

TOWN OF HULL
PLAN COMMISSION
MEETING

May 17, 2016
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on Tuesday, May 17, 2016 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, and Plan Commission Secretary Patty Amman.

Excused: Jocelyn Reid, Shelley Binder

Also present: Dave Wilz, Don Buza – Point of Beginning, Dale Rosicky – Surveyor, Tracy Pelky from Portage County P&Z, Norman Strojny, John Strojny

- 2. APPROVAL OF MINUTES OF April 13, 2016 Hull Plan Commission meeting:** *Motion to approve the minutes of the Hull Plan Commission meeting of April 13, 2016 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. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.**

Holdridge Did you gentlemen have something for us?

Strojny We wanted to see what was going to happen with Kyle's land. I voiced my opinion last night.

(Below this was discussed later in the meeting but is appropriate to put under this section.)

Rosicky Who would be responsible for putting up a stop sign by the new Kwik Trip exit on Old Hwy. 18? There's going to be accidents there because people are pulling out of the gas station, and I live on that street, they never look when they drive out of there. A lot of people, when they come out of there, don't stop. They just assume it's like a parking lot, but it's a street.

Holdridge I would get a hold of Mike Ostrowski, that's in the City.

Rosicky So that has nothing to do with the Town of Hull?

Enright It used to be.

Rosicky I told Mary, my wife, I'd bring it up because she has more experiences than I do because she comes home from Sentry every night and she said people pull out of there and they don't look. They assume they're pulling out into a street that nobody travels except those coming to Kwik Trip.

Enright And there's a curve right by there too.

Rosicky Coming off of Hwy. 10 onto Old Highway 18 heading south, people coming out of Kwik Trip do not stop.

Holdridge Anything else?

Strojny You talked about the restructuring of North Second Street, that hill where it crosses up there, I've lived in the Town of Hull 80 years and I've seen that rebuilt I don't know how many times and every winter it busts up there with water on the road. They put curves and culverts, it don't do any good.

Holdridge Where is that?

Strojny When you leave Zenoff Park, down the hill then back up the hill. Right there, there is always water. Bob can attest to that too.

Bowen That's hard on shock absorbers.

Holdridge So as you come out of Stevens Point and take that dip?

Strojny Right.

Rosicky Is that north of Zenoff Park?

Strojny Yes, when you go back up that hill. They rebuilt it here a few years back. It was beautiful, nice and smooth.

Bowen You're talking about near Mijal's right?

Strojny Yes. In a couple of years, it was all busted up with water.

Bowen Yes.

Holdridge That's a good suggestion.

Strojny That's as bad as the one on Reserve Street past the subdivision where there's a culvert across there. It only takes a few years and they raised the road but it didn't do much good. About as bad as Highway 66 and Jordan Swamp. They keep going over the top and over the top and come spring, is just like a washboard. As soon as it gets warm, it levels right off.

Holdridge Patty, put that in your notes about North Second Drive. It's right after you come out of Point and take that dip and go up the hill.

Ferriter Is that right near those mini-warehouses? Just past that?

Bowen There's 2 significant eruptions in the road there.

Holdridge I think before we do that, we should have a public hearing to get those people involved who live along there because you guys know the problems there.

Bowen The people that live right there probably aren't too concerned because they're slowing down to turn into their driveway, but if you're driving the speed limit, I don't, I slow down because they're bad.

Holdridge But you folks know that neighborhood and know that road.

Bowen Yes, I know it real well. I travel it several times a day.

4. ANNOUNCEMENTS; CHAIRPERSON AND PLAN COMMISSION MEMBERS.

Holdridge Shelley Binder is excused. You've probably seen the notice on North Second Drive. That reconstruction which will total about \$2.5 million, the state will provide roughly half of that. It will include from the City limits of Stevens Point up to Hwy. X. We would also put 4 foot pedestrian/bike lane on each side. We had really good support from Mike Wiza, John Gardner as president of the bike club, and Dennis Hintz from Dewey. It's a road we've wanted to redo but it was expensive. We have until June 30, 2021 to do it but we need to fit it into our budget.

Bowen Is the other half of that the grant?

Holdridge Yes, half was the grant.

Ferriter What do you mean by 'us' reconstructing the road? Who is 'us'? The Town of Hull is going to do the whole thing?

Holdridge Yes, but we'll contract it out. We've got some time. To put together the road costs will be a little bit of a challenge. Our total town budget is only \$1.7 million for 2016.

Enright Congratulations.

Holdridge So that was good to get that. Stevens Point and Hull on the water situation, that is still on-going. We're down to talking language. I think there's pretty good consensus by the hydrologists from each side that Well #11 caused the problem.

Bowen They came around to that?

Holdridge This will be our 5th meeting and I think after the first meeting, they just agreed that Well #11 was the culprit.

The other big issues we've got is cell towers. They are a huge challenge. Gene Kemmeter wrote an article about it in the Gazette. The problem was the state legislature when they passed the budget; they included the law in there on changing cell towers. What it means is the local government has very little control.

Bowen Was it buried in the budget? It seems like that would be hotly contested.

Holdridge It just passed and now we're reaping the challenges. There's a strong possibility there may be a tower here and over on Larry's Drive there is a proposal to put a pole up. The owner of the pole would be renting out space on that. That looks to me like it's going to be for broadband. Those are going on and you've got a certain timeline by which you need to respond. We're not used to this. These are brand new challenges for us.

Ferriter Regarding cell towers, we had a family reunion out in Montana and some of us met in Yellowstone Park. They won't allow cell towers in Yellowstone Park because they don't want towers. There are emergency phones along the highway which say, for emergency use only. I thought was wonderful to see that. I guess when you look at those towers, it is a concern. We didn't have electricity or cars 100 years ago but yet everything is moving along.

Strojny They have the same problem with wind generators.

Ferriter The same idea. Big thing sticking up in the air.

Strojny It takes its toll on the birds.

Enright I had a question. I think you had information about a citizens committee for the property along Highway 10 East. Did anything happen with that? With the Urbanek property on the corner near the U.S. Bank? I think there was going to be a citizen committee including some of the neighbors and they were working with you on that.

Holdridge Mike was going to do something.

Enright But the property is sold now. The for-sale sign isn't there anymore.

Holdridge Do you know who they sold it to?

Enright No, I don't. I thought maybe there would be some possibility of negotiating with the new owner as part of that.

Holdridge Mike Wiza told me was going to put some group together. The Alderperson, Mary Kneebone is on their planning commission.

Enright It hasn't been revealed publically who the buyer is. While that was going on, we weren't given the purpose for the re-zoning.

Holdridge I think Highway 10 is really a huge issue that's got to be dealt with.

Way Was there a meeting with the Highway Dept. on the 14th and it said it was concerning the rerouting of Highway 10 from Amherst?

Holdridge There was a meeting down at the County/City on Highway 10 from Amherst, west. But given the traffic on Highway 10, we had a huge meeting here, the building was full, the DOT had these plans for that intersection. Then all of a sudden it just dropped. They admitted it was a huge problem. The traffic counts indicated an increase. They just took it off the table. I think it's a good idea to look at the organizing of this. Phil Jankowski has a resolution for our June 6th meeting about Highway 10 as it comes in from the east and it will be on the agenda.

Strojny I believe that was about 14 years ago that was looked at. I've got the original maps tucked away yet. I believe they had written you a letter or statement that said they'd do something in 20 years. 20 years is coming right around the corner.

Holdridge They decided to go north and go straight across the Plover River.

Strojny I've got friends that work for the DOT and the money every year gets allocated for projects and gets sucked up by Milwaukee and Madison and those areas.

Enright Remember those on-ramps, that was from last year. The big question was the design for the on-ramps onto I-39. But has anything been worked out?

Strojny They want like 2 miles between ramps.

Enright It was to expand the on-ramp.

Holdridge Right now if you come from the south and want to get off at Hwy. 66, in the morning, it's way backed up. It's really a hazard.

Ferriter Or if you come from the north and want to get off for Kwik Trip, it backs way up.

Strojny A few months ago the DOT had a meeting over at SPASH on about 5 different revisions they were looking at including 2 roundabouts to stop-and-go lights and closing off Green Avenue. I just came through last night and some guy decided he was going to go across from North Point to Green in between traffic. Some gal T-boned him, hit him. There are so many accidents on that corner.

Holdridge I was at Scaffidi a couple months ago to take my truck in. They guy gave me a ride back here and he said, "Mr. Holdridge, they're going to put a round-a-bout at Green Avenue." He said, "I saw them out there staking it." He had the whole scope. Right where it intersects with Hwy. 66, a round-about.

Way Right, but I think that's been delayed again. It was going to go in soon.

Ferriter When I came out today, I was by the Honda dealership with 10 to 12 cars in front of me.

Way Very dangerous.

Ferriter There were people getting really frustrated and scooting out into traffic.

Strojny They come out from Sentry and they are heading across there going south. They'll cut all the way across. I told the guy from DOT what they need, too, is if you're coming east on Hwy. 66 and right before Green Avenue, if you remember Target, people used to pull into that left lane and scoot right through the stop-and-go lights. Now they've got a little island there. So if you're in that right lane by Target, you've got to make a right turn on the road. I said that's what they need. People are putting their turn signal on up by Mr. Krems house and you think they're going to turn onto Green Avenue so you pull out. But guess where they're actually turning? Onto 51, they put them on way ahead. I see so many accidents there because of that. He said that's a good idea. Put just a little median strip or a little island there then you have to turn.

Holdridge Terry Hackett from your area was really engrossed in this thing. But that Badger Avenue is still a disaster down there, both sides with no stop sign.

Enright What Terry Hackett was very concerned about was the reconstruction of the median strip which would not allow the access onto Highway 10. Some of the neighbors, especially on that end of the subdivision use that as an access point because they don't like going onto Badger.

Holdridge I think that's something that needs to be looked at. It's coming and maybe they ought to get ahead of the game.

Enright Does Planning & Zoning know what is planned for the Urbanek property? This must be known, right?

Pelky I'm not aware of anybody.

Holdridge Is there any way you can find out and get back to us?

Enright It must be public information, right? If they sold it.

Pelky Nobody contacted me about it.

Holdridge If they sold it, it's in the records somewhere.

Enright I thought what the City was doing in response to the things that were mentioned, the City Plan Commission and the City Common Council, was that a good-will effort to have development in the area in a way that wouldn't adversely affect the residential area, especially the homes that back right up to that property.

Holdridge Why don't you call Mary Kneebone. She's very active. She doesn't want a gas station, she doesn't want this. She's bird-dogging that one.

Enright So if it were to be something like that, would it need a special use permit? They changed the zoning on it after it was annexed.

Pelky It's been annexed by the City, it's out of our hands. We only handle the unincorporated areas planning wise.

Holdridge I would give her a call. She's very active.

Enright It was residential as long as it was in the Town of Hull. But after it was annexed, the City could change the zoning, which is what they did.

Holdridge The realtors were putting a commercial sign up there but it was not commercial so we'd call them and say they needed to take that down.

5. On-site visit to Kyle Kluck property on Highway 66. Meet at Hull Municipal Building at 5:30. Return at 6:00 p.m. for remainder of regular Plan Commission meeting.

Holdridge Last time we approved the plan change conditionally and we were going to go down and actually we were going to have the Hull Board here but that hasn't worked out. We had a meeting with the Hull Board last night and we had some issues to take care of. Kyle Kluck is aware we're coming so he'll be there to show us on.

Bowen I move we adjourn for the site visit.

Ferriter I'll second that.

Motion passed.

6. Plan Commission action on Kyle Kluck land use change request. Resolution #2016-5-17 to Recommend an Amendment to the Town of Hull Comprehensive Plan to change the future land use designation on the Future Land Use Map from Rural Residential to Commercial for parcel numbers 020-24-0812-10.11 and 020-24-0812-11.15 and recommend the Town Board adopt the proposed amendment by ordinance.

Holdridge We're back, reassembled. When we pass this, it will then go to the Board on June 6th. We had 2 meetings here on Kyle Kluck's rezoning with lots of citizens, particularly from Patrician Pines. That got resolved by very active citizens meeting with Kyle.

A motion was made by Jan Way to recommend an amendment to the Hull Comprehensive Plan to change the future land use from Rural Residential to Commercial for parcel numbers 020-24-0812-10.11 and 020-24-0812-11.15 and recommend the Town Board adopt the proposed amendment by ordinance. Motion was seconded by Bob Bowen. Motion passed.

7. Plan Commission action on Kyle Kluck rezoning of the same parcel from Single Family Residence (R2) and General Agricultural District (A4), to C4 Highway Commercial District.

Holdridge We changed the comprehensive plan, now we're changing the zoning.

A motion was made by Dennis Ferriter to change the parcel numbers 020-24-0812-10.11 and 020-24-0812-11.15 zoning from Single Family Residence (R2) and General Agricultural District (A4) to C4 Highway Commercial District. Motion was seconded by Bob Enright. Motion passed.

8. Certified Survey Map for John and Patricia Noel for property in Section 15, Town 24 North, Range 8 East, Town of Hull, Portage County, property abutting Willow Springs Drive and Wojcik Memorial Drive. Surveyor: Donald Buza of Point of Beginning.

Holdridge Janet gave us an update.

Buza The only change was the elimination of a 15 foot easement on the east side of the property.

Holdridge What about this Outlot #1?

Buza That's still there.

Holdridge What have they got? Two acres?

Buza It's a 5-acre parcel.

Holdridge So they're just splitting off part. The Parker's used to live there. Any questions? There's a good map in the back. Tracy do you have any questions?

Pelky We reviewed the map as proposed and it appears it will be approved by our office upon all the signatures from the town and the City of Stevens Point.

Holdridge This is pretty routine stuff.

A motion was made by Bob Bowen to approve the certified survey map for John and Patricia Noel for property abutting Willow Springs Drive and Wojcik Memorial Drive. Motion seconded by Jan Way. Motion passed.

9. Timber Ridge Estates 4th Addition County Plat in Section 10, Town 24 North, Range 8 East, Town of Hull, Portage County, property abutting Willow Springs Drive, Torun Road and Hawk Haven Road, Jakusz-Ross Developers, Surveyor: Dale Rosicky.

Holdridge Is Dale here?

Amman He's not here yet.

Holdridge We can't take action on this if we don't have either the owners or the surveyor agent here.

Pelky I think Dale is planning on being here.

Amman I thought so too. I sent him all the information and told him he had to be here or the owners had to be here otherwise we wouldn't take it up. Unless he was thinking it was going to be so far into the meeting because of the on-site at the beginning that he could come at 6:15 and be okay. I don't know.

Holdridge We have a policy on that and we're consistent with our policy.

Pelky If there are any questions you have about it, if by chance I can answer any questions?

Holdridge Our policy says one or the other has to be at the meeting.

Pelky If after you review it, you have any zoning questions?

A motion was made by Dennis Ferriter to table the agenda item #9 for Timber Ridge Estates 4th Addition County Plat due to lack of attendance by the surveyor or developer/owner. Motion was seconded by Bob Enright. Motion passed.

NOTE: Dale arrived later, around 6:15, and handed out some larger maps to review.

A motion was made by Bob Bowen to remove the tabled request of the previous motion so as to be able to now take up the discussion and action on agenda item #9 for Timber Ridge Estates. Motion was seconded by Bob Enright. Motion passed.

Holdridge Dale, you want to tell us about this?

Rosicky It's a County Plat. There are 19 lots with a minimum of 2 acres.

Holdridge What does a County Plat mean?

Pelky Our subdivision ordinance states if you are creating 5 lots under 20 acres in size or less in a 5-year period, it constitutes a county plat. We're on the 4th addition already. The Town approved the first 3. But the land owner would be allowed to create 4 lots just on the certified survey maps on the property. Once they do the 5th lot, if it's within a 5-year period, it's a county plat. A county plat is a larger version or a glorified version of a survey map.

Holdridge How many lots are you creating?

Rosicky 19 I believe.

Pelky That's in addition to the previous lots created.

Holdridge That's considered the third addition? These are all at least 2 acres?

Rosicky That's right.

Holdridge That's off of Hawk Haven and Torun. This will all be zoned residential. Hawk Haven goes through to Torun now?

Rosicky Correct, then through to Willow Springs. Torun is on the east side. I just didn't label it.

Holdridge Is there a road to the south of this subdivision?

Rosicky No, that's where the trailer park is.

Holdridge Which is right down Torun Road.

Strojny John, do you know if they still collect from each lot for a park?

Holdridge I don't think they do, do they David?

Wilz I don't recall.

Strojny Because they had it at one time that you collected so much per lot. Since they don't do it, my brother still owns 2 lots. Because at one time, you had to live there for 2 years before you could get your money back.

Holdridge That topic hasn't come up for years.

Strojny Are they allowed to get their money back then?

Holdridge I remember when we used to do that and somehow it just faded. I think there might have been some question if we could do that.

Strojny There was some legality that it might not. That's why I'm questioning it. If they can get their money back.

Holdridge I don't know the answer to that one.

Enright Is there supposed to be a park in there too?

Holdridge No. But in the old thing, you either created a park or gave money, so much per lot, or you could create a spot for a park as part of the development. I think those were the options.

Enright But that's not a rule anymore?

Holdridge Not that I know of. There were some legal issues about collecting per lot. It's possible what happened was people were collecting that and not using it for parks.

Enright Where is the nearest park to here?

Wilz Somerset over on the other side of Torun. There are 2 parks on the other side of Torun.

Strojny My question is can they get their money back?

Bowen What are the 19 lot numbers?

Rosicky They are numbered consecutively based on the previous subdivision.

Bowen But on the third edition, does it start with 28 then?

Rosicky We start with 19 up on the northern portion. It goes around the subdivision.

Enright So everything below that has already been used up.

Amman You can see the darker line around the new area. That's the new lots. You can see it in the inset on the map too.

Ferriter You're adding 19 lots and the smallest lot appears to be about 2 acres?

Rosicky They had to be a minimum of 2 acres so I tried to make them all a hair over 2 acres and it worked out really good for the lots on either side of the road.

Enright Is the road already here?

Rosicky The road is in place. Jim has got it blocked off at Torun but you can drive in from Hawk Haven and drive around the subdivision. He's got sand in there right now. He's in the process of grading it for the finished product. I know Dave Glodowski, the engineer, was working on grades for him.

Ferriter Who names the roads in this kind of situation?

Rosicky Jim is going to have to come up with the names then the town will need to see if it hasn't been used yet. In the last e-mail to him, I told him to come up with some names.

Holdridge When does the town formally take over these roads and start getting state road aid?

Pelky Typically when the road is brought up to standard. The road foreman would go out and inspect it.

Holdridge Are these all gravel now?

Rosicky It's just sand on them now.

Pelky Usually the land is set aside, dedicated, but the acceptance of the road isn't done until it's completed to town standards with blacktop, proper depths.

Holdridge I assume that's when we start claiming the aid. Don't you need to have something unique for Portage County too because they've got roads with multiple names?

Pelky Yes. We don't want any more 5th Streets.

Enright Is this one going off to the east, is that one going to be made a road too?

Rosicky Yes. It'll all be paved.

Enright Then it will be an entrance into the subdivision too.

Rosicky Right now, Jim has sand piles at the end of that road by Torun. So you can't access it from there yet but you can access the road system from either Willow Springs or Hawk Haven Road. You can drive with your vehicle and see it. We had Zblewski's in there clearing the brush for the roads this past fall. It's really opened up nice.

Bowen Is the drainage/storm water all by gravity?

Rosicky Yes.

Bowen Where is it going?

Rosicky There's a retention area on the north end of the subdivision. It's not part of this subdivision but it is part of the other subdivision. If you look at the middle of the subdivision you'll see where I've got it at an angle.

Bowen I see storm water easement.

Rosicky Yes, that flows into the retention area. If you go north of the easement. If you look at lots 22 and 23, there's a storm water easement running north and south. It's on the north side of the longer road.

Holdridge Was this designed by Dave Glodowski?

Rosicky Yes.

Strojny How high is the water table there, do you know?

Rosicky No.

Pelky Not sure.

Holdridge Can you get sand points in there?

Rosicky I'm sure you can. Jim said the water never stands in that retention area very long when it rains. It goes down really quickly.

Bowen What is the depth of that retention area?

Rosicky I think it's kind of in limbo right now because they're hauling dirt out of there for the roads. You can walk down that drainage easement area to the north and you'll see piles of sand they're still using and grading up. So I don't know how deep it's going to end up. I would say it's probably going to be 3 or 4 feet below the natural ground grade level.

Strojny Who takes take of that?

Holdridge The developer. We can get that information from Dave Glodowski.

Pelky The storm water has been submitted by Dave Glodowski and our land and water conservation division approved it.

Holdridge So he's already done that?

Pelky Correct. The design for storm water.

Enright So conventional septic can work in this area.

Pelky Yes.

Bowen Tracy, it says all boxes must be checked but Chris Mrdutt hasn't checked that box.

Pelky I checked it but Chris didn't. I guess all boxes above must be checked.

Bowen Is this going to increase the tax base a little bit?

Holdridge Absolutely. They'll put \$300,000 houses on there.

Rosicky Jim builds nice houses.

Ferriter Does he have a lot of interest already?

Rosicky Yes.

Holdridge The Town of Hull is a lovely place to build.

Rosicky He's already building one, not in this subdivision but near Willow Springs just on the north side of the road.

A motion was made by Bob Bowen to approve the Timber Ridge Estates Fourth Addition County Plat. Motion was seconded by Jan Way. Motion passed.

10. DATE OF NEXT MEETING: *There is no Plan Commission meeting in June. The next Plan Commission meeting will be held on July 19, 2016.*

11. ADJOURNMENT: *Motion made by Bob Enright to adjourn meeting, seconded by Jan Way. Motion carried by voice vote. Meeting closed at 6:45 p.m.*

Respectfully submitted,

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