining. I know a guy from Dewey who farms. There's one on North Second as you go north on the left.

Bowen Beans. Dennis Adamski farms half of mine. He lives in Dewey. There's somebody outside the Town of Hull that's now farming beans but the farm is still in Hull.

Lucht Let's move onto some of our household and population projections. We don't do projections here at the County as far as population projections so you may think there are more people or less people over that timeframe in the Town.

Bowen So how did you get the 2030 projection?

Lucht That was a projection we got from the state.

Bowen What did they base it on?

Lucht We assume they are going to have more projections coming out now after this last census but the only numbers they've put out are from those based on the 2000 census so those are the numbers we have at this point.

Holdridge So Bob you're saying, 2030, 2,118 households?

Bowen Yes, a decline.

Holdridge When you agree to a contract for garbage pickup, they count the houses and the one we use is 2,020 houses. That number is important because that's one of the key parts of the funding. That's what Harter's said is the number of households they pick up garbage at and recyclables.

Lucht I think primarily that drop is based on the lower you get the household projections because you'll see the number of households has a very small increase of 17 households but

you'll see where the person per household dropped from 3 to 2.51 in 2030. So each house loses half a person. You get to a pretty decent loss after awhile. You encourage more people to have more babies.

Enright                    Part of it is based upon assumptions about fertility trends because those people are not born yet.

Lucht                    That could change. The further out you go from a projection date, the more likely it is to be off. So you've got to take it all with a grain of salt. It's just a best guess. The answer is this is what you're trying to plan for, so even if you have to plan for X number of households, those households are going to be there, there will just be less people living in them. You have to make the judgment, does the infrastructure of those drop in a few hundred people make any difference when you have to serve the same number of actual household units.

                                 There's a discussion about industries likely to expand or contract. It's difficult. We didn't try to do any of that. Sometimes an industry seems strong then the next thing you know, you're losing half your paper industries. So it's a little difficult to project where any specific industry is going to go.

                                 Now we get to our Conclusions in Section 1.7. This is where you guys let me know if I got what you were trying to tell me right or if I got it wrong.

Bowen                    In the Findings, it's odd that we're going to increase 925 people but we're going to reduce households. From 2010 to 2030, we increase 925 people in Hull yet we're going to see a reduction of 22 households. So you'll have more people living in the same house. Families are going to get larger or something.

Holdridge                Bob, what was the point you were making?

Bowen                    The point is that our population is expected to be 5,317 (*by 2030*). In 2010 it was 5,292 and that's a difference of 25 and we're going to reduce the number of households 22 by 2030. So I'm just trying to figure out, we're increasing in population but we're reducing households. It just doesn't jive. I know it's a projection.

Enright                    Projections are declining in population between 2015 and 2025, right? 5,477 in 2015 down to 5,389 (in 2030). But you're comparing 2010.

Bowen                    I just picked 2010 because it's handy. I don't have any problem with it but someone might wonder how it can be that you have fewer households and more people.

Lucht                    The actual 2010 number is 5,346 so the 2010 projection was off. On page 3 where I put the actual population from the census, is 5,346 so 2010 is actually already a couple of hundred less.

Bowen                    I picked it off one of the Tables, 1.8. The only suggestion I would have is on page 15 in Table 1.8 if you could put something there other than persons, or something about population. It's obvious when you read across there but it doesn't jump out at you that the line is

population. It says, “Persons” and people automatically think that’s the population. It’s just a clarification.

Lucht I know what you’re saying. That’s how the census table puts it.

Bowen That’s a government report.

Enright The first 2 boxes on the left are persons and the 3<sup>rd</sup> one is family.

Bowen When I looked at it, I had to look at the numbers to figure out that was population and it came to me immediately but I thought, make it as simple as possible.

Holdridge Let me go to #5, Chuck. “Major community services like police protection, solid waste disposal” I assume you’re talking about the facility in Plover. We pick up our own garbage.

Lucht I will be sticking a section in there in Chapter 4, yes.

Holdridge Because solid waste, disposal, recycling, the County, that’s where it goes, “will continue to be provided by other governmental units,” I would add there the Portage County Sheriff’s Dept. As you look at it, the services at 15%, the 2 services that stand out that we do not get are Sheriff’s Dept. that’s the police services and Planning and Zoning, that are really provided by the County budget which is something like 30% of what Hull property taxes pay.

Lucht Okay, I’ll work on re-working that a little bit. I’m trying to work some stuff in here about laying the basis for intergovernmental cooperation. So you’ll have to tell me if I got it right or if you want me to go back to the drawing board or what you want me to add or subtract.

Bowen Are you referring mainly to B?

Lucht I think I managed to put something in each one of those.

Holdridge I think one of the issues that really has to be addressed at some point is not that Stevens Point doesn’t communicate with us. Reflecting on this last annexation, if they would have communicated with us, we would have probably been supportive. Because it was open land, it was farming land. It wasn’t going to be developed by Hull. But I think there’s got to be a third party that says to the City and maybe even to Hull, that you need to cooperate. That’s where I see Portage County coming into this thing. There has to be an agency that says, “You guys drafted a Comprehensive Plan, you talked about intergovernmental cooperation.” The City hasn’t done it. We haven’t reached out to the City but on the other hand, the City is the one that’s taken all the action. I think somebody has to say to them, at a higher intermediate governmental level that you—the City or you—the Town of Hull, or you---the Town of Stockton, you’ve got to live up to the tacit commitment in the plan if you’re going to have cooperation. That’s a bully-pulpit kind of issue. That’s what we need primarily from Portage County Planning. I don’t know where else it comes from. The whole tenant of the Comprehensive Plan, we had a whole chapter on intergovernmental cooperation. That worked great until they got a new mayor and all

of a sudden not only did we not get communicated with, he didn't communicate with some of his own alderpersons so there was really a drop off there between governments.

Lucht I need to go so if you have anything you need worked on yet or you think needs to be corrected, just give it to one of the girls at our desk.

Holdridge Chuck, this is pretty solid. Now you've completed 2 chapters?

Lucht Yes, I've sent you 2 to look over.

Holdridge So next time we would do Chapter 2. Could we do Chapter 3 too at that time?

Lucht We should be able to.

Holdridge Are you going to be able to get to that then?

Lucht I'll do my best.

Holdridge So that would be a good schedule.

## **11. PLANNING AND ANNEXATION IN HULL.**

Holdridge I stuck that in there to proceed to identify annexations and probably put those on a map so we could see them spatially to solidify our borders. It's tough for anybody to annex where you've got a population because you won't find anyone in Hull who wants to join the City, or whoever it is who would like to be in Hull. Maybe in terms of the rewrite of this plan, we put a chapter in there about annexation.

Bowen Is there ever a situation where the City has annexed someone or just within the borders of the City and they want to be non-annexed, to come back?

Holdridge I guy called me last week, and said he'd like to annex to the Town of Hull from the city.

Bowen I read something in the paper, maybe that was it.

Holdridge I don't know if it was in the paper. I told them to give me what they'd like to do. Show me spatially. I know John has mentioned this at different times. I don't know the legal aspect of this but it's an interesting development.

Bowen If it can go in one direction, you certainly should be able to reverse it.

Enright By what means do you think we can secure borders? It would seem that we've been shown that we don't have any legal ability to do that.

Holdridge I think if you've got huge vacant land and you're going to the south as they were, south of that railroad track, I think that I get a sense that is where the City would go. But I'm suggesting that if you look at our land as it exists and you think about how you encourage people not to annex. We've got a whole bunch of people that don't want to annex. You might think of somebody, like along Brilowski Road, that might want to annex to the City because they get a smaller lot size. Then you start looking at incentives to keep that in Hull. I don't know what those are but there probably are some. Some of the incentives are, I think people appreciate Hull government, Hull services, receptiveness to concerns they express. We're transparent government. People come here, talk and tell us things and we react to that. That's all part of civic life. That's the kind of government I like. That's probably the kind of government you like.

Enright I'm all in favor of what you're saying however it seems as if in instances of the annexation they have all been for commercial development and in many instances it's a landowner who annexes, sells the land and then is no longer a citizen in the Town of Hull. There could be a few cases here where an individual homeowner could be motivated by the need for sewer but I can't see what would convince a developer or owner of land who wants to sell it for commercial development and those have been the crucial issues that the Town continues to face. In the absence of any legal recourse that the Town has to resist this other than this document here, which we've been shown is absolutely powerless in the face of an opaque government and state statutes that allow people to annex.

Holdridge It is true that people who have large parcels of land and want to develop, there's vacant land. A perfect example is the 300 some acres that went into Stevens Point. But on the other hand, it's conceivable that based on our policies, what would happen if we had a 20 acre parcel and the Town would buy it and we would develop it? We wouldn't sell it to Stevens Point. All I'm saying is that there are probably more options and we've got to start thinking outside the box.

Enright So we can do that without having to hook up to City water and City sewer?

Holdridge People build on lots all the time and put those on.

Enright Low density residential but not commercial.

Holdridge Yes. Everybody who builds out here, I think there were something like 12 building permits last year. Those were septic and private wells. But I think you've got to start thinking about this stuff. When Halvorson wanted to annex that little parcel up by Casimir Interchange, that was totally out of line and everybody who looked at it said it was out of line, that killed it. They changed the state law. I was told that by Stadelman. And that was a big change so now you can't do that. You used to be able to do that. Wasn't there something over in Medford where they went out and annexed a golf course or something? So you can't do that anymore.

Bowen Jack-rabbit jumping over.

Holdridge     Jeff, did you have a comment?

Schuler        Bob, you made very good points about how hard it is to try to do something like that. The best case scenario is going to be, for whatever reason, what happened with the Town and Village of Plover where they have an intergovernmental agreement where the Village identified a part of the Town in a commercial area down by Shooters where they said they can develop in the Town, we will provide Village water and sewer to it but it will stay in the Town and you'll keep the value. If that agreement is in good standing, like you've seen, from administration to administration, who knows what the cooperation will be like. But they were able to do that. It's mapped, it's an officially signed intergovernmental agreement that says this area will remain in the town and can develop commercially with those services. So that is one form of it. Obviously, you're not in a place now where that will be a real easy thing to do. But that is something you can work towards long term. Finding an area that's close to a developed area of Point where maybe you can work that kind of an agreement. Other than that, boy, it's tough if they don't want to talk.

Enright                We actually tried this.

Schuler        Urbanik? The white house with the shingles blowing into the road occasionally?

Holdridge     On the corner by the bank there?

Schuler        Yes. When that road went through and that house took a hit for the right of way then there were a lot of meetings trying to create some language.

Holdridge     That was under Gardner and Wescott.

Schuler        Unfortunately that did not move forward.

Holdridge     That's probably not a good example. You would never build a house there. Is that still in Hull?

Enright                Yes. We attempted to have a pre-annexation agreement and I don't see how we can. I'm all in favor of doing this. I want us to be able to do this but when an annexation of land can take place without disclosure to the municipality where the land is located regarding what is going to be developed on the land, it's just a way of diffusing any opposition to an annexation attempt by concealing from the public what was widely known. What we need to know is if there is any law that allows us to say that the City of Stevens Point has to work with us and so far, we haven't seen anything that says they have to do that.

Holdridge     That was sort of a misleading concept behind the Comprehensive Plan. We had this intergovernmental chapter. We were to send them our plan and they were to send us their plan, we'd send a plan to Dewey, Stockton, etc. The presumption was, this was wonderful, we'd sit down and talk about these things. You were the guy who called me, you read it on the web,

remember that? You said, I can't believe what I just read on this blog, the mayor is annexing all this land and 180 of it is in Hull.

Enright I read it on the internet.

Holdridge So if that occurs and it's not transparent, I think that's what has to happen. Get these things out there and say this is the way government ought to operate.

Enright If there's a law that says you have to have a Comprehensive Plan but there is no penalty for violating the plan, it's like coming up with a law that says there is no penalty for a criminal violation of the law. I would argue, what is it that this plan says other than you have to write one? Who's the enforcement agent? Because in this instance, the Comprehensive Plan contradicted the state law in annexation so where is the resolution to two conflicting state laws?

Schuler How does the Comprehensive Plan contract the state law on annexation?

Enright The Comprehensive Plan requires that we have a section on intergovernmental relationships and so we said that and there's nothing that says intergovernmental relations, it doesn't mean anything if one side says we want to cooperate and the other side either ignores it or says it wasn't. But it says in our plan the City of Stevens Point is supposed to discuss with us annexation of border areas. So we write that. Does it mean anything? Is that enforceable by the County?

Schuler Or was it an unrealistic expectation based on the way that things have gone since then? I think I understand your frustration with seeing that there's supposed to be intergovernmental cooperation. But still, it boils down to the 2 communities getting along or not.

Enright Well we're willing to get along.

Schuler I know but in terms of tango, it generally takes 2.

Enright That's exactly the point, it's an asymmetrical relationship in that it was the mayor who interpreted and publicly stated the Town of Hull's position on this instead of the Town Chairman. He stated that the Town was on record as advocating and supporting commercial development on that plot but the Town Chairman was not prepared to make that statement. This was drawn out of documents that were written 15 years ago. So what can the Town do? What John is saying which is that we would have some say over the land that is in border regions?

Holdridge What is the role of the Portage County Planning & Zoning Department as a higher level of government that is beyond the local levels? I can remember when this was proposed by Chuck Kell and we jumped in and Portage County was one of the very first that got into the comprehensive planning. I assumed that there's a real role for the Planning Department to say to Stevens Point or the Town of Hull or to Stockton, "Hey you guys had an intergovernmental relationship, why aren't you using it?" That's a bully pulpit thing. That may not have any legal standing, but that's very important. When Home Depot wanted to take out 17 houses over there

by Fairfield Inn, he told me he wouldn't have been in support of it. At that time, one of the leaders came in and said, "You've got to annex that" and Wescott said, "No, I'm not going to. Hull doesn't want it." That was great, there was some backbone. It wasn't all about development. What I'm saying, Jeff, is as a planning agency, I look at the plan potentially to run commercial development all the way out to Hwy. J. Stockton, I think, has that in there. I think Stevens Point has it in there. That, to me, is just urban sprawl. When is somebody going to stand up and say that Stockton has got it wrong, Stevens Point has got it wrong, it could be Hull, Hull's got it wrong. Unless we have some thrust like this, we go through this planning and it took us, I don't know how many years, going through a re-write, we got data. But if it gets down to crunch time, somebody's got to say to the mayor, "You should not be doing that" or saying that to the town chairman. It could be anybody.

Schuler I agree with your expectation of what a good role for our department should be. But our department, through me, I can't just stand up and be contrary or speak against something for the heck of it. There has to be a basis for why we move forward. I know there's a lot of stuff behind the scenes that happened that never makes the newspapers. I know it's really a more vocal expression that you're looking for. Certainly we will look for any opportunity we can to get more on-board for what you're looking for in that regard. Specifically, in terms of the gas stations, there was nothing in the planning process or the science presented that would indicate to us that we had a leg to stand on in terms of opposing that so we took the position of, we're going to do the best we can with the expertise we have on our staff to try to make it as safe as possible. We proposed some changes to the umpteen conditions that were placed on the gas stations to make it better and the City saw the logic of that and went along with that. I think in terms of understanding how to try to leverage the City, we'll work as best we can. I think we should probably meet with you more. I certainly should try to get a better feel for exactly what you feel needs leveraging. In terms of how the statutes work and how annexation works, it's just one of those facts of life that Wisconsin is one of a minority of states that actually have town government. The greater idea about towns is that they're growing areas for villages and cities. That's the way it generally works across the country in terms of how land is developed and regulated. But you're still sort of in a losing situation when it comes up against what cities and villages can do. I think that your frustration, while understandable, I know I've heard a lot of discussion at the committee meetings that this whole thing is just a pile because it doesn't do what we think it should have done. I find that a little cynical and I'm hoping that you can adjust you're thinking on that a little bit to try to say, "Okay, how many different ways can we look at this to try to get them to cooperate with us?" Because legally, you're never going to meet them face to face. I know the Towns Association is working on this, right?

Enright I'm bothered by this. Obviously we feel very strongly about this. My understanding is that the Comprehensive Plan was initiated in order to protect development that is not in the interest of the people who live in the community. What happened in this particular case is it was to the City's satisfaction that water, traffic issues and safety issues have been resolved. But people in the Town of Hull and many people, as equal number of people signed a petition in the City of Stevens Point did not believe that that was the case. The fact that a wellhead protection area was being built on. I guess the City was satisfied that the City water was protected but the people who live across the highway who are on private wells, nobody in there felt that development was in the interest of or the protection of the safety of the water there.



That there was no intersection analysis presented to the public. There was no traffic report. There was no environmental impact report both on ecological, safety and traffic. We never saw any of that stuff. The gas station is almost completely constructed, we've got no indication whatsoever of how that intersection is going to be controlled with diesel traffic and access. Nobody has sold anybody in the Town of Hull that I know of as to what's going to be the remedy to make that intersection safe.

Another question is who is the person or the entity that oversees any of these things that are done? For example: I noticed a glaring inconsistency between the land dedication to the City of Stevens Point for the construction of a park and the attendant transfer of land to the City of Stevens Point because the 2 are inconsistent. Who's job is it to look at land dedication issues and oversee that the land transfer through the legal documents of ownership are consistent with this? Because all the indications we have is that land was dedicated but all of it was not legally transferred. Who does that? Who oversees this? Is it the County? Is it the state? Who ensures that this has happened? Who oversees that there's a traffic impact analysis, or environmental impact statement? None of these questions were asked.

Why is it that we allow an annexation request to go through all of the channels without any revelation as to what the purpose of the annexation was when in fact that decision was already made? Can we know who's job is it to make sure that we know, publically, why there's an annexation? I've been on this board for a long time and I've yet to see any action taken on change of land use where the owner of the land was not asked, "Why are you doing this?" Who's job is it to ask that question?

Schuler        I believe they follow state statutes.

Enright        In the narrowest definition of it but not in any way that is consistent with this document, which is to say that you make land use decisions based upon what is in the interest of the community. It's in no one's interest to approve an annexation of a piece of land where the people and citizens of that area do not know why the land wants to be annexed. Because nobody annexes land to a higher tax based municipality just for the fun of it.

Holdridge      Bob is very familiar with that Badger Avenue. I'm more familiar with the Kwik Trip operation. I never saw any analysis. People talked all about the intersection as they come out on Hwy. 10, that's big debating and all that. But nobody seemed to think about the traffic on Old Hwy. 18 coming from Brilowski Road, which is going to be substantial. They're going to be going to the convenience store. There was no analysis there. Isn't that a planning concept? Somebody needs to look at that. If you go down there today, Hull has a 3 foot lane on both sides of the road. It stops where the City starts. The traffic generated there is going to be substantial. That wasn't even looked at Jeff. I'm afraid, in talking to you, you're almost a defeatist.

Schuler        Not at all. I know you like to project that and I see my name in your minutes quite a few times over the last few meetings. I'm not a defeatist at all. I'm an advocate for the town. That's my job. Right?

Holdridge      Well it should be as a county official. We're unincorporated and one of the functions of county government is to serve the unincorporated areas.

Schuler I understand that.

Bowen It's pretty obvious that there is no super-authority by what we've seen. But the expectation is the municipalities will work this out between themselves and if they don't like what's happening, they take it to court and the justice system takes over. That seems to be the authority that decides what is right and what is wrong. It's too bad it has to go to that level.

Holdridge Particularly when we've got a plan. This is a planning process.

Bowen Right. Exactly.

Holdridge We've worked on it, the City has worked on it, we've spent lots of time on this Comprehensive Plan.

Schuler Getting back to one of Bob's original comments on what planning is for, the planning is, the state said, because no one really did this in the state, that communities should have to look at what they think their future should be in 9 different areas.

Bowen To move forward with our concerns, I think we ought to ask Mr. Ostrowski to come out here. Not the mayor but Michael and have a discussion with us. It's not intended to be confrontational but we can lay our concerns out on the table and find out what kind of a response we get from him. I know he's the mayor's primary advisor on these things and that's where we may have to start. We can't start at the top, we start in the middle.

Holdridge We have to have some sort of decision on the role of Portage County in this Comprehensive Plan, on the really tough issues. A lot of this is just pabulum but then you get to the tough issues which is the conflict issues. One community isn't being transparent, hasn't talked with us. We need some sense of where is Portage County in this.

Bowen That's what we have to tell Michael.

Holdridge But he's City, I'm talking about the County.

Bowen I know but Jeff can be at that meeting. These things can be put on the table and discussed. It might further polarize things but at least we're doing something.

Schuler In your ideal state for County support, what would you see as a valid extent or what kind of support should the County give you? You have an idea?

Enright I'll give you a couple of concrete ideas: Why isn't it the case when the annexation proposal before the City Council and Plan Commission, why isn't it raised, "What are you doing with this land? Why do you want to do this?" I don't know why it has to be written in a law. It's just logical to say, "What do you want to do with this land?" That question was asked by a citizen. The mayor said she cannot know the answer to that question. That was when the Plan Commission approved the land. It just seems logical to say, why would anybody do this? It was an attempt to conceal this from the public in order to diffuse opposition to it. The

whole thing was split into small steps. None of which in the narrowest sense of the interpretation of the law could incite opposition. So we did it with annexation and we did it with zoning changes. It wasn't until the City Councilman asked; Ostrowski was compelled to answer it publicly. The plan says we're supposed to cooperate and the Town Chairman is told to sit down by the mayor because his 5 minutes are up. That's not intergovernmental cooperation by any definition of this. So we are angry because the democratic process was completely undermined by a backroom deal in order to serve the interest of a few small businesspeople to the detriment and safety of both the City of Stevens Point and the Town of Hull. That's why we're angry. We think that somebody at the County should step in and defend the Town of Hull against this kind of legal maneuver. We've had no support for that.

Holdridge Or defend the process, whether it's the Town of Hull, Stockton or whoever. There's been no voice for that and there should have been.

Schuler In the public forum, it's tough, I understand.

Holdridge You don't have to shout it from the rooftops.

Schuler No, no, I didn't mean that in a bad way. What I'm saying is whatever effort we made was not apparent because you weren't able to hear about it. We have these discussions. But they shut us out as a matter of course like they do for you. A perfect example is, and we work on this every day trying to work on our relationship with them because they are opaque. It's not a word I would have chosen to use but they have a corporate way that they are now. They were going to put a TIF district on county business park land, a big chunk of it and we found out about that on the Thursday before they scheduled the City Plan Commission meeting to plan a public hearing date for it. So we can be in a similar boat as you guys. So I understand your frustration completely. I'll do the best I can to represent more of what you're looking for. It will be based on facts and objectivity. That's where our department comes from, facts and objectivity. I will not put us in a position of going beyond that. But within the scope of that, we're going to be as vocal we can be and bring issues up that are very important. Never be afraid to tell me directly anything that is a very important issue to you. If you think I should know something and I don't, I don't want to not know because you didn't tell me. We are very, very aware of what we can influence and not and we'll work with you as best we can to try to give you a better feeling that we're advocating for you, but we do every day.

Enright We understand you're in a bad position by the nature of employment for the County and its relationship with the City. That's fairly clear. This is, I think, an enormous burden to be put upon a small number of people. Nevertheless, we were in a crisis situation where what was said was really important and the City Council allowed so-called experts that were hired by the developer to pass off information about what the risks were to water when the fact that the County Water Specialist, Ray Schmidt, was saying things that were absolutely contradictory to that. There's a big difference between the overall trend of what direction water moves and how it moves in that general direction but makes a lot of curves before it gets there. In that little piece of detail is the risk to the people who have wells close to that area. We passed off as if this was some sign of scientific evidence on how safe it was when in fact it wasn't really that way at all.

That battle is lost but what about the next one. The people in our neighborhood are very concerned about these plans that seem to be inconsistent with how we will have access onto the highway. Because when the median strip is closed off, you're unable to get out onto westbound Hwy. 10 from Algoma Street and with the traffic situation that very likely will deteriorate at Badger Ave. and Hwy. 10, we're really concerned about access. In fact this whole issue about the traffic light that preceded the gas station was brought up by 2 people who live in the neighborhood who had children who were getting their drivers license and they were nervous about them negotiating that intersection. That's why they came to the Town asking for a traffic light. So now we have a gas station there and we don't have a control over the intersection. So could you tell us who decides whether there's going to be a traffic light or some control over this intersection?

Bowen           The DOT.

Schuler         The DOT does.

Enright                 So by what mechanism is the appeal made to the DOT?

Bowen           In Wisconsin Rapids, there's a guy down there who handles those kinds of things, stop signs, yield signs.

Enright                 So what entity is it? The Town, the Plan Commission, Planning and Zoning? Who contacts the DOT and says that this was something that was unplanned for the safety for the people in that area. Who does it?

Schuler         From the County perspective, it's something that is overseen by our Highway Department, the Highway Commissioner, Brian Kelley would be your first direct contact on what to do about that.

Holdridge       We've had that discussion and I forget who the engineer was. We submitted a petition and they were working on it. That was prior to the gas station. It was stated by several people at the meeting that a gas station was probably a good point to make because that will dictate that you'd either get a stop and go light or you'd get a roundabout there. So they're well aware of what's going on there.

Schuler         A county guy or a state guy?

Holdridge       He's with the DOT. My concern, Jeff, is with planning and leadership; somebody standing up. None of us here are planners. The City's got a Development Director. We don't have any of that. We're bare bones. We've got 5 Board members. It's kind of like a parliamentary system where we do all kinds of things. So we have to rely on the County whether it's John Charewicz or the new highway director. But from a planning standpoint, we've got to rely on you folks. Now if you're telling stuff to the City and that's all confidential, I'd like to see more transparency, discussion out in the public on these things and saying publicly that the City did this and it wasn't proper. You can say this to Halvorson and all the rest of it and some of that may be appropriate but I favor much more transparency in government. We try to do it out here

all the time. There aren't many hidden agendas here. I think the Planning Department is the major planning vehicle in this County and they've got to do that. If you don't do it, nobody's going to do it. We can fight with the City and some of it is bullying. That business in Plover, we were at a Towns Association meeting that Patty Dreier was at. They were talking with the Town of Plover and one of the guys said, "There isn't going to be any Town of Plover because the Village is going to annex the whole thing." You start looking at the Town of Plover and it's a shell. It's small, small, small compared to what it used to be. Then the other guy piped up and said, "No, we've got these arrangements with the Village of Plover." We don't want that to happen to Hull. We think that Hull is probably of sufficient size and we've got a population that wants to stay in Hull. We're unincorporated but we've got to get somebody at the County level to be an advocate for good planning, intergovernmental cooperation. You can say, well we can sit down with the City and have Ostrowski out here. That's all nice stuff and I've talked with Ostrowski on things but he goes back to the mayor and he says, no we don't want to do that. What's Michael Ostrowski going to do? We need the help of the Planning Department, good planning concepts and saying, "Look, the law says that there's an annexation, and it may not even be about annexation, the law says there's annexation and each municipality has certain powers but we think the planning concept here is what really it ought to be.

We see this comes up at the national level. The public at a high percentage wants something to happen but a determined minority stops it. The broad public, I'm talking about Hull and the City and look at these traffic patterns and say this is just crazy to put 2 new gas stations there in a wellhead protection area but just as traffic generators, I don't think the public would support that. But it got built and went through the steps.

Enright                      It seems there's a big difference between whether something is legally done, which is why the legal annexation stuff, and the farther concept which is planning, which is, could you do it. There are a lot of other things that may be legal but they're not good ideas. Everybody that I've seen who's gone by that gas station said the same question to me, "Why didn't they build it there, instead of there? Because for 15 years we've had all this open land. So why didn't they build it across the street?" The reason why they couldn't was because we had planned that plot of land and we wouldn't allow a gas station. The City and landowner used that narrow little idea there that there's a little sliver of land that got commercial zoning on it in the trees. So they decided to chop down several acres of trees and pass over acres and acres of open land. That's not a good idea by anybody's interpretation except for the owner of the land who got to sell very cheap land for a very high price and got a gigantic tax write off for the land dedication.

Schuler                      You're very sincere in what you believe but if I were to bring in, you had your 50 people and I brought in 75 people who would disagree with your version on good planning, what would be the good planning then? It's great to make a statement about what's good planning and what's not. It all starts with the work you're doing on your Comprehensive Plan. What constitutes good planning? I guess the lowest bar of good planning is what got adopted, right? So what came out of the umpteen discussions that a plan commission and a city council had, who showed up, who opined and who went on record saying something was good or not? The fact remains they went through a process and they adopted a plan that allows for a type of development. They had the plan, they had the zoning in place and it allowed the development

that took place. You think it's horrible. Maybe some people would agree with you that it's horrible. Maybe some people would argue that you're wrong and it's awesome.

Enright                    You're saying that there are some people who would say that was good planning? I think the analogy here is like what the supreme court justice said about pornography, "I can't define it but I can tell you when I see it." Everybody would say that is bad planning to skip over acres and acres of open land in order to cut down trees to build a gas station on wetlands in an intersection that's going to be overloaded. I don't think there is anybody who would think that is really a good idea unless they had some self-interest involved in there. Because it doesn't make sense to have that many gas stations that close together.

Schuler                    That is your very strong opinion and that's fine.

Enright                    There was nobody at that meeting, I didn't see a single person who was not paid or was a representative of the people who were doing the development that was—wait a minute, there was one. There was one out of about 4 meetings with hundreds of people. There was only one person who stood up and said this was a good idea. And it wasn't that it wasn't known to the public. One person versus hundreds of people, 200 or 1,000 people, a lot of people who signed petitions? There was nobody that was in favor of this except for the developers and the landowners, that was it.

Holdridge                And the City, the mayor.

Enright                    Nobody was really an effective voice in standing up for what was best for the people in the area. We don't want to see this happen again. So what we're saying is, how can we avoid the next one? I say the next one right now is controlling the intersection and then the other one is all the rest of that land down Hwy. 10, about what's going to happen next and how is this going to have anything that is consistent with what the citizens want and in their best interest in terms of the community as a whole.

Holdridge                That's a great struggle. What's the public interest in all of this as opposed to a private interest? That's always a tough issue for anybody who thinks about public policy.

Schuler                    In a free market, capitalist based society that's a very difficult discussion to have. Every day we work with towns and try to get them to talk about what their trying to do with their planning. You talked about a chapter tonight. You talked about it before but there was so little discussion that it didn't occur. Bob raised some great questions about what are these projections. We could have quite a conversation about what's real and what's not. We talked about census information and projection. It really boils down to how many people do you think are going to live here because that's the whole point of planning. Right? You've a current way things are. How many people are going to live here? If you like the way things are on the ground now, what can do you do to try to influence them?

Holdridge                Jeff if you get back to the real issue, which is the conflict issue, would you have a role as a planning director and there's a conflict between Stevens Point and the Town of Hull, to pull those groups together?

Schuler            Only if the groups let me. I don't have subpoena power.

Holdridge        What if you went public and said, "Hey, we're the planners for Portage County. We're requesting the City of Stevens Point and the Town of Hull sit down, we'll be the moderator." Would you be supportive of that?

Schuler            Absolutely, yes.

Holdridge        And make that public, now. Not a behind-the-door thing.

Schuler            I have no problem with that.

Holdridge        That would be a giant step forward.

Schuler            Okay. My job in the next year is to make my perception of how I'm doing a little closer to your perception of how I'm doing. I think we both believe in the same things.

Holdridge        I think I believe in it much more strongly than you do. But I'm not in your seat.

Schuler            I know you do that and that's fine.

Holdridge        What I'm saying is at the County level there's got to be a force that deals with planning overall and I don't know where else we go. We get stuff from North Central planning commission. But somebody's got to fill the role of providing overall planning on a value basis. We don't have that.

Enright            Let me make a comment on this notion of the free market: The free-market is a remarkable instrument for creating economic development and wealth production. I think nobody would call that into question. The question is, does the free market have to exist within an arena of roles or is it to be completely unbridled? If you believe that it is completely unbridled, then there is absolutely no role for planning in the process whatsoever. The idea of planning is not to stifle economic development but it is to put it in a context that the engine of the free market can produce results that benefit the community. Adam Smith himself, the author of these ideas, had that in mind, that the market can produce wealth and it will ultimately benefit everybody else. But what we have here is the distortion when the demands of the market transcend the interest of the community and they are not within the bounds of what the community values are. That's exactly what we had here. Justification was used as an effort to benefit a small number of people to the detriment of the community and we don't want to see that happen again. The only instruments we can find in the absence of any recourse on the part of the Town is that we have somebody at a governmental level like the County to stand up and say this is got to be done within the context of the benefit of the community as a whole.

Schuler            We've been saying the same thing for 30 years. I wasn't making a case for the complete rule of the economy and market. I totally understand your position and that's fine. I want you to understand, well, I guess, how do you do this without it becoming an argument. I

don't mean to be argumentative. You're very, very strident in your description of what the public good is and the public values. That's great to say. But there is no quantified, palpable objective telling of that. I'm sorry to get kind of boring and on the edge here but we operate within... trying to get back to objectivity and facts. There is spirit and there is desire which we try to bring to our work. We're governed by the facts. We will gladly get up and advocate for things we think are right and we will work with you to identify what you think is right but to sit and repeatedly say that there was a great public concept that was violated by all this, it's great to say but it's a little over the top.

Enright                      Well I'll tell you, it's not. Here's the reason why I'll say it's not over the top. That land was in the municipality of the Town of Hull and the people who made the decisions on it were all within the City of Stevens Point. They made it very clear that they did not have the interest of the Town of Hull in consideration. In fact, they blamed the Town of Hull for being an obstructionist in terms of their development. So why should we care about the Town of Hull. It was not as if there was some meter on this that said who's to say which value is here. It was very clear what the sides were. In terms of the values, there's a sign right across the street from this that says, "Bird City USA" and they tore down the habitat of the birds across the street from it. I think the fact that the City of Stevens Point, it was pointed out by Kent Hall, that if the City really wants to be called the Bird City, they ought to look carefully at their development plans. It was not a values conflict whatsoever. It was the fact that a legal body made a decision in the interest directly. It did not give voice to the Town of Hull in any of these things. They did not talk to us. They limited the amount of time we had. They refused to allow the Town Chairman to speak publicly. They would not meet with the Town Chairman privately. There was no sense that we don't know what the values were here. It was very clear what the values were here. One speaker out of hundreds that was willing to say that is an indication that it wasn't a values conflict here. It was basically the mayor, the City Council pushing through something that favored a small number of people to the detriment of everybody here.

Schuler                      After all that, we're on the same side.

Wilz                          What do we do moving forward to be more effective? We know the mayor. We've sat in his office and had these discussions, John and I have had private ones. Maybe the conversation should be what can everybody do; Portage County, Town of Hull, Stockton, differently to try to work with his organization to try to get these conversations going? I can tell you, he doesn't care. He's told me, "Dave, I don't care about this." John and I were there.

Holdridge                  I think I said this publically, I said, "Mayor, you never saw a development you didn't like." And he said, "That's right." That was at a Planning Commission meeting.

Wilz                          This was on a whole other issue before all this. The problem is, as I talk to the council people, and there are several there I can talk to open, honestly and they'll give me feedback. They don't stand up to him either. He just bulldozes through everything he's got an agenda on. He avoids people. They'll sit and complain to me on the phone. I'll tell them, "Why don't you stand up in the Council meeting and tell him." And they say, "Well it's not going to do any good." They've been beaten down too. I've been to more Plan Commission meetings in the last 6-7 years probably for Stevens Point than I've been for in this one. I've always made the



comments to John, every time I go in there, half of them are brand new. They just sit and look at him and say, "What do you want us to do?" He directs it. It's his commission. So we have to understand that. Can he do all that? Absolutely. Is it legal? Absolutely. He's so busy being right, he won't do the right thing. That's the issue here. He won't do the right thing. He's got the objectives of the City and that's all he's concerned about. So, how do we change that? I don't know.

Bowen            Hope he doesn't run for re-election.

Wilz             We stand up to him all the time. John and I have had the conversation that regardless of who the next one is, how is it doing us any good to do this and we agree, that's all we have. We have to fight, we have to show up, we have to speak. It's all we've got.

Schuler         One more little thing, like I mentioned before, a lot of it at plan commission meetings, even at villages and the City and towns, the silence is deafening. You've got plan commissioners that are, at least at the first time through, unfamiliar with their role and they were very, very hard pressed to speak out and have a voice on what they think should go on in their town or even next to their town. This time around we're trying to draw that out a little more because it's not so much a government conspiracy like it was before in the Dan Mielke days but with the understanding of, we're really talking about our place that we live in and we want to talk about it.

This next year is going to be a very interesting year in terms of public input because the County has several, County-wide large planning projects in the works. We've got the Bike/Ped Planning which is going to bring a lot of people together. We've got farmland preservation and the groundwater management plan that's being updated. And we finally have to have the conversation of industrial users versus preservationists and the resource of the County. That's going to get a lot more people involved in what they think should happen in the County. If we've got an economic development plan that has been a large emphasis for the executive, how can economic development work? What's the County's role in it? Now, what do we want to do for it, but people expect all the pieces to fit, where does the County fit? We're going to be doing a lot of discussion on what counts for economy. What counts for jobs? What counts for quality of life? So I think there's going to be a lot more opportunities to have a wide conversation on it. It's a place where the ideas that you're voicing about what is can be either un-listened to or unexpressed visions of what quality of life should be and how development decisions get made. That's going to come up in a lot of ways in the next year. I'm hopeful that I'll have more of a vehicle to express myself in a way that you're really looking to hear and that more people will take an opportunity to also weigh in with what they think is good for the County. I know we have an executive that has a lot of listening sessions. Spends a lot of time talking to people about what they think should go on in the County. Whether you've been to a listening session or not, I'm not advocating anything politically but just saying we have a head of our government that's very interested in hearing those things you're talking about.

Given the nature of the stuff that has to go on in the next 16 months or so, there's going to be a lot of opportunities for people to weigh in on that. We hope to have things at Sentry, community-wide events where people can learn about agriculture, about ground water, can learn about economic development. Get information and give opinions too. We're going to be working on our end to have a larger discussion about it but hopefully it gives me more

opportunities to register positively what we should be doing because we're inclined to do that but we just need to make you more aware that we're doing it and be more open about that. That's all I've got.

Holdridge I think planning is fine and Patty (*Dreier's*) got all these strategic plans. I sense some County Board Supervisors are getting exhausted by the notion of planning. I look at it and say, that's great. But we've got real day to day issues that we, at this level, have got to deal with. You take your bike path, that's great. But we can't even get people in the Town of Hull, when they ride a bike on our road at night, to have a light.

Schuler I read that in your minutes.

Holdridge Well it's the reality, Jeff. That's day to day stuff that we have to deal with. So we confront that. You folks are at another level which is whatever it is, economic development, bike paths and all this. It's great to have these plans but somebody has to pay for it and that's probably going to be local government to some extent. Plans are great and you can lay these things out but we've got on-going issues that have to be dealt with. The water is another good one. We had a water study task force. We're going to start implementing that. That's for those people who have high nitrates in a section of Hull, that's the real deal. That's a public health issue. That's the kind of stuff we're talking about. We certainly favor economic development but real action in the Town of Hull is through the Town of Hull Board and the Plan Commission. That's where we make decisions that really impact. That's true of the City and true of all the rest of them. At this level, that's where the action takes place. You can have great ideas up here but when you get down to this level, we're interacting all the time with citizens on all kinds of levels so that's the reality of what we're dealing with.

Schuler Part of my job and our job in my department is to overcome what you just said. One of our pet frustrations is people in general get caught up in buzz words or caught up in plan as a thing. Economic development boils down to what can happen in the County so that residents in Hull either have a place nearby to work or access to work in the County overall. So it is a day to day thing. It's not a lofty thing. Bike/ped planning isn't a lofty thing where there might be paths. It's how do you get people to move around the County for recreation and commuting for their lifestyle. How do you educate so they aren't a complete dork and take their black bike with their black jacket and ride the wrong way on the street at night. That's all part of it. How do you have an idea for where a path might go, but it's also how do you pay for it. That's part of what the planning is. It's not just we've got these great ideas where people can have fun days, but it's how you pay for it too. In terms of groundwater resources, we know that ag is the pillar of Portage County's economy, right? We're #1 and #2 in the state. like you said 40% of the folks have private wells, based on the 60% living in the urban area with a water system. 40% of the folks are taking it out of the ground too. How do you find that balance? That's an everyday thing. How can people be assured, long term, of getting water out of their well? Part of that, in the groundwater management plan, what can you do for private wells? The County by its nature, as funny as it sounds, is kind of hands off in regulations. People may think there's over-regulation but they're not going to say, "Okay, this is what you've got to do with your well." I know you're very concerned about that. For years, the County has taken the approach that people are going to do what they want to with their well.

Holdridge      What did you say I was in favor of?

Schuler      You have been very, very vocal about the fact that there needs to be some sort of way, for protection of on-site, individual wells. That's part of Bob's concern. We've got a lot of residents near the gas station that are going to be affected by this stuff. What protections are there? You've got municipal wellhead protection and there's nothing for individual wells. To get into an area where you'd want to regulate individual wells would be big stuff.

Holdridge      No, I'm not interested in regulating individual wells. If you have an individual well that's got over 10 ppm nitrate level, if they're over that, infants under 6 months, pregnant women, now they're saying adults who drink that for quite a while are at risk. All I'm saying is, you be responsible for your well. If you've got a contaminated well over that, we're going to try to find out where that pollution comes from. I've been told by some of the experts that you can tell by sampling whether it comes from the septic system, fertilizer or runoff.

Schuler      Part of the planning gets to be the education of folks to pay more attention to that.

Holdridge      Education is a big part of that.

Schuler      Yes. We're trying to get people to realize there is a connection to the fun planning stuff we all go through, the actual day to day stuff.

Holdridge      The problem with roads are that bikers, walkers and joggers can use the road. They have a legal right to use that. It's in the law how bikers can operate. We've got a situation where we've got big trucks, automobiles, bikers, walkers and joggers using our roads. We've got 3 educational institutions on the north side, Pacelli, UWSP and SPASH, they love to come up into Hull. That's an immediate sort of situation we have. All we're trying to do is say, "Look, here's what the law says." So many of these people don't even know the law. You'd think they would but they don't. So that's an educational thing. It's enforcement and we try to enforce it in friendly ways.

Enright      To switch to a bigger picture issue, I think one of the things where we need help is look at the way decisions are supposed to be made by a plan commission, or by the municipalities in relationship to the big picture. You just said a moment ago the importance of agriculture to the local economy. We recognize the importance and value of wetlands and natural areas. But if you just look at the history of how Stevens Point has annexed land in the Town of Hull and other adjacent areas, it's the same thing. This land is agricultural land, this land is natural areas land, and so we have that designated in a land use. Then we come along and somebody says, an institution, a developer or a business wants to locate on this land. So then what we repeatedly do is rip up the plan and to build it. Then when they get done with the land, they abandon it and you've got a bunch of concrete there.

So on the educational level, what can you do to draw the line here in each one of these instances? The developer wants to do this, the owner of the land wants to sell the land, the Shavy property, where Copps is, where Walmart is, all of them are exactly the same process. That the land had another land use and then it's moved away and just disregarded in the face of

the development pressure. So what are you supposed to do? How do you make a decision? Each one of these is a small little one but pretty soon you get what we have along Hwy. 10. I guess you probably know, in every instance of the development of one of those big-box stores or gas stations or anything else that's along Hwy. 10, it was the same thing. So when do you say, "Well, let's look at the plan and it should be here and not there." Or do we just say, "Okay, they want it and they're going to bring in tax revenue, let's just do it." Is that it?

Schuler Well, it's political will, right?

Enright All that means is essentially, the market trumps any other values which means it must be very frustrating to be a planner. Essentially you do what we do here, which is we write up these plans then you throw them out as soon as .... Isn't there planning in the sense of saying, "What is good for this community? What is going to be sustainable and environmental, what's going to be sustainable economically to produce jobs that are viable wage jobs? Is there any picture we can have with that? Or all we can come up with are low-paid retail jobs and gas stations as the answer to the economic situation. Can we take any steps that says we can create an environmentally sound community with a viable economy besides just, "Let them do whatever they want"?

Holdridge Yes, just develop, develop, develop.

Enright I would really like to see how we could do that. That sounds like it's not just planning. It's community economic development. It seems to me that's the crucial issue. We've got Copp's sitting out there vacant and a whole bunch of slabs of asphalt there on land that was in the land-use plan. It was used for agriculture. It was in the land-use plan for residential. So now we're stuck there at the entry point of Stevens Point so everybody can see, look at the economic failure we had here. How do we, as a Plan Commission, make decisions and how does the City of Stevens Point do it, by the way, because I don't see the influence of planning on any of it.

Schuler I think it all is based on, in Point you're a 6 / 5 vote for whatever carries the day. In the case of planning, you've adopted a Comprehensive Plan that lays out what everybody agreed upon as being the land uses within and beyond the boundaries, right? You've got zoning that's supposed to be reflective of the land use. You have a system that now says you want to do something different, okay, let's change the color on the map. Now we'll do something else with it. That's as difficult as it is.

Enright Well they changed the color of the map.

Schuler Right. If it's within their jurisdiction, they're going to do whatever they want unless it's a 6 to 5 vote or a 7 to 4 vote or a 9 to 2 vote, unanimous, whatever it's going to be. That's just the political reality of it. In terms of how do you get to a more settled version of what everybody agrees on, things can change like when you went from mayor Wescott to mayor Halvorson. You could get something different next time. It's going to be what people will elect and what people will allow.

Holdridge Don't you think you have to institutionalize the plan? Think about it. Here's Scott Schultz. He annexed this mobile home park here. Schultz resigned. Gary Wescott was a whole different government. Todd from your office came out, we had Gardner and we sat at a table and did some planning. Ron Shavy was there, I think Larry Fritch was there. So there's Wescott. It's cooperative. It's intergovernmental. Then we get the next guy, Halverson, and it just flips way over. One of the first things Wescott told me, he said he would have never annexed this mobile home park because it requires police services and the whole bit a long distance from Stevens Point. But that was expansion, that was development.

Bowen Do we want it back?

Holdridge No!

Enright Where this happens, the planning and the politicians come in there, is that we have a voice to stand up and say, "You know it's appropriate to do a traffic impact report. It's important that there's a traffic intersection analysis. It's called for and we're going to see this and you shouldn't act on this until you see it." It should be that what were the residents of the City of Stevens Point who live down Old Hwy. 18, what did they say about doing this. The last thing we should have ever heard was City councilmen say to the 80 year old woman who lived across the street from the gas station that, "If I took your interest into consideration, I wouldn't be doing my job for the City of Stevens Point." How could the City of Stevens Point interests be so divergent from a person who lives just over the boundary to the extent that a City councilmember would publicly say that "I am not going to take your interest and the entity that speaks for you is not allowed to talk." That's what we're saying. As far as I can tell, there isn't anybody that stands up to say, "You're inappropriate for passing this right now because we don't know what the impact of the intersection of Old Hwy. 18 and Hwy. 10 is and we should find that out first." We should not allow paid consultants to speak for the science there because it should be somebody in government who is unbiased saying this is what the truth is about the way water goes. This is the truth about what the traffic will be in this area. This is the truth about what safety is going to be. That's what we need. Somebody to stand up and say, "This is the truth and I'm not being paid to distort it." That's what we need.

Schuler Understood.

Holdridge I think we have shared some ideas and expressed some opinions. I hope at some point we can continue this discussion.

Schuler I'm glad we could talk about it in person. I got tired of reading about it.

Holdridge Our intent was to invite you, Patty Dreier and our County Board Supervisors to a meeting and have this discussion.

Schuler Maybe you should.

Holdridge Maybe we should. Because what happened was, Chuck Lucht was getting sort of beat up on this stuff. Chuck did a great job and handled it well. But the decision making goes

above Chuck Lucht. We were going to do that. You came out tonight and that's fine. But we were going to broaden it.

Schuler        The County is re-doing its comprehensive plan and we'll have to get that transportation chapter at some point with the County Planning and Zoning Committee. I will be very sure to bring that type of idea up on just what are the expectations for development on unincorporated streets that directly connect to an incorporated area where there's going to be a traffic issue in the area.

Holdridge      That's Old Hwy. 18 that goes right through a City neighborhood as well as Hull.

Schuler        Yes. That's the way that I can move that forward too is to make that issue a part of the County's discussion and I'm glad to do that. There are opportunities to address some of these things on a lot of different levels.

Wilz            I think philosophically if we can get the County...and that way Patty (*Dreier*) and everybody can share with us if we're out of line on stuff, but agree that we can have stronger leadership and moving forward to getting the parties together. He can do whatever he wants but we could probably do more. You guys need to understand that he trumps us, he trumps the County.

**12.    DATE OF NEXT MEETING:** *The next Plan Commission meeting will be held on Tuesday, June 25, 2013.*

**13.    ADJOURNMENT:** *Motion made by Jocelyn Reid to adjourn meeting, seconded by Al Stemen. Motion passed. Meeting closed at 8:07 p.m.*

Respectfully submitted,

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