

TOWN OF HULL
**PLAN COMMISSION
MEETING**

April 24, 2018
TIME: 5:30 p.m.

1. CALL THE MEETING TO ORDER: The Town of Hull Plan Commission Meeting was called to order on Tuesday, April 24, 2018 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, Paul Kubowski, Jan Way, Bob Enright, Bob Bowen, Dennis Ferriter, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Also present: Kristen Johnson-Portage Co. P&Z, Krista Mendyke, Nick Brzezinski, Jerry Brzinski, Lucy Klismith, Stan Klismith, Kent Worzalla, Jim Buck, Russ Losinski, Darren Krzanowski.

2. APPROVAL OF MINUTES OF Jan. 16, 2018 Hull Plan Commission meeting:
Motion to approve the minutes of the meeting of the Jan. 16, 2018 Hull Plan Commission was made by Dennis Ferriter, seconded by Paul Kubowski. Motion carried by voice vote.

APPROVAL OF MINUTES OF Jan. 30, 2018 Hull Plan Commission public hearing meeting regarding the Kluck subdivision rezoning: *Motion to approve the minutes of the meeting of the Hull Plan Commission on Jan. 30, 2018 was made by Jan Way, seconded by Bob Enright. Motion carried by voice vote.*

3. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS MAY BRING THEM UP AT THIS TIME. CITIZENS WISHING TO ADDRESS AGENDA ITEMS CAN DO SO WHEN THE AGENDA ITEM IS UNDER DISCUSSION.
None.

4. Announcements; Chairperson and Members.

- John H. announced on May 22, 2018 there will be a meeting at the County about the Kluck proposed subdivision by the County Planning & Zoning Committee. It will include the question of letting roads go through that subdivision or having cul-de-sacs (off Sunny Crest Drive and Larry's Drive). John said the County would like to have those 2 roads go through the subdivision but Hull does not want that.
- JH also shared a copy of a letter from Jeff Schuler at County P&Z approving the Kluck property rezoning. It is now R-2 Residential.
- Another letter, also from Jeff Schuler, John shared regarding the Mendyke property. The County Board referred it back to the Portage County Planning & Zoning Committee. Bob Enright attended the public hearing at the County level for that.
- At the Hull Annual Meeting, there were 47 Hull citizens plus Hull staff and Board.

- Dennis Ferriter brought up an idea about the Law Enforcement Center. Dennis said in Montana, to avoid building additional jails, they use otherwise vacant buildings (like Stevens Point's old Cops and Walmart buildings) to house less dangerous criminals (white crimes, non-violent). It has worked very well and also provided good police support in the areas where those are located with police coming and going to these facilities. Dennis said instead of a \$21 million new law enforcement building, use the various vacant buildings available in the area. Dennis said citizens may want to encourage that idea. Otherwise, \$21 million will affect local taxes and taxpayers. John H. said he felt there should be a lot of discussion on that issue.

5. Center for Lane Use Education May 22, 2018 Workshop – Using and Updating the Comprehensive Plan.

- A copy of an in-service regarding comprehensive plan updates was shared with the Hull Plan Commission and the date of the in-service is May 22. John encouraged the members to attend and if they let us know they want/can attend, Hull would pay for the \$15 fee per person. It starts at 6:00 p.m. and adjourns at 8:00 p.m. on May 22nd.

6. Brice Nelson CSM approval request for combining 3 lots into 2 lots in Timber Creek Estates off Infinity Lane and Casimir Road W., Section 7, Town 24 North, Range 8 East, Town of Hull, Portage County. Darren Krzanowski – Central Staking.

- Darren K. is the surveyor for this property. Tracy Pelky had no issues with this request to combine 3 lots into 2 lots. Brice Nelson's son lives at the home shown on the map. This area is off Casimir Road area. The lot that used to have a lot of junk on it has now been cleaned up. Brice's son will take the newly formed Lot #2 which has his home on it and Brice will take Lot #1 (the southern lot). The new Lot #2 is a combination of the previous lots 5 and 6.
- Bob Bowen asked if Ralph Schuda had sold that to Brice and Darren said yes. Bob asked Darren what are the intentions of the Nelsons.
- Darren said Brice Nelson's son already has a home on Lot #2 which he is keeping and Brice may be building a home on Lot #1. There is nobody on Lot #1 right now.
- Bob Enright asked about lots on the west side of I-39 and if they need to be 5 acre lots. But that only pertains to brand new developments and lots, not a rearrangement of existing lots. This is not subdividing. They're combining lots. One lot is 3-4 acres and the other 7+ acres.
- Bob Bowen said he is very familiar with the area and this is a move in the right direction. He feels it improves the neighborhood considerably.

A motion was made by Bob Bowen to approve the Brice Nelson CSM approval request combining 3 lots into 2 lots. Motion was seconded by Paul Kubowski. Motion passed.

7. Jim Buck rezoning request to change lots from R-2 Residential to A4 General Ag for 4 lots being combined into 1 lot off corner of Brychell Drive and Hwy. 66, Section 12, Town 24 North, Range 8 East, Town of Hull in Portage County.

- Kristen Johnson from Portage County Planning & Zoning wrote a memo on the request which was shared with the Hull Plan Commission members. Kristen met with Mike

Williams and Tracy Pelky. They understood that (the potential buyer) would like to put a garage on the property. Under the current zoning of R2, you cannot have an accessory building like a garage prior to building a house. The need to change the zoning would be to allow a garage to be built before a house. She said the Hull future land use for the area calls for rural residential and A4 would be compatible with that land use so it would be consistent with the Hull Comprehensive Plan. The surrounding zoning in the area is largely A4. There is one lot to the south that is R2.

- Bob Enright asked if this garage would be for commercial vehicles. Jim Buck said probably just for private use.
- John H. asked how long is the garage going to be there (before something else is built).
- Jim B. said he didn't know.
- The neighbors (Mr. Klismith) said perhaps he should know or find out.
- Jim B. said he has sold the property contingent upon this approval and that's why he doesn't know.
- John H. asked if the new buyer was in attendance and he was not. John then asked if any citizens at this meeting would like to talk to this issue or ask questions. No response. JH then asked if there were any opinions on this particular change in zoning. An unidentified citizen asked how big the last lot is that's left over in that area to the south. Kristen J. said maybe around 2 acres.
- Bob Enright asked Kristen what the requirements were for building a garage. Kristen said in A-4 zoning there is no limit on the size of the building.
- Dennis F. asked where the garage would exit to and Jim Buck said the proposed CSM would require no access along Brilowski or Hwy. 66, it would have to be off the east side which is Brychell Drive.
- Bob Bowen asked about the motivation for the change of zoning, if that was because of the restriction of the garage being built before a residence is built. Jim B. said that restriction/request came from Tracy Pelky. Tracy said he wanted to see a map that restricted the ingress and egress to off of Brychell Drive. Kristen said there is a requirement in the County ordinance that access needs to be off the lessor travelled road.
- Dennis F. asked where the property is in Hull and it was indicated it is near Jordan Pond, south of Hwy. 66. There is a portion of woods between Hwy. 66 and the property that is owned by the DOT with a snow mobile trail on it.
- John H. asked about Brychell Drive. It is an official Hull road and at the south end of it is Rick Wyman's house. John then asked if the neighbors have any objection to this request. The Klismith neighbors indicated if it gets rezoned to agriculture, they could do a lot of different things there. John H. said if we approve this re-zoning, then conceivably anything under that zoning category could go in there.
- Jim B. said he didn't think the new owner had any plans to put up a 'monster' building.
- Bob Bowen asked if this discussion and subsequent motion/vote would be combining agenda item #7 and #8 and John H. said yes it would, the re-zoning and the CSM (combining of 4 lots into one).
- Bob Enright asked if there are uses under this new zoning that would be incompatible with the surrounding area.
- Kristen J. said we should look at the existing surrounding zoning. Nearby is ag with general ag uses.

- Jim B. said the buyer's intention is put in a garage prior to building a house. John H. said how do we insure that will happen, could the owner put cattle on the land if it becomes ag zoned? Jim B. said he thought the property is too small to do that.
- Mr. Klismith asked if light industrial and agriculture (zoning) are the same thing and Jim B. said no.
- Dennis F. asked about the small vacant lots across the road on Brychell Drive. Darren K. said across the road (these small lots) is woods.
- John H. said he did not want to support a motion to approve the request because he felt we needed more information. He didn't know what 'putting a garage on there' really means.
- Mrs. Klismith said maybe they could specify what the maximum size of the garage could be.
- Jocelyn Reid said could we vote separately on a motion to approve the combining of the lots and Darren K. said we don't need to vote on that aspect of it.
- Jim B. "I have discussed this extensively with Tracy Pelky and all the powers that be that I could find and this has never come up before. This should be a very simple process of changing the zoning from residential to ag." Kristen J. said it should and it's allowing the same thing that is already in the surrounding area.
- John H. said he would be more comfortable if Tracy was there and could explain the situation to us. If the new owner puts a garage there, where does that take the property, what is the size of the garage? What is he going to do there?
- Jim B. said the new owner is going to build a house after he builds a garage.
- John H. said he is still uncomfortable with that but the Commission can do what it chooses. JH said he didn't think there was a problem with joining these 4 lots. Darren K. said that could be done without a survey. It was just that Tracy asked the survey to limit access. Jim B. said Tracy also wanted a 50 foot building setback from the north property line to keep a building further away from the highway.
- Jan Way said she understood it's not like the new owner could start a new business because he would need a special zoning to do something like that. Kristen said he couldn't use it commercially because he wouldn't be zoned commercially. Jan said their own home is on ag land and they had to get special permission to have their business there. They couldn't just put a building up and start operating a business. She thought that would be the case with this too.
- Jim B. - "The way it currently stands, I could put 4 houses on these 2 acres. What is being proposed is much more desirable than putting 4 wells and septic on that 2 acres. So I'm asking for something that makes more sense than what currently exists."
- John H. - "My concern is, whoever owns this puts a garage up. Where does that take us? Where does that lead to? What's going to be in the garage? Do we have some commitment from whoever buys this property that there will be some limited use of that garage?"
- Jan W. - "I think we do because it would have to go to zoning."
- Bob B. - "Jim, I don't think this is leading to a denial. I think it's leading to a specific knowledge of what is going to be there and then there will be no question about approving it."
- Jim B. - "If this is denied, my buyer goes away. If you don't approve this tonight, my buyer goes away."

- JH – “This could be approved tonight, but it has to go to the Town Board as we are advisory to the Town Board.”
- Jim B. – “This is one of 4 meetings that is in the process of getting this done.”
- Bob B. – “John, to be a bit more amenable to what Mr. Buck wants, we could approve it with a contingency that the (Hull) Town Board further reviews this with an effort to acquire the information about the specifications of the building that’s to be put on it. That would be the basis for our approval.”
- John H. – “Have Tracy Pelky get in here and advise us.”
- Bob B. – “Right. So we could at least have a contingent approval.”
- Jim B. – “I can work with that.”
- Bob E. – “Kristen, you said it’s the same zoning that there is in the adjacent areas. Why are these individual lots on the back here?”
- Darren K. – “The lots were originally created when they did a subdivision out there for the lumber mills in the 1850’s. So they had all these 82 foot wide lots like an accordion.”
- Bob E. – “The owner of that land could sell those as individual lots, right?”
- Darren K. – “They could.”
- Jim J. – “Which would be much less desirable than what is being proposed.”
- Kristen J. – “But would they have to split them because when you look at it now, it’s one giant chunk of land.”
- Darren K. – “That’s because they’re all owned by one owner.”

A motion was made by Bob Bowen to approve the request by Jim Buck with a contingency that the (Hull) Town Board further reviews this with an effort to acquire the information about the specifications of the building that’s to be put on it. Motion was seconded by Jocelyn Reid. Motion passed.

8. Jim Buck CSM approval request for combining 4 lots into 1 lot off Brychell Drive and Hwy. 66, Section 12, Town 24 North, Range 8 East, Town of Hull, Portage County. Darren Krzanowski – Central Staking.

- Jim Buck is the current owner of this property. The surrounding homeowners were sent a copy of the agenda highlighting agenda items #7 and #8 in case they had an interest in attending the meeting. Lucy and Stan Klismith who live nearby were in attendance at this meeting.

- John H. asked Mr. Buck to describe what he intends to do with the property. Jim B. explained the property is currently 4 lots and he is proposing to combine those 4 lots into 1 lot which would then be 1.96 acres.

(See notes under #7 where Darren K. said no separate motion is needed for this part and where John H. said we were combining agenda #7 & agenda #8.)

9. Pete Klismith request for CSM approval of land division off North Reserve Drive. Tom Trzinski – Lampert-Lee surveyor.

- John H. asked if there was anyone there to represent Pete Klismith or this request. As there was no one there, John said we would not take this up. Either the agent or Pete needs to be there to answer questions. John said there was a memo that Janet W. put together that was just put on the table tonight. He said it’s never a good idea to review something they haven’t read in advance. There are a lot of questions about water flow, wetlands, going across wetlands with a driveway. Tracy Pelky had said that P&Z staff

would not support crossing wetlands with a driveway. John said there was a modification to the request and that was what was put on the table tonight.

Jan Way made a motion to table agenda item #9 since there was no representative for the request/property in attendance. Motion was seconded by Dennis Ferriter. Motion passed.

10. Review of Mendyke rezoning request for property at Wilshire Blvd. N. and Stanley Street. *A motion was made, per the request of Mendyke Mendyke, by Bob Bowen to move agenda items #10 up in the meeting to before item #6. Motion was seconded by Jan Way. Motion passed.*

- Krista Mendyke commented on the flow of events so far on this request. They have been trying to move it through the required process, starting with the Hull Plan Commission meeting, then moving it on to the County level. Humphrey's is a non-conforming C-4 (Commercial 4) #1 use. The only thing they are not doing is auto sales. Prior to the zoning meeting at the County, they were told by the County to come up with a conceptual site plan to show the maximum amount of use that would ever be done in terms of a parking lot size.
- Kristen Johnson (Portage Co. P&Z) said the site plan was not for the re-zoning portion but the second part of it which would be the fact that the property is in the Wellhead Protection Zone and any affects to the groundwater would need to be reviewed by the County Board of Adjustment which would have come after the re-zoning. Mendyke was putting it early on up front for the re-zoning site plan.
- Mendyke M. said they were told to do that to submit it. So she called Rettler (the planner/designer), told him what the Hull recommendations were, which included the issue with the Wilshire entrance being too large. So they drew an entrance off the back of 4th Ave. with a big parking lot. Rettler didn't understand this property is in the Town of Hull, and currently the property has their well and septic in the back of the property near the 4th Avenue residential area. Mendyke said the only way this conceptually could become this large (the parking lot area) would be if they annexed to the City and get put on municipal sewer and water. Mendyke said the site plan as Rettler first did it would not have even been possible with the Town of Hull. Only possible if part of the City. Mendyke said neither they nor Rettler realized that at the time. That initial site plan got the neighbors riled up, which Mendyke could understand since it showed a big parking lot across the street from the residents around there. All the neighbors around this property are in the City of Stevens Point. Mendyke said this 2 acres of property is essentially an island of the Town of Hull (although there is a small umbilical cord of Hull land attaching the area to other residential Hull residences). Mendyke said the surrounding neighbors showed up at the County meeting and spoke about noise, light, the entrance off 4th Ave. and anything else they thought could possibly happen. The County listened to the citizens.
- Mendyke talked with Alex, one of the nearby residents and showed him what the Mendyke's really wanted to do. This is being done for Mendyke's 26 year old son who would be the landlord. Mendyke showed Alex how everything would stay the same, at least for a few years. Mendyke's son was thinking about having residential on the back of the property, if it's attached to the business. Mendyke said the biggest parking lot they

would ever have in the future would have only half as many parking spots as was drawn in the original conceptual plan. The citizens said they didn't know that and didn't have a problem with that and could support that new design.

- Mendyke said they would need to start the whole process over again. The local citizens prefer it stays looking like it is and that's all the Mendyke's are really asking for. In order to build anything on a non-conforming property, they would need to change the zoning. Mendyke said Humphrey's is staying there, not going anywhere, not leaving.
- Mendyke said Jeff Schuler said the County made a mistake by asking for a site plan for something that really wouldn't happen anyway and asked the Mendyke's to try again. That is why the County turned it back to be reconsidered.
- Kristen Johnson said that County meeting to reconsider this might happen in early to mid-May. That is what Jeff Schuler told Kristen J. There is no set meeting scheduled yet because the Planning Commission was not functioning in April because of the elections. They need to get re-appointed first.
- Bob Enright spoke at that County public hearing meeting. Bob had a concern with 3 or 4 different issues. The main one being hearing the testimony of the people who lived in the area and the effects they perceived would have on their quality of life. In addition, that type of zoning is not intended for residential areas. Also that you need to plan zoning changes not for what the uses are right now, but for the uses that would be legally permissible if this property was to be sold. Also the entrance issue which has now been addressed.
- Mendyke showed Bob a new rendering of the proposed layout showing the smaller entrance way. There were two renderings, one showing the maximum number of parking stalls that could be possible. The other rendering showing fewer parking stalls just along the Stanley Street side of the property. Mendyke said if this rendering had been submitted initially, she felt the neighbors would not have had an issue with it. She explained that what the property is zoned for right now, could potentially permit a much worse use in residential than what Mendyke's are now asking for. She said what they are asking for is what the property is already being used for. They are just asking to change the zoning to correct the non-conforming status that currently exists.
- John H. asked Mendyke is they will continue to pursue this.
- Mendyke said yes. It is understood by Jeff Schuler and the neighbors that the current zoning is way less desirable than what the Mendyke's are asking for (in terms of changing/correcting the zoning). She said if someone came along and bought the property as it is under C3, they could clear cut it and do whatever they want and make the whole property a big open commercial property.
- Bob Bowen asked who the proposal was for or if the property would be sold to somebody else.
- Mendyke said if they didn't have a use for it, why would they keep it. It would then be sold for a C3 use. Mendyke's are the prospective owners of Humphrey's. Mendyke's have the interest as they will be/are the owners (closing is in progress).
- John H. asked Mendyke to please leave us copies of the new renderings. Mendyke said she can e-mail it to us as well.
- John wanted to make sure Hull understood what is being proposed.
- Mendyke said the proposal is for what the property is currently being used for.
- Dennis Ferriter asked Mendyke what their primary goal is with this property.

- Mendyke said their son has been working for a year with realtors to find something that fits this small business model so they went to Humphrey's talking about leasing from him, part of the property and he said, 'why don't you lease from me because I'm thinking of selling it anyway'. Humphrey's is still the owner of the property until the closing happens. Once they close, Humphrey's will lease from the Mendyke's. Jim and Mendyke worked out a sale to lease it back to Humphrey's and Jim and Mendyke's son. Her son's plan was to build on the back residential part of the property, even though it's commercial, and attach a dwelling. The family has been here a long time and plan to remain local people.
- Mendyke said there are currently about 10 parking stalls at the property. The 2nd rendering/drawing is where a parking lot would go in front of the building on the commercial side leaving the back part of the property wooded like it currently is. (The 2nd rendering shows 47 parking stalls.) Although the County said they could annex the property to the City, Mendyke said why would they do that if they don't need to and they don't need to.
- John H. said this is an inter-governmental type issue/request and he didn't know if we had ever had a request like this before.
- Mendyke emphasized that the original site plan that was submitted to the County seemed to be the focal point of all the problems and it wasn't even the plan the Mendyke's wanted. Not even possible on that property as a Town of Hull property. Only if they annexed to the City could it be possible to put the whole property into a parking lot as it would need to be connected to municipal sewer/water. This is not what the Mendyke's wanted.
- John H. said we would like to get more clarified information on this topic and perhaps put it on a future Hull Plan Commission meeting in order to be able to take a position on it, maybe prior to when the County acts on it. John felt, at this point, the decision making authority is probably with the County Planning & Zoning Committee but Hull could have a role in that as the property is in Hull and the Mendyke's are citizens of Hull.
- Mendyke talked with Alex, the resident who lives across the street, and one of the P&Z board members. Alex said they didn't really want to see the property developed at all but he knows it's going to be but he didn't know the difference between the C3 and C4 zoning. It's currently zoned C3 which has potentially more uses than C4.
- John H. said we need to know all the facts and clarification that can lead to the decision making process. That used to be a Town of Hull subdivision. But the nearest Hull residential properties now are further away. All the immediate surrounding properties/residences are in the City. Any position the Town takes on this would only be advisory to the County. The Town will look at this more in-depth and get back to the Mendyke's.
- Kristen Johnson (P&Z) said that although the County took into consideration the Town's initial recommendation, the County meeting had a room full of surrounding neighbors to this property and their opinions were a driving factor in the County's action. Kristen said Jeff Schuler did a good job in stating the request follows the land use of the Town and also for the City in that area. The City does plan for commercial uses along Stanley Street. Jeff had pointed out the long-range plans are supportive of the rezoning but there is a statement in the zoning district for C4 that does say it's not intended to be in close proximity to residential developments. That was the driving force behind the County recommendation.

A motion was made by Bob Enright to table this topic. Motion was seconded by Bob Bowen. Motion passed.

11. Status of Hull Comprehensive Plan – Kristen Johnson – Co. P&Z Dept.

- John H. said Kristen had written a whole page on that and that JH, Kristen J. and Patty needs to go through it and get it to the commission/board.
- Kristen said she felt we have all the tools we need to move forward. We need to review the binder that was passed out in late 2016. Kristen can assist us in this but her time is getting really limited as she is working with a number of towns.
- John H. said we appreciate Kristen's help.
- Kristen said we need to meet and then the board needs to collectively look at it.
- John H. said we should do our best to get a draft and get that to the commission then go through it and get their reaction. We want to get through it and get it done.
- John said the last time this was done was in 2005 and Kristen said updates are recommended every 10 years. Kristen said that could include updating the statistics, looking at your mapping and your goals in back of each chapter.
- John asked if any member had comments.
- Bob B. – “That last paragraph on the Kluck subdivision, how to deal with that.”
- Kristen – “I outlined things to think about. You've got your binder of information that has the Dec. 2016 date. In reviewing that, I wanted the commission to be aware of the Kluck subdivision, when that came up, there were concerns about traffic on Torun Road. You wanted to not have large amounts of traffic and potentially it would be the lot sizes on the Kluck subdivision property. Just taking a look at where do you want to allow larger lots or smaller lots. That gets back to your mapping. We know that didn't go very well the first time around when we looked at it. Maybe mapping would come at a later date. If we could just wrap up this update and then maybe attack mapping separately. That's totally fine to do. So for Kluck, the big ones were Torun Road, lot sizes and maybe talk about lot sizes within your goals. The other big one was connections between subdivisions and not wanting to extend the cul-de-sacs. I know there is language in you plan that promotes that, but maybe you want to make it a little stronger.
- John H. – “That decision is probably going to be made on May 22, right? We have an immediate issue there. Tracy wrote us a memo saying that is going to be a topic on May 22nd with Planning & Zoning.”
- Discussion about other meetings on that same date. The Planning in service regarding Comp. Plans is also on May 22 as is a Hull Water Committee meeting.
- Kristen said the P&Z meeting starts at 5:00 and she could see if the Kluck item could be moved up on the agenda.
- Bob. B. asked what the status of the Kluck subdivision is at the County level.
- John H. said the change to R2 zoning had been approved by the County Board. Hull has some issues about nitrates, traffic – Hull supports having cul-de-sacs as opposed to through streets. John H. said counties were created to serve towns. He recently talked to the chairperson of the Town of Plover who had a major run in with county officials a few weeks ago. County officials need to understand they are to be serving the needs of towns. They don't need to do that for the City as the City has their own support. As far as the water/septic issue for the proposed

subdivision, Hull took a position on that and we're going to stand by that. As far as John knew, that portion of it was not back on the table. What is on the table for May 22nd is the cul-de-sac.

12. DATE OF NEXT MEETING: *The next Plan Commission meeting will be held on Tuesday, May 15, 2018. Although the Commission meets every other month, the March meeting had to be cancelled and was rescheduled for April. So the next regularly scheduled meeting will be in May. Jocelyn Reid will be unable to attend and is excused.*

13. ADJOURNMENT: *Motion made by Bob Bowen to adjourn the Hull March 24, 2018 Plan Commission meeting, seconded by Dennis Ferriter. Motion carried by voice vote. Meeting closed at 7:00 p.m.*

Respectfully submitted,

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