

MINUTES OF HULL TOWN BOARD MEETING,
COUNTY OF PORTAGE, WI HELD ON
MONDAY JUNE 8, 2015

- 1) Call to order by Chairperson John Holdridge at 11:00 a.m. at the Hull Municipal Building, 4550 Wojcik Memorial Drive, Stevens Point, WI 54482.

Present: Chair Holdridge, Supervisors David Pederson, Dave Wilz and Jan Way.

Others present: Clerk Janet Wolle and Road Foreman Pete Kaminski.

- 2) Discussion with possible action relating to development on Mark Erwin property on North Second Drive in Section 17.

Present: property owners Mike Mijal and Kent Worzella. Rich Smigaj on vacation and gave Kent Worzella permission to speak for him.

Chair Holdridge:

- Slope of roof going wrong way on the Mark Erwin development plans.
- Want an independent certified engineering firm **certified in water management** chosen by Hull and Portage County to do plan on the Erwin property.
- The plan would be paid for by Mark Erwin (developer and property owner).
- Want to see plan before Erwin development goes any further.
- Need time certain for county response.
- The Town of Hull left out of the loop – the county and in some part the DNR did a plan for the Erwin property.
- Cost of litigation to Hull \$160.00 an hour while Portage County has Corporation Counsel, Deputy Corporation Counsel and Asst Corporation Counsel.
- There are questions about plan okayed by the DNR.

Supervisor Pederson:

- ✓ Beyond this case, is there a way of getting Hull's Plan Commission to review future development in Hull?
- ✓ We depend on Portage County Planning & Zoning (PCP&Z) to review things.

Holdridge:

- Hull Plan Commission meets once a month.
- Portage County is blaming Hull for having land zoned for commercial development. Hull's Comprehensive Plan was developed with the assistance of a planner from PCP&Z.
- Zoning does not currently have a planning staff – all left in 2015.
- Mr. Erwin went in to Hull road right-of-way and cut down trees.

Kent Worzella:

- ❖ The Erwin plans will have the rooflines tipping to the SE.
- ❖ 6,120 square feet of building.

- ❖ 9' high
- ❖ Plan shows water running to the west.
- ❖ The length of building is 2,025 feet.
- ❖ Water will flood Rich Smigaj first, then Mike Mijal and Kent Worzella.
- ❖ Have talked with PCP&Z about erosion control – they indicated will not worry about it until it happens.
- ❖ Pad goes straight to 0 at lot line.
- ❖ At Kent's expense hired Point of Beginning engineer to look at the Erwin property. They indicated it is now a nightmare and will get worse as development continues.
- ❖ Pad should be moved to the east.

Pederson:

- ✓ Did they remove stumps?

Worzella:

- ❖ Yes

Supervisor Wilz:

- ‡ Mr. Erwin went to Rettler – they felt misrepresentation.
- ‡ Did anybody from Rettler put this in writing?

Worzella:

- ❖ Has talked with Rick Zahn who then brought in Rick Rettler.
- ❖ They indicated from this point forward they (Rettler Corporation) do not want anything to do with Mark Erwin or this project.
- ❖ Portage County and DNR working with different plans.
- ❖ All permits given after the fact.
- ❖ Erwin lot is 1.3 acres in size.
- ❖ Kent, Mike Mijal and Rich Smigaj met on site with Eric Norton of the Army Corp. of Engineers – Eric indicated there were wetlands on the Erwin property.
- ❖ Chris Mrdutt of PCP&Z talked with Eric Norton and now there are no wetlands on the Erwin property.
- ❖ Erwin went in to Rettler with a hypothetical and based on the hypothetical Rettler Corp. put something together for him.
- ❖ Erwin has misrepresented himself from the beginning.

Motion Supervisor Wilz, **have Attorney Brian Formella change the draft letter to Jeff Schuler with date certain for response from Portage County relating to selection of civil engineer experienced in water management matters by Town of Hull and Portage County to do a water management plan on the Mark Erwin property/development on North Second Drive (Section 17).** Motion seconded by Supervisor Way.

Wilz:

- ‡ Looking back at significant issues (527 Maple Bluff; gas station at Highway 10 E and Badger Ave; the pawn shop on State Highway 66; the Erwin property) in the Town of Hull, Portage County Planning & Zoning would not get involved.

Motion carried_

cc of correspondence to Patty Dreier, Phil Idsvoog, Stan Potocki and Don Butkowski.

Holdridge:

- Hull's ordinance requires anyone using the road right-of-way (ROW) has to get a permit from Hull.
- The right-of-way by the Erwin property is 50' from the centerline.
- Send a letter to Mr. Erwin with explanation as to what happened.
- Erwin had no permission to cut trees on Hull's ROW.

Worzella:

- ❖ Part of Erwin approved water plan is in the Hull ROW.

Motion Supervisor Way, **send correspondence to Mr. Mark Erwin with explanation he has violated Town of Hull ordinance requiring anyone using Hull right-of-way to have a permit.** Motion seconded by Supervisor Pederson. Motion carried._

- 3) Operator's License applicants: Sara Pionkowski, Lisa Perlak, Cale Pieczynski. Brianna Piepenbrok and Pauline Wisinski

Motion Supervisor Wilz; **take the recommendation of Clerk Janet Wolle to grant Operator's Licenses to Sara Pionkowski, Lisa Perlak, Cale Pieczynski, Brianna Piepenbrok and Pauline Wisinski.** Motion carried.

- 4) Adjournment: Motion Supervisor Wilz, second by Supervisor Pederson, **adjourn the meeting.** Motion carried. Meeting adjourned at 11:42 a.m.

Janet Wolle, Clerk