



TOWN OF HULL  
**PLAN COMMISSION  
MEETING**

June 20, 2017  
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on June 20, 2017 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, Jan Way, Bob Bowen, Dennis Ferriter, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Excused: Bob Enright

Also present: Bill & Teri Jenkins, Patrick Suplicki, Paul Kubowski, Dave Wilz

- 2. APPROVAL OF MINUTES OF April 25, 2017 Hull Plan Commission meeting:**

- Wanting to draw more citizens to the Hull annual meeting in April 2018. Give reports and updates on various topics at the annual meeting.
- I-39 Speed Study really involved Hull citizens who showed up for meetings. This is complete now but John Holdridge suggested a larger speed limit sign near St. Casimir Church after the bridge over the interstate. Maybe indicate road is shared by walkers, bikers and joggers.
- Torun Road will be done this summer, a 2-3 week project. City owns Torun Road from Hwy. 66 to just north of mobile home park. Hull will re-surface Torun Road from the area north of the mobile home park up to Jordan Road. Cost around \$160,000. After completion of project, Hull will get a reimbursement of about \$43,000 from the state under the TRIP program.
- North Second Drive is a \$2.5 million project. Hull will get back about \$1.2 million from a major state grant Hull obtained after completion of the project. Project is from the City limits up to Hwy. X. It will include lanes for walkers, pedestrians, joggers at the side of the road. John H. would like to encourage an advisory committee to work with that project, using e-mail to keep people informed throughout the project and get feedback.

- Bob Bowen suggested Nate Check, County Hwy. Commissioner, should have a meeting with Wisconsin/Nicaragua Partners Executive Committee about the traffic situation on North Second Drive when they have deliveries, shipping and 30 volunteers who help. That may be 20 cars. It's about mid-way between Hwy. X and Meadow Manor. About 1 mile south of X. Bob has pictures he can share with Nate Check. They put cones out but maybe there should be some different kinds of signage around that area. Grizinski's operation will be impacted when construction of the road is started. John Holdridge said we should perhaps involve them to let them know what is going on. Maybe have 5 or 6 people along North Second Drive involved, keeping them informed via e-mail and ask them to share the information and provide feedback. Hull will do what they can to keep people informed.
- The Community Foundation of Central Wisconsin is still being pursued. According to the Hull Comp. Plan Action Plan, we have until July 15<sup>th</sup> to complete that.
- Tutton Board of Adjustment request was approved last night at the county.
- Stockton informs their citizens from a half-mile radius of zoning change requests. Patty A. to follow up and find out how they make that communication with their citizens. (*Stockton does this by mailing an agenda to neighbors within the 1/2 mile radius.*)
- Newspaper communication with town and its citizens is a challenge. Some discussion about possibly using Facebook.

*Motion to approve the minutes of the meeting of April 25, 2017 was made by Bob Bowen seconded by Dennis Ferriter. Motion carried by voice vote.*

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

- City Council on 6/19 approved settlement for 29 Hull citizens that lost water and had to replace wells and/or pumps.
- Hull still finalizing negotiations with City on Well #11 issues.
- John Holdridge welcomed Paul Kubowski explaining Paul's involvement in assisting with the U.S. Cellular tower location issue by writing a letter to and getting a response from the head of U.S. Cellular. Lease agreement recently signed with U.S. Cellular for tower on Hull property. Minimum range of 4 miles. Paul indicated interest in being willing to join the Plan Commission as a member.

- I-39 West area speed study successfully reduced the speed in that area to 35 mph by working with the DOT. The area has a lot of walkers, bikers, joggers.
- Shelley Binder has resigned from the Hull Plan Commission.
- Bob Bowen shared he has a skunk nuisance with a mother skunk raising 3 little ones near his home. John H. said we do not have a skunk policy. Dennis Ferriter shared information on how he has dealt with skunk issues on his property. Dave Wilz suggested the possibility of calling the Portage County Humane Society.

**4. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION. *None.***

**5. CSM/Lot Split for William & Teri Jenkins, Section 19, Town 24 North, Range 8 East, Town of Hull, Portage County on property abutting Old Wausau Road. Surveyor: Tom Trzinski – Lampert-Lee & Associates.**

- House owned by Jenkins is on/near the Wisconsin River bought from their parents in 2000. Parents then built a new house about 100 yards down the driveway from the original house. Aged mother lives in the new house. In planning for future, Jenkins wanted to parcel off the mother's house onto a smaller lot with its own driveway that could eventually be rented or sold sometime in the future, if needed.
- New lot would have about 1.1 acre with the house on it.
- Remainder of land would stay with the Jenkins from the river down to Old Wausau Road.
- The private road off of Old Wausau Road has 7 homes off it including the Jenkins' home.
- John Holdridge indicated the Jenkins had met the Town requirements at this meeting and did not need to attend the July 10<sup>th</sup> Hull Board meeting.

*A motion was made by Jan Way to approve the CSM/Lot Split request of Bill and Teri Jenkins for their property abutting Old Wausau Road and for the approval to be passed on for review by the Hull Town Board at the July 10, 2017 Town Board meeting. Motion was seconded by Jocelyn Reid. Motion passed.*

**6. Portage County Board of Adjustment variance request from Patrick & Brenda Suplicki at 5419 Glenwood Avenue for a garage building which will exceed the County's square footage allotment of 2,800 s.f. for total s.f. of accessory buildings.**

- Patrick Suplicki had previously combined the lot next door to the house and the lot the house is on together. The combined lot is still under 2 acres total.
- Pat spoke with Chris Mrdutt at the County who referred Pat to the Town first, then the Town can refer it to the County Board of Adjustment.
- The new garage will be used for storage and a small hobby woodworking shop.
- New garage would be 50'x 50' with 10' side walls. Same siding as house.
- New garage square footage plus the other existing garages would exceed the County's 2,800 s.f. allotment by about 1,440 s.f. and therefore needs a Board of Adjustment approval.
- Property backs up against the I-39 freeway. Pat has spoken with his neighbors who are pleased with his plans for the garage.
- After the Town of Hull Board meeting on July 10<sup>th</sup>, a letter would be sent from Hull to the County Board of Adjustment recommending approval of the variance request.

*A motion was made by Dennis Ferriter to approve the variance request for Patrick & Brenda Suplicki for the new garage. Motion was seconded by Jan Way. Motion passed.*

**7. Detachments – Annexation – Boundary Agreements.**

- Inquiries have been made by Stevens Point citizens who live near Hull but have their own well and septic system. Not on Stevens Point water. They are saying they pay Stevens Point taxes but are not getting certain services from the City that they want. 11 citizens submitted a petition from the area of Torun/Hwy. 66, a subdivision. These people want to detach from Stevens Point and attach to the Town of Hull. That would involve a legal process where both the Town and the City would need to be in agreement on it. That may be the subject of some boundary discussions.
- John Holdridge has talked with Jeff Schuler about these boundary discussions and Jeff has agreed to be a coordinator between the City and the Town.
- Annexation law requires the property to be contiguous to the municipality it is joined to. No leap-frogging or balloon string annexations. Cannot annex against a homeowner's will.

- Regarding boundary issues, working with Stevens Point and how Well 11 could potentially affect Hull residents in the future. We need to protect the boundaries in Hull and keep the integrity of the Town of Hull.
- John Holdridge sees us putting together a boundary committee with members from the Hull Plan Commission and Hull Town Board and sitting down with the City to see what we can work out. Intergovernmental cooperation is a complex and difficult thing to negotiate but we need to be optimistic.
- The March 2017 teleconference regarding boundary agreements – we have obtained a flash drive with the audio of this teleconference and that can be downloaded onto the computer to listen to the conference which is about 1 ½ hours long.

**ADDENDUM ITEM #1:**

**Public Nuisance Ordinance and Due Process Procedure – 527 Maple Bluff (action by Hull Board of Supervisors on 6-12-17).**

- After a number of revisions over the years, the Town of Hull has developed a Public Nuisance Ordinance.
- R2 zoning doesn't limit how many licensed vehicles are on a property.
- There are issues with some properties with solid waste or junk.
- There is a Due Process procedure written by Bob Konkol in a memo dated May 9, 2017. That is what Hull is following. At the last Hull Town Board meeting, the Board unanimously passed a motion to implement the Public Nuisance Ordinance.
- Town Chair will contact the owner of 527 by trying to call them first, then send a letter complete with petition, ordinance, minutes of Board meeting so they clearly understand what the Town is asking for which is to be able to come onto their property and inspect it outside with cameras. If the property owners refuse that, the Town can get a special inspection warrant.
- There are some other properties, one where the owner left the home and moved to Rhinelander and the vacant home now has un-mowed lawn. We are trying to locate the owner in Rhinelander so we can send a certified letter indicating the need of upkeep of the now vacant property. This falls under the Public Nuisance Ordinance.
- The Public Nuisance Ordinance needs to be used with caution. In order to implement it, it is needed to have a unanimous vote by the Town Board. That is a protection for properties.
- For 527, the Town Chair plus another Town Board member, the Town Building Inspector and perhaps 1 or 2 others will go to inspect the property.

If the owners won't allow an inspection, then an order will be obtained. Brian Formella has worked closely on this. Once an order is obtained, there would be a sheriff also along with the group.

- Simpler issues like the lawn mowing are things to be resolved, hopefully, through phone calls and letters.
- Somebody has to complain in order for this process to kick in. 527 had a number of people sign a petition to address the issue. One person complaining may not be enough to start the process.
- Dennis Ferriter, when working with the Town of Burke in southern Wisconsin, for similar situations, they called the county sanitation department because of concerns with junk and garbage.
- John Holdridge said the petition at the end talks about health and safety issues. This originally started 2 or 3 years ago by meeting together with the owners down at the lawyers' office and it was congenial at that time. But eventually, the owners denied permission for additional inspections of the property.

**8. DATE OF NEXT MEETING:** *The next Hull Plan Commission meeting will be held on Tuesday, August 15, 2017.*

**9. ADJOURNMENT:** *Meeting adjourned at 6:35 p.m.*

Respectfully submitted,

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