

CHAPTER 1 Issues And Opportunities For Comprehensive Planning In The Town Of Hull

Section 1.1 Brief History and Description of Planning Area

The Town of Hull encompasses approximately 20,080 square acres in north central Portage County. It is bordered on the south by the City of Stevens Point, on the east by the Towns of Sharon and Stockton, on the north by the Town of Dewey, and on the west by the Wisconsin River (see Figure 1.1).

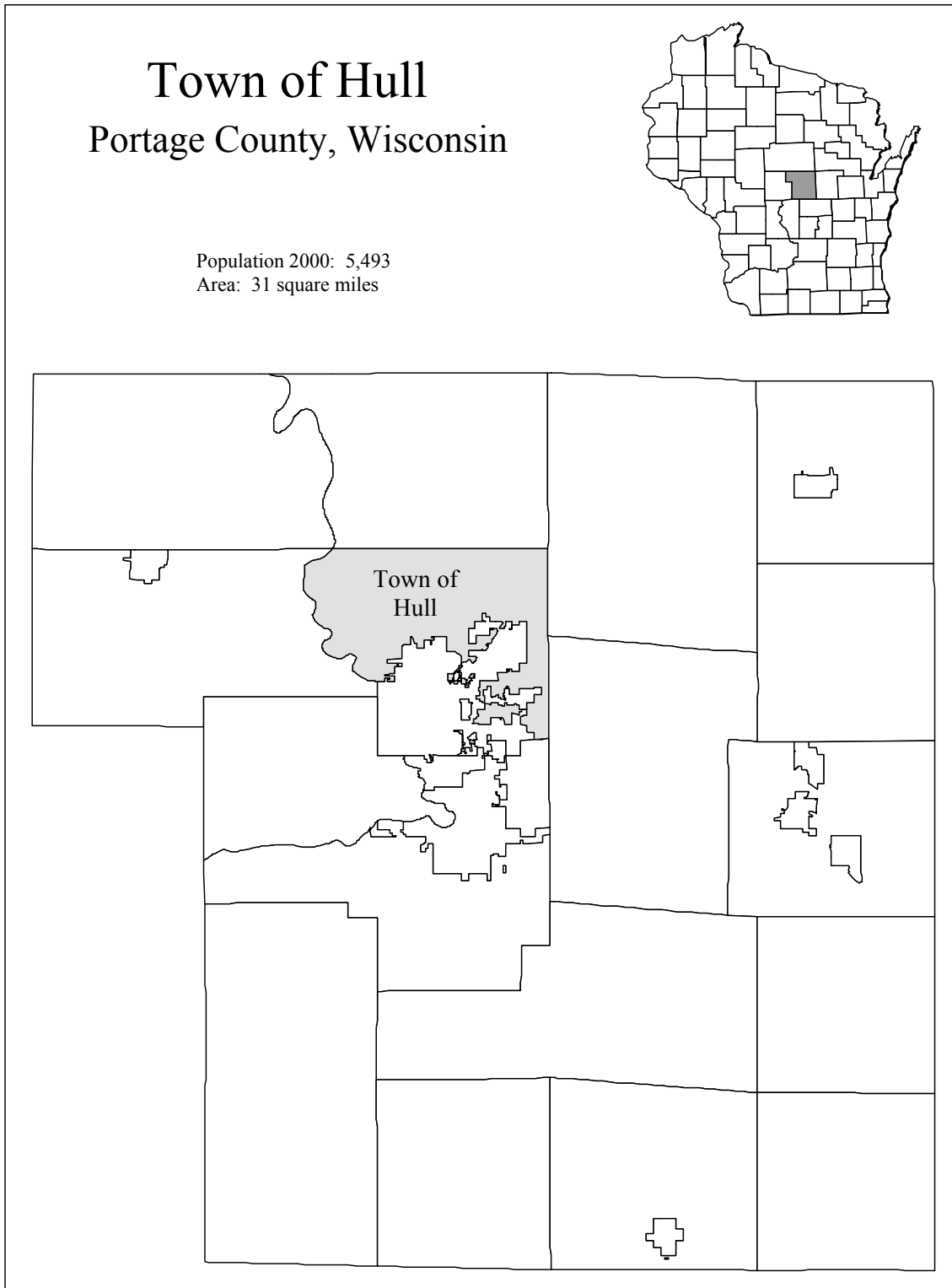
“The original organization of the Town was approved on November 11, 1858 by the Portage County Board of Supervisors’ *Committee on Town Organization*, with the first official “town meeting” being held in March 1859 at the house of Hugh McGreer. School House Number 9, located approximately one-quarter mile northwest of Jordan Bridge, was the site of the first election held in the Town of Hull. Samuel Brown was elected Chairman and Joseph Oesterly and Michael Dawson Supervisors. The school building is still in existence today, being utilized as the Jordan County Park Nature Center. There are two theories on the origination of the name Hull. It is quite possible that the town was named after Hull, England. Alternatively, the name may come from a more local source; records indicate that there was a *D.B. Hull* who voted in the 3rd ward of Stevens Point in 1860.

While the Town today is a mix of woodlands, agriculture and rural residential uses, there was a time when it had a settlement of its own. In 1857 the Village of New Jordan had been platted on the left bank of the Plover River near McGreer’s sawmill. The plat contained four village blocks, each with 12 lots and with streets named Main, Wells, Clinton, Mason, and St. Louis. The primary reason for settlement was to harvest the wealthy timber resources of the area. A direct road had connected the area where the village stood and Stevens Point since the early 1850’s; this is the present-day Hwy 66. With the exploitation of the timber resources and their subsequent decline, the Village of New Jordan vanished as a settlement by the mid-1880’s. Archaeological remnants of this former settlement have been discovered at its site near Jordan Pond” (history excerpt courtesy Portage County Historical Society).

The second half of the 20th century has seen the Town of Hull population grow to nearly 4 times its size in 1950. And while the beginning of the 21st century has seen population growth slow considerably (due in part to losing territory and people through annexation to the City of Stevens Point), Hull is still a desirable place to live. By the year 2025, a projected 6,100+ people may live in the Town, an increase of over 11%, assuming that there are no large annexations to the City of Stevens Point in populated areas.

To accommodate this growth, tracts of land that are now vacant will need to be considered for development. If new development is not properly managed, the Town may find itself facing unnecessarily inflated expenditures for provision of its limited services to the new areas. A large portion of the Town also falls within the 3-mile extraterritorial area for the City of Stevens Point. This extraterritorial area is identified in the Wisconsin Statutes, and is intended to provide incorporated places like Cities and Villages the opportunity to work with the surrounding unincorporated Towns toward mutually beneficial development patterns on the City/Village periphery. This Comprehensive Plan will analyze all of the lands within the Town of Hull corporate boundary, with a special emphasis on meeting Town needs in a cooperative environment within the areas adjacent to the City of Stevens Point.

Figure 1.1 Town Location



Section 1.2 Past Planning In Hull

A. 1978 Development Guide

In August of 1978, the Town of Hull, working with the Portage County Planning Department, completed drafting a two-phase Development Guide to provide for the public health, safety and general welfare relating to the physical development of the Town. Phase I of that document consisted of an inventory and analysis of Housing, Transportation, Population, Economics, Community Facilities and Land Use in the Town. Phase II laid out the goals and recommendations for growth management, as well as, development of the aforementioned elements. This Development Guide was never officially adopted by the Town Board.

B. 1996 Land Use Plan

In 1996, the Town of Hull Planning Committee again worked with the Portage County Planning and Zoning Department to draft a land use plan update for portions of the Town of Hull directly adjacent to the City of Stevens Point. This “urban fringe” plan was pursued by Hull in reaction to the extensive annexation and development activity occurring at the time. The plan was not meant to serve as a complete development guide as it did not address issues such as housing, transportation or economic development.

The intent of the plan, as documented by Hull Town Board correspondence from November 1996, was to provide long-range recommendations for residential, commercial and industrial development within the study area, as well as the preservation of important natural resources such as the Wisconsin and Plover River corridors. The letter, sent to all Hull landowners stated, “The majority of the urban fringe area is recommended for single-family residential growth, although key areas are identified for commercial and professional office development, including land along the north side of USH 10 (east of Jung’s Garden Center) and along the east side of Brilowski Road. The proposed Land Use Plan calls for a detailed, master site-plan to be developed for these areas, which must be acceptable to the Town Board and neighboring landowners, prior to development occurring.” The “urban fringe” plan was also never adopted by the Hull Town Board.

Although neither the 1978 nor the 1996 planning document was formally adopted, they have still both served as policy tools to guide development in the Town, and provide a base to build the 2004 Comprehensive Plan.

C. Shave - Olson Development Project

When a new Stevens Point mayor took office in 1995, he proposed that a joint committee of Hull citizens assisted by county and city planning staff create a development plan for the Shave-Olson property, some 170 acres on the northeast corner of Brilowski Road and Highway 10 East. This was the location where a previous land use conflict between Hull and Stevens Point occurred regarding the siting of a Menards Home Improvement store and expansion of the sewer service boundary.

After nearly a year of committee deliberations the plan was approved by Hull, Stevens Point and Portage County. Shortly thereafter a local development group, Parkdale Development, bought the parcel and invested a considerable amount of money in the infrastructure. Today residential housing, commercial establishment and recreational activities are located there. Parkdale Development donated land for an ice arena and soccer fields. These soccer fields are now built

and are being used. Through implementation of the site plan, Parkdale developers met all the plan requirements mandated by Hull, Stevens Point, and Portage County.

Section 1.3 Current Comprehensive Planning Process

As mentioned in the introduction to this document, this current Town of Hull Comprehensive Plan effort had its beginning as a part of the County-wide planning project started in June 2001. The work during the first 18 months of the County-wide project, performed primarily by the Portage County Comprehensive Planning Joint Steering Committee, centered on public participation, visioning, and the generation of preliminary goal suggestions for the nine required Plan elements. This information was then forwarded to all local units of government in the fall of 2002. Utilizing the information provided by the Joint Steering Committee, the Town of Hull Plan Commission began the Town Comprehensive Planning process in earnest in March 2002. The Plan Commission typically met monthly through February 2006 to put together the first complete preliminary draft of the plan. The Comprehensive Planning process involved several basic phases:

The first phase involves research. Activities include acquiring a thorough knowledge of the existing community setting, identifying problems that require solutions, analyzing critical factors that need to be changed before progress can be made toward community goals, and establishing goals and objectives for growth and development.

The second phase involves the formation of planning policy. Planning policies recommend a course of action that will accommodate expected change, produce desired change, and prevent undesirable change.

The next phase involves the selection of a preferred Land Use Plan for guiding future growth. The Land Use Element relates how the Town is expected to grow, and generally identifies how development should proceed in the future to achieve community goals. It proposes the most efficient use of land within the financial capabilities of the community by identifying where residential, and other anticipated land uses should occur.

The final phase involves implementation of the plan and programs that will influence the day-to-day decisions made by government officials, private enterprise, and individuals. Plan implementation provides the means by which community goals can be achieved. Three major tools of implementation are the Zoning Ordinance, subdivision regulations, and capital improvements program. The ninth element of this plan details what steps will be taken to assure implementation of the planning policies.

The Comprehensive Plan is the primary link between the past, the present, and the future, making it perhaps the best resource for achieving continuity over a period of time, as changes occur within the Town of Hull. It is to be used as a guide by those making decisions with regard to the development of the community. The Comprehensive Plan must also remain flexible so that it can be modified to reflect the processes of actual development and the changing attitudes and priorities of the community. To maintain an updated Comprehensive Plan, new information must be continually gathered and studied to determine trends and reevaluate projections, forecasts, and plans. Even policy recommendations, which are relatively permanent statements, may require periodic review to determine their appropriateness and suitability in relation to the direction and character of community development at that time.

Section 1.4 Town of Hull Vision

As the Town of Hull enters the 21st Century, expectations are that the Town will continue to develop as an almost exclusive single-family residential area. Agricultural land will persist but probably diminish proportionally overall in the Town. Very little commercial development will occur because of the anticipated lack of municipal sewer and water. Growth is expected to be moderate, with residential development occurring primarily in areas contiguous to Stevens Point in the southern and eastern portions of the Town.

Services provided to Town residents will primarily consist of road maintenance, snow plowing, curbside garbage/recycling pickup, and municipal sponsored volunteer fire department protection. Efforts will continue to utilize other governmental units to provide needed services, such as police protection and zoning/planning services obtained from Portage County. Cooperation with other municipalities will continue as long as the best interest of Hull citizens is served.

The Town will strive to keep a reasonable tax rate, below other municipalities in the Stevens Point area and below the State average for towns of similar size. In summary, Hull's future will continue to be largely residential, located in a semi-rural setting with low expectations of services and, correspondingly, a very moderate tax rate.

The following principles shall guide Hull elected and appointed officials as they conduct government activities, serve to guide their behavior and inform their decision making on behalf of all Hull residents.

We believe that the Town of Hull government should be based on the following values:

Transparency – decision making, openly arrived at is our standard. Wisconsin laws require local government to hold open meetings and provide open records. But government needs a “spirit of openness” to guide its operations. Reaching out to citizens by asking their opinion on major road projects affecting their neighborhood is but one example of the spirit of openness.

Fiscal Responsibility – great care and a sense of frugality before we spend tax dollars. Aspects of fiscal prudence include getting competitive quotes on major purchases or services, establishing reserve funds for large projects and always looking for the best price without sacrificing quality.

Competency – strive to seek excellence in our operations whether it is providing fire services, garbage pick-up, snowplowing or assisting citizens in various ways.

Fairness, Justice – apply equality of treatment to all citizens as we conduct Hull’s governmental operations. Every citizen should expect fair, equitable treatment in receiving Hull services.

Integrity – representative government is based on trust between citizens and their elected representatives. Nothing destroys that trust more than dishonesty, unethical behavior by elected or appointed officials. The highest standard must be our goal.

Helpfulness, neighborliness, responsiveness – as small town we should be good neighbors to one another. Hull government should accommodate the wishes of Hull citizens whenever possible. Doing small things are important – piling snow in particular spots or staff going out of their way to help citizens with inquiries.

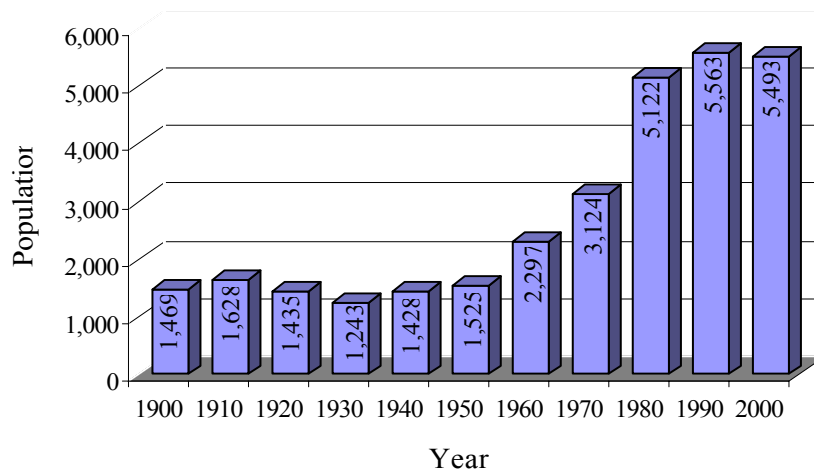
Section 1.5 Demographic Trends

A. Population Growth

Every 10 years the Federal government performs the national census, and these census results are the main source of the information used to understand how communities change over time.

For the first half of the 20th century, the population of Hull went through modest cycles of growth and decline. Population reached a peak in 1910 then declined through 1930. The first half of the century yielded a net increase of 56 people (see Figure 1.2). The decline in the Town's population over the twenty-year period from 1910 to 1930 was characteristic of a rural-to-urban population movement that occurred during that period on a County, State and nationwide level.

Figure 1.2: Town of Hull Population Change, 1900 to 2000



Source: U.S. Bureau of Census

This declining population trend was reversed in the 1930's, with Hull experiencing a significant upturn in population as urban residents began moving back to rural or semi-rural areas. In Portage County, the impact of this migration back to the rural areas occurred earlier and was greater in those towns located adjacent to the larger population centers. Accordingly, towns such as Hull and Plover were quicker to stem the loss of population and experienced larger growth spurts due to their proximity to the Stevens Point Urban Area. In contrast, many of the more rural towns in Portage County did not experience renewed growth until the 1960's.

The Town of Hull's most dramatic growth occurred after 1950, with the Town recording robust population increases of 51% for the 1950-1960 period, 36% for 1960-1970, and 64% for 1970-1980. More recently, the Town experienced a more modest growth of 8.5% for the 1980-1990 period, and a decline in population of 1.3% from 1990 to 2000. In recent decades, Hull has lost small portions of its population to the City of Stevens Point, through the process of individual or neighborhood annexations, as well as undeveloped land being annexed into the City which the City then develops into residential subdivisions. This accounts for the population dip in the 1990's. The Wisconsin Department of Administration, which provides yearly population estimates for the intercensal period, has set the Town's 2005 population at 5,545. This rate of growth since the 2000 Census (0.9%) is roughly one-fourth the rate of the County overall. The Town of Hull currently ranks first in population size out of 17 Towns in Portage County (2005

estimates), nearly twice the size of the second largest Town of Stockton (3,016). Table 1.1 below details the changes in population since 1970 for the Town of Hull, its adjacent neighbors, and other rapidly growing Towns across Portage County.

Table 1.1: Comparison of Population Change, 1970 to 2005

	U.S. Census				State of Wisconsin Estimate	1970 to 2000 Change	2000 to 2005 Change
	1970	1980	1990	2000	2005		
Town of Hull	3,124	5,122	5,563	5,493	5,545	75.8%	0.9%
Town of Dewey	575	803	849	975	1,026	69.6%	5.2%
Town of Sharon	1,304	1,694	1,742	1,936	2,030	48.5%	4.9%
Town of Stockton	1,537	2,208	2,494	2,896	3,016	88.4%	4.1%
Portage County	47,541	57,420	61,405	67,182	69,365	41.3%	3.2%

Source: U.S. Census Bureau; State of Wisconsin Dept. of Administration; Portage County Planning and Zoning Dept.

Table 1.2 below helps to illustrate the migration patterns for the Town of Hull by examining where residents were living five years prior to the census. The “Same House” column identifies the Hull residents that lived in the same dwelling in both 1995 and 2000 (or 1985 and 1990); this can be an indicator of long-term residency. The “Different House, Portage County” column identifies the Hull residents that lived in a home outside the Town, but within Portage County, in 1995. The “Different House, Different County” column identifies the Hull residents that lived in a home outside of the Town and Portage County, but within the State of Wisconsin, in 1995. The “Different State” column identifies the Hull residents that lived in a home outside the State of Wisconsin in 1995. Altogether, this information provides insight into the nature and pace of new residents moving into the Town.

Based on 2000 census information, seventy percent (70%) of the Town's residents lived in the same house as they did in 1995, up twelve percent (12%) from the 1990 census. Eighteen percent (18%) of Hull residents in the year 2000 had moved into the Town after living in other parts of Portage County in 1995 (down from 23% in the 1980 census); seven percent (7%) lived in a different Wisconsin County in 1995 before moving to Hull (down from 12%), and five percent (5%) moved to the Town of Hull from another state (down from 7%). These numbers provide further examples of the slowing of residential expansion within the Town of Hull: increased percentage of residents living long term in the same dwelling; less people relocating into the Town from Portage County and beyond. Table 1.2 provides a side-by-side comparison of this “place of residence” information for the Town of Hull, its adjacent neighbors, and other rapidly growing Towns across Portage County.

Table 1.2: Place of Residence for Town Residents, Five Years Prior to 1990 & 2000 Census

	Same House				Different House, Portage County				Different House Different County				Different State			
	1985		1995		1985		1995		1985		1995		1985		1995	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Town of Hull	2,945	58%	3,669	70%	1,173	23%	939	18%	611	12%	612	12%	377	7%	246	9%
Town of Dewey	585	76%	662	68%	123	16%	194	20%	37	5%	51	5%	22	3%	18	2%
Town of Sharon	1,177	73%	1,383	75%	317	20%	332	18%	64	4%	132	7%	54	3%	36	2%
Town of Stockton	1,589	71%	1,996	73%	466	21%	500	18%	158	7%	239	9%	37	2%	66	2%
Portage County	51%		56%		21%		22%		21%		16%		7%		5%	

Source: U.S. Census Bureau, 1990 and 2000 Census

B. Age Distribution

Table 1.3 below details the number of Hull residents that occupied specific age groups in each of the last three census years, along with similar information for the other sixteen Portage County Towns (in the form of the average for all sixteen) and the County as a whole.

Insight into the nature of the Town's population change over time can be gained through examining how the different age groups change as they move through their life cycles. Age groups for the towns and County (or "cohorts" as they are called when tracking a group of same-aged people) have been displayed in the table in ten-year increments to more easily see how their numbers increase or decline over different census years. The diagonal series of gray and white boxes within Table 1.3 indicate the path of each age cohort through the three census periods.

The 5-to-14 year old cohort for the Town of Hull numbered 1,009 in 1990. Their number declined to 673 (-336 persons, -33%) in the year 2000 as the 5-to-14 year olds became 15-to-24 year olds. A closer look at the census materials also shows a decrease in the 15-24 year old cohort (-189 persons, -24%) between 1990 and 2000. This is an age in early adulthood when sons and daughters move off on their own, and seemingly out of the Town. The decline in most cohort groups over time may be explained by a combination of out-migration, loss due to annexation, or by death. There was, however, a slight increase (+79 or 8.4%) in the number of 25-to-34 year olds between 1990 and 2000.

An increase can also be seen in the number of individuals in age groups above age 35 between 1990 and 2000, when looking straight across the years in the different age categories. The trends in the Town average and County for these categories are similar to the Town of Hull.

Table 1.3: Distribution of Population, by Ten-Year Age Groups

Age	Town of Hull			Town Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Under 5 years	503 9.8%	450 7.4%	314 5.7%	108 9.3%	9 7.8%	81 6.0%	4,343 7.6%	4,266 6.9%	3,964 5.9%
5 to 14 years	990 19.3%	1,009 16.5%	918 16.7%	226 19.0%	224 18.1%	211 15.4%	8,671 15.1%	9,080 14.8%	9,118 13.6%
15 to 24 years	1,031 20.1%	787 12.9%	673 12.3%	207 17.5%	162 12.9%	169 12.5%	15,270 26.6%	13,081 21.3%	13,983 20.8%
25 to 34 years	967 18.9%	939 15.4%	598 10.9%	204 17.2%	196 15.7%	156 11.4%	9,180 16.0%	9,897 16.1%	8,322 12.4%
35 to 44 years	689 13.5%	985 16.1%	1,018 18.5%	131 10.9%	201 16.3%	244 18.0%	5,593 9.7%	8,690 14.2%	10,261 15.3%
45 to 54 years	432 8.4%	679 11.1%	924 16.8%	96 8.4%	126 10.1%	218 16.2%	4,447 7.7%	5,489 8.9%	8,945 13.3%
55 to 64 years	278 5.4%	939 15.4%	576 10.5%	91 8.1%	97 8.2%	123 9.2%	4,185 7.3%	4,299 7.0%	5,235 7.8%
65 to 74 years	153 3.0%	223 3.7%	299 5.4%	69 6.4%	77 6.8%	82 6.5%	3,391 5.9%	3,610 5.9%	3,791 5.6%
75 to 84 years	62 1.2%	77 1.3%	143 2.6%	27 2.6%	37 3.2%	46 3.8%	1,806 3.1%	2,273 3.7%	2,565 3.8%
85 years and over	17 0.3%	17 0.3%	30 0.5%	7 0.6%	8 0.8%	14 1.1%	534 0.9%	720 1.2%	998 1.5%
Total	5,122	6,105	5,493	1,167	1,224	1,343	57,420	61,405	67,182
Median Age	25.4	31.0	37.5	27	32	38	25.4	29.3	33.0

Source: U.S. Census Bureau, 1980, 1990, 2000 Census

The “median age” of a community is the point where ½ of the population lies above and ½ lies below; the older this age is, the older the overall population for a place is becoming. The median age for the Town of Hull has increased by over twelve years since 1980 (from 25.4 up to 37.5 years in 2000), with the rate of increase holding steady over the two decades. The other towns across Portage County have seen their median age increase at a slightly slower pace (ten-plus years, see Table 1.3). The County as a whole has seen its median age increase at an even slower rate, approximately eight years over the twenty-year period. This is an indication that the Towns overall are aging more rapidly than the County’s Villages or City of Stevens Point, and that Hull would seem to be aging more quickly than many other municipalities.

As one would expect with the rise in median age, the percentage of the population for the towns within Portage County over the age of 65 has been trending upward since 1980 as well. The Town of Hull 65+ population segment increased from 4.5% of total population in 1980 to 8.5% in 2000. The average Portage County Town saw this segment increase from 7.9% to 10%, and the County as a whole increased from 9.9% to 10.9%. When examining all of the age groups, we find that all groups below the age of 35 are declining in both raw numbers and percent of overall Town population, while the reverse is true for all age groups above the age of 35. The number of Hull seniors aged 75 and over more than doubled since 1990.

C. Education Levels

Changes in educational attainment have followed similar trends across the different municipal divisions within Portage County. Table 1.4 below compares the attainment information obtained from the census for the Town of Hull with the average results from the sixteen other Portage County towns, and the County as a whole.

The Town of Hull’s overall educational attainment increased during the 1990’s. This was a result of the combination of in-migration, continued educational involvement by the existing residents of the Town and the passing of older residents who did not have the educational opportunities enjoyed today.

Table 1.4: Comparison of Educational Attainment for Residents 25 Years and Older

Ed. Attainment (Persons 25 yrs+)	Town of Hull		Town Average		Portage County	
	1990	2000	1990	2000	1990	2000
Less Than 9th Grade	259 7.8%	168 4.7%	109 11.0%	59 6.7%	4,065 11.6%	2,420 6.0%
9th to 12th Grade (No Diploma)	147 4.4%	177 4.9%	78 7.8%	79 9.0%	3,029 8.7%	3,019 7.5%
High School Graduate	1427 43.1%	1318 36.5%	322 32.3%	386 43.6%	14,082 40.2%	14,952 37.2%
Some College (No Degree)	552 16.7%	590 16.3%	81 8.2%	158 17.9%	5,205 14.9%	7,572 18.9%
Associate Degree	193 5.8%	234 6.5%	33 3.3%	63 7.1%	1,922 5.5%	2,802 7.0%
Bachelor's Degree	475 14.3%	796 22.1%	65 6.5%	99 11.2%	4,594 13.1%	6,468 16.1%
Graduate / Professional Degree	260 7.8%	326 9.0%	22 2.2%	40 4.5%	2,107 6.0%	2,910 7.2%
Total	3,313	3,609	995	884	35,004	40,143

Source: U.S. Census Bureau, 1990, 2000 Census

The number and percentage of Town of Hull residents age 25 and over who had less than a 9th grade education decreased between 1990 and 2000. The percentage of age 25+ residents who completed some college, or completed a college degree program rose from forty-five percent (45%) to fifty-four percent (54%) over the same period. The percentage of people with Bachelor and Graduate/Professional Degrees in Hull has exceeded the average of all Towns and Portage County since 1990. In fact, the percentages for these categories in the Town are twice that of the average of Towns in 2000.

D. Households and Income

The Town of Hull residential community is made up of different types of households. The US Census defines a household simply as “including all of the people who occupy a housing unit”. People not living in households are classified as living in group quarters. Table 1.5 below details the changes in the make-up of Town of Hull households over the last 20 years, and compares them to the Portage County data and the average of the County’s sixteen Towns. Married-couple households, traditionally the largest group within Hull, have seen their percentage of total households increase slightly over the last 20 years, while the percentage of this segment for the Town average and the County as a whole has decreased, even as their number has continued to increase. Single-parent headed households within Hull have decreased slightly from 10% to 8% of family households since 1980. By comparison the Town average and County as a whole have seen single-head households increase between 2% and 3%. Hull’s non-family households have increased from approximately 15% of total households in 1980 to 20% in 2000. The non-family percentage for Portage County has historically been higher than Hull or the Town average.

The Persons Per Household (PPH) calculations for the Town of Hull, average of Towns and the County have continued a shrinking trend over the last 20 years. Hull closely matches the size and rate of decline of the Towns, while the overall County PPH rate of decline has been a bit smaller. This translates into Hull and other Town households being a bit larger than the County average.

Table 1.5: Household Type Comparison

Households By Type	Town of Hull			Town Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Family Households	1,320	1,561	1,583	298	331	380	13,257	14,883	16,496
<i>% of Total Households</i>	<i>85%</i>	<i>84%</i>	<i>80%</i>	<i>84%</i>	<i>82%</i>	<i>79%</i>	<i>72%</i>	<i>70%</i>	<i>66%</i>
Married-couple families	1,193	1,385	1,435	269	293	336	11,592	12,645	13,808
<i>% of Family Households</i>	<i>90%</i>	<i>89%</i>	<i>91%</i>	<i>90%</i>	<i>88%</i>	<i>88%</i>	<i>87%</i>	<i>85%</i>	<i>84%</i>
Other family, male householder	35	48	61	11	16	0	437	602	861
<i>% of Family Households</i>	<i>3%</i>	<i>3%</i>	<i>4%</i>	<i>4%</i>	<i>5%</i>	<i>0%</i>	<i>3%</i>	<i>4%</i>	<i>5%</i>
Other family, female householder	92	128	87	17	22	25	1,228	1,636	1,827
<i>% of Family Households</i>	<i>7%</i>	<i>8%</i>	<i>5%</i>	<i>6%</i>	<i>7%</i>	<i>7%</i>	<i>9%</i>	<i>11%</i>	<i>11%</i>
Non-Family Households	235	290	405	57	73	103	5,056	6,423	8,544
<i>% of Total Households</i>	<i>15%</i>	<i>16%</i>	<i>20%</i>	<i>16%</i>	<i>18%</i>	<i>21%</i>	<i>28%</i>	<i>30%</i>	<i>34%</i>
Householder living alone	162	230	320	48	59	80	3,730	4,679	6,130
<i>% of Non-Family Households</i>	<i>69%</i>	<i>79%</i>	<i>79%</i>	<i>85%</i>	<i>81%</i>	<i>77%</i>	<i>74%</i>	<i>73%</i>	<i>72%</i>
Householder 65 years and over	~	60	108	~	27	30	~	1,933	2,196
<i>% of Non-Family Households</i>		<i>21%</i>	<i>27%</i>		<i>36%</i>	<i>29%</i>		<i>30%</i>	<i>26%</i>
Total Households	1,555	1,851	1,988	354	404	483	18,313	21,306	25,040
Persons Per House Hold	3.29	3.00	2.76	3.28	3.01	2.71	2.93	2.71	2.54

Source: U.S. Census Bureau, 1980, 1990, 2000 Census

Another instructive piece of information on the state of households within the Town is the level of income that each household achieves. Again the Census provides insight into the range of incomes present within Hull.

Table 1.6 below describes how household incomes have changed in the last 20 years. It is a testimony to both the inflation of wages and the increased earning power of the residents of Hull that the percentage of households making greater than \$50,000 per year has increased from six percent (6%) in 1979 to fifty-five percent (55%) in 1999. Median household income has increased from \$20,755 to \$53,915 over the same period. The percentage increase in households earning greater than \$50,000 for Portage County as a whole is slightly lower over the 20-year period (3% to 43%), as is the Town Average (2.5% to 30.8%). The median household income for the Town of Hull has consistently been larger than the Town Average and the County as a whole.

Table 1.6: Household Income Comparison

Household Income Per Year	Town of Hull			Town Average			Portage County		
	1979	1989	1999	1979	1989	1999	1979	1989	1999
Less Than \$10,000	290 18.2%	125 6.7%	51 2.5%	92 25.9%	44 10.8%	24 3.1%	5,300 28.9%	3,210 15.0%	1,767 7.0%
\$10,000 to \$14,999	225 14.1%	114 6.1%	80 4.0%	56 15.9%	32 7.8%	21 2.7%	2,919 15.9%	1,978 9.3%	1,608 6.4%
\$15,000 to \$24,999	526 33.0%	254 13.6%	202 10.0%	115 32.6%	74 18.3%	46 6.0%	5,423 29.6%	4,072 19.1%	3,174 12.6%
\$25,000 to \$34,999	336 21.1%	319 17.0%	255 12.6%	60 16.9%	69 17.1%	63 8.2%	2,907 15.8%	3,654 17.1%	3,425 13.6%
\$35,000 to \$49,999	122 0.6%	566 1.5%	326 0.6%	23 0.1%	95 0.3%	98 0.2%	1,223 6.7%	4,370 20.5%	4,484 17.9%
\$50,000 to \$74,999	60 3.8%	330 17.6%	476 23.5%	6 1.7%	66 16.4%	134 17.4%	380 2.1%	2,983 14.0%	5,771 23.0%
\$75,000 to \$99,999	33 2.1%	114 6.1%	396 19.6%	3 0.8%	15 3.7%	61 7.9%	193 1.1%	661 3.1%	2,820 11.2%
\$100,000 to \$149,999	0 0.0%	27 1.4%	147 7.3%	0 0.0%	7 1.6%	29 3.7%	0 0.0%	274 1.3%	1,346 5.4%
\$150,000 or more	0 0.0%	25 1.3%	90 4.4%	0 0.0%	3 0.8%	14 1.8%	0 0.0%	134 0.6%	717 2.9%
Total Households	1,592	1,874	2,023	353	405	769	18,345	21,336	25,112
Median H-Hold Income	\$20,755	\$37,367	\$53,915	\$16,485	\$31,146	\$47,669	\$16,659	\$28,686	\$43,487

Source: U.S. Census Bureau, 1980, 1990, 2000 Census

With the examination of income information, the Town of Hull assesses the poverty status of its residents. "Poverty" is generally defined as a set of money income thresholds that vary by family size and composition to determine who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically. That is, they are the same throughout the United States. However, the poverty thresholds are updated annually for inflation using the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and does not include capital gains and non-cash benefits (such as public housing, food stamps, and Medicaid). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated children under age 15 (such as foster children). Table 1.7 below outlines poverty thresholds for 1980, 1990, and 2000. Table 1.8 lists the Census information on poverty for the

total number of residents, persons age 65 and above, and families within the Town of Hull, the Town Average, and Portage County as a whole.

Table 1.7: Poverty Thresholds - 1980, 1990, and 2000

Size of Family Unit	Poverty Threshold		
	1980	1990	2000
One Person	\$4,190	\$6,652	\$8,794
Two Persons	\$5,363	\$8,509	\$11,239
Three Persons	\$6,565	\$10,419	\$13,738
Four Persons	\$8,414	\$13,481	\$17,603
Five Persons	\$9,966	\$15,792	\$20,819
Six Persons	\$11,269	\$17,839	\$23,528
Seven Persons	\$12,761	\$20,241	\$26,754
Eight Persons	\$14,199	\$22,582	\$29,701
Nine Persons or More	\$16,896	\$26,848	\$35,060

Source: U.S. Census Bureau

According to census figures, the Town of Hull has historically had a lower percentage of residents earning below the poverty level than the County as a whole. With regard to the other Towns in Portage County, Hull has nearly the same percentage of persons living in poverty, but has half the percentage of its seniors living in poverty than the Town average. And while the number of families in Hull that are considered to be in poverty has been reduced, the town average has a slightly lower percentage than the Town of Hull in 2000.

Table 1.8: Percent in Poverty Comparison

	Town of Hull		Town Average		Portage County	
	1989	1999	1989	1999	1989	1999
Persons	5,554	5,493	1,068	1,162	57,805	67,182
Below Poverty Level	379 6.8%	293 5.3%	98 9.2%	64 5.5%	7,454 12.9%	6,074 9.0%
Persons 65 Years and Over	317	472	102	128	5,327	7,354
Below Poverty Level	11 3.5%	22 4.7%	13 12.8%	13 10.4%	740 13.9%	561 7.6%
Families	1,582	1,601	281	329	14,927	16,643
Below Poverty Level	79 5.0%	57 3.6%	19 6.8%	11 3.5%	1,051 7.0%	725 4.4%

Source: U.S. Census Bureau, 1990, 2000 Census

E. Employment Characteristics

Table 1.9 below summarizes employment by industry data provided for the last three census years. This information represents what type of industry that the working residents of Hull were employed by, and is not a listing of the employment currently located within the Town. The discussion of the Hull economy will take place within the Economic Development Element of this Comprehensive Plan. It should be noted that the method used for classifying industries was changed between the 1990 and 2000 Census, and therefore the information included in the industry categories of Table 1.9 is not entirely consistent for comparison between those years. The table attempts to place the three Census years in a useable context.

The primary employment industries for Hull residents in 2000 include: Finance, Insurance, Real Estate, and Educational, Health, Social Services. Each of these sectors represents the largest employment industries since 1980. The percentage of residents in the Finance, Insurance, and

Real Estate industry exceeds the percentages for both the Town Average (8.2%) and Portage County (10.3%). The Educational, Health, Social Services percentage for Hull exceeds the Town Average (15.9%), but is less than the County (20.2%). Industries showing a percentage increase in employment in Hull since 1980 include: Construction, Information, Transportation/Warehousing/Utilities, Arts/Entertainment/Recreation Services, Professional/Management, Public Administration, and Other.

Table 1.9: Summary of Employment by Industry

Industry	Town of Hull			Town Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Agriculture, Forestry, Fisheries, Mining	62 2.7%	57 1.9%	46 1.5%	95 20.5%	84 13.9%	59 8.2%	1,816 7.3%	1,755 5.8%	1,241 3.5%
Construction	144 6.3%	143 4.8%	190 6.4%	25 5.3%	43 7.1%	52 7.1%	1,004 4.0%	1,297 4.3%	1,707 4.8%
Manufacturing	334 14.6%	457 15.4%	407 13.7%	108 23.3%	134 22.3%	168 23.1%	4,637 18.6%	5,373 17.8%	6,314 17.7%
Transportation, Warehousing, Utilities	104 4.5%	148 5.0%	159 5.3%	26 5.5%	41 6.9%	47 6.5%	1,214 4.9%	1,511 5.0%	1,948 5.5%
Information	0 0.0%	0 0.0%	79 2.7%	0 0.0%	0 0.0%	11 1.5%	0 0.0%	0 0.0%	835 2.3%
Communications/ Other Public Facilities	25 1.1%	27 0.9%	0 0.0%	5 1.0%	5 0.9%	0 0.0%	325 1.3%	367 1.2%	0 0.0%
Wholesale Trade	115 5.0%	67 2.3%	137 4.6%	17 3.7%	21 3.5%	23 3.2%	885 3.5%	1,026 3.4%	1,235 3.5%
Retail Trade	379 16.6%	624 21.1%	379 12.7%	59 12.7%	85 14.2%	84 11.6%	4,317 17.3%	5,667 18.8%	4,813 13.5%
Finance, Insurance, Real Estate	469 20.5%	552 18.6%	543 18.2%	37 7.9%	51 8.5%	59 8.2%	2,971 11.9%	3,359 11.1%	3,682 10.3%
Professional, Management, Administrative	0 0.0%	0 0.0%	127 4.3%	0 0.0%	0 0.0%	23 3.2%	0 0.0%	0 0.0%	1,627 4.6%
Business and Repair Services	40 1.7%	87 2.9%	0 0.0%	9 1.9%	14 2.3%	0 0.0%	518 2.1%	941 3.1%	0 0.0%
Personal Services	0 0.0%	54 1.8%	0 0.0%	0 0.0%	13 2.2%	0 0.0%	0 0.0%	777 2.6%	0 0.0%
Arts, Entertainment, Recreation Services	79 3.5%	37 1.2%	185 6.2%	13 2.8%	4 0.6%	39 5.4%	734 2.9%	388 1.3%	3,005 8.4%
Educational, Health, Social Services	417 18.2%	472 15.9%	538 18.1%	57 12.2%	77 12.9%	116 15.9%	5,331 21.4%	5,617 18.6%	7,192 20.2%
Other	74 3.2%	119 4.0%	107 3.6%	9 2.0%	16 2.7%	28 3.9%	624 2.5%	1,362 4.5%	1,236 3.5%
Public Administration	47 2.1%	120 4.0%	80 2.7%	6 1.4%	12 2.0%	16 2.2%	571 2.3%	710 2.4%	842 2.4%
Total Employed Persons	2,289	2,964	2,977	465	601	727	24,947	30,150	35,677
Unemployed Persons	191	140	108	48	31	33	2,013	1,590	2,255
Total Labor Force	2,480	3,104	3,085	513	654	494	26,960	31,740	37,944
Percent Unemployed	8.3%	4.7%	3.6%	10%	5%	5%	8.1%	5.3%	6.3%
Persons 16 Years +	0	4,008	4,221	0	874	452	0	47,202	53,135

Source: U.S. Census Bureau, 1980, 1990, 2000 Census

Section 1.6 Forecasts

A. Population Projections

Portage County Planning and Zoning Department prepares population projections for each of the municipalities within the County. The methodology for this projection is included in Appendix D of this Comprehensive Plan.

The Town of Hull Plan Commission has reviewed the following projected population totals for the planning period; however, they think that these projections are too low and think that the Town's population will exceed 6,000 by the year 2025.

Yr 2010: 5,788 Yr 2015: 5,868 Yr 2020: 5,998 Yr 2025: 6,169

B. Household Projections

Household projections for Hull will be based on the above stated population projection divided by the anticipated number of persons per household in both 2015 and 2025.

The number of persons per household has been steadily declining in Hull, from 3.29 persons in 1980 to 2.76 persons in 2000. Using a method of linear regression, the forecasted number of persons per household (PPH) in 2010 will be 2.49. Forecasting numbers far into the future using linear regression produces increased uncertainty, therefore, the persons per household will be held at 2.49. Keep in mind that these numbers represent projections and should not be used as absolute.

Using a PPH of 2.49 for this plan horizon (2025), the household projections for the Town of Hull are:

2015: 2,357 households 2025: 2,478 households

C. Employment Projections

The Town has continued to experience a decline in employment in the agriculture, forestry, fisheries and mining sector. As residential growth from within the Town and neighboring communities occurs, this trend is expected to continue. The sectors that are expected to continue to employ a large percentage (36%) of residents will continue to be finance, insurance, real estate, and; educational, health, and social services. Growth in employment will most likely come from the information, and arts, entertainment, and recreation services. According to Census 2000 data, 95% of residents work outside the Town and this trend is predicted to continue as there is little desire to promote large scale commercial or industrial development within Hull.

Section 1.7 Conclusions

The Town of Hull recognizes the decreasing role that agriculture plays within its boundaries, and toward the preservation of a rural lifestyle and community character. As such, Town residents wish to manage growth in a manner that does not impede the continuation of a low density, residential lifestyle that also recognizes the importance of its natural resources

Goals, objectives and policies provide the framework for guiding future community development activities in the Town of Hull. A means of deriving goals and policies is through issue identification. Many of the issue statements in the various plan elements are framed as questions so that by answering the questions plan commissioners could more easily form goal or policy statements. Goals are stated as desirable conditions to strive toward in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private enterprise and individuals. Objectives are general targets to be achieved along

the path of satisfying community goals. Policies are more specific recommendations or methods of action to accomplish these stated objectives. Together these three pieces express the uniqueness of the community while providing guidance for desirable patterns of growth and development. The following statements are reflective of the overall desires of the community:

A. Summary of Findings

1. The Town of Hull is located adjacent to Stevens Point and will have many interactions with the city relating to urban growth, developments, and land use planning.
2. A Hull land use plan must address the needs of growing urban area and articulate a growth strategy in cooperation with Stevens Point.
3. Hull's population by the year 2025 could exceed 6,000 citizens. Hull will remain a primarily single family residential community.
4. Major community services like police protection, solid waste disposal, will continue to be provided by other governmental units, such as Portage County Planning and Zoning.
5. The characteristics of Hull's population include:
 - Hull is the largest town in Portage County.
 - Hull's population is getting older.
 - Hull's citizen's educational attainment exceeds other government units in Portage County.
 - Hull's household income is higher and poverty rate lower than Portage County.
 - Hull citizens are employed outside of the Town and primarily employed in service jobs – finance, insurance, education, etc.
 - By 2025, Hull is expected to have 6,169 people and 2,478 households. However, there is an irregularity in the 2000 Census population projections.

B. Issues Outstanding

1. How can the Town maintain its identity and preserve its land base?
2. To what extent will surrounding units of government work together to manage growth?
3. How will the Town provide cost-effective services desired by the Hull population?

C. Long Term Goals (Goals)

1. Maintain the Town's residential character and tax base.
2. Determine ways and means to continue to protect single family residents and neighborhoods from harmful impacts.

D. Short Term Goals – 3 years or less (Objectives)

1. Develop a growth strategy and articulate growth patterns for the Town of Hull.
2. Develop an urban area growth strategy and plan together with Stevens Point.
3. Develop a financial plan to continue to offer Hull citizens essential services at reasonable cost.

E. Action Plan (Policies)

1. The Plan Commission should develop a growth strategy and plan that is acceptable to the Town of Hull Board.
2. The Hull Plan Commission should develop a joint urban area growth plan with Stevens Point Plan Commission acceptable to both Hull and Stevens Point.