



TOWN OF HULL  
**PLAN COMMISSION  
MEETING**  
July 24, 2012  
TIME: 5:30 p.m.

1. **CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Tuesday, July 24, 2012 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, Shelley Binder, Bob Enright, Al Stemen, Jocelyn Reid and Secretary Patty Amman.

Absent: Bob Bowen

Also present: John & Jerry Brzezinski, Bob Fisch, Dale Rosicky - surveyor.

2. **APPROVAL OF MINUTES OF June 26, 2012 meeting:** *Motion to approve the minutes of the meeting of June 26, 2012 made by LaVerne Syens and seconded by Al Stemen. Motion carried by voice vote.*

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

Holdridge A memo from the DOT that says: "Wisconsin Department of Transportation staff and local officials from some of the communities along U.S. Hwy. 10 – Marshfield to Stevens Point have been meeting to plan a ceremony to celebrate the opening of the new U.S. Hwy. 10 alignment. We anticipate the highway will be open in late August 2012 all the way to Marshfield. We invite you to become part of the ceremony event team if possible. We would like to have each community represented in the event planning for the completion of this important regional highway. Please join us on Thursday, July 26 from 1:30 to 2 p.m. in the State Office Building in Wisconsin Rapids." Anybody that would like to go to that is welcome to go.

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 MAPS FOR JOHN & RITA BRZEZINSKI – LAND IN SECTION 11, TOWN 24 NORTH, RANGE 8 EAST, ABUTTING TORUN ROAD AND JORDAN ROAD. DALE ROSICKY, SURVEYOR.**

Holdridge Is Dale Rosicky is here?

Rosicky Yes.

Holdridge Everybody got a copy of this ahead of time. We had a cover letter from Ray Schmidt on that water testing. We got a notice from Ray today that it's not an issue. There's a note from Ray to Barb our Town Secretary. It says, "I took water samples on July 11<sup>th</sup> at Chris Czaikowski's at 2039 Torun Road and at Gerald Brzezinski's house at 1861 Torun Road. These 2 properties are up-gradient and down-gradient of the proposed lots and provide assurance that the groundwater beneath the proposed lots will be suitable for drinking water from a proposed well. The nitrate nitrogen levels were 16.7 ppm at 2039 Torun and 5.0 ppm at 1861 Torun. Neither well contained detectable levels of atrazine residues. I see no reason to hold up the proposed lots based on groundwater quality concerns. Copies of the lab results will be mailed to the property owners and to the Town. Signed Ray Schmidt." One of those is pretty high, over 10 ppm but the other one is less. Dale, you want to let us know what is being planned there?

Rosicky Jerry wanted to have some land divisions made on the remaining 40 that they had. If you look on the map that shows lots 1 and 2 at the northern tier of their property, that had to be arranged that way because of the zoning regulations at the County. The entire 2 lots are going to Jerry's brother but we have to configure it this way because of the narrow width versus the length of the property. Tracy Pelky said this would suffice and meet their regulations as far as the 4 to 1 width to length ratio on newly created lots. The outlot is the access to lot 2. Outlot 1 is the access. That 33' strip is the access to lot 2.

Holdridge The lots you are creating, these are all lots that have been created, right?

Rosicky Yes. The reason we have 2 maps is because you can only put 4 lots on one certified survey map. It's all on the same property, it's just configured separately.

Holdridge You're creating lot 1 and lot 2.

Rosicky And outlot 1 counts as a lot also so there are 3 lots there and then the remnant or Jerry's dad is getting lot 2 of the second map. That's the one he lives at. Then Jerry is getting the remainder which is 19.37 acres. All the acreage that is shown there is reflecting the acreage that is not in the right-of-way.

Holdridge No road dedication?

Rosicky Yes, I've got that separately, the road dedication areas.

Holdridge Okay, any questions about that?

Binder So this outline is going to serve as a driveway, right?

Rosicky Yes.

Binder            So lot #2 at the end of the lot, they're going to plan on using that as their entrance  
(*the outlot*)?

Rosicky            That would be their entrance.

Holdridge        So that lot #2 isn't land-locked then.

Rosicky            Correct. Even through at this time, the lots are going to be owned by both, but Portage County can't look at it that way. They look at it like it could be sold tomorrow and it needs to have access. But they're both going to be owned by Jerry's brother.

Enright            So are we approving the map or is this a division of this north parcel of land and some of it has already been subdivided off and now you want to divide the rest of it in this particular way?

Rosicky            The 2 surveys are what are in the heavier lines, the darker lines. Those are the 2 surveys of what we need or are trying to accomplish right now.

Holdridge        You are really trying to do lot splits.

Rosicky            Right. He wanted to separate his dad's house from the rest of the property, so we made that a 2 acre lot. That's where his dad lives now and Jerry is getting the remaining outside of what his brother is getting. Those other lots aren't surveyed; they're just shown as previously recorded lots on that property. They're not part of this survey. The survey we are doing is inside the heavier lines of the 2 maps.

Enright            The other part was previously surveyed?

Rosicky            Yes. They were previously surveyed.

Enright            And lot #2 is 2 acres only? That's all that is? The one that's labeled lot 2 at the bottom and says lot 2 at the top, that's only 2 acres?

Rosicky            Yes. Lot 2, yes and the other one is 4 acres.

Reid                Did you say there was already an existing house on lot 2?

Rosicky            Yes, John is down on Jordan, at the lower corner of Jordan and Torun. That's where Jerry's parents live. The house is shown there, 5210.

Holdridge        What's the size of that one?

Rosicky            2.14 acres. That is shown right under lot 2. Like I said, we had to do them as 2 maps because you are only allowed to show up to 4 lots as you subdivide for a certified survey. One map contains 3 lots because we have to count the out-lot. The other map consists of 2 lots so the total would be 5 lots and we can't have 5 on one CSM.

Holdridge Is that a requirement of Portage County?

Rosicky No, that's a requirement of the State.

*A motion was made by LaVerne Syens to approve the certified survey map for John and Rita Brzezinski. Motion seconded by Shelley Binder. Motion approved.*

Holdridge Do you have the original copy? Janet's got it?

Rosicky I think Janet signed them. Is there any way I can take the map tonight?

Holdridge She's probably got it, I don't have it. But we'll sign it.

Brzezinski Do we have to have anything else besides this?

Holdridge We'll sign it and get it off to the County. They'll probably look it over.

Rosicky Tracy Pelky signs it. He's already looked at the preliminary one. We don't go ahead until he approves it.

Holdridge It doesn't go to Portage County Planning & Zoning?

Rosicky No.

Brzezinski Does it go to the Town Board?

Holdridge That's a good question. It has in the past. So we would take it up on the 6<sup>th</sup> of August (*at the next Town Board meeting*). Because we (*the Plan Commission*) are advisory to the Town Board.

Rosicky So I shouldn't look for the map before August 6<sup>th</sup>.

Holdridge Well, we meet on August 6<sup>th</sup>. You wouldn't have to come (*to that meeting*). The map has to be formally approved by the Town Board and we'll sign off on it.

## **6. HULL WATER STUDY REPORT UPDATE, DATE OF PUBLIC HEARING.**

Holdridge We've done our Water Study Report. I would say it's preliminary. I shared that with you last time. We'll have a meeting sometime in September (*Public Hearing*). I'm trying to get all the participants, particularly the ones from the University and Portage County. I've got a map of the Southeast Sector. Bob (*Enright*), I, LaVerne and Shelley lives in it. A number of us live in that sector. It really is a sector that is Brilowski and Hwy. 10 East. We reviewed all this data we had that goes back to probably before 1990. Those were all water tests that were accumulated by the University. We pulled those together. They fell in certain areas.

The area that got our attention the most was what we called the Southeast Sector of Hull. You can see that there were a number of tests down there and when we compared this sector with the other 3 sectors, this was one had considerably more nitrates and more problems than the other sectors. So that was sort of the screening device. We have an area now that we want to do more extensive investigation and particularly look at it more in an academic or systematic approach to measuring the water quality and to a lesser extent the water quantity. You can see that this gives lot sizes and where nitrates are higher than 10 parts per million. I suppose, Patty that could be over a 25 year period?

Amman Anytime in that period. There may be some that have it now (*high nitrates*) and some that don't have that problem.

Holdridge So all we are saying is now we have an area because of the concentration of high nitrates. One of our recommendations to the Board is going to be that we need to study this more in-depth and look at it very closely. Patty and Amy Nitka and I talked about it along with Ray and Paul McGinley and asked, how do we do that. That's where we could use some help. We've probably got 700 households in this area.

Amman Actually I counted the lots and I came up with 639.

Holdridge So we have a lot of lots. If we've got that many, how do you test it and try to get some validity? We talked about what is called the homeowners package. That's what LaVerne just had done and what did that cost?

Syens It cost \$49 through the University.

Holdridge We thought maybe a way to approach this is to concentrate just on nitrates because that's the big issue, not the only one, but the major one, to figure out some system. The sample we want, the Town would somehow pay half of that or subsidize that. In exchange for that, we'd get the data and use the data to try to analyze it. The stumbling block is, if you've got 630 households, how many of those should we test and where should we test? Then there are all sorts of other questions. LaVerne just came up with one. He has a shallow point which is what?

Syens Less than 30 feet.

Holdridge Some have got drilled wells and does it make any difference in this area, if you have a shallow well or a drilled well? Those are the kind of questions you could ask as you start testing.

Syens John, as I recall at the last meeting when Ray Schmidt was here, he made the comment that he felt a good percentage for testing an area was 25%, especially the Southeast Hull area. He would like to see 25% of the properties or homeowners wells tested. I don't know if that's a good number or a bad number but I would certainly go along with his expertise on the subject. However, I think we need to be cautious as far as testing. We have about 54 homes in the little subdivision I'm in. If we have 660 (*in the Southeast Sector*), what is 25% of that? About 140? We don't want to have 50 in one subdivision being tested and not touch some of the

other areas. It's got to be scattered. I don't know if we want to hand select? Is that a way of asking? Identifying homeowners that are scattered throughout this sector and get a reasonable spread as far as testing is concerned.

Stemen                      Some of those may have already been tested and all you would need is the data.

Syens                      That's very possible.

Holdridge                But the question would be, in what time frame? Would you want it if it's been tested in the last 6 months? That would probably be reliable. One of the things you might want to do is send a mass mailing to everybody there and explain what we're trying to do. How we would help in collecting it but the responsibility is the homeowners and then see what we would get for volunteers. Then look at it. Start looking at a map and try to get them from all over the area. That's what your point is, LaVerne. You don't want them all in one area. I think as you look at this in terms of what history is showing us, I'm looking over at my subdivision and I've got about 7 indications of a test (*done on wells in that area*). That's this area right up here, right across the Interstate, right by the well fields. In that area there are 7 red dots. My wife may have had a test done (*on our well*) but I can't recall the last time we tested our water. If you look at Hofmeister Drive, the first house when you turn right is Lois Hofmeister then the next lot is mine. Neither Lois nor myself have had our wells tested. But that's kind of the challenge now, how you get to the point where you know how many you want to test, where they're tested? Then I think you have to start, I think there are screening questions, maybe 4 or 5. You might want to know how far it is from the septic, is it down gradient from the septic system. Because generally the feeling is, if you have high nitrates, one of the factors in that is the septic system. We already have the size of the lots on here. But those are some of the challenges.

Enright                      It looks as though high nitrates is wide-spread. These white lots here where Kingfisher and Sandpiper are, those are in the City. Am I right in thinking all the Hull lots are colored some way?

Amman                      Correct, yes.

Enright                      So just scanning your eyes across it, there are red dots in virtually every subdivision. What we don't know is if in the different places where there aren't red dots, are those ones that were low, or where they never tested.

Holdridge                Right.

Enright                      There are survey and sampling techniques where you can divide this into sub-regions within this area. Stratify and then randomly select in there too. Not everyone is going to do this either. Some people won't want to take the time or they've already done it.

Holdridge                The reality is that you could say, "I don't want to know." Or whatever it is but once you get into a position where you would want to sell your house, there is going to be a requirement to get it tested.

Enright                    You said this is over 25 years?

Binder                    On the bottom it says from 2000 to 2010.

Holdridge                Didn't we plug in there, Melvin Bembenek did some studies back in the late 80's? Is this strictly 2000 – 2010? Do you know Patty?

Amman                    I'm thinking it is what it says on the bottom, 2000 to 2010.

Binder                    They probably didn't have data from before then.

Holdridge                But he collected some.

Binder                    I know that but I had mine tested in 1980 and it doesn't show up on there at all so I'm thinking it's from 2000.

Amman                    Over 10 years.

Holdridge                Does it show anybody on Nick's Drive?

Binder                    No.

Holdridge                But you did get tested?

Binder                    Yes, when I bought the house.

Enright                    What did it say about those nitrate levels (*from the last meeting*)? This is really high, right.

Binder                    Below 2 is what he thought was a safe one.

Enright                    That's the 2 levels he talked about, right? This is pretty alarming really. That many sometime in the last 10 years tested over the higher limit. That's a real cause for concern I would think. It's not like on the other side here, if you did this in a short period of time, a 6 month period for example and you got results that looked like this. The next thing you'd say is how do we know that it's not just a fluke? Something to do with the rain. Even though you think this is not that valuable because it's over a long period of time, I would say that it actually is. At some point, they actually registered over that amount. So getting current data within a short period of time to see if it's consistent with this....

Holdridge                In our recommendations, you'd have to run it at least 5 years. That's what we said if the Board decides to go with this. This thing can't just be now and then dropped. That's been the problem. They've had fits and starts over the years. Now if we do it, we need to stretch it out at least 5 years. The other problem that I've talked with both Ray and Paul about, they're starting to say 2 parts per million or 5 parts per million. I said look, let's use the standard that

the public health uses. Let's not go and say if you've got over 2 ppm you've got a problem, and they agreed with that. Because that's a national standard and that's what we ought to function at. That is defensible. Patty had pulled up a fairly extensive discussion on nitrates that was done by the University of Nebraska. The University of Nebraska has this huge aquifer underneath Nebraska and it's a big issue with that pipeline coming down. Even the farmers are concerned about that. The University of Nebraska has done a number of reports. What was the other one they did, Patty?

Amman        Nitrates and Uranium.

Holdridge     Yes, uranium. So I think you get that as we put this report together, you've got to have some section that talks about the health factors. The best available information on the health. The other thing is, another aspect is how do you remediate this? That should be in the report. Once you start saying 2 ppm, then they'll ask, "What's your evidence on that? what's your evidence for 5 ppm?" We know that those who have studied this, public health officials say anything over 10 ppm. It's particularly harmful to young children. I think you are right, as you look at this, you've got a lot of it and it's all over. Do you have some system you could aid us with?

Enright                I think we could probably help a little with that. You can't control whether or not people will actually do it, but I'd say that since this is really a hap-hazard sample, I could talk with Paul a little bit about this and see how they do this in respect to water testing because he would understand the issue.

Holdridge     I think we need to make this as valid as we can.

Enright                So 630 wells and say you do a 25% sampling and split the cost, with the homeowners package at \$49, maybe the nitrates testing costs a quarter of that. It saves \$10 or \$20. If it's \$20, that might cost the Town somewhere in the neighborhood of \$1,500. Is that within a reasonable amount for the Town to come up with?

Holdridge     I would think so. This is a big health issue.

Enright                That's just for the test itself.

Holdridge     You'd probably do that, the recommendation is every 15 months.

Enright                Who did the map?

Holdridge     This came from Ray Schmidt.

Enright                So he'd be willing to make it once again for us.

Holdridge     Oh yes. We can get a bigger map.

Stemen                Do we have a map of the other quadrants (*sectors*)?



Holdridge Yes, they're in the book (*Water Study report*).

Amman You got them at the last meeting. I gave you all 4.

Holdridge What we'll do with the book (*Water Study report binder*) is we'll make sure all those in there are in color because that's better to read. We can get a big map of this.

Enright I think beyond this, you would want to have our water specialists also help us understand why. They talked about that, but on a more general level.

Holdridge One of the factors would be the well water flow (*direction*).

Enright That might have something to do with the sampling for example, whether they think it's from septic systems or from agriculture or whatever you might want to suggest to sample depending upon the area. These wells because they're around agriculture or these because they're on smaller lots.

Holdridge That's sort of proposed. We'll take this to the Board and they'll hopefully understand the need to focus in on one section. This is the area that is most in need. If you take the I-39 West area, there was hardly any testing done in that area. The testing clearly went up for this area (*Southeast*). In the mid 1980's there was a huge spike in testing. That was the area where people were really concerned about nitrates, what the farmers were putting on their fields.

Syens I don't recall if it was addressed by the Water Study Group; if water that is consumed that contains over 10 ppm, what is the affect? Do you glow in the dark or have birth defects?

Binder Carcinogenic.

Holdridge For nitrates? I would want to make sure we've got good information. The CDC in Atlanta which reports on a lot of things, youngsters that drink water with high nitrates will have some problems. Also, though, more recently they've said, was it the elderly?

Amman Anybody.

Holdridge Anybody that drinks water with high nitrates has a health effect.

Stemen There was something in the report.

Amman There was a section in there. It talked about kidneys and the affect on kidneys. It wasn't very detailed, but in general it mentioned it.

Holdridge So that's the kind of thing, before this goes to the Board, that I think we need to nail down. I think what might happen is that we might just do nitrates because that's the issue.

Binder Did he say they'd do that? Remember I asked him (*Bill DeVita*) if he'd do a special deal for the Town.

Stemen Didn't he say their cost was \$84 and they're doing it for \$49?

Amman That would be for the homeowner's package.

Holdridge Maybe the way to approach this is the cost and also to realize that the challenge here is nitrates and try to get nitrate testing.

Enright So if you found out this is continuing, what could the Town do about it? Just educate people? Or does the Town have anything we could do about it?

Holdridge Ray talked about larger lot sizes in the future. Obviously this is pretty built up. So larger lot sizes is one approach.

Enright That's for future growth and development.

Holdridge For future subdivisions that would go in. If it turns out to be a public health factor, I'm not sure what you can do but you have to look at it. I don't know of anybody else that is doing this. We've got 2,020 households and wells in the Town of Hull. How in the world do you try to get a sense of the problems in terms of the water? The City has 8 wells and I'm not sure how many they have operating at one time. That's much easier to tell what the quality of the water is. As a Town, I'd like to have something like a model that you could just throw down and adopt it but I don't know of anywhere else they're doing this. I've talked to people around the state. I do know that water is increasingly a huge issue. I picked up a Chicago Tribune on Sunday and there's a town that has a municipal water system where there was something in the water and it was condemned by the State of Illinois and now they're trying to get water from Lake Michigan. That's where all these coastal areas are trying to get their water from. There was another place in one of those suburbs where they had identified a particular chemical that was causing harm and this person had cancer of the esophagus. He got a lawyer and the lawyer is suing the town saying that this water was identified as having this contaminate and the town did nothing about it and this guy has this cancer. So how those things sort out, I don't know. When I was in Baltimore I picked up a copy of the Baltimore Sun and there was an article about Chesapeake Bay and they are trying to clean it up because the whole seafood industry is connected with that. They were talking about septic runoffs to Chesapeake Bay so these are issues increasingly all over. Where I grew up in Baraboo, we had a square in Baraboo with public bubblers, this was in the 1950's and in parts of the summer, those ran continuously. Nobody thought about water. If you can help us out with that, boy, you'd be a hero. How would you structure it?

Enright How to structure it? I'll talk to Paul about it.

Holdridge I'm thinking if you just did it, I don't know if that's the best way to do it. I certainly agree with what LaVerne was saying, you've got to spread this stuff out.

Binder (Reading from the Hull Water Study Report) “Nitrate is a concern for infants and young children as it can interfere with oxygen transport in the circulatory system.” That’s what it says.

Holdridge My question there would be, what’s the medical evidence that shows that? Then they elevate it for being a concern for adults. Is there evidence that shows that?

Enright I think this is a pretty widely accepted issue. All the things seem to confirm that. It would seem the bigger focus would be on how wide-spread is it? Where’s it coming from? What can we do about it? Obviously we need to substantiate that but it’s pretty well documented and our people should be made aware of it. There’s a lot of families with young children and other people are vulnerable to this. It’s probably not widely known that it’s that wide-spread.

Holdridge That report is educational as well as try to accumulate data, trying to have diagrams of the septic systems and other things.

Enright How about the City wells? Are they alright? They have to test them.

Holdridge They are required to test them. There was a report a couple of weeks ago in the paper about manganese. People were getting dark water out of their spigots. This was over by the University. Kim Halvorson was commenting on that. The way they dealt with that was apparently to open the fire hydrants. Let it out and let it run. If you tested everybody in Hull like the cities have to test, that might be pretty scary. Because it’s a municipal water system, they are required to be monitored by the DNR and that’s true, I think, in probably every city. That example of Ledgeview over by Green Bay, half their water supply was on a municipal system and half was private wells. They discovered they had arsenic and what was the other one Patty?

Amman Radon?

Holdridge Radon and so it’s a huge problem. This was a municipal system in a town of about 7,000. So they ended up running in their water from about 35 miles away from Manitowoc.

Stemen If we do the test for nitrates and people have high, high nitrates, they need to find out why. Is it sewage or fertilizer or cattle?

Holdridge At some point you have to ask the “why” question.

Stemen Right.

Holdridge You get the information. It’s going to be their information. It’ll be up to them, as individual owners of wells, how they want to handle that, what they want to do. We’re not in a position to mandate anything. We’re just helping with the testing and giving the information.

Enright                    Can you treat the wells for this? Can you pull it out?

Binder                    No, but you can put something like reverse osmosis on your drinking water to filter it out.

Enright                    Okay, so you can.

Binder                    You filter it at the tap, not the whole system.

Enright                    So not at the well.

Stemen                    You can treat the well for about \$10,000 Ray Schmidt said.

Holdridge                But the water you get from the spigot, you can treat that.

Stemen                    That would be cheaper.

Binder                    The concern is drinking or cooking with it. It's not showering or anything like that so you'd just treat what you are going to consume.

Holdridge                The internal taking in of it is the challenge. You could probably shower with nitrates in the water.

Enright                    We don't drink ours. We haven't for years.

Holdridge                So you get bottled?

Enright                    Bottled water through the reverse osmosis and that is filtered.

Holdridge                You tested high for nitrates?

Enright                    No, it was never high. We stopped testing it regularly because we don't drink the water. When we tested it, we never had high nitrate levels. We never had that but I thought that since we don't test it every day, you don't know (*it's quality*) since there is agriculture in that area and a lot of people use chemical fertilizers in that area so who knows and we just felt better, especially when our children were young to just staying off of it. It's inconvenient but it's all municipal water. It's just run through a system. It's not that expensive, it's just inconvenient.

Syens                      Dave Wilz lives just a few blocks east of where I live and he has a drilled well that is relatively new, put in within a year. He tested for nitrates and it was high at 9.9. He's put in a reverse osmosis system on his drinking water. I haven't talked to him since it was completed but I talked to him at the time he was getting estimates. It was estimated at between \$300 - \$400 to install this system.

Enright                    That doesn't sound terribly expensive for what you get out of it.

Holdridge We've got to do something with our water fountain. It's high in uranium. Apparently you can use reverse osmosis on that, for uranium. Regarding the Public Hearing, we're still working on getting a date. I want to make sure we get the 3 or 4 people (*advisors*) from outside of Hull. I think we set aside a couple of Monday's or Thursday's in September.

Amman But not September 24<sup>th</sup> as the Packers are playing on the 24<sup>th</sup> which is a Monday night. So I didn't pick that date.

Holdridge So we'll try to get them committed (*to a specific date*) then go back to the Board. Typically we've left Monday's open.

Binder So how far out into the future are you looking at the Public Hearing?

Amman September, maybe mid to late September, on the Water Study report.

Holdridge We had tried a couple of days in August but that didn't work and we need to get those 4 (*experts/advisors*) here. But you'll all get a notice of it and you'll all get a final copy of the Water Study Report.

#### **7. HULL PUBLIC SAFETY TASK FORCE UPDATE.**

Holdridge (*John passed out a handout.*) Let me share this with you, I know it's one Bob Enright will be interested in. This is a public safety issue, for us and certainly for those living in this area. I received this July 10<sup>th</sup> and back in March, there was a group from the subdivision that is east of Copsps and south of Hwy. 10, that's all in the Town of Hull. A petition that John Rechner and Bob Berg accumulated. We sent it to the DOT and the mayor got a copy. What they want is stop and go lights at Badger and Hwy. 10. I know a couple went and met with the mayor. I talked with Kevin Garrigan who is the head of the DOT that's investigating it. But then this came across and what it is is the northeast corner of that intersection. Badger Ave. and Hwy. 10. I talked with Jim Ford Sr. who is sort of the agent for this, I think it's Parkdale. What they're going to do is to sell this. My information is the one who want to buy it is a gas station, Schierl Brothers. So what they want to do is to annex to the City and put a filling station there. So why is that important in terms of getting a stop and go light? There's probably nobody that wants to stop there and wants to get out of there and go back east..... Jim Ford said that you obviously want to have a stop and go light there, just for traffic control.

Binder So would they take the stop and go light away from Elizabeth? No. So you'd have stop and go and stop and go. You've got Fleet Farm then you've got the next one past McDonald's and the next one just past there and another one at Badger.

Holdridge In fact they have all the conduits there.

Binder You won't be able to get cars through that stretch. Have you been out there on a Friday? The traffic is just like....

Holdridge I don't like to go out there.

Enright Yes, the traffic backs up.

Binder The traffic will be backed up because they won't be.....

Holdridge But for our citizens, by petition, they want a stop and go light there. Now maybe the best way to get a stop and go light there is have some service station come in and you'll need a stop and go light. I don't think we got much satisfaction with the mayor at all. At one of these meetings there was some lively language about the conversation with the mayor. LaVerne was there, remember that discussion? This sort of thing might be your ticket to getting a stop and go light.

Enright I hope folks will take a stand against this. A gas station at that location is really inappropriate and it contradicts the spirit and intention of the whole Shave/Parkdale Development agreement between Hull and Stevens Point

Holdridge Yes, but this is outside of that (*agreement area*).

Enright I know that and this issue came up several times. What about the land that is to the east of it? Well that land would stay in the natural areas, wetland division and we don't need to do that because it's going to be a long time before the Parkdale fills in. The whole objection to the development in that area initially was the high-intensity commercial development that was close to residential areas and a gas station is just as bad or worse than Menard's because it runs 24/7 and it involves underground gas tanks that affect Hull's well water just like the gas station on Hwy. 10 that backs up to a whole subdivision where it's inappropriate for a gas station to be there. So the compensation of a traffic light there in getting this, actually I think we'd be better off without the.....

Holdridge The annexation law is pretty clear because we fought a battle over that one up on I-39. This land is contiguous to the City and if the owners of that land want to take it into the City, they can annex it.

Enright Right and that's exactly what they put in for Menard's too.

Holdridge But Bob, that was a whole blank area and fighting that battle, particularly when Plover came in and we said that service area could not do that. This one, you've got an area where you've got recreational development back there. You've got the dentist there, the one I go to and that area is probably going to be a commercial development area. The Town of Hull's handle on this one is going to be very, very limited.

Enright Under zoning rules, could the gas station in the area that's already in the City, in Parkdale.....

Holdridge That's already in the City?

Enright Yes. Like.....

Holdridge I have a hard enough time figuring out the zoning in the Town of Hull.

Enright I doubt that they could do that. I would be very much opposed to this.

Holdridge Maybe you are right. But Hull's handle on that thing is very, very limited.

Enright Right but in terms of our legal.... we know because of the annexation laws, we may have limited things we could do but politically there's a lot we could do.

Stemen The gas station would probably turn into a truck stop.

Holdridge Apparently it's going to be like one of those stores. Then I had a call right before I came over tonight that Kwik Trip is going to add a location along there.

Binder Why do we need another 2 gas stations along that stretch?

Holdridge Well, we probably don't because we've got a BP, a Mobile, Fleet Farm.

Enright Then after another one of these goes in there, then we've got the whole issue we've had sort of hanging for 7 or 8 years about the lot that is just east of the bank next to Cops where they've been wanting to do commercial development and the Town stood against that when they put "commercial" on the for-sale sign. You'd have a very difficult time saying you can't put high-intensity commercial abutting the....

Holdridge Don't you think that is because that's really adjacent to our residential area?

Enright But that is right across the street from us. That argument will be made, is all I'm saying. I won't make that argument. I'll argue against the position but that argument will be made and it will persuade people who want wholesale commercial development on that whole strip which is the underlying issue of this whole debate that's stopped that for the past 7-8 years because of the Parkdale land being available for development but it will just rekindle interest again. Whose interest is this serving? It's not serving the Town of Hull or the adjacent area. It's serving the owners of this property who wish to make a sale on this property in an inappropriate way for commercial gain. That's my opinion. I hope the Town will stand with that.

Holdridge That will be an issue, there's no question because for annexation, that land is contiguous. The owners can annex that to Stevens Point. Stevens Point could alter the zoning. There might be some issues because some of that was wetlands.

Enright So who is putting this out?

Holdridge I talked with Jim Ford. Apparently The Store wants to build a service station.

Enright Is he the owner of The Store?

Holdridge He's the owner of the land.

Enright So we've supposed to vote on approval?

Holdridge No, I just wanted to share the information. We need to fight battles but I'm not sure on some of these things, that we've got much of a handle on as much as we'd like to. That other property you're talking about just to the east of the bank, that backs right up to Town of Hull houses. The City has made it clear they don't want certain development there. It's very conceivable that is going to be commercial at some point. There will probably be a real struggle with a service station there. That one there has been long-standing when Wescott was mayor. Gardner was in charge of it. So this is a different kind of animal.

Binder But there are Town of Hull houses here next to it, to the east. There's that one that's real wooded and you drive back into it.

Holdridge That house is for sale, I think.

Binder I had heard somebody bought it. The sign is still up but I think they bought it.

Reid I thought that was just a big park back in there.

Enright There is a park there.

Reid There's trails going through.

Enright Yes, there is. It's to the north. Maybe that's part of it. It would seem to me that the Town has an interest in this. The idea of the Parkdale Development was that it would be developed so that the owners of the land would get something out of the land but they would do it in a way that would not have an adverse affect upon the surrounding areas. There were issues. For example there were issues with how big the offset would be from the street development. You might recall that. That was a big issue because those who wanted low intensity development there agreed that setbacks within the development itself could be reduced in exchange for having an increase in setbacks along Hwy. 10 so that it would not just look like a commercial strip the way Fleet Farm looks right on Hwy. 10. If you're going to put a gas station, you're not going to want it offset. You'll want it right on the corner there, you don't want to waste land of that type. The point that I'm making is that this land that is already developed was developed under the principle that there was an agreement that yes, you could develop land but that you would do it in a way that is appropriate for the surrounding areas and this is a violation of that.

Holdridge This goes back to 20 years ago. I think you would have to go back and revisit that whole discussion.

Binder I would be really surprised if the DOT is going to want 2 traffic lights so close to there.



Holdridge They're studying it right now, in terms of traffic.

Binder Yes.

Holdridge Does the traffic warrant it? That's the question.

Binder If you want to stop traffic flow, that's one way to do it.

Holdridge I know, but Kevin Garrigan is studying it. If they've got the numbers there, you'll probably have a stop and go light there.

Binder They have a thing about having them so close together too.

Holdridge They put some condominiums in there, then they had an accident there and put a turning light. That went in because Jeff F. got hit in the back.

Enright He got hit by a bus.

Binder Maybe they'll take the other one out because Copps is closing so they'll just route everybody.....

Enright If you cut out the one at Elizabeth Ave. because there's not much access except for the fast food places and then the next step could be to turn Clark Street into a frontage road to get access to commercial development. I'm not making this up because this idea was proposed already once before to make Clark Street between Badger and Elizabeth an access road to commercial development in the subdivision and it would make very good logical sense to somebody who wants high intensity commercial development so I think the Town should stand against this just as it did on North Second Drive.

Holdridge I know Bob, but I've got to tell you this all came up because we had the petition from those citizens out there who were almost unanimous in wanting a stop and go light out there. That came out of that.

Amman That was because of the sports center back there wasn't it?

Enright It was because of the high volume of fast moving traffic along there.

Holdridge Trying to get across there. I'm saying that's what they want. This is probably an incentive to put in a stop and go light, but if there's other rationale that you don't want it there because of development, that's a little different issue. This would be in the City, across from our housing property. The one Shelley is talking about, Somer's down there some distance, if that's so, if those people have a real concern with that, we'd like to know that. As you go east on the north side of the road, the next house is the one that Nick Somer's had. So this is what the situation is.

Stemen                    The next house, Gordon....?

Holdridge            That's on the other side, the south side.

Stemen                    No, that's on the north side.

Holdridge            Is that the one that Somer's built?

Stemen                    That might be but I thought it was the second house.

Holdridge            I think there's only one there.

Stemen                    Okay, if that's the only one, then that's the one Gordon built.

Holdridge            Then they must have bought that a long time ago.

Enright                    I'd like the Town to notify the residents in this area that this has been proposed and solicit reactions from the residents who are going to be affected by it.

Stemen                    They might forget about the stop and go light.

Enright                    I think they will.

Stemen                    If they have a choice. Do they want this filling station, truck stop or whatever there or do they want a stop and go light.

Holdridge            We searched things and I'm not sure we can take a stand on it. We may have other issues coming up here but there's a question that as a Town Board, how much can we fight these battles because we've fought a lot of them.

Enright                    Is John's name ....?

Holdridge            It was Bob Berg and John Rechner. So anyway, I'm making you aware of this. I'll talk with John Rechner. You can too. So if the people down there want to get a petition and go against that, they have every right to do that.

Stemen                    If you want to talk to him, you best do it shortly because he's leaving Tuesday for a week or 2.

Enright                    John (*Rechner*) is?

Stemen                    Yes.

Holdridge            Another issue: I had a request from the Heartland Bike Club. They want to adopt Old Highway 18 from about the right-of-way going down around the bend as an Adopt-a-Road. John Gardner sent it over and the problem was we couldn't read John's writing so we sent it back

to him and there's 5 or 6 signatures on there and what that would require is that in the spring and fall they would collect litter along that stretch of Old Highway 18.

Binder From where the City limits are to across to Brilowski or all the way out to Custer?

Holdridge No, only in the Town of Hull from the City line where the motel is. How far is that from the motel to Brilowski?

Binder It's about 9/10ths of a mile.

Holdridge Out to Brilowski?

Binder Yes.

Holdridge Okay. So they would do that whole stretch then.

Stemen Just to Brilowski? They wouldn't go beyond Brilowski?

Holdridge I don't think so.

Stemen That's the Town of Hull though, isn't it John?

Binder Yes, it does go further.

Holdridge They talked about a mile. We've got a map of those Adopt-A-Highway and Adopt-A-Road. The kids at Bannach School walk the whole of Brilowski Road from Highway 10 to Highway 66 and they've been doing it for 20 years or so. So that's about that if you are interested in it.

So we'll be coming back, I've talked with Dave Wilz and we'll be putting together a plan, we've got most of the plan (*for the Public Safety*). In fact we had an accident up at Jordan and Wilshire. A van ran the stop sign. Jordan doesn't have any stop sign. And that was one of the parts of our plan, to put a 3-way stop sign there. Ted Stoltz happens to live right by there. Bob (*Bowen ?*) came in at our last meeting and said there had been an accident up there.

Reid It was that same night.

Holdridge I got the accident report and one of the issues there is a vision triangle. If you come up on Wilshire and look to the right, you've got to get way out to see what coming. There's a hedge there so as part of our original plan, we said we'd put a 3-way stop so that's going to be on the agenda for August 6<sup>th</sup> and we'll probably put a 3-way stop sign. That's part of the plan and the other parts relate to biking. Basically, state requirements. Now the pedestrian part of that is less state controlled but I talked with Bob Konkol, our attorney, about that. To get the pedestrians to walk against traffic, wear light colored clothing and have lights at night. I get calls. Think about it. Somebody is out walking at night with traffic, dark clothing and no lights. These are real simple issues but they are issues here. The other one is how do you slow down the speed limit. One way that was listed in there was signage, a flashing sign. As you go down

the long roads like Jordan Road or Wilshire Road, sticking intermediately some signs talking about watching for pedestrians, bikers, multi-use. I was in Baltimore. I didn't see much in terms of bike controls. In New York, they have some lanes, in fact I almost got hit by a biker. Boston has some lanes, people wear helmets and they stop at stop and go lights. Big cities are trying to do something about this. So that's part of the plan. When we get through with this Water Study, we need to tackle this and get that adopted.

Enright                      The accident up there was a vehicle accident.

Holdridge            A van with 6 young people pulled out in front of what I think was a fish truck. They flipped the truck over. What this guy was doing was I think he came up and was going to swing out and make a U-turn and go back up Wilshire and that's all in the report. But the person in the van said there was a vision triangle problem there and the deputy wrote that in his report. Pete and I went up and looked at it and there sure is a vision triangle problem there. So we've got to correct that stuff. If somebody had really gotten hurt there, we would have had a liability problem.

Stemen                      What are you waiting for then to address that issue? For a meeting?

Holdridge            Yes, August 6<sup>th</sup> it's on the agenda, that 3-way stop. We had a woman on the far end of Jordan who was walking her dog and the dog got killed. There's no stop signs and people say they're speeding. Maybe they are speeding. So we've had that problem around Jordan. A lot of people bike Jordan. I get complaints because some people go down west. At one point, the sun starts to hit them. I don't know what we can do about that. It becomes sort of a handicapping condition. So we can do some things but we can't do others. If we could get everybody who rides a bike to ride it according to the law, stop at stop signs and go with traffic and everybody who walks to walk against traffic and if you're out at night, in either case, to have lights, we'd be doing a big service.

Enright                      Would posting a stop sign have some affect on accidents at this location?

Holdridge            That's what we're going to do. Right now there's only a stop sign at Wilshire so we're going to put a stop sign as you come from the west at Wilshire and Jordan. As you go to the east, there will be a stop sign at Wilshire and Jordan so they're going to have to stop. You know there is always this argument about using stop signs that it's a way to control speed. We were driving around in Chicago and every block has a stop sign. Daily stuck these stop signs in there. So if you think you're going to get up to speed and go a couple of blocks..... Now you know more about that than anybody, Shelley. We were always told, don't put up a stop sign to try to slow down traffic.

Binder                      Yes, because it just gets excessive. Stop signs are for a safety issue.

Holdridge            The City of Chicago has stop signs every block, you'd have a hard time speeding even if you wanted to because of the stop signs. Do you have anything Bob?

Fisch                      I was here because of the Public Safety.

Binder           Have you had any amendments or major changes to your Public Safety Task Force? It's been pretty quiet.

Holdridge       We haven't done anything more. We sort of dropped it when we got into the Water Study. There were some changes in the law in terms of reflectors. So those will need to be incorporated into the ordinance.

Stemen           I know that you say that there are so many bikers that don't give a hoot about the law. That have no lights and no reflectors and they ride down the middle of the road. I see it all the time down Old Wausau Road. We've probably got more bikers than anybody in Town on that road because of the Green Circle. Probably 3 or 4 times in the last week I saw them going 10 wide, taking up the whole road.

Holdridge       I know it.

Binder           That would almost have to be a bike club, right? Is it the bike club or is it just...

Stemen           It was Sunday afternoon, kids.

Holdridge       I don't know how they can legally do that.

Stemen           They just do it.

Binder           You can only ride a bike taking up the lane if the speed limit is 25 mph or less, right?

Fisch            You can have two abreast as long as you're not impeding traffic.

Holdridge       Then the groups, we've got JusticeWorks coming up in September. They came in to have it authorized and make sure they're not running on a seal-coated road or something like that. Those groups are well controlled by the sheriff's department. They'll take up the whole road. There are several others.

## **8. HULL 5-YEAR OPERATIONAL BUDGET UPDATE.**

Holdridge       I'll pass this out. You've probably seen this. (*Several handouts with pie charts.*) There is the 2012 distribution of your property taxes. I keep going back to this and talking about this as we keep getting people calling about this because they say we're raising their property tax and I say the only thing we can raise is 15% of your property tax. We can't raise the School Board (*portion*) or the Voc-Tech (*portion*) or Portage County. Those are all independent, give us the money they've got to collect, it get's redistributed.

Then let me go to the expenditure pie chart. How is our money spent? The reason I throw the expenditure one out is because the expenditures control the budget because the expenditure under state and local law, the state has to have a balanced budget. The federal



Holdridge There is a franchise fee that they pay for having those operations. That's really been steady. That goes back to when we had a telecommunication commission. Wescott headed that. We found out the deal with the cable company is really tough because it's all regulated in Washington by the FCC. There was nobody in Wisconsin who knew much about it and I remember we hired an attorney out of Minneapolis. He knew his stuff and got this franchise fee in there and that's where we get the money. But the approach, though, is to look at your situation as best we can and that varies among the 2,020 households in Hull. But we're going to try to set a tax rate that says our citizens...and we all know what happened if you're on a pension. If you're a state pensioner, those have dropped. And we have all the other situations with the University people, school district and hospital and private enterprise and none of those institutions have been what you call.....they're certainly not flush but to try to realize that property taxes are one of the big taxes.

Enright So what are you going to cut?

Holdridge I'm not so sure we're going to cut. We're going to try to establish the tax rate and all our expenditures. There may well be some that aren't essential for operation. The priority, though, has to be the operational budget. We've got to pick up the garbage and plow the street. We've got to have fire service. Police service is provided by Portage County. But you still have to provide all the services. It'll be an interesting process.

Syens When you work with the process, Bob, you work with a lot of variables and one of the variables is how many times are you going to plow the streets? It affects the fuel purchases, it affects the salt purchases and since I mentioned fuel, what's going to happen to the price of fuel? Another thing we don't control. How do you project that out for 5 years at this stage. It's an interesting operation and I'm involved in that with John and Jim Kruzicki.

Holdridge Or, how often do you need to pick up recyclables? Every 2 weeks? You do need to pick up the garbage every week. We're going to try to have a reasonable tax rate that meet our citizens needs. I can tell you that we get hammered on this stuff. Everybody wants something. Not just our crew but the fire department, etc. A lot of families in this climate are struggling and government ought to tone it down in what we do and make sure what we do is needed and cost effective. We're not going to lose our basic humanity and social justice. But we do have to watch how we spend that. Every government does, you guys are doing that at the University. I don't know of any government that isn't. That's our project.

Enright What did we spend \$809,000 on back in 2009? Was that fire equipment?

Holdridge It may have been a new truck. All that stuff is so expensive. Or it might have been a road reconstruction. Wilshire was about a half a million dollars, to do 2 miles of road. Roads are just expensive. They're expensive to maintain. The best functions we provide are road maintenance and garbage pickup. Parks which is a minimal amount. Elections. Elections are big, we have another one coming up in August. How many did we have this year?

Amman This year we had like 5 or 6. A lot.

Holdridge So those become expensive. Police service is provided by Portage County. But all the basic services you need to maintain a home or household are provided by the Town. And that's only 15% of what you pay for in property taxes. We get assistance from Portage County Planning & Zoning but that's not a big deal.

Stemen When the City plows Town of Hull roads in the winter, do they charge us back for that?

Holdridge We have a trade-off. In my subdivision on my road, it's in the City.

Stemen So you just keep track of the miles versus what we do versus what they do.

Holdridge So our guys plow the rest of my subdivision, Hofmeister drive. In exchange for that, the City picks up some Hull roads. Some of this stuff is just the way these things wind in and out. There's a part of Brilowski Road that's in the City, not far from where Bob Brilowski lived. Through annexations, they're gerrymandered all over.

Syens It just makes good sense to trade off. You plow this area and we'll plow that area.

Holdridge Sure it does. This road out here coming down until it gets to the fire station, it's all in the City.

Enright It's expensive to run the trucks.

Holdridge I don't know what we get for gas mileage on them.

Stemen About 4 mpg. The snowplows.

**9. DATE OF NEXT MEETING:** *The next Plan Commission meeting will be held on Tuesday, August 28, 2012 at 5:30 p.m. here at the Town of Hull Building.*

**10. ADJOURNMENT:** *Motion made by Al Stemen to adjourn meeting, seconded by Jocelyn Reid. Motion carried by voice vote. Meeting closed at 7:05 p.m.*

Respectfully submitted,

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