

MINUTES

TOWN OF HULL PLAN COMMISSION

March 25, 2021 – 6:00pm
4550 Wojcik Memorial Dr.
Stevens Point, WI 54482

1. Call the meeting to order: The Hull Plan Commission meeting was called to order by Chairperson John Holdridge at 6:00pm at the Town of Hull Municipal Building located at 4550 Wojcik Memorial Dr. Stevens Point, WI 54482. Hull Plan Commission Members present: Jan Way, Paul Kubowski, Bob Bowen, Dennis Ferriter, Jocelyn Reid and Bob Enright by phone.
Others present: Barb Brilowski-Deputy Clerk, Dave Wilz-Hull Supervisor, Gene Schulfer, Mark Fritsche, Jamie Klasinski, Randy Rupp, Steve Menzel, Dan Kremer, Farrah Lemmon and Kevin Whipple.
2. Approval of minutes-September 15, 2020: Motion to approve by Bob Bowen. Seconded by Paul Kubowski. 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 & Plan Commission Members: NONE!
5. Revision of Hull Plan Commission Ordinance:
Holdridge: Recommended changes to this ordinance are numbers 4, 5 and 6 on the second page. If approved by the Plan Commission tonight, it will go to the Hull Board for review and possible approval.

#4 – To review and recommend to the Hull Board of Supervisors all proposed land use changes impacting the Hull Comprehensive Plan including but not limited to certified survey maps (CSM), zoning changes, subdivision plats and annexation proposals.

#5 – To annually review, update and recommend appropriate modifications to the Hull Comprehensive Plan.

#6 – To promote, encourage and arrange in-service education for Hull Plan Commissioners, the Hull Town Board, other Hull officials and Hull citizens to encourage informed and knowledgeable planning decisions related to the Hull Comprehensive Plan and planning in Hull.

Ferriter: Motion to approve changes to the Hull Plan Commission Ordinance.

Reid: Second.

Motion carried by voice vote.

6. Julie Feltz, 1847 North Star Ln. – Request to divide – 6.48 acre lot located along Jordan Road into three (3)-2.16 acre lots:

Kevin Whipple-Surveyor/Rosicky Land Surveying: Julie wants to divide 6.48 acre lots into three equal parcels – 2.16 acre lots.

Bowen: Motion to approve.

Way: Second.

Motion carried by voice vote.

7. Schulfer Investments – Parcel #'s 020-24-0820-06.01 & 020-24-0820-06.02 – Combine parcels.

Gene Schulfer-Schulfer Investments: We purchased the triangle property on the north side of our property. We want to take care of the existing encroachment and possibly expand the self-storage facility in the future.

Reid: Are there wetlands.

Schulfer: Yes, we had a wetland delineation done last year. We then know where we can build or develop.

Way: Move to approve.

Bowen: Second.

Motion carried by voice vote.

8. Jamie Klasinski/Marshfield Clinic: Request to Subdivide lot 2, which is 19.44 acres into three parcels – 12.69 acres to include John's Lane (TOH), 5.32 acres (TOH) & 1.23 acres (City of St. Pt.):

Klasinski: We have one lot (19.44 acres) we would like to divide into three lots. 12.69 acres to include John's Lake is in the Town of Hull. My family will retain this parcel. 5.32 acres which is in the Town of Hull and 1.23 acres which is in the City of Stevens Point.

Holdridge: Will the access to the lake property need to be put in?

Klasinski: That access will be off Wilshire.

Enright: Will the Marshfield Clinic end up with lots 2 & 3?

Klasinski: Yes!

Enright: Lot 2 is in the Town of Hull. Will it remain in the Town of Hull or will there be an annexation?

Klasinski: There has been a discussion regarding annexation but Marshfield Clinic will make that decision.

Farrah Lemmon (Rep. from Marshfield Clinic): We are not planning annexation at this time. We plan to keep them as two separate lots.

Bowen: Motion to approve.

Kubowski: Second.

Motion carried by voice vote.

9. Randy & Tracy Rupp: 2400 County Road Y – Rezoning request:

R. Rupp: My wife and I purchased this land, 150 acres last year. 39 acres is in the Town of Dewey. Started working with Portage County Planning and Zoning (Chris Mrdutt), about some possible building ideas. Much to my surprise, there is a building there already but it is in Conservancy. Chris met me at the site and said the property is not zoned properly. A rezoning must be consistent with a local government unit's Comprehensive Plan. According to the Future Land Use Map of the Town of Hull Comprehensive Plan, the property is planned for Natural Areas Protected and Natural Areas Limited. The Town's Comprehensive Plan identifies wetlands as one of the criteria for mapping lands as Natural Areas Protected future land use. At the time of the original mapping, Natural Areas Protected future land use was applied to wetland areas using the current (from 1992) DNR Wetland Inventory Map. The DNR revised the Wetland Inventory Map in 2016, which adjusted the state-recognized wetland areas. The Natural Areas Protected future land use should be updated to follow the newer wetland data.

The 2016 map shows where I would like to build is not in a wetland. So as I see this, much of your land is not properly zoned. That is my understanding.

Holdridge: I talked with Portage County as well and am aware of the updated 2016 map. It may be that where you want to build is not in the wetlands. We have to go through a two-step process, change the land use and change the zoning. That is a very formal legal process. It takes about 30 days as we have to have a public notice.

Enright: I discussed this with Kristen Johnson today. The delineation of the wetlands was done in 1992 and the DNR did it again in 2016. Based upon the 2016 wetland delineation there is quite a bit of change. The question about whether the proposed cabin would be on the wetlands is the opposite of what it looked like at first. In that respect, if the land use plan were amended to be consistent with the wetland delineation as towns might often do to keep the future land use plan consistent with the wetland delineation, this would be permissible. The zoning is a little unclear to me. Much of the land now is in natural land limited or natural land preservation would be changed to A4 agriculture. The main thing for the land use designation, as you said this has to go through a process of notifying for a public meeting – thirty days in advance of the meeting and followed by a recorded vote on the land use change proposal to the future land use map. I raise the question – how do you know given wetlands shift, in order to build that the land where the building sight is would have to be surveyed to be certain that it is not wetlands at the time of the construction?

Holdridge: Mr. Rupp, since the last delineation was done in 2016, it may be on the margin so the planners may actually walk your land to see what it looks like whether it is wetland, hydric soils or whatever.

Enright: It would probably be a good idea for the town to review the future land use map for consistency with most current DNR wetlands identification. That process could take some time. *"It might not be advisable to wait until we do a complete revision of the*

comprehensive plan. It might be advisable to act on the Rupp decision before we do a change to the future land use map.”

Reid: I do understand where you want to put the cabin on but is it necessary to rezone all 76 acres from conservancy to A4?

Rupp: For me it is not. If you look at the existing building, it somehow passed. I have a sanitary permit from 1988 on the land. Somehow in 1988 the previous owner obtained a sanitary permit.

Ferriter: You have an accessory building on your property. What condition is it in?

Rupp: It is a 63 x 54' pole building in good shape.

Ferriter: How do you get to that?

Rupp: The driveway comes all the way in.

Way: Who suggested the zoning all be changed?

Rupp: Chris Mrdutt.

Way: Do you know why?

Rupp: He came to the sight and looked at the land. He does not feel it is properly zoned. If I could get the parcel with the existing building on it changed, I would be fine with it.

Holdridge: If this is rezoned, what are your plans?

Rupp: Probably build in a couple of years.

Way: Motion to table.

Ferriter: Second.

Motion carried by voice vote.

10. Plover River Crossing – Town of Hull easement requesting to be purchased by the City of Stevens Point:

Dan Kremer-Director of Parks & Recreation, Stevens Point: We are looking to add a spur trail to the Green Circle Trail. This will be a commuter trail as well to connect the east side of the city, a large portion of the Town of Hull to the Green Circle Trail. We want to connect the end of Hofmeister Drive over to Ben's Lane. We went through a process of trying to identify the best route. The reason we have chosen this route, the city has purchased one of the properties on Ben's Lane. The City has also purchased an easement from an adjoining neighbor on Ben's Lane. We are just about to finalize the purchase of the last easement which is on Golla Rd. but it wraps around and abuts the other two properties. The Town of Hull has a property that falls in between the city properties. What we are seeking is 91' x 52' x 98'. The reason for the easement is we have grand

aspirations to help fund this project. One of the grant requirements when replacing a trail is a permanent arrangement that the trail will be there. The easement would secure in perpetuity that if the trail is constructed, the City would have the right to have it there and stay there for the future. It would not change the property, it would still be open to the public. It would allow the commuter trail and spur of the Green Circle Trail to be placed. What I am referencing is the TAP (Transportation Alternative Program) Grant, a federal grant. One of the requirements of this when trying to acquire an easement or property we have to go through an evaluation process. We have to present a value of the property which is why the city assessor put a value on it.

Holdridge: I live on Hofmeister Drive. I am wondering about the traffic count. Could you put a tabulator on the Green Circle Trail close to the end of the road?

Kremer: The Green Circle Trail Committee has infrared counters located in various places along the Green Circle. We could look into it if there is a request.

Holdridge: I would like to see one in that location to see what really the traffic count is. What has begun to disturb us is not the cars going down the road but we get too many bikers that come out from Stevens Point and they race down that road.

Steve Menzel: The counters are moved regularly as the Green Circle wants to know the different counts at the various locations.

Kremer: I am very confident when we connect your residents and our residents on the east side, you will see an increase.

Way: I have been involved with this project for quite some time. I have always seen this as connecting Town of Hull neighborhoods. This is a great opportunity for Town of Hull residents to be able to get into the city other than going down Hwy. 10. I am very supportive of this whole project. I have talked to people in both neighborhoods that are in favor of this project.

Steve Menzel: There was an increase of 60% usage of the Green Circle Trail in 2020.

Holdridge: I have been a supporter of the Green Circle Trail but I do have a concern about putting a bridge across the Plover River.

If this project is approved,, when will it be constructed?

Menzel: Once the route is finalized this year, in January, 2022 the grant application can be submitted. If the grant is awarded in late 2022, then there is a couple year cycle in terms of getting all the final plans in. You are probably looking at 2024 or 2025. Time frame may change a bit.

Holdridge: David (Wilz), what is it we need to accomplish this evening?

Wilz: There are two things.

- "Consideration of granting the easement request."

- “Consideration of the Town donating the value of the easement towards the fund raising efforts” if the easement is granted.

I asked the Town of Hull’s assessor to review the offer by the city and did it make sense? He thought the offer was reasonable. The offer made by the city is \$1,800.00.

On a personal note, I have always been a supporter of the Green Circle Trail and its spurs. It is a gem in our community. I see this as a good thing. I would hope strongly that you would consider granting this easement for the amount indicated.

Holdridge: I think you have to be concerned what the end result will be. Winter is not a problem. Success may come back to haunt you in some ways. I do worry about the bikers and their speed.

Way: I make a motion to make a recommendation to the Hull Town Board to grant the request for the City of Stevens Point to purchase the easement from the Town of Hull.

Reid: Second.

Reid: Is it possible for the Town of Hull to donate the easement instead of the city purchasing it?

Menzel: By the guidelines of the grant we have to present to any landowner the value and offer to purchase the land. There is a form the landowner or the Town can fill out allowing them to donate the land.

Holdridge: Perhaps if it was donated, it is not donated “FOREVER.”

Menzel: What that would mean is the trail would not be guaranteed to be there forever. That is why this is a requirement for the grant.

Motion carried by voice vote.

10A. Consideration of easement value for possible donation:

Holdridge: Now you want us to give the money back?

Kremer: There is a process that the grant allows the landowner to donate the land. There will be a local match even if we receive the large grant. The request from the City and the Plover River Crossing group was to see if the Town of Hull would partner and work on this project together. If the Town Board would consider the donation, we would greatly appreciate it but that is your option.

Holdridge: I would think at this point you buy the easement, we keep the money and look toward the future. I don’t know why we sell the easement and then turn around and give it back to you. That is my thought.

Way: I disagree. I think that is the least we could do.

Holdridge: We just gave them a lifetime easement. I think we need to see the project. There could be costs down the road.

11. Potential development of a subdivision along Golla Road

- Potential development of 31 lots along Golla Road on a 24 acre parcel (5498 Golla Rd)
- In an urban area. Smaller lots. Sewer and Water.
- Mr. Jim Anderson has the purchase agreement contingent on a number of things.
- It has been awhile since this has happened in Hull. How do we challenge this if necessary?
- How do we challenge a potential annexation?
- If the developer goes through with this and asks for a formal annexation, the Department of Administration has to alert us. Then, this would be our opportunity to fight it.
- We have communicated with Mayor Wiza indicating the desire to work on a Boundary Agreement. Mayor Wiza agrees.
- We are hoping that this property would be part of those discussions.
- Need to identify an attorney to represent Hull.
- We need a Planner to work with us.

Holdridge: I wrote in the Spring newsletter about the preservation of Hull. The population now is less than when I started as Chairperson thirty years ago. This is due primarily to annexation. If we believe we need to sustain the Town of Hull and remain independent we need to look at how we can do that.

Enright: There are some similarities between this proposed subdivision and the Kluck subdivision on Torun Road. There is something that we can learn from this. We could be in a stalemate situation with the city on this one. On the one hand, the city would not allow Anderson to develop this land on larger lots with sewer and water. It is within the city's extraterritorial plat review district and this is identical to what happened with the Kluck subdivision. They can stop us from going forward with the development plan. On the other hand this looks like a classic case of a shoe string or balloon on a string development. The land is not adjacent to the city and it is not being developed for a public purpose like an airport, well or other public facility. We would want an opinion from the state but it looks like they cannot annex the land as it is now. It does not mean that the city could not do what they did with the Kluck property; purchasing up another few parcels of land between the city limits up to land adjacent to this subdivision. If you look at the city's land use map in this area it is just one part of what their future land use says for where they plan to develop and extend water and sewer services. Another approach we might choose to consider is to propose back to the city exactly what the city proposed to us in the Kluck subdivision – keep the land in the Town of Hull but allow it to be developed with city water and sewer. The main difference between this subdivision and the Kluck subdivision is the water for the Kluck subdivision was two (2) miles away whereas this subdivision, the water is 3/10 of a mile.

Holdridge: The city has been pretty consistent – if you want sewer and water, you annex.
Wilz: We have to start the process and see where it takes us. We also need to keep our citizens informed.

Enright: We need to get our future land use map consistent with what the City is saying.

Holdridge. The way the city annexes is they have someone in the Town of Hull that owns a bunch of land and they want to annex. They sell off the land, have smaller lots and make more money with sewer and water.

12. Future Meetings: None decided on.

13. Adjournment: Paul Kubowski – Motion to adjourn. Dennis Ferriter – Second.
Motioned carried by voice vote.

Respectfully submitted,


Barbara Brilowski, Deputy Clerk