

MINUTES

TOWN OF HULL PLAN COMMISSION

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

01. Call Meeting to Order: The Hull Plan Commission was called to order by Vice-Chairperson Robert Enright at 6:00pm at the Town of Hull Municipal Building, 4550 Wojcik Memorial Dr. Stevens Point, WI 54482.
Hull Plan Commission Members Present: Bob Bowen, Jocelyn Reid, Jan Way, Paul Kubowski.
Excused: Dennis Ferriter.
Others Present: Hull Board Chairperson, Dave Wilz, Barb Brilowski-Deputy Clerk, Hull Board Members Mark Fritsche, Robin Lipski & John Koshnick. Judy Holley-Clerk, Tracy Pelky (P & Z), Juda Haas, & Randy Rupp.
02. Approval of minutes – March 25, 2021:
Bob Bowen – Motion to approve. Paul Kubowski – Second.
Bob Enright: Page three, last paragraph where I was speaking. The last sentence says, “It might be advisable to hold up a decision at this time.” I meant to say “*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.*”
Revision noted and changed!
MOTION CARRIED BY VOICE VOTE!
03. Citizens wishing to address the commission on non-agenda items. Agenda items are for discussion:
B. Bowen: I would like to address the Plan Commission on neighborhood preservation. This is in reference to the safety and traffic on North Second Dr. I am speaking on my behalf and that of neighbors I have spoken to. The north end of North Second Drive is signed at 45mph. It was understood by me when North Second Drive was completed, the speed limit would be 35mph the entire length of the road. For 37 years it was 35mph and then some outside influence changed that. I spoke to the DOT and was told the Town has the authority to change speed limits within 10mph. Unless I have been misinformed, I would hope the Town would do this. There has been an increase in traffic and ATV's and UTV's have been added to the traffic count. The speed is increasing. I believe the average speed is 50-55mph. The Plan Commission and the Hull Board should consider moving the speed limit to 35mph for the safety of pedestrians and bikers.

D. Wilz: We will put on an upcoming Board Agenda and look in to this.

Bowen: Why is Wilshire Drive 35mph?

Way: I thought it had something to do with how many driveways there were in a certain distance.

Wilz: There is a formula. I will talk to Pete, get our machines out that do traffic counts and speeds.

04. Announcement – Chairperson & Plan Commission Members:

Dave Wilz:

- Dennis Ferriter is excused.
- The 24A Golla proposed subdivision – the plat has been approved for 39 lots. Because of well head protection city utilities are required. But the city did say they needed to determine if they can make this work financially and to have a successful annexation which Jim Anderson filed for. As of Friday, Jim Anderson in concert with the city withdrew their request for annexation. They are trying to figure out the economics for this project at this time.
- Last Monday, we met with the City to discuss boundary agreements. We have our attorney and planner in place. It was a good get together and general in nature. Future meetings will be more specific. Our team is comprised of Dave Wilz, Mark Fritsche, Barb Brilowski, William Cole, attorney and Mark Roffers, planner.

05. Oath of Office for existing Plan Commission Members for new term – Jan Way, Paul Kubowski, Bob Enright, Jocelyn Reid & Dennis Ferriter:

Oath of office taken by all of the above except Dennis Ferriter as he was absent.

06. Appointment of new Plan Commission Member (open position):

Enright: I nominate Dave Wilz.

Bowen: Second.

Motion carried by voice vote.

07. Nomination/Selection of Chairperson for Town of Hull Plan Commission:

Way: I nominate Dave Wilz.

Kubowski: Second.

Motion carried by voice vote.

08. Explanation of Request and Process indentified by Randy & Tracy Rupp (Property Address: 2400 County Y):

Enright: Normally the Town's Future Land Use Map contained in the comprehensive plan is to be updated regularly to be consistent with the Department of Natural Resources Wetland Designation. Our land use map uses the DNR's 1992 wetland designation. This is the most recent available. But, the DNR updated the wetland designation in 2016. The

Rupp's request for a zoning change is consistent with the 1992 wetland designation, but inconsistent with the 2016 updated wetland designation. Chris Mrdutt and Kristen Johnson have stated the amendment to the Town's land use plan and the zoning changes are appropriate. The Oct. 14, 2021 memo from Kristen Johnson summarizes what Chris Mrdutt's opinion was. In order to make a change to the future land use map we need to make a change to the comprehensive plan. This requires a public hearing which requires a 30-day notice. The purpose of the public hearing is informational allowing input and questions from citizens. The Plan Commission is advisory to the Hull Board. Whatever is decided here will move forward to the Town Board at an upcoming meeting.

Tracy Pelky: You have this pretty much covered. Just have your plan reflect the current condition of the up to date maps because when your original documents were created, you used old information. We have more detailed, accurate information using the 2016 DNR.

09. Rezoning request for parcel 020-24-0801-05 (Future Cabin), 020-24-0801-02 (Accessory building), 020-24-0801-03, and 020-24-0801-05; 02; 03; 08. – For information only!

Wilz: It is my understanding Mr. Rupp with Chris Mrdutt highly suggesting we re-zone all four (4) parcels and make them the same. Yet at the last meeting Jocelyn Reid you asked, "do we need to re-zone all four parcels?" I believe you were flexible to that, Randy?

Rupp: Yes! It would need to be the two northern parcels.

Wilz: One that has been sighted for the future cabin and the one that has the current accessory building? Correct?

Rupp: Yes!

Wilz: Those two need to be rezoned but the other two could also but it would depend on how the Plan Commission votes.

Randy, is there anything you would like to add before we go into the Public Hearing?

Rupp: I think everything has been covered.

Wilz: Any questions from the Plan Commission?

Reid: Just a clarification. When we are talking about amending or changing the Comprehensive Plan, we are just talking about those specific parcels?

Wilz: Yes, those specific parcels.

10. Public Hearing – Town of Hull Comprehensive Plan (Future Land Use Map) Amendment – (For Rezoning Purposes) Parcels 020-24-0801-05; 02; 03; 08.

Wilz: Process for the Public Hearing:

- Any members wishing to speak to this can do so at this time.
- We “noticed” the public hearing 34 days out in advance.
- All adjoining parcel owners were sent a letter from the Town of Hull last week informing them of this request.

Bowen: Did the revision by the DNR of that area designating conservation and wetlands change any of the topography? Is there less wetlands there now. As I look at the maps, it looks like many of the parcels are in wetlands.

Pelky: I don’t know if there are more wetlands after the 2016 maps versus the 1992 map. It is just more accurate because of technology. They now have air photos. But I can say even with these maps they are not 100% accurate. It is the best guide we have to follow.

Bowen: The wetland map and the legend are a little hard to figure out.

Pelky: Yes, they are confusing when comparing the 1992 to the 2016 map. But the 2016 is the most accurate and what we would use.

Reid: Are we talking about putting a road into this property with the cabin.

Rupp: The driveway is already there. The road has been there for years.

Enright: If construction of a cabin is allowed, is there limits to the size of the cabin?

Pelky: In the A4 zoning district you can have two different sizes. If it is going to be a year around home, there is a 720 sq. ft. minimum. If it is seasonal and you could only occupy it six months in a calendar year, you could build something as small as 400 sq. ft.

Enright: Could you only build one.

Pelky: One home/cabin per parcel.

Wilz: If there are no more questions, I will call the “Public Hearing” open for the Town of Hull comprehensive plan amendment. This is for rezoning purposes as it relates to the rezoning request on the Rupp property. We are going to call these properties, 020-24-0801-05; 02; 03 & 08.

Does anyone wish to speak now that the public hearing is open? **NONE!**

The “Public Hearing” is formally closed.

11. Town Plan Commission recommendation to Town of Hull Board for potential Comprehensive Plan Amendment, as it relates to the rezoning request on Rupp properties, by way of Resolution:

Wilz: Jocelyn Reid, do you still have a concern about rezoning all four (4) of these properties?

Reid: I think that is fine.

Enright: I actually like Jocelyn's idea of only rezoning two (2) lots mainly because of Tracy's comments about the maps being imperfect. The Rupps seem only interested in rezoning those with the cabin/buildings. It has already been five years and perhaps the DNR will have a more precise map soon. I don't see any harm in doing it that way. It seems it is consistent in the spirit of the limitations of the wetlands.

Bowen: Are we going to be amending the Comprehensive Plan after this action or at the same time?

Wilz: At this time, we will pick the two properties that has an existing building on it and a proposed building in the future. This is what I am hearing from the Plan Commission.

Enright: I move that the Plan Commission recommend to the Town of Hull Board for amending the comprehensive plan as it relates to the rezoning request for the two parcels that do/will have buildings on it. (For parcels 020-24-0801-05 & 02).

Way: Second.

Wilz: abstained

Motion carried unanimously by had vote by remainder of Plan Commission.

12. Town Plan Commission recommendation to Town of Hull Board to grant rezoning request.

Enright: The Town of Hull Plan Commission recommends to the Town of Hull Board to grant the re-zoning request.

Reid: Second

Motion carried by hand vote.

13. Lot Slit Request – RS Haas, LLC.

J. Haas: We had a survey done on a forty-acre parcel. We want to sell 25 acres off that parcel. The forty acres will become a 25 acres parcel and a 15 acre parcel.

Pelky: I recommend approval on this requested lot split. It does meet our lot size requirements. We look at wetlands and floodplains. Neither exist here.

Wilz: What has to happen with the Managed Forest Land (MFL)?

Pelky: That is a DNR program. We brought it to Juda's attention. We could not deny the survey because of the DNR. We bring it up because of the tax implication either him or the buyer would have to incur. It looks like it is nearing the end of the program.

J. Haas: There is a total of 80 acres we own that is in the MFL program. It comes out of the program in 2023. The intended use for the buyer is he plans to keep 20 acres in the MFL program and pull out 5 acres to build a house.

Enright: What is the zoning on this property?

Pelky: A4 generally. They can build one home on a parcel.

Kubowski: I make a motion to recommend the lot split.

Reid: Second.

Motion carried by hand vote.

14. Discussion of future meetings:

Wilz: I don't see anything in the near future. (Did not set a future meeting time).

15. Adjournment:

Way: Motion to adjourn

Enright: Second

Motion carried by voice vote.

Respectfully submitted:

Barbara Brilowski
Deputy clerk