

TOWN OF HULL
**PLAN COMMISSION
MEETING**

Wed. Nov. 8, 2017

TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Wed. Nov. 8, 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, Paul Kubowski, Jan Way, Bob Enright, Dennis Ferriter, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Excused: Bob Bowen

Also present: Ross Rettler, Ken Somers, Bruce Niemi, Pete Kaminski, Janet Wolle

- 2. APPROVAL OF MINUTES OF August 15, 2017 Hull Plan Commission meeting:**
Motion to approve the minutes of the meeting of August 15, 2017 was made by Jocelyn Reid, seconded by Jan Way. Motion carried by voice vote.

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

- Memos read by Patty A. from Bob Bowen, who was excused, regarding Bob's input/comments on Agenda #7 Chapter 11 Action Plan, and also the memo from Dan Bowers from Portage County who could not attend this meeting due to a family emergency.
- Last week, John H. and Janet Wolle met at the County P&Z office with Kyle Kluck, Dan Bowers, Chris Mrdutt and Tracy Pelky and went through the preliminary information on Kyle's proposed subdivision.
- John H. gave a short update on the Well #11 agreement between Hull and the City of Stevens Point. The City approved the tentative agreement on Oct. 16th. It took at least 8 meetings over about a year and a half to create this agreement. The Town of Hull Board approved the tentative agreement on Nov. 2nd. There was a public meeting at SPASH to allow public input on the proposed agreement which generated some good questions. The final agreement, when approved as final, will be signed by John Holdridge, Janet Wolle, Mike Wiza, John Moe and the attorney from each side. It's a unique agreement and an alternative to a law suit. It affects approximately 500 Hull households. Some additional monitoring wells will be installed. The City will provide data on those to Hull.
- John H. said the Harter's Disposal Contract is under review by a Hull task force and that will go to the Hull Board in December. The revised contract will run for 5 years starting 1/1/18.

- JH – North Second Drive road reconstruction – the Request for Proposals on that project have been sent out. The deadline for the RFP is Nov. 15th and a decision for a design engineer for that project will be made. The project is over \$2.5 million running from the City limits up to Hwy. X, reconstruction of the road plus addition of pedestrian/bike lanes.
- JH – There is the 2018 Hull Budget Hearing on Thursday, Nov. 16th.
- This is the last 2017 Hull Plan Commission meeting for this year. The next Hull Plan Commission meeting will be January 16, 2018.
- Jan Way commended Hull for the budget layout (pie chart) showing what percentage of property taxes goes where. Jan also expressed concerns about taxes and public versus private school funding and perhaps the pie chart should indicate public and private schools instead of just saying public schools. JH said of our property tax bill, 17% goes to fund Town of Hull services which include road maintenance, garbage and recycling pickup, election services, administration, etc., 30% goes to fund Portage County services. Portage County services directly used by Hull include sheriff service along with planning and zoning services. Jan said it would also include elderly services, the public library, use of County roads. Bob Enright asked about the 17% of revenue that comes from the state and if that has changed. JH said it was stable for some years but went up this year.
- Bob Enright said he thought the Town of Hull did a great job of both negotiating and working on the Well 11 issue but also the citizen participation when Hull had the public meetings. A number of citizens were very articulate. Bob got a much deeper understanding of listening to the speakers but also the citizen questions and comments. Several people had told Bob they felt really good about how the Town government had operated in that respect in that it was open. Citizens brought up some items that were imperfect about this agreement, quantity versus quality water issues. Maybe getting inferior water to get water at all. But altogether pretty good and Bob was surprised it was solved that way. He was pleased with that. JH said Carl Sinderbrand had written a nice e-mail and commented about the questions and the openness of Hull town government and willingness to accept public opinion, share it and ask for it, to reach out. JH said that is part of a representative democracy, to involve the people and get them to participate. Bob felt Sinderbrand was wise in accepting comments about the shortcoming of the agreement with the water quality issue, which wasn't perfect. Sinderbrand didn't try to talk citizens out of their opinion but just acknowledged this is what we had with the agreement. JH said we had another group of citizens who attended a follow-up Hull Board meeting early in November that also posed good questions.

4. 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.*

5. Kyle Kluck proposed subdivision. Preliminary information on approximately 58 acres to be subdivided, located between Torun Road and Burgundy Lane, Portage County, Town of Hull T24N, Range 8 E., Section 14. (Discussion and review only.)

- This is only for discussion and review tonight.
- Ross Rettler, surveyor for the proposed subdivision, gave an overview of the proposed subdivision. Ross met with Kyle on this project a week ago. The land area is half wooded and half agriculture right now. A new road would go through the project from Torun Road on the west side to Burgundy Lane on the east side with a 66' right-of-way and 26' drive with lots on the north and south side of the proposed road.
- This revised plan addressed some the concerns the County had with lot widths and sizes so this new plan has only 21 proposed lots (instead of 24 lots) to meet the County's requirements on lot sizes.
- Ross and Kyle had also made adjustments on the proposal to provide access points from existing roads to the 3 southern lots, #19, #20 and #21. None of the lots will have driveways off Torun. The lot driveways would be off the new east/west road.
- John H. asked if any of the new roads would have cul-de-sacs to turn around on. Ross said the only 2 roads that would not be through roads would be off Sunny Crest and Larry's Drive. This plan did not currently show cul-de-sacs.
- Pete Kaminski talked about the need for cul-de-sacs in that area (off Larry's Drive and off Sunny Crest) in order to plow the snow out of there with the proposed new lots.
- Ross said there was room within those proposed lots to allow for space for cul-de-sacs and still fulfill the County's requirement for the minimum lot size. Ross will discuss this with Kyle Kluck.
- Janet Wolle mentioned this new revised plan eliminates the need for waivers (Board of Adjustment requests).
- Ross said they wanted to make sure all the lots met the County's 2 acre minimum lot size for that area.
- John H. will suggest to Dan Bowers that after this revision, the County rewrite their memo, the original memo being 2 ½ pages regarding this proposed subdivision. Much of the original memo's concerns no longer apply to the revised plan.
- Ross said any development of this size in the State of Wisconsin requires a storm water management plan. But because these lots are so large, the majority of the water will be handled with infiltration on each parcel.
- Dennis Ferriter brought up the question if this development for additional homes is really needed in the Town of Hull and Portage County. Has it been looked into? Is there a demand?
- Ross said based on the new companies that are moving to our area, there is a greater need for residential housing with a number of people in the community looking for places to live.
- John H. said the housing starts in Hull are up this year. He noted these are pretty generous size lots. These lots would not have public sewer connections. Jen McNelly at the County likes to see larger lots to have greater distances from the on-site septic systems and to protect groundwater. John said he hasn't heard anyone in the Country talking about urban sprawl lately. It used to be an issue.
- Ross said the urban sprawl seemed to be centered more on developing land into residential areas that were not even close to the existing residential areas. In this case, the proposed development is adjacent to other existing residential areas.
- John H. talked about some existing residences that would like to join the Town of Hull that are now located in the City but surrounded by Hull property and that don't have

much in City services (no municipal sewer or water which would be expensive to extend to them). Hull property taxes are around 1/3rd less than City taxes. There are some homeowners also off Brilowski that are located in the City but with private septic and water. Some areas are off North Reserve as well. Some of that will be discussed with one of the Action Plan issues regarding boundaries.

- JH feels this development fits in well with the existing residential nature of the area. Hull being almost exclusively single-family residential.
- Ross expressed his appreciation for being able to present the plan on behalf of Kyle Kluck and Ross will be sure to discuss the cul-de-sac needs brought up at this meeting.
- Bob Enright asked about the potential impact of the new private wells in this development on the existing groundwater supply which flows towards the southeast.
- Ross felt the effect of 21 homes in this area versus the impact of high-capacity wells used by agriculture would be minimal.
- Bob E. asked if a perk test had been done. Can the land accommodate septic systems?
- Ross did not know the answer to that and said Kyle would be the person to ask that question of. This was just a preliminary proposal.
- Jocelyn R. asked about what kind of trees are the existing trees. Ross said they were more coniferous than deciduous. Pete K. confirmed they are mostly Jack Pines. Jocelyn was hoping some of the trees would be preserved somehow and not all taken down.
- Dennis F. asked about the cropland portion of the land and what was it used for. Pete K. said there was corn on it this past year but it's gone now.
- Jan Way talked about water concerns and that we would encourage drilled wells instead of sand point wells for new construction. She was wondering who would make those decisions. Discussion ensued about how new homes generally have drilled wells to accommodate the larger home and the desire for increased capacity.
- Bob Enright asked about Dan Bowers' memo saying Hull's Comp. Plan prefers lot sizes of less than 2 acres. Bob did not remember seeing that in Hull's Comp. Plan.
- Janet Wolle said it would need to be at least 2 acres because it's in Ag. Zoning. Current zoning for that parcel is Ag. Zoning, A-4.
- JH would like to bring this discussion back on January 16, 2018, the next Hull Plan Commission meeting, when hopefully, there will be a representative from the County P&Z staff in attendance.
- Ross R. will send the updated map of the proposed subdivision to Dan Bowers at the County.
- Bruce Niemi asked about the timeline of the proposed subdivision. How soon it would begin?
- John H. thought Kyle was talking about the spring of 2018.
- Bruce N. asked about the proposed new road through the proposed subdivision and if that would be Kyle's responsibility to put in and bring up to Hull standards.
- Pete Kaminski said Kyle is responsible for all of that including swales, culverts and getting an engineering firm to set grade, set stakes, etc.
- John H. said Hull would not accept or take over the road until it is up to Hull's road standard. It is Kyle's responsibility to pay for the construction of and bring it up to the town's road standards with proper shoulders and ditching, etc.
- Bruce asked about who is responsible for the utilities.

- Ross R. said Kyle as the developer is responsible for getting the utilities to the lots but the septic and well would be handled by the individual lot owners once they build a home.
- John asked that Ross R. be at the January 16, 2018 Hull Plan Commission meeting and Ross indicated he would be there.
- The County will need to adjust their memo according to the revised changes made to the plan.

A motion was made by Bob Enright to table this topic until the next Hull Plan Commission meeting on January 16, 2018. Motion was seconded by Dennis Ferriter. Motion passed.

6. U.S. HWY 10 CORRIDOR PRESERVATION – STEVENS POINT TO AMHERST JUNCTION.

- This was summarized at the last Hull Plan Commission meeting, but Bob Enright was not at that meeting to give further details.
- Bob E. doesn't know what DOT finally acted upon. He was at the public hearing that was to gather citizen input on the plan. There were several people at the meeting who talked about the need to get traffic off that area of Hwy. 10 right now and the safety concerns. Five days earlier there had been a serious accident at Badger and Hwy. 10 E. DOT did say the plan would have pulled 40% of the traffic off Hwy. 10 E. Bob E. felt that would have been a significant amount since it would have pulled the traffic off at times when the traffic was the heaviest. But DOT seemed to have cancelled the idea due to the cost of maintaining 2 different highways rather than just one.
- John H. read through parts 2 and 3 on page 3 where DOT talks about the cost of a proposed new route being around \$200 million to \$250 million, plus DOT would still need to invest even further costs on safety issues for the current Hwy. 10 route.
- JH referred to page 4 item #3 which states: "The department will continue to maintain and monitor the safety of existing US 10." JH hopes they will do this.
- JH has heard the DOT say during public meetings that they expect the traffic to continue to increase along that section of Hwy. 10.
- Dennis F. noted that tonight on his way over to this meeting, he saw another incident along that stretch of Hwy. 10 with 2 or 3 police cars with flashing lights.
- JH asked what are they going to do as the traffic in that area continues to increase along that current route coming into Stevens Point?
- Bob E. mentioned the additional increase in traffic even above the normal large flow of traffic, when there are soccer events at the nearby complex. It had been suggested at the DOT meeting by citizens to have a sign indicating, "This way to the soccer area" to help direct out of town travelers on the best route to take.
- Bob E. said it seemed DOT was going to study the situation, but even if they started on it right now, it would be potentially several years before anything would be done.
- JH said there should be a conversation with Brian Gaber who is the DOT contact person on this project to see what is the current status/situation. John mentioned a petition of concerned citizens about the lack of control devices along Hwy. 10. That's a huge problem too.
- Discussion about the different plans that have been proposed over the years. A northern plan to go through Hull and over the Plover River that was abandoned. Hull opposed that

as it would have gone through a Hull subdivision up north. There was a lot of wetland in there and it would also have affected Jordan Park. Hull and the River Alliance opposed that.

- Bob E. talked about the driveway proposed for the new Point of Beginning building along Hwy. 10. DOT has already approved that driveway directly off Hwy. 10. This would seem to be moving in the opposite direction of trying to make that stretch safer.
- John H. said, in short, we don't know the final decision regarding Hwy. 10 E. Hull has not heard anything or gotten any notice for quite a while.
- Bob E. said we should just ask the DOT what the status is. If they're not going to do a bypass for Hwy. 10, what are they going to do for the existing Hwy. 10 situation as it continues to get worse?
- JH said they must have projections for this stretch of road for 5 years from now. Based on state population projections, what amount of traffic could be pulled off of Hwy. 10 with a bypass 5 years from now, 10 years, etc.
- Jocelyn R. said they're adding more businesses all the time along that stretch of Hwy. 10 and now Harbor Freight will be going in along there.
- Bob E. felt the logical bypass would have been to use HH but now with Crossroads out there, it would be a lot more complicated. There had also been 2 or 3 plans to rebuild the interchange with variations within those plans. We don't know what became of all that.
- JH said it takes the DOT a long time to accomplish projects.

A motion was made by Dennis Ferriter directing John Holdridge to write a letter to Brian Gaber at the DOT seeking answers to the questions posed in the above discussion. Motion was seconded by Jocelyn Reid. Motion passed.

7. HULL COMPREHENSIVE PLAN – ACTION PLAN (CHAPTER 11-IMPLEMENTATION).

- Bob Bowen, who was excused from this meeting, sent a memo with the following comments regarding this agenda item: “Everything looks doable and the action plan schedule is appropriately sequenced to meet the completion dates. The zoning map and the review for future growth will be the most difficult goals to accomplish since the details of zoning are complicated and not easy for a lay person to comprehend. Planning for optimal future growth is difficult in the presence of annexation pressure.”
- John H. went through the revised Action Plan page for Chapter 11. The various items listed are paired up with the various Hull Plan Commission meeting dates scheduled throughout 2018. There are 4 major goals listed for 2018:
 - o A. Approve Hull Comprehensive Plan
 - o B. Update Town of Hull zoning map
 - o C. Revise the Hull Subdivision Ordinance
 - o D. Develop preservation policy for Hull neighborhoods
- JH indicated the Well 11 agreement was an effort to preserve a Hull neighborhood. He cited other past efforts by Hull to preserve Hull neighborhoods such as the Shavy/Olson property development just north of Hwy. 10 E., the Home Depot that was rejected, the Casimir Interchange and North Second Drive. Hull has continually taken positions to preserve Hull neighborhoods. That is why John had asked Pete K. to be at this meeting

tonight due to the traffic flow issues with the proposed Kyle Kluck development and new roads.

- Bob Enright mentioned the Shavy/Olson property agreement had a 20 year expiration time and we are there now. That should be part of our intergovernmental discussion with the City. To renew or adjust given the changing parameters of that area, setbacks, garbage, screening. The Parkdale Park was not part of that agreement. That was a separate dedication of that land to the City. The Shavy agreement area only went up to the Badger Avenue location. The area to the east of there wasn't included in the plan.
- John talked about #1 and the Portage County Community Foundation. Meetings have been rescheduled a few times on this. But he will be meeting with them soon, probably in or by this December.
- JH said item #4 is about revising the Hull Subdivision Ordinance and this newly proposed Kyle Kluck subdivision is a County Plat but why it's called that is a question.
- Janet Wolle explained previous larger subdivision developments with smaller lots but more of them went to the state. Those were a full-fledged subdivision plat. Some years ago, the County started the County Plat system which has to do with the size of the lots. One of the first County Plat's in Hull was Emerald Forest. It works well for this size of plat.
- JH said we need to know where the County is coming from and what is the legal basis for these different terms.
- JH - #5 talks about boundary agreements and development by September 2018. This is complex with state laws. Basically the 2 parties need to have some level of agreement. If one party objects to an agreement, that's a problem. In the Well #11 agreement, there's a paragraph that says, as an alternative, the City could provide sewer and water to Hull citizens at the City's expense, including the laterals, with no annexation. Citizens would have to pay for the water (quarterly billing) but not for the infrastructure expense.
- JH - #6, by Nov. 2018, terminology items will be clarified.
- JH - #7's goal is to give a report at the Hull Annual Meeting in April of 2019.
- JH - if this schedule is adopted tonight, it's a realistic schedule and we'll work off of it.

A motion was made by Bob Enright to approve the revised (11-7-17) version of the Chapter 11 Action Plan listing. Motion was seconded by Jan Way. Motion passed.

8. NOTIFICATION PROCEDURE TO PUBLIC ON ZONING CHANGES (changes in land use).

- This refers to Stevens Point, Stockton, Hull, Village of Plover and their various distances they use to determine notification of neighbors for zoning changes. The City uses 300 feet from the boundary of the property being affected.
- Bob Enright said for the Point of Beginning proposed location along Hwy. 10, there was only one person within their subdivision that received a notification. Everyone else notified were either land owners who didn't live in the area, or else businesses owned by the people making the proposal.
- John said Hull lists their distance as "expansive" but he would like an actual number in there for any time you'd want to have a public hearing on any topic. This is important for

democracy in getting the citizens involved. John cited an e-mail from a local reporter thanking Hull for letting the public speak at public meetings. John explained to her that public input is essential for democracy.

- Jan Way asked when Hull did the cell tower proposal along Wilshire/Jordan, how far out did we go for that.
- Janet Wolle thought we went out around 1,000 feet. Down Wilshire and down Jordan. Although it hasn't been discussed yet, there will be a request for re-zoning nearby the Hull municipal building and we'll need to decide how far out to send the information. A lot of the area around there is vacant land. This will involve a land-use change and Comp. Plan change and zoning change. Max Rutta's brother and sister-in-law bought the property and would like to build on it.
- With some discussion, it was felt the best way to leave this was the way it is (with 'expansive') since the situation changes with each request.
- Bob Enright noted the impact may be more than just the nearby homeowners but the effects on traffic flow which may go much further than nearby neighbors.

A motion was made, in terms of public information to our citizens on zoning changes/public hearings, the Town of Hull would be expansive (which would leave it as it is), motion made by Jan Way. Motion seconded by Paul Kubowski. Motion passed.

9. HULL PLAN COMMISSION MEETING CALENDAR FOR 2018.

- John is recommending 6 Hull Plan Commission meetings for 2018, usually on the 3rd Tuesday of every other month. First meeting in 2018 would be January 16, 2018 at 5:30 p.m.
- Jan Way anticipates she would not be available for the meeting scheduled on Nov. 13th, 2018 but the rest of the meeting dates were acceptable.
- The next Plan Commission meeting on January 18th, 2018 will include a review of the Kyle Kluck proposed subdivision plus another plan Dave Glodowski has of approximately 8 lots and there may be others as well.

A motion was made by Dennis Ferriter to approve the meeting schedule for 2018 for the Hull Plan Commission. Motion was seconded by Jocelyn Reid. Motion passed.

10. ADJOURNMENT: *Motion made by Paul Kubowski to adjourn meeting, seconded by Jan Way. Motion carried by voice vote. Meeting closed at 7:10 p.m.*

Respectfully submitted,

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