



TOWN OF HULL
**PLAN COMMISSION
MEETING**

Nov. 13, 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, November 13, 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, Jan Way, Bob Enright, Bob Bowen, Dennis Ferriter, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Excused: Paul Kubowski

Also present: Dave Wilz, Kyle Kluck, Tracy Pelky, Kristen Johnson, Mike Splinter, John Koshnick

- 2. APPROVAL OF MINUTES OF September 18, 2018 Hull Plan Commission meeting:**
Motion to approve the minutes of the meeting of the September 18, 2018 was made by Bob Bowen, seconded by Jan Way. 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; HULL PLAN COMMISSION MEMBERS.**

- Possibility of changing future Hull Plan Commission meeting starting time from 5:30 to 6:00 p.m. Commission members indicated 6:00 might be easier for some. John H. will talk with Paul Kubowski (excused for this meeting) to see if 6:00 p.m. would work better for him. Trying to be more accommodating to younger members with active work schedules.

- 5. KYLE KLUCK PROPOSED SUBDIVISION (REVISION).**

- JH commented he had contacted Mike Ostrowski, City Planner, to get a written narrative on the City's position regarding the Kluck property. JH also spoke with Mayor Mike Wiza who referred JH to Mike Ostrowski. Still awaiting that written narrative. At this point, we just have a map to refer to (Option 10).

- JH said after some details are settled and questions answered, the information should be brought to the Hull citizens in a public hearing to get their input on this newest land development option (#10) with 25 lots of approximately $\frac{3}{4}$ acres each.

- This is the Hull Plan Commission's first review of this new Option #10.

- Kyle K. said the City is good with this newest layout (Option #10) except for Lot #12. The City wants Kyle to move that around so the City could have a straight north/south road there. Kyle might end up eliminating a lot to satisfy the City's request for that potential future road. Kyle has been in communication with Michael Ostrowski who has been slowly going through this plan.
- Kyle spoke about the northern section of the plan. Ostrowski had indicated to Kyle the City wanted to make sure, if they eventually purchase the northern section, that section would be developable. Kyle had Ross Rettler lay out a potential lot configuration for that area so the City could see how it might be developable in the future.
- Kyle said the 25 lots he develops would be on private wells and septic systems. The northern half of the property, assuming the City would purchase that, would either be held by the City for a time as undeveloped, or, when the City develops that portion, those northern lots would then be on municipal water and sewer.
- Dennis F. asked for clarification on where the area is. Kyle pointed out the new proposed road would line up with Red Tail Hawk Drive across from Torun Road (the Jakush subdivision). Kyle also pointed out there was a big sign on the property for many years while it was up for sale. The property is about ½ mile north of Fairview Road.
- JH said the property is currently surrounded by Hull and nearby lots are around ½-acre to ¾-acre in size.
- JH shared the first few pages of the Stevens Point Comprehensive Plan with the Commission members. Those pages include the table of contents and the plan is dated 2005. That is the current plan the City is working with although the City is going through the process of updating their Comprehensive Plan. This existing plan is 286 pages. JH spoke with the City Planner and the City has about two more chapters to finish their updating review.
- A map was shared with the Commission showing the City's Extraterritorial Jurisdiction boundary. Practically all of Hull is within the 3-mile radius of the Extraterritorial Jurisdiction.
- JH solicited other thoughts and comments about this new plan (Kluck's Option #10).
- Bob E. asked Kyle what the next step would be.
- Kyle said they would come back to Hull once they get some answers from the City. He felt the City was holding it up at this point by not giving Kyle or the Town some answers to their questions. What potentially can the City do with this and what kind of agreement will there be going forward? Once there is a final map everyone can agree on, Kyle will come back to the Town to get the Town's approval, then work through the County for their approval. Kyle felt it will go smoother this time with everyone involved on the front end. Kyle said Hull is wondering what the City will do with the property, if the City will force utilities through in the near future.
- JH said the Town sees promise in this option but wants to see something more definitive from the City on their future plans.
- Kyle talked about the City planning to move utilities up Torun Road slowly over the next 50 years but didn't know if the City might do something sooner than that.
- JH asked about the current zoning category of this property and Tracy Pelky said it is now R2 – Single Family. The property was re-zoned out of A4-General Agricultural. Tracy said the concept was approved for 25, 2-acre lots. That went to the City who had some issues with that. Tracy said this new plan is still 25 lots, will be smaller lots, but with the Open Space Option, the density would be the same. The Wellhead Protection Ordinance has a 2-acre lot size minimum. In order to get around that, the Open Space Option would be used by setting aside the

remaining land (the northern half) and still doing 25 smaller lots on the southern section. That would be the same density of land use as what was proposed before with the 2-acre lots sizes.

- JH asked for clarification on the Open Space Option. Tracy said that comes from a separate ordinance the County has. That would be a County requirement. But Kyle said Ostrowski has not spoken about that. Tracy said the smaller lots sizes makes it more cost effective for the City eventually to install sewer and water for the future.

- Tracy said the intent now is to create 25 lots at this lot density with the Open Space set aside with notes on that Open Space area that it cannot be developed until it is served by municipal sewer and water.

- JH had thought the Open Space would be around the proposed 25 smaller lots Kyle would develop. But Tracy clarified the Open Space would be the approximately 25 acres of the northern section of land (that the City would purchase from Kyle) that used to be the farm field. Tracy pointed out Patrician Pines development had open space surrounding their cluster of lots and that was a different way of laying out the Open Space Option. Tracy thought the lots in Patrician Pines were about 1 acre in size and the equivalent land around it made up the extra acre per lot.

- Kyle asked Tracy how the Open Space Option would work if the City owned the northern section of property. That would be part of the agreement that would go with the property.

- Bob E. asked Tracy if the penciled in lots on the northern section could only be developed in the future if they have (municipal) water and sewer and Tracy said that is correct. Bob E. then asked how would you get water and sewer there. Tracy said the future development of sewer and water, should it reach further north to this property, is when it would happen. Bob E. then asked if the northern section could be serviced by water and sewer without the Hull properties in between (south of that section) also being hooked up to water/sewer. Bob E. asked if the City can extend water/sewer lines up along Torun Road to service this northern section of property. Tracy assumed the City could. Currently the nearest sewer/water lines is just past the trailer park along Torun Road, approximately 2,600 feet from Kyle's property.

- JH said in order for the City to use Hull's right-of-way, Hull would have to agree to that. Also, for the City to annex property, the property has to be contiguous to existing City property.

- Bob E. said there are agreements to have water/sewer without annexation, that is what he was asking about if that would be possible. Tracy said the lots to the north would not be able to be developed until they would be on sewer/water. He did not know if the lots to the south would need to go onto sewer/water at that time. Tracy said that is a question the City would need to answer.

- JH said that is in the power of the Town of Hull since the land is not contiguous (to existing City land) and Hull is not interested in losing that land to the City of Stevens Point. There might be a cooperative agreement to permit that.

- Jan Way's understanding was that if they run sewer/water lines down Torun Road, the City cannot require properties along Torun to hook up to sewer/water unless those property owners want to annex to the City.

- Bob E. said Joel Lemke answered that question in the second meeting and Joel said the City could not assess people that live in the Town of Hull to pay for that.

- Jan Way said if there were 3 properties in a row and the first property did not want to annex, the other 2 could not annex.

- Bob E. said he understood Lemke to say the homeowners wouldn't have to pay for the sewer/water lines to run through but when they would be annexed to the City, then they would

have to pay for it. The homeowners cannot be forced to be annexed but there is a 50% rule that says if more distant lots want to annex outnumber the closer ones that don't want to annex, annexation could happen. If there is a \$10,000 or \$20,000 assessment, that will not need to be paid until the homeowner goes to sell their house. There will be a note on the deed that says when this property is annexed, whoever owns that house at that time will have to pay for the assessment in addition to paying for the connection charges.

- Bob E. was unclear if the City could construct water/sewer lines along Torun Road now and 50 or 60 years from now when it's annexed to the City, then they'll (homeowners along that stretch) have to pay that assessment.

- JH felt the answer is that Torun Road is a Town of Hull road, and the Town owns the right-of-way. The City cannot come in there unless the Town of Hull permits that. JH said that was established by Kyle's attorney, Brent Jacobson. The Town controls Town roads and their right-of-way. City streets are controlled by the City.

- Bob E. asked Tracy what the minimum lot size is in R2 zoning. Tracy said 20,000 s.f. or a little less than ½ acre (County subdivision ordinance). Tracy said the Town of Hull has a 35,000 s.f. lot size minimum in the Town's subdivision ordinance.

- JH is concerned about protecting Hull neighborhoods. Hull has many people who bike, walk, run. His position is that Hull needs cul-de-sacs on Sunny Crest Drive and Larry's Drive. The Hull Park's Commission wanted a linkage from the new development to the existing Hull park on Sunny Crest. Kyle said there would be a connecting trail from his new road down to the park area. Kyle said there is no plan for any through streets from the new road to Larry's Drive or Sunny Crest. The new layout of lots no longer requires access from Larry's Drive or Sunny Crest. All the new lots would be accessed/served off the new east/west road going through Kyle's proposed subdivision.

- JH spoke about limiting through traffic in the subdivisions. People that live on Sunny Crest and Larry's Drive don't want a lot of traffic coming through their area either. Those are dead end streets. Kyle said they would stay that way for now.

- Jan W. asked what happened to the City purchasing the land. Is that off the table? Kyle said no, the City had offered to buy the land again the other day. They wanted to buy the whole property but Kyle doesn't want to sell it. Even if the City purchases the land, it would remain in the Town of Hull.

- JH said Hull staff recently had a good discussion with Renee Powers from the Wis. Dept. of Administration and she said the annexation law is clear that you have to be contiguous. Long string or balloon annexations are no longer permissible. This land is remote, not contiguous to the City. Hull wants to keep this land in the Town of Hull.

- Jan W. wanted to know if anyone knew what the primary motivation is for the City to want to do this. Kyle said it's to protect the City's interests for the future. The City said they don't want to be shut off, 50-80 years from now, from extending utilities to and past that area.

- JH said this is a dramatic reversal from the previous stance the City had. Hull wanted the larger lots because they could separate the septic systems from the wells better. The City had been talking about protecting Well #11 by having sewer/water. Now, the City is permitting smaller lots with private septic and water. That switches their position. Kyle said that comes from the City's fear of losing the lawsuit that is already pending against them. If the City loses the lawsuit, then it would go back to the 2 and 3-acre lots and the City wouldn't have any access to that area in the future. Kyle felt that rather than taking a change on losing everything, the City is compromising by meeting in the middle.

- Jocelyn R. said she objects to those northern lots being referred to as 'open space' because it's not the intent that the space will stay open, just temporarily vacant. It's just the next development plan down the road. She felt it was playing mind games. Kyle said he didn't understand that part either.

- JH went back to Patrician Pines, when that was developed. The Patrician Pines open space goes all around that subdivision and that is the kind of design JH was thinking about for Kyle's proposed subdivision. That the open space would surround the 25 smaller lots, not that it would be the northern chunk of land as open space. JH felt as Jocelyn said, that northern part as open space is a bit of a stretch.

- Tracy said that portion would remain open space under this proposal until such time as sewer/water would come to that area. The sewer/water would allow for smaller lot sizes and higher density. There are 37 additional lots plotted for the northern section of the property (with 25 lots in the southern section). Those 37 lots are about 20,000 s.f., around ½-acre size lots. Tracy said 20,000 s.f. is the density allowed with sewer/water. Jocelyn said that is a smaller size than the Hull subdivision ordinance permits and how would they get around that. Tracy didn't know. Tracy said if it would still remain in the Town of Hull 10 – 50 years from now, he didn't know what the future requirements would be, but the current Hull requires a minimum lot size of 35,000 s.f. Tracy didn't know if, in the future, the City would annex that land and the lot size requirements would change. Tracy said if this development (of the northern section) came in today with sewer/water, it would not meet the Town of Hull's lot size requirement. The lots would have to be the same as the size of the lots being proposed in the southern section.

- Bob E. –“The City doesn't want to buy land to keep it vacant indefinitely. That would be a waste of public funds, to buy land they're never going to use. The City realizes they've lost the argument on a legal basis. They had 3 reasons to say no. One was the connection to the streets, one was water, and one was sewer. On the connection to the streets, Ms. Powers (DOA) said the Supreme Court has ruled a city cannot require a town to have infrastructure improvements. On water/sewer, the City's proposal in accepting this idea is exactly a contradiction of what they used in order to exert Extraterritorial Plat Review. The 3 reasons they gave no longer exist. So what they're doing is telling Kyle they can avoid the lawsuit, all the lawyers and all the delays by accepting this plan that the City will not say no to and in return, the City will get control of this land and have this plan for development in the Town of Hull. So the question really is, does the Town of Hull think this is in the best interest of the Town in order to have this type of development on Town of Hull land. Whereas if you did it the other way, Kyle may be delayed but he'll have the original plan that he wants.”

- JH said we felt 2-acre lots would be great because it protects the water and for a better placement of the septic and well. Jen McNelly thought that was great for the water quality. Now the situation is in line with the size of lots just to the south of this proposed development. Those size lots are being continued up into the newly proposed development area. JH is amazed at the City's switch considering the City's desire to protect Well #11 by having sewer/water. JH says this would remain in the Town of Hull. The City, in terms of the Extraterritorial Review would agree to this new plan. JH said this would continue the Town of Hull; they're smaller lots of ¾-acre. The northern section, we've heard the City is going to buy it. After talking with the mayor, JH doesn't know what the City is going to do and maybe the City is not sure what they're going to do. Maybe the City is reacting to a legal situation where the City has overstepped their boundaries.

- Jan W. asked Kyle what are people wanting? Are they wanting smaller lots out here or bigger lots? Kyle said he understands from talking with builders and realtors that they would be fine with ¾-acre lots.
- Bob E. asked if the City would approve this plan if Kyle wouldn't sell them the land. Kyle said he hasn't asked that question. Kyle didn't know who else would want it.
- JH said his assumption is Kyle would own the land. It would be approved extraterritorially by the City with ¾-acre lots. JH doesn't know what would end up on the northern section of land or what the City's position is. That is why JH feels the Town needs to get a firm handle on what the City wants. He feels we have reviewed this plan and there is much to suggest about it. It's not 2-acre lots but making good utilization of the land. One question that has been raised is the traffic with 25 lots there.
- Bob E. asked Kyle for clarification of the roads. Kyle said all the lots would be served off the new proposed east/west road that would go through so no cul-de-sacs are needed and none are planned. On a previous plan, there were cul-de-sacs coming off Larry's Drive and Sunny Crest Drive because of the larger lots. Now there is no need for them. Kyle said there is space left in the new plan for a potential road(s) coming from the south. JH said we would insist on cul-de-sacs at the end of Larry's Drive and Sunny Crest. Pete Kaminski thought that would be good for plowing and we want to keep through traffic out of the neighborhood and the people living in that area don't want through traffic either. Kyle said it's laid out so the City could run roads straight up (north/south) in the future if necessary.
- JH said we don't know what the City's position is on this and Kyle wasn't sure if we'd ever know what the City's position is on it. We haven't heard it yet. JH said once we give final approval to this, either we'll reach some accommodation or we'll have a shooting match, maybe another lawsuit.
- Bob E. asked if Kyle is going to put up an application to be reviewed by County Planning & Zoning and then be reviewed by the City, or is he waiting for an informal word from the City first or for from the Town first? Kyle is having everyone look at it ahead of time so they can have their input up front.
- JH felt there was merit to the plan but would want to see the final product before they would approve it. Our signal to the City would be we have some interest in this but need a written narrative.
- JH also said once there is a final map, Hull would want to have a public hearing and invite our citizens in to show them what we've got before giving Plan Commission approval before it ultimately goes to the Hull Board for approval.
- Bob E. asked if this goes to the County Planning & Zoning Department and Kyle said yes. Tracy said this would be a state-approved plat and would need state approval. Tracy said this meeting now is to introduce this concept to the Town Plan Commission, to look it over, digest it, and provide any comments. At the moment, the County has not received any official proposal to their P&Z office yet. The City has looked at it. The Town is having their initial look at it. Then P&Z staff would look at it and see if it meets their requirements and suggest any changes they would want to see made to it. Once County and City staff have looked at it, bring it back to the Town so the Town Plan Commission could provide input and ultimately Town Board approval. Then the Town passes its recommendation/comments on to the County Planning & Zoning Committee who will review it. The County Planning & Zoning Committee always want input from the Town. If the Town approves it, the P&Z Committee approves it; the City with their Extraterritorial Review will also need to approve it.

- Bob E. said he could see what the benefits are to the City in this but he would like to see what is in the best interest of the Town of Hull for this and JH asked the same question of the Plan Commission. JH wanted to know the thoughts of the Plan Commission on the design of the lower (southern) portion of the plan. Rather than have 2-acre lots, instead, having ¾ acre lots in the Town of Hull on private septic and private water and remaining in the Town of Hull. The City seems in agreement with this Option #10 plan even though the City had, in the past, been impassioned about protecting the water for Well #11.

- Bob E. said he liked the original plan (nods from the other members). He feels it speaks to what the City has already said about having to protect the water and that is how the Town (originally) approved the plan. Bob said that was consistent with the way the Town has been approving other subdivisions and it doesn't put the kind of pressure on Well #11 or on the water of the Town of Hull residents. Why would you say you can put all the lots (now) closer to the lots near Well #11 and closer to those private wells along Torun Road and then say this is okay. Nobody has made an argument on how this better protects the water of Well #11 or the Town or protects the citizens in the Town of Hull.

- JH said he didn't know if septic and wells on ¾ acres necessarily harms the Town of Hull. We're doing testing of the water but haven't done a lot of testing in this area. The testing we have done at Hull's 4 monitoring wells show very low nitrate levels. JH asked members for their thoughts.

- Dennis F. - "We've hit everything but we're nowhere. I feel Kyle is very unsure himself what direction he wants to go. I don't feel anybody has a firm plan right now, or an idea of what is happening. I don't and don't know if anyone else does. It's so confused, so muddled, I feel it is a wait and see more than anything."

- Bob Bowen - "I think it's reasonable. The only question I have is does Lot #1 have the option of a driveway off Torun Road?" Kyle said no and Tracy said they would have to come off the new proposed east/west road.

- Jan Way - "I came into this meeting thinking if the City wanted to put water/sewer on our property, that might be good for the homeowner. That might be okay for other homeowners because then they won't have to worry about it. But then when Bob (E.) brought up why are they reducing the lot sizes then if they're not putting water/sewer in right away, I don't know why we are changing the map."

- JH - "Don't you think our primary concern should be protecting the integrity of the Town of Hull as a governmental unit?"

- Jan W. - "Yes. But I had talked to the mayor and like I said, he said they have no intention of annexing anything. That they weren't going to touch anything in the Town of Hull. He told me that all they were doing is they wanted to protect their, well the lawsuit we had (agreement) because the wells had starting going dry, and that was his only concern and yet I'm hearing maybe that isn't the only concern. So I am very confused as well".

- Kyle K. - "The conversation I've had with the City is they don't want to be road blocked, to keep going further north and east. That's really what it comes down to. Road blocked to developing north and east."

- Jan W. - "He did not mention that. I did point out to him, okay mayor and city council, we can work well with you now but 5 years from now, those could all be different people and then what do we do? We might be different people here."

- Kyle K. - "They used the groundwater issues and Well #11 because it was their best defense to the plat we had. That's why they threw that one out there, thumped on it so hard

because they knew it was the hardest one to defend. To accuse of groundwater contamination, now you prove otherwise.”

- Jan W. – “I want you do be able to do what you want to do. Whether it’s this one or the old one is the decision. We can be as vague as the City has been. Tell them we’re looking at it.”

- Jocelyn R. – “I thought we hammered this all out at the public meeting this summer. That we wanted the larger lot size to protect the water. I’m frankly very skeptical that all of a sudden the City is offering to supply sewer and water to this development and not expect anything in return.”

- JH – “No, they’re not going to supply sewer and water to it. There’s no indication they’re going to supply sewer and water.”

- Jocelyn R. – “Well then, I would be in favor of going back to the original lot size because there’s no justification for the smaller lot size.”

- Mike Splinter – “I’ve been to a couple of meetings. I sat in at a City one and at that one it was real clear they see your subdivision as a lynch pin to developing further out but with a legal battle and everything else, it sounds like they are softening that approach. It seems to me at the original meeting where everyone was looking at the two-acre lots, they were saying that looked great. Now you condense that down by half with septic and water coming at a flow that is going at a diagonal to the south, you have a concentration of water and septic rather than being spread out to 24 two-acre lots which to me, made a lot of sense. Spread it out to two-acre lots. You get bigger housing, a better tax base and it’s spread out. This condensation, I think if you brought it up to a public forum, people might have a problem with that. It’s totally reverse of what the City was trying to say at the beginning. If you spread this out, it makes logic the septic will get spread out whereas if you condense the lot size to half that size, and you’ve got this big slug coming down all at once versus being dispersed over two-acre lots, that just seems backwards to me.”

- Discussion about the value of a house on a two-acre lot versus a ¾-acre lot. Kyle indicated builders are putting up \$350,000 homes on half-acre lots in Plover and elsewhere, Whitetail subdivision is the same. Mike S. said he didn’t think the smaller lot size would go over well with the Hull public.

- Bob Enright – “This part here (northern portion lots), Rettler put it in just to give the City an indication of potential lots. I just imagine ourselves trying to explain to people living along Torun Road who told us in the public hearing that they could live with 25 lots up here but they didn’t feel good about 50 lots because of traffic on Torun Road. We did have a plan that everybody but the City was on board with. I just fear the Town Plan Commission and Board will have to explain to those people how we could look at this with even more than 50 houses on this plot of land and that we thought that was okay.”

- Kyle K. – “It sounds like the Town of Hull probably controls when that will happen.”

- Bob E. – “That’s a good point. But let’s suppose the City comes with a proposal for that northern section that looks something like this (like the plan Rettler came up with). On what basis does the Town have to say no to this? It could be said that’s a precedent. We approved this subdivision on these size lots. I don’t see where we would have a legal basis to say no to that. We know and 3 people here have said that is exactly what the City plans and it’s actually written down as their Extraterritorial Plan that they want to expand. So it’s pretty clear what the idea is here. The City sees itself as expanding into this area at some point.”

- JH – “I think the question we ought to be talking about here is the integrity of the Town of Hull. Now if we want to cave on some of this stuff and get the City in there, that’s one

position. Maybe that's an extreme position. But I believe we ought to maintain the integrity of the Town of Hull as a constitutional government unit."

- Dennis F. – "Well John, the Board must have caved at some time because you've got the Whitetail subdivision right on our back door here and you have the trailer park I just came past which is in the City and I didn't know that."

- JH – "What happened there was those were contiguous to the City and they could be annexed. This one (plan) is not contiguous. If the City buys it, it would still be Hull land."

- Dennis F. – "I was on a town board near Madison and a Class A city can do a lot to a township." Dennis indicated the Town of Burke on the east side of Madison is basically gone due to Madison annexing all that land.

- Discussion about how Hull has been in contact with Renee Powers from the State of Wisconsin Dept. of Administration and current law says a city needs to be contiguous to property in order to annex it.

- John Koshnick asked Kyle that according to Kyle's attorney, the City cannot keep going with this project, they know they are in the wrong. Kyle said they have a better legal argument than the City does. John K.'s feeling was to stick with the original plan of 2-acre lots.

- Dave Wilz said there are a lot of unknowns about this just like the first time it was reviewed. DW suggested we go to Portage County P&Z and find out what's on their mind, talk with Stevens Point and get questions out to them and get answers. Get paperwork to validate how annexation works, how water can be supplied if no annexation. Find this stuff out. If we don't get clarity in these areas, if we have another public meeting, it's going to go the same way it did last time.

- JH said we have a plan before us and we need to decide if we want to give some indication it has merit, or no merit, or maybe we go back to the original idea.

- Bob E. – "We need answers to some of the questions Dave W. asked. We don't really understand things like, what does it mean for the City to own a plot of land that is completely surrounded by the Town of Hull. What authority does that give them? Can they run water up there and what will that mean? We understood the consequences of Kyle's original proposal but here, we really don't understand what this means. Why is the City this interested in land? We have this abstract idea they want it as part of their expansion zone so they're not hemmed in. Well how are they not hemmed in by this and what does that mean for the Town? One of the things we learned from Renee Powers was that very often, the way you can solve this is for the City and the Town to hammer these things out. It could be like, you waive your Extraterritorial Plat Review in this area and you'll leave this untouched for us to decide or not to decide and over here, we'll allow this in bigger negotiation things. But what we're constantly doing is we're basically saying the state statutes give the City the right to do things to the Town of Hull land and one after one, more and more land in the Town of Hull is picked off. There goes our tax base and we're saying at the same time we want to protect the integrity of the Town and preserve neighborhoods. It's like we're doing exactly the opposite. Maybe this would work and maybe something like this will come out that we'll have a negotiation with the City."

- JH asked the Plan Commission for direction for Kyle and for us and where we go with this.

- Kyle K. said he liked the original plan also and didn't like this (current) plan either but he has to negotiate all of this. If it gets deadlocked, the City might buy half of it or buy the whole thing.

- JH said we have a good handle on what can and can't be done for annexation. Kyle has the burden of the legal costs on this. JH wanted to get some direction. This is the first we've seen of this plan and we have some questions. There's the protection of Well #11 with larger lots but now there are smaller lots, which the City is proposing. That didn't come from the Town of Hull.
- Bob B. commented that by reducing the lot size, it's playing into the City's hands. That's why he isn't prepared to adopt this plan tonight.
- Jocelyn R. asked if there was a way to indicate to the City, tone wise, that the Town has serious reservations about the whole thing.
- JH said the serious reservations include the initial idea was for larger lots, protect the water for Well #11 and for Hull citizens, and traffic issues. JH said he can talk with Mike Wiza or Mike Ostrowski and indicate the Town's thoughts on this and put it back in their hands.
- Kyle K. had asked for things in writing from the City but the City indicated they didn't like to put things in writing because down the road it might not work out.

A motion was made by Bob Bowen to table this issue until the City gets back to the Town of Hull with answers to questions the Town has and specifically what the City is intending to do. Motion seconded by Jocelyn Reid. Motion passed.

6. HULL COMPREHENSIVE PLAN REVIEW – STATUS REPORT FROM COMPREHENSIVE PLAN GROUP (BOB ENRIGHT, KRISTEN JOHNSON, JOHN HOLDRIDGE).

- On the 2nd page of Comp. Plan Chapter 11, the Action Plan was discussed and reviewed. Discussion about dates of the various items listed. Dates were changed per this discussion as follows: #1 date changed to March 1, 2019; #2 date changed to March 15, 2019; #3 date changed to April 15, 2019; #4 date changed to May 1, 2019; move #7 up to #5 and make that date July 15, 2019; new #6 date changed to August 15, 2019; new #7 date changed to October 15, 2019. Numbers 8 and 9 remain as is, unchanged. JH said if we could move through the items more rapidly, we will do so.
- JH said these action plans would help us develop better definitions and better understanding of the planning process.
- Discussion included moving the development of a neighborhood preservation policy (#7) up in the calendar as it's a more pressing issue. Moved to #5 instead.
- JH indicated we might solicit assistance from various Plan Commission members on some of the different Action Plan items in the formation of those individual actions.

A motion was made by Dennis Ferriter to approve the adjusted Action Plan as noted above for Chapter 11 of the Hull Comprehensive Plan. Motion was seconded by Jan Way. Motion passed.

7. DEMOGRAPHIC/SOCIAL DATA ON HULL CITIZENS FROM CHAPTER 1 OF HULL COMPREHENSIVE PLAN (REVISED) PAGES 8-19.

- JH encouraged the Plan Commission members to read Chapter 1 of the Hull Comp. Plan, which includes Hull data. The data is good but needs some updating.
- Bob E. spoke about the ACS (American Community Survey) which does sample surveys on an on-going basis in 5-year intervals. This provides more recent data. Kristen J. works with this data a lot and she has started the updating process for Chapters 1 and 2.

- Kristen J. pointed out that both Chapters 1 and 2 include Hull statistics and she will do the data updating for both of those chapters at the same time. She will bring those updates to the smaller sub-group (Comp. Plan group) of herself, Bob Enright and John Holdridge who will meet in December.
- JH said he would like to invite the ADRC director (Cindy P.) out to Hull for the February Hull Plan Commission meeting and let her speak about the elderly needs in our community.
- Bob B. asked what types of things are categorized under the 'Institutional' portion in Table 11.1 (page 93). Kristen J. said it includes schools, churches, government buildings, cemeteries, medical facilities, power plants, etc.
- JH said the Hull subdivision ordinance is very old and one of the Action Plan items is to revise the subdivision ordinance.
- Bob E. asked what the legal authority of the Comp. Plan is and felt it really isn't affective, as anything that needs to be enforced needs to be an ordinance. The Comprehensive Plan is a guide but not in itself an enforceable document. Kristen said that is correct.
- JH said at the beginning of each Comp. Plan chapter is the state law statute. He suggested that be in the Comp. Plan but maybe in an appendix to make the Comp. Plan more readable and operational.

8. 2019 HULL PLAN COMMISSION MEETING SCHEDULE.

- The 2019 Hull Plan Commission meetings are usually scheduled for the 3rd Tuesday of the month (unless otherwise noted) starting in February 2019 and running every other month.
- Discussion about what time the meeting should start. The Plan Commission members agreed that a start time of 6:00 p.m. would work out better.
- JH will talk with Paul Kubowski to see if 6:00 p.m. is better for him too and if that is the case, we will change the meeting start time to 6:00 p.m. for 2019.
- Dennis F. said we need to watch how much time we spend on each item so that all items get a fair allocation of time to do each topic justice. To look at how we use our time.

A motion was made by Bob Bowen to approve the 2019 meeting calendar dates for the Hull Plan Commission meetings. Motion was seconded by Jocelyn Reid. Motion passed.

9. DATE OF NEXT MEETING: *The next Plan Commission meeting will be held on Tuesday, FEBRUARY 19, 2019.*

- JH said there is some possibility there might be a meeting sooner than February if one is needed to address the Kluck proposed subdivision. We will keep the Commission members posted as to any additional meeting as the Kluck situation is in flux with changes happening.

10. ADJOURNMENT: *Motion made by Jan Way to adjourn meeting, seconded by Bob Bowen. Motion carried by voice vote. Meeting closed at 7:15 p.m.*

Respectfully submitted,

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