



TOWN OF HULL
**PLAN COMMISSION
MEETING**

June 25, 2013
TIME: 6:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Tuesday, June 25, 2013 by Chairperson John Holdridge at 6:30 p.m. at the Town of Hull Municipal Building, 4550 Wojcik Memorial Dr., Stevens Point, WI 54482.

Present: John Holdridge, LaVerne Syens, Bob Bowen, Shelley Binder, Bob Enright, Al Stemen, Jocelyn Reid and Secretary Patty Amman.

Also present: Dave Wilz, Debby & David Kosobucki, John Krupka Jr., Sharon & Bob Waldoch, Ralph Banke.

- 2. APPROVAL OF MINUTES OF the April 23, 2013 meeting:** *Motion to approve the minutes of the meeting of April 23, 2013 made by Al Stemen seconded by Jocelyn Reid. Motion passed.*

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

Holdridge On Thursday we're going to have Kevin Masarik out along with some others to talk about Hull sponsoring a water testing program (*within Hull*). The bottles would be generated here. They would pick them up, and then bring them back here. Bill DeVita lives over here, he runs the UWSP water lab, he might take them in. When they come back to the citizens, the citizens would be invited in for an educational session on their water situation. We want to get started. I talked with Bob Enright today. This is a good opportunity to have some kind of questionnaire for the citizens when they get their water tested. So on Thursday, we'll talk about that. We'd maybe want to hold off implementing it until fall.

The other thing is there's a group that's going to meet that day and talk about in-service for Planning Commission members. I think there is a lack of that in this county and some other people feel the same way. Hopefully we can set up some kind of program in the fall for Plan Commission members and Board members.

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

None.

- 5. REVIEW AND DISCUSS PORTAGE COUNTY PLANNING & ZONING MEETING HELD EARLIER (ON JUNE 25, 2013) REGARDING 527 MAPLE BLUFF DRIVE.**

Holdridge Normally we meet at 5:30 but we moved our meeting back today because Portage County Planning & Zoning Committee took up a zoning issue over on Maple Bluff Drive. A

house over there has vehicles and other assorted stuff on his lot and that has generated a petition from the residents on Maple Bluff Drive. I think there were 35 or 36 that signed the petition. We had one meeting with the Planning & Zoning Committee but it was discussion only. This meeting, they had it on the agenda to actually take action. People talked about that largely urging the Planning & Zoning Committee to do something, probably to modify that R2 zoning classification. We had 3 Board members there and 4 or 5 Plan Commission members so I'm interested in any reaction. David (*Wilz*), did you have any reaction?

Wilz Yes, I did. I think it's good that they heard the citizens that showed up from Hull. It was great to see the numbers there. They knew something was up as soon as they walked in the door. Those are elected officials and they really, really did listen. Whether or not something happens out of it remains to be seen but it was great to see a very active community out there from the Town of Hull.

Holdridge A number of people spoke up. Are there other reactions? Al, what did you think?

Stemen I thought it was a good meeting.

Holdridge Bob, what were your thoughts?

Bowen I think it will be a long time before they get something in place. I think there will be some change but I think they'll still have a very general ordinance. I think what they were saying was the towns, if they want to help their residents, will have to come up with their own subdivision ordinance and plan things in it people want. That will be very controversial too. I think with an existing subdivision, you're going to have all kinds of difficulties just like we're having here but for new subdivisions, it would be okay. Making it retroactive would be very difficult.

Holdridge Yes, this grandfathering is a situation. LaVerne, what did you think?

Syens I liked the suggestion Phil Idsvoog came up with. That they do something with that R2 zoning, make it selective so that's it's not an automatic throughout the county. That it can be adopted by townships. If you feel it meets your situation, adopt it, if not, ignore it. I think that made a lot of sense and I would hope that the Commission would take a long, hard look at that and make that advisable to the County Board. That made a lot of sense but unfortunately the whole R2 issue is not a situation where one size fits all.

Stemen But they also talked about flexibility and I thought that was good.

Holdridge Yes, let the town decide.

Enright I think LaVerne is right. I was delighted that they were that open and listening. But I think they're going to be reluctant to change that R2 zoning for the county as a whole so it's either going to have to be one of those subdivision ordinances or do it with the nuisance ordinance. Because the town is not going to want to make its own other than a subdivision ordinance and then have to enforce it.

Holdridge That's right. Then we'd have to have more staff.

Enright But it could be a while before they reach that conclusion.

Holdridge They're supposed to come back in August with something. Ralph, what were your comments?

Banke My comment was some sort of sub-classification for R2 that could apply to a particular subdivision rather than for the entire town or the entire county. In that sub-classification we might be able to get some restrictions that would resolve this problem. If the rest of the town or the rest of the county didn't want to go along with it, nothing ventured, nothing gained, but it would apply to this particular subdivision if it were approved.

Holdridge Right, yes. I can't believe though if you looked at the Town of Hull and our subdivisions, a high percentage of them would be reacting to that situation over there just as the people on Maple Bluff Drive have been. I don't know of a subdivision where you have something like that right across from you, and you have pride and ownership, and have that there. Whether it's a business or whatever he's doing there, that they wouldn't be concerned about it.

Banke If anybody drove by there today, it looks completely different than it did 2 weeks ago or 3 weeks ago.

Holdridge He's cleaned it up?

Banke There were 4 or 5 vehicles, there were 2 more cars, there were 2 more vans. I don't know where it all disappeared to but it's gone now.

Binder I drove by last night and I didn't know what all the to-do was about so obviously they must have cleaned it up.

Banke There was a yellow van there, there was a cream van there. Whether they were operative or not, but they must have been because they aren't there now. Evidently he's in a business of gathering junk and reselling it. He loads up these trailers and it sits there for a week or 2 or 3 or a month and then they're gone so he must find somebody who wants it.

Holdridge Yes. I've heard he goes out and people put their stuff out, just randomly put it out, he goes by and picks it up and brings it back. Stuff that somebody might be able to use.

Banke Yes. I don't know that for a fact but what I've seen like piles of lumber and boards and shingles and roofing, it looks like torn down buildings that he's gotten access to, loaded up and put on his trailers and then when somebody needs something, he moves it out of there. Because it comes and goes.

Holdridge Do you know where there's an R2 ordinance where they have some kind of subset?

Banke I don't. That was just a thought.

Holdridge That makes a lot of sense.

Banke It was a thought to get away from the overall county zoning and still apply it to a particular piece of property. I thought of a second item but it probably wouldn't be functional and that was a restrictive covenant but it would have to apply after the fact and they'd have to have 100% of the signatures. Whether people would go with that or not, I don't know.

Holdridge That's got to be enforced by the citizens. Government does not enforce that.

Banke Covenants have to be enforced by the majority of the landowners.

Holdridge That's right. Are there any other comments? Good enough. Thank you all.

6. CALL TO ORDER PUBLIC HEARING REGARDING REQUEST OF DAVID & DEBRA KOSOBUCKI TO AMEND THE TOWN OF HULL COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION ON FUTURE LANE USE MAP 8.4 FOR PARCEL NUMBER 020-24-0834-02.05 FROM NATURAL AREA-PROTECTED TO L3-LIMITED AGRICULTURE/MIXED USE AND A REQUEST OF REZONING OF THE SAME PARCEL FROM CON, CONSERVANCY TO A3, LOW DENSITY AGRICULTURAL DISTRICT.

Holdridge Chuck Lucht isn't here is he? I thought he was going to be here, from the Planning Department.

Stemen He said he probably wasn't coming. He had another meeting after the first one.

Holdridge Are there any comments on this proposed rezoning?

Kosobucki I'm Dave, I'm the property owner. This is a 17 acre parcel with 11 of it being in the Town of Hull and 5 acres of it in the City. The house that is on there has been there for 60 years and I bought this 2 years ago from my stepdad. I want to put a small addition onto the house and I also wanted one of the outbuildings that's on the property which is in poor shape, I want to tear it down and reuse the foundation to build a different garage on it. That's kind of what I want to do but I found out its zoned Conservancy so we're unable to do anything. Basically I'm just trying to rezone 4 acres around the house. It's all land that is out of the floodplain.

Holdridge Are there any other comments from anybody here?

7. ADJOURNMENT OF PUBLIC HEARING ON KOSOBUCKI LAND USE CHANGE REQUEST AND REZONING REQUEST.

There being no future comments, a motion was made by LaVerne Syens to close the public hearing on the Kosobucki land use change request and rezoning request. Motion seconded by Bob Bowen. Motion passed.

8. PLAN COMMISSION ACTION ON KOSOBUCKI LAND USE CHANGE REQUEST.

Holdridge Are there questions anyone has? At the meeting tonight with the County Planning & Zoning Committee, I think they said they've had one rezoning request so far this year. Patty, I think this is the first time we've had one, isn't it? I don't think we've had any others.

Amman Unless there was with John Oberthaler. I'm not sure about some of those up there.

Holdridge That was a lot of land splits.

Binder What area is this in? I can't tell from the map so where is Arbutus Lane?

Kosobucki It's on the north side of the old Hwy. 10 across from Iverson Park. It's off the Plover River. You know where the water plant has got their water plant down on the north side there, I actually own all the land down there.

Amman Shelley, if you look behind you on the larger map, here is marked "Kosobucki". It's really a tiny little offshoot here, that's where it's located.

Holdridge This has been supported by Portage County. Any other discussion?

Bowen Are there any adjacent residences nearby?

Kosobucki Everybody lives 800 feet from me at least.

Bowen Do you know what you're going to do?

Kosobucki What I want to do is on the east side of the house. There are 2 bedrooms on there and this house when it was built, it was built small. My grandfather had built it. There's no closet space so what I want to do is expand those bedrooms. I'm looking at about a 20 x 24 addition onto the house where I could expand the bedrooms, put some bigger closets in there, add 1 or 2 bathrooms. Like I said, I want to tear down one of the outbuildings and build a new building on that site.

Stemen That's on the north side of the road Dave?

Kosobucki Yes.

Stemen You have 11 acres in there you've acquired and you want to just change 4?

Kosobucki It's just 4 acres I think. Basically, if you look on the map, if you see where the house is, everything that's just green, there's nothing in there.

Bowen Is this the outbuilding you're talking about down here or is that something else?

Kosobucki It's this one right here. It's off of Hwy. 10 and then off of Ridge Road. The City goes for one block then it dead ends and that's where the driveway is.

Holdridge That particular 4 acres, you can build on that?

Kosobucki Yes, there's enough room to do what I want to do.

Holdridge You'd have to get a building permit, that whole process.

Kosobucki Right.

Enright Will this land use and zoning change allow other development on this land besides what you are proposing to do?

Kosobucki No, I hadn't planned on anything else.

Enright But you could do so.

Kosobucki I don't know if there would be enough property there to do that because a big majority of the 4 acres is the bluff line coming down. Where my house is, there's probably less than an acre of flat land, that's about all there is.

Holdridge You have setbacks.

A motion was made by LaVerne Syens and seconded by Shelley Binder to approve the Kosobucki land use change as requested. Motion passed without further discussion.

9. PLAN COMMISSION ACTION ON KOSOBUCKI REZONING REQUEST.

Holdridge We're going from Conservancy to A3 Low Density Agriculture. That's the change. In Conservancy, you literally can hardly do anything, right?

Kosobucki Right.

Holdridge You're handicapped with it. Any questions about the zoning change?

Bowen The County said that further review is required. They don't explain what further review or details they're going to look into then you have this paragraph there about how involved the zoning change is.

Holdridge I was hoping Chuck Lucht would be here, but we can ask them to clarify that, Bob, because this will be coming up Monday night before the Town Board. They have to ultimately approve it. Then also, your rezoning change will have to be approved by the Planning & Zoning Committee at the County so we can talk with them and see just what they have a concern about, before the Town Board takes final action on it.

Kosobucki Okay.

Holdridge Any other questions?

A motion was made by LaVerne Syens and seconded by Jocelyn Reid to approve the Kosobucki rezoning request. Motion passed.

Holdridge We'll follow through to make sure to clarify what the County wants. Typically the County reviews it and makes their recommendations. We'll put this on the agenda Monday night. We've already had the Public Hearing so we can just take action on it.

Kosobucki It's this coming up Monday?

Holdridge Yes, July 1st at 5:30 p.m. You'll probably be right up front on the agenda.

10. CALL TO ORDER PUBLIC HEARING REGARDING REQUEST OF RAYMOND & SHARON WALDOCH TO AMEND THE TOWN OF HULL COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION ON FUTURE LANE USE MAP 8.4 FOR PARCEL NUMBER 020-24-0802-13 FROM NATURAL AREAS LIMITED TO LIMITED AGRICULTURE/MIXED USE (L3) AND A REQUEST OF REZONING OF THE SAME PARCEL FROM CON, CONSERVANCY TO A3, LOW DENSITY AGRICULTURAL DISTRICT.

Holdridge Are the Waldochs here? Do you want to comment?

Waldoch Basically, if you have a copy of the map. Ours is right on the curve on Pioneer Road. What we're looking at doing is making the 5 acres on the corner of that, I'd like to build a house there and keep the 5 acres separate from the rest of the parcel. If something happens in the future with the house or the property or whatever, I don't foresee that happening. So basically I'd just like to get that rezoned to Agricultural to have a site to build on.

Holdridge That's right on your corner up there?

Waldoch Yes.

Holdridge Is your farm right across the street?

Waldoch No. That's Kozak's farm.

Holdridge Are there any other comments on that?

Bowen How low is that one section that's shown on this map right here?

Waldoch We had the Corps of Engineers out there, the DNR a few weeks ago and they looked at it because I was thinking of digging a pond there from the fill from the house and possibly a shed and they had no problem with that. There's one little spot that may be considered a wetland.

Bowen So it's not all wetland.

Waldoch The grass that's in there is mostly canary grass. I cut that and use it for hay for the cows. I can get in there with the tractor and cut the hay and do all the work I need to do. The only time it's really ever wet is in the spring when the snow melts with run off.

Stemen How about this year, is it wet?

Waldoch It isn't bad actually. I actually started cutting some of the trees along the edge where I'd like to put the house just to get some elevation for the house.

Bowen So there isn't any need to develop any kind of drainage in there?

Waldoch No.

Bowen They've got "no" here on that.

Holdridge Okay, any other questions?

11. ADJOURNMENT OF PUBLIC HEARING ON WALDOCH LAND USE CHANGE REQUEST AND REZONING REQUEST.

A motion was made by Shelley Binder to adjourn the Public Hearing on the Waldoch land use change request and rezoning request. Motion was seconded by LaVerne Syens. Motion passed.

12. PLAN COMMISSION ACTION ON WALDOCH LAND USE CHANGE REQUEST.

Holdridge Additional questions? As you go to site that house, you'll have to get the building permits and so forth. Did the Corps of Engineers clearly delineate the possible building area?

Waldoch Yes.

Bowen If you've had the soil tested, I suppose you know if you have conventional or mound?

Waldoch I haven't had the soil test done yet. I just wanted to make sure the rezoning and everything is going to go through before I stick money into a soil test. I've been dealing with Kyle Kluck. He's been out to the site on a couple of occasions to look at stuff. It's fairly high where the house is going to go. He thinks it might actually be a conventional system. Price wise I hope so.

Holdridge Any other questions?

A motion was made by LaVerne Syens to approve the Waldoch land use change request. Motion seconded by Al Stemen. Motion passed.

13. PLAN COMMISSION ACTION ON WALDOCH REZONING REQUEST.

Binder The staff opinion again is for "further review required". I wonder if that's just standard operating procedure with them. That's kind of what they do almost every time. They don't give an opinion that's positive or negative.

Holdridge We could clarify that. I noticed at the meeting tonight they were often hesitant too, the Planning & Zoning staff. So maybe that goes with the job.

A motion was made by LaVerne Syens to approve the Waldoch rezoning request. Motion seconded by Shelley Binder. Motion passed.

14. CERTIFIED SURVEY MAP FOR WALDOCH – LAND IN NE ¼ - SE ¼, SECTION 2, T24N, RANGE 8 EAST, TOWN OF HULL, OFF PIONEER ROAD, PORTAGE COUNTY, WISCONSIN. SURVEYOR – CENTRAL STAKING.

Holdridge I did run this by Jeremy Kurtzweil who is our new assessor and he actually talked with Tracy Pelky and they don't have a problem with this from their standpoint. The setbacks are fine.

A motion was made by LaVerne Syens to approve the Certified Survey Map for Waldoch. Motion was seconded by Al Stemen. Motion passed.

Holdridge I guess we're through with you. You should come Monday night though because we are advisory to the Town Board so they have to make the final decision.

15. CERTIFIED SURVEY MAP FOR JOHN KRUPKA – LAND IN SW ¼ - NE ¼ & THE SE ¼ - NW ¼ OF SECTION 8, T24 N - RANGE 8 EAST, TOWN OF HULL, OFF GREENFIELD DRIVE, PORTAGE COUNTY, WISCONSIN. SURVEYOR – CALLAWAY LAND SURVEYING – KELLY CALLAWAY.

Krupka This is the original with the stamp on it. I've been out there since 1987. At that time, I owned lots 5, 6 and 7 that are on that map. Since then I've acquired some footage off some land that is west of lots 6 and 7. A 33' strip because we built a home on land that we bought from Eddie Rusin. We built a home there and we kept 33' off those lots. That was just kind of hanging out there. When my shop was built on lot 5, it was protruding over into lot 6. Basically what we're doing is cleaning up that survey map. We're making it a little more harmonious if you want to put it that way. But the other thing is lot 5, when I originally purchased that there was 12.some acres of which 6.95 is lowland. I mean real low, that's swamp, Hay Meadow Creek bottom. I wanted to split that off and I've got a reason for that. I feel that the assessment on that 12 acres is a little high, that the 12 acres are all being put together as one lot. I wanted to create an outlot, that's basically designated on there as non-buildable. It's pretty low, it's swamp bottom. So it's breaking lot 5 into 2 now so there's an outlot 1 and lot 5 which is the high ground. What we're trying to do is clean up that area.

Holdridge Was lot 6 always there?

Krupka That was always there. Lot 5 at one time was 12.some acres. Lot 6 was 4.some acres, lot 7 was 4.some acres. My son lives on lot 7.

Holdridge Is this 7 right here?

Krupka Yes, that's right along Jordan Road.

Bowen Was that a surveying error or is it just because you wanted the adjacent property?

Krupka At the time I thought, what the heck, I'm not going to ever sell it but now I'm getting older and I might sell it so I wanted to clean that up and get that taken care of so it would be something that wouldn't be a problem somewhere down the road. There's no intention at this time but it makes sense to do it.

Holdridge I'll hang on to this and share it with Janet Wolle tomorrow.

Krupka Yes, I believe I was to leave that here. After tonight does that come back up?

Holdridge I think it comes to the Town Board to approve the lot split. Virtually everything we do has to go to the Town Board. We're advisory to the Town Board.

Bowen Do we approve the presentation of this or what? Is there any action on it?

Holdridge I think we would approve the lot splits.

A motion was made by Bob Bowen to approve the lot split and certified survey map for John Krupka. Motion was seconded by LaVerne Syens. Motion passed.

Holdridge Thank you John. It would be good for you to come on Monday night at 5:30. We tend to put these up front on the agenda.

16. DATE OF NEXT MEETING: *The next Plan Commission meeting will be held on Tuesday, July 23, 2013.*

Enright I'll be out of town.

Binder I might be out of town too.

Bowen So are you going to have the meeting then or are you going to have to change it?

Holdridge No, I think we'll have a quorum. Patty always seems to round people up.

Binder Four is a quorum plus John, isn't it? With only 2 missing.

Enright What's going to be then, the review of the Comprehensive Plan?

Holdridge You all got this?

Amman They all got that (*matrix*).

Holdridge Here's the matrix we came up with and we're going to share this with Mr. Lucht. We've got dates submitted for review to P&Z, date returned, etc. right across until we've got a final draft. Then it will be all accumulated and ultimately that will be approved by the Plan Commission and Town Board. So this is an effort to kind of keep the ball moving with us but also with Chuck Lucht.

Stemen He said he hadn't done anything since he saw us last. He's too busy.

Holdridge So that's that and Patty will be implementing it. The other thing I handed out is from June 21st and it's an opinion from Bob Konkol and it relates to our right-of-way. We have in our right-of way, particularly I think around subdivisions off of Hwy. 66, over the years the City has put monitoring wells in our right-of-way. That's a no-no. They need our permission to put those in there. It's come up because of Well #11, there are concerns about that one, but also related to our increased testing of our water. Because the City has wells, they have a lock on them, a cap on them with a lock. They were very reluctant to share anything with us. They do have a new director. Kim Halvorson retired and Joel Lemke seems much more flexible on this. But if we can use their data for quantity issues in particular but also for quality issues. Today I wrote a letter to Russ Prusak and also to Mike Carder. Russ has been very active in Town stuff. A former DOT person. Mike Carder worked for Portage County. They live over here and they watch this stuff. We're going to meet and try to identify every well we have in the right-of-way. Almost all of those have been put there by Stevens Point. We've got one right out here by our parking lot that we put in back in 1993 when we had all that rain that summer/June. That's got a lock on it. We've just got to get this data.

Bowen Are you intending to use this as a bargaining tool with the City or are you going to ask them to relocate the wells?

Holdridge No. It's in our right-of-way. This is a powerful letter from our standpoint.

Bowen Yes, right, exactly.

Holdridge We're going to try to identify where they're at then talk with Joel Lemke and say here's what we've got.

Bowen I know but if it's in place there without the permission of the Town and first of all it's not supposed to be put in the right-of-way, it's supposed to be put on an adjacent land owner's property with their permission, it seems like they would have to drill new wells.

Holdridge That's an alternative. But can we use that data.

Bowen Oh, I see. You want to use the information they're getting from this.

Holdridge We want to share the data. It's not their water, it's not our water. It's possible you go further.

Syens If they don't want to share the data, we could say, okay, remove your wells.

Bowen I was wondering what you were going to bargain for. You are going to trade water analysis for...

Syens We want to see what the data reads.

Holdridge We need the data. First of all we've got to locate them. Pete Kaminski and I were out and we identified a couple.

Bowen You mean they haven't even told you that?

Holdridge No.

Bowen They just went ahead and put them in.

Holdridge They didn't even want to share a map with us. When she retired, then they got more flexible. But until I had this letter, I didn't know what our position would be.

Bowen Our position is we're in the driver's seat.

Holdridge That's what the law says.

Enright So that's what you're going to try to do. Find out what where the wells are, if they are in fact there, if they are, get them to share the information. I would think with the

City having the second gas station, they'll have monitoring wells, and that well water is consumed by Hull residents, that part of the bargaining thing would be we would know about the frequency and the results of the monitoring wells there.

Holdridge Conditional use permits. LaVerne and I met with our attorney today on another issue of Badger and Hwy. 10 but I forgot to bring that up, LaVerne, that the City has conditional use permits and we need to have access to what their data shows. In fact, Gary Dreier said something but I forgot to bring it up today. You know where you're at and down at Kwik Trip.

Enright Because the Hull residents will be more immediately affected if there is a problem than the City of Stevens Point. Because the travel time of the water to the Stevens Point wells is greater, right? In both of those instances.

Holdridge If you talk about this surrounding of this Badger Avenue area here, that might be something we want to do. After you get through with your data collection, you might want a couple of test wells there to monitor the flow we know goes to the Plover River. It comes from Hull.

Bowen How far back does the installation of the first well go? It precedes your administration.

LaVerne Are you talking about the first test well?

Bowen Yes.

Holdridge I don't know.

Bowen What we're saying here is that the Town may have given permission if it preceded your administration.

Holdridge Since I've been here, I don't know of any permission.

Bowen I know that. That's why I asked when was the first one installed.

Holdridge I doubt if Borski would have given permission.

Enright Can they just go drill wells? Everybody needs a permit to drill a well.

Bowen Obviously.

Enright So that would have needed to get approved by someone in Planning & Zoning.

Bowen Ray Schmidt must know something.

Holdridge No, Ray knows where one well is and that's at Jordan and Torun in that area. I find that a little hard to believe.

Bowen Yes, because that's his job.

Holdridge I know.

Bowen Of keeping track of water/wells.

Holdridge We'll be working with Ray on the data. Bob (Enright) is looking at the data that's already been in the mix for maybe 20 – 30 years on that Southeast Sector, literally north and south of Hwy. 10. The County has collected that because they do the well testing. You used to take your water down to the Gilfrey Center. Now the water testing is at the University. I mentioned that to Ray tonight at that meeting. Apparently he's got all of that provided the University has sent it to him.

Enright So it's at the County as well as there.

Holdridge They have a pretty active GIS system. In fact Patty pulled some up. You pulled up one for my house, remember? When the well was tested.

Amman Yes, I can pull up anybody's.

Holdridge You can pull up anybody's so it's a pretty neat system.

Amman But they just developed that within maybe the last year or less so that's pretty new.

Holdridge They've got a couple of people up there (*at the County*) that work with GIS.

Enright Does it show where the well is on the property too?

Amman Almost. Yes, I can give you a pretty good rough idea and it can tell you how deep it is, when it was installed, if you had any nitrate tests and what they were.

Enright That was in the data set you sent to me.

Amman Yes. And the monitoring wells, pretty much a lot of those went in during the 1980's.

Stemen So what you're saying is, people that have had their wells tested, we don't need information from them. Patty can pull it up on the computer.

Holdridge It should be in the data base.

Stemen Yes.

Enright It's just that some of it is really old. It's good for historical purposes but some of it is 30 years old.

Amman There's kind of a lag time when somebody has tested their well. It might be 6 months or a year before it gets downloaded to the DNR and then downloaded from them to the University and then from them over to Portage County.

Holdridge Yes, there is that.

Amman I'm a good example. I had a well installed last fall in November and it took maybe 3 to 6 months for the DNR to get all of that written up. I just checked recently within the last week or so to see if Portage County finally showed it up in their data base. Yes, it's finally there. But it took a half a year or more.

Holdridge We've got a letter from the Dept. of Health in Madison. We'll make copies and make it available. It talks about nitrates. This is from the Public Health.

Bowen Have there been any further reports on the uranium issue?

Holdridge No, except we are intending to remodel this building. We're going to construct a building out there and that's where the offices will be. Then this whole building will be used for community events, meetings and so forth. We want to make this sort of a community center. We got Bill Yudchitz as our architect, he's done a lot. So this will be our meeting room. We can seat around 34 and we'll increase it to 100 or so.

Enright When is that construction?

Holdridge We've got a meeting Monday night. We've got the contract. We have a \$3,000 retainer. I think it's going to cost around \$10,000 to get all the designing done. Then that has to be presented to the voters at a special meeting. Then the voters have to give you the authority to take it and construct out there and remodel this.

Stemen How many million John?

Holdridge Well no. We're looking at \$500,000 or less. We've already worked on a 5-year budget plan. What you pay in taxes is 15% that goes to Hull.

Bowen 2% of the County budget goes for Planning & Zoning.

Holdridge But I made 2 points, one is, we don't have police services so we've got to use the County Sheriff's Dept. Didn't she say some percent of the budget was the Sheriff's Dept.? I thought she said 19%. The Planning & Zoning was 2%.

Bowen What is 2% of the County Budget?

Holdridge I don't know.

Syens She didn't give us any dollar numbers.

Holdridge I think people ought to look at where their taxes go. We're into this medical stuff and everybody looks at their medical bills. Why aren't we looking at where our property tax money goes? What benefit do we get out of this stuff?

Syens Bob, to answer your question, we'd get approval hopefully in July or August and construction would start in September.

Enright So is this space going to be unusable in the meantime?

Holdridge No, this will be here until the addition....here's the way it's going to look.

Reid So you're losing your parking lot John?

Holdridge We're going to have to move that back over. But if you look at our parking lot, we've cars here and this big space in between. That's not the way folks' parking lots are.

Syens We've got about double the space in between the parking lot rows than most parking lots.

Holdridge Here's the way it was drawn. We'll still have the entry way here. This new building will be like this. This is where all the offices....we don't have a private meeting room now. If we have something confidential, we have to put a partition up, so we're way under what we need here. That will be built, these people will move and work in there then we'll remodel this existing part. This will be remodeled. We want to expand it. It's where we vote now. Voting was moved up to here. We want to really look at community services. There are functions that people can use it for. Non-profit groups and so forth.

Bowen What if you find out about that uranium issue that I asked about before is....

Holdridge We're not going to do anything about it now that we're going to remodel.

Amman We have bottled water now here for drinking. So the only people that use this cooler is once in a while somebody comes across from the disc park and gets a drink of water. But other than that, it's not really an issue for us.

Holdridge This isn't used much.

Enright Will it be if it's a community center?

Holdridge We'll probably have some bathrooms here.

Amman They wouldn't be drinking it continuously. For people that work here, if they were drinking it all the time, that would be an issue. But somebody that comes once in a while, it's not a big deal.

Holdridge You can correct that with a process called reverse osmosis.

Stemen You said you got some new literature from the state on water. Did the nitrate recommendation level change?

Holdridge We wanted to know what is the latest research on nitrate impacts on your health? That's the letter I'm going to put out there and people can take. The new one is if you're older and you drink that over the years, there may be some health effects. We know that if you're pregnant or an infant, you should not be drinking it.

Binder You're immune system is compromised.

Holdridge It's a 2 page letter. I want to get that out. The limit is 10 parts per million.

Enright I think the standard is set by federal standards.

Holdridge Yes, that's the federal standard from the Center for Disease Control.

17. ADJOURNMENT: *Motion made by Shelley Binder to adjourn meeting, seconded by LaVerne Syens. Motion passed. Meeting closed at 7:35 p.m.*

Respectfully submitted,

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