

# MINUTES

## TOWN OF HULL PLAN COMMISSION

JANUARY 30, 2020 – 6:00PM

4550 WOJCIK MEMORIAL DR.

STEVENS POINT, WI 54482

1. **Call the meeting to order:** The Town of Hull Plan Commission Meeting was called to order by Chairperson John Holdridge on January 30, 2020 at 6:00pm at 4550 Wojcik Memorial Dr. Stevens Point, WI.  
**Present:** Jan Way, Bob Enright, Bob Bowen, Paul Kubowski, Jocelyn Reid, Dennis Ferriter and Barb Brilowski, Deputy Clerk  
**Also present:** Chris Mrdutt, P.C. Planning & Zoning, Dave Wilz, Hull Supervisor and Clerk, Judy Holley.
2. **Approval of Minutes of October 15, 2019:** Bob Bowen made a motion to approve the minutes. Bob Enright seconded. Motion approved by voice vote.
3. **Citizens wishing to address the Commission on non-agenda items. Agenda items are for discussion and possible action.** NONE!
4. **Announcements: Chairperson & Members:**
  - Introduction of Judy Holley, new Clerk for the Town of Hull.
  - Introduction of Plan Commission Members to Judy Holley.
  - Patty Amman retired.
  - Holdridge. spoke of his experience at the Hines VA Center.
  - Holdridge. provided his new office schedule to Plan Commission members.
  - Bowen. – The road crew was plowing today They were widening the roads and I want to compliment them on not plowing snow into the driveways.
5. **Ben Bean-552 Evergreen Dr.-Rearranging property lines & road dedication:**
  - Chris Mrdutt-P.C. Planning & Zoning: No lot is being created. Just a rearrangements and sliding of property lines. We agree with what they are doing; increasing setbacks from some sheds and the septic system. Also, this may be a good time to dedicate the portion of the road that has not been dedicated.
  - Opinion of Planning & Zoning Staff: Slide the property lines over, as it does not affect parcel size in any way and take this opportunity to dedicate the part of the road not yet dedicated.
  - Holdridge: The part of the road not yet dedicated, is it owned by the property owner?
  - Mrdutt: Yes, but it is still Hull's Town road. You still have the right of way just like other roadways in Hull. This is what typically is done when a new survey comes through.
  - Enright. – It appears that the lots on each side of this property already have the road dedicated, correct?

- Mrdutt: Yes! When lots 1 & 2 were created, that portion of the road was dedicated to the Town at that time.
- Holdridge. Is there a motion to approve this and send it to the Town Board?
- *Ferriter: Motion to approve & send to the Town Board. Bob B.: Seconded. Motion carried by voice vote.*

6. John Thieme, owner of Eagle Tree Care. Request operation of a storage yard at 153 Rock Ridge Drive.

- Holdridge: They want to build a shed.
- Enright: It is already there.
- Mrdutt: There is also an old garage and septic system. There are 19.28 acres and it is zoned A4 agricultural. They can meet all setbacks and meet storm water plan. He wants to be able to move his equipment to that location and operate the “Contractor Storage Yard.” (Tree cutting business). In the county ordinance whenever you exceed one commercial vehicle in agricultural zoning, it requires a special exception. There is not currently a home at this location. If there were a home, we would call it a “Home Occupation” and a “Contractor Storage Yard.” They will need to go before the Board of Adjustment for approval.

Portage County’s Review of this petition is as follows:

1. This property is a rural, heavily wooded property. The storage area and contractor yard would be well screened from neighboring properties.
  2. This property is located on a Town road.
  3. A storm water plan has been approved for the 81’x78’ building along with large parking area and room for a future building. The storm water retention area is a large area that will protect neighboring wetlands from runoff sedimentation.
  4. There appears to be ample room to park 10 commercial-rated trucks in a yard that is well screened from neighboring properties.
  5. The closest residence appears to be approximately 600’ southwest from the proposed contractor storage yard.
  6. There is a garage on the property and a septic mound that could be utilized in the future.
- Holdridge: One of our concerns is the reaction from neighbors. Has there been any reaction from the neighbors?
  - Mrdutt: Anyone within 300 feet of the property will receive a notification of the special exception request. We suggest that the individuals making the request talk to their neighbors. This is more beneficial than the letter we send.
  - Kubowski: Is there a pond that the driveway goes through?
  - Mrdutt: Yes! There are two man made dug ponds. Because they are manmade, they do not hold setbacks but when working with John on the storm water design we want to keep sediment away from that area. John worked with us on this. He placed the building farther away and then sloping it so there is no overland flow to those ponds. Part of the storm water design will include a road through his woods that will look like a horseshoe. By making the road, you are building up a berm. The storm water design will have everything pitched that way flowing to the south and in a sense be trapped and absorb into the ground.
  - Kubowski: Will they keep the driveway in the same spot?
  - Mrdutt: Yes, that is my understanding.

- Enright: How many trucks can he have on the property?
- Mrdutt: His proposal in the future if the business goes well; he could have 10 commercial trucks.
- Enright: Have you looked at the impact of having 10 commercial vehicles by a wetland?
- Mrdutt: It is a gravel parking lot, which we consider impervious. You drive over it enough and it becomes compacted. Our Land Conservation office liked the large area where the water is distributed to and then infiltrate to the ground. You hope there is no vehicle dripping oil or antifreeze but it is no different from anyone else's house. It is compounded with having more vehicles: Yes! If there is a concern, then there may be conditions put on this situation. For instance, the board may ask are you going to be changing oil at that site. If the answer is yes, then the condition would be the oil would need to be changed in the building on concrete. The oil, etc. would need to be stored in an area that is sealed and in a 150% containment.
- Enright: How many vehicles do you think he could potentially have there and still protect the wetlands?
- Mrdutt: That is a tough question. Do they have the parking area on the gravel? They could park many vehicles out there.
- Holdridge. Does he want to build another building? Will that come back to us?
- Mrdutt: No, that will be a general zoning permit. Because they are requesting this be a "Contractors Storage Yard," there is heighten use and this allows the Board of Adjustment to put conditions on it if they feel it is necessary.
- Bowen: I think the most important issue here is the storm water abatement. This is a very fragile area
- Mrdutt: The storm water has already been approved and is part of the zoning permit. Because he is making those impervious surfaces (gravel) within 300' of surface water, it requires a storm water permit as part of the zoning permit. We already looked at that.
- Holdridge: Is there a need to put a limit on the number of vehicles
- Mrdutt: That is a discussion to have. I know he has asked for 10. I tell people to look to the future.
- Bowen: Can you explain how the water from the gutters is going to get to the storm water abatement area? There are 6,000 sq. ft. of roof. It produces a lot of water.
- Mrdutt: The gutters are designed to take the water to the south side of the building to terminate above ground on the gravel. The gravel will be sloped to the south. When you drive over gravel, it eventually becomes like cement. The water will sheet over the gravel to go to the detention area. The nice thing about having such a large area, you have the ability to fan the water out which lessens the impact.
- Bowen: I would suggest that if chemicals are used, they be documented.
- Mrdutt: If there are chemicals, they will need to be stored in that 150% containment. If there are a list of hazardous materials, the sheriff's department and emergency management has a copy of it along with the quantities.
- ***Enright: I recommend we go with some limit on the number of vehicles, maintenance is done off site or on concrete inside a building and a list of hazardous materials is provided along with notifying the neighbors and move this on to the Board.***
- Kubowski: Second. Motion carried by voice vote.***

**7. Kyle Kluck, owner of 22.32 acres on Jordan Road. Development of a ten (10)-lot subdivision:**

- Holdridge: There will be no action, only discussion. Does the City know of the potential development?
- Mrdutt: Yes, my letter went to them as well.
- Kubowski: Does the City have any complaints?
- Mrdutt: Have not heard from them formally.
- Kubowski: Odd! This property is only a couple of 80's away from the previous property Kyle tried to develop.
- Mrdutt: They asked how close it was to the wellhead. They discussed density and the ability for municipal hookup. Does not look like it is in their future plans.
- Enright: But if homes were built on one (1) acre lots, it would be easier for municipal service.
- Mrdutt: Correct. It is easier if homes are closer together.
- Enright: What is the impact on 10 homes on one (1) acre lots with 10 undeveloped acres versus 10 homes developed on 2-acre lots?
- Mrdutt: When you look at developments as a whole - if you have a well, home and septic on one (1) acre, is it then so dense that you could be drinking your neighbor's septic fluids? 2 acres lots would be more spread out. If you look at using the buffer area, open space, the density becomes a wash. You have the same amount of wells and septics only closer together. Having the buffer area aides in not having an impact up against a commercial property and vice-versa. From a zoning standpoint, having a development like this eliminates the conflict between users. You are always looking for ways to buffer. If you have a development up against a bar or a commercial storage yard, you want a buffer, which is what Kyle wants to do, create a buffer between commercial and residential.
- Holdridge: Do you have any problems with just one road going into the subdivision?
- Mrdutt: No. It is the most efficient way.
- Way: A number of years ago, we required two-acre lots. Why did we do that?
- Bowen: Septic systems.
- Way: Is that still relevant?
- Mrdutt: When you look at the overall space, you are not putting more septic systems on that acreage than you would if you did a standard two-acre lot. You would still only have the ability to do ten (10) lots.
- Holdridge: How large of an area would it be if you bought one lot and then add the extended area to it?
- Mrdutt: Everyone would have 1/10 interest in that outlet. The density is two-acre lots.
- Ferriter: Could I purchase one of those out lots?
- Mrdutt: No. In order to own 1/10 interest in the outlet, you would need to purchase a lot.
- Way: John Koshnick owns Jordan Bar and he has outside bands sometimes. If someone bought a lot to build a house and they were annoyed with the music, then what?
- Mrdutt: The bar/music was there first. That use is there and established. If someone bought lot 10 to build a bar, it would need to be zoned appropriately and the discussion would be what would this bar bring to the neighborhood?
- Way: Is this grandfathered in if the bar was to be sold?

- Mrdutt: It is an existing use. This is why the surrounding out lot adds as a buffer to help reduce noise.
- Enright: How far away are municipal services?
- Mrdutt: I do not know but what I have heard from the city is they do not have a concern about the extension at this time.
- Holdridge: Is the City going to exercise extraterritorial controls?
- Mrdutt: They need to sign off on it. I do not know if they acted on it yet.
- Holdridge: I am going to assume that Kyle has met with the City.
- Bowen: Does the justification for the one (1) acre lot using the open space design give you any authority where the septic system will be on that lot?
- Mrdutt: I want to caution you on that very statement. My reason is they cannot use the open space design. The Town of Hull does not have that as an option in your Comp Plan.
- Bowen: So what do we call it, undeveloped land?
- Mrdutt: You would need a variance and go before the Board of Adjustment to create lots under two acres in the wellhead seed. During this time, the placement of the homes, wells and septics will need to be mapped out for this development.
- Bowen: Who controls that?
- Mrdutt: A soil tester will look at it. We will make sure the soils are adequate for septics. We already know they can. Once you put a septic in, the next-door neighbor's well has to be 50 feet from that drain field. Typically, the septics are in the back, the home is in the middle or toward the front of the lot so they have a backyard. There is no mandate on how they do it but typically, this is what they do. I cannot tell someone where to build their house but I can tell them the setbacks they need to use.
- Holdridge: We are concerned about keeping our properties in Hull. How do we do that?
- Mrdutt: I am not a planner, but my opinion on this is, I think a Town or Village that is next to a large municipality is to work out an intergovernmental agreement with those utilities. I see them as beneficial, so that we do not run into septic and well issues. Then the property stays in Hull to retain your tax base. When I say municipal hookup, I am not advocating annexation.
- Enright: This might be an opportunity to open up discussions with the City on a Boundary Agreement.
- Holdridge: Is there anything else we should be aware of?
- Mrdutt: The road setbacks are met. There would be another town road built to your standards. The variance update is supported by us with the open space because you are giving a buffer and an area to treat storm water. The storm water takes care of itself from the beginning. From a county standpoint, this meets most of our check boxes from lot size, lot width, the zoning it currently is in, etc.
- Enright: Is the variance required because it is in Wellhead C?
- Mrdutt: Yes.
- *Way: I make a motion to table this until our next meeting. Reid: Second. Motion carried by voice vote.*

#### 8. ATV/UTV Hull Task Force (status):

- Holdridge: It was the vote of the Task Force, 7 to 3 vote to allow ATV's/UTV/s on Hull roads. The Town of Grand Rapids, which is a community of over 7,000 in many ways,

is similar to the Town of Hull. They banned ATV's/UTV's. They discovered if you open it up and even try to limit it, it was almost impossible because there are two near communities that allowed it (Town of Grant & Saratoga). Our problem is if we open it up, we would expect Town of Dewey people to travel to Hull. This will go to the Town Board. We feel we need some public input prior to any decision by the Board. The area of concern is the urban area.

- Way: I do not share some of the concerns John has. I talked to Stan Potocki, a County Board Representative who lives in the Town of Dewey. Since they legalized it, he has not seen one ATV. I do agree we need to hear from more people. We are only hearing from those that are passionate about this from both sides.
- Enright: Any issues out there need to be settled before it is implemented.
- Way: Part of the Task Force recommendation is this is "probationary."
- Holdridge: We do not have the staff to put up and take down signs, plus try to communicate with people. That is the big issue. If we had a police department it may be easier to manage, but we do not.

9. U.S. Census – 2020 update:

- Holdridge: The census is upon us. Every ten years there needs to be a census. The data shows that 20% of Wisconsin citizens are not part of the census. They are requesting you fill out the census on-line but there will also be people knocking on doors.
- Way: A card will be mailed with instructions. If someone does not respond to the options provided, eventually someone will be knocking on your door.

10. Date of next Hull Plan Commission Meeting: March 5, 2020 – 6:00pm

11. Adjournment: Jan Way made a motion to adjourn. Paul Kubowski – Second. Motion carried. Meeting adjourned at 7:58pm.

Respectfully submitted:

  
Barbara Brilowski/Deputy Clerk