



TOWN OF HULL
**PLAN COMMISSION
MEETING**

Aug. 15, 2017
TIME: 5:30 p.m.

1. CALL THE MEETING TO ORDER: The Town of Hull Plan Commission Meeting was called to order on August 15, 2017 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, Paul Kubowski, Jan Way, Bob Bowen, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Excused: Bob Enright, Dennis Ferriter

Also present: Carmen Coey, Mike Polum, Dave Wilz.

2. APPROVAL OF MINUTES OF June 20, 2017 Hull Plan Commission meeting:

Motion to approve the Hull Plan Commission minutes of the meeting of June 20, 2017 was made by Jocelyn Reid, seconded by Bob Bowen. Motion carried by voice vote.

3. ANNOUNCEMENTS; CHAIRPERSON AND PLAN COMMISSION MEMBERS.

- Torun Road project has started and they'll be putting down asphalt.
- North Second Drive project is in development with requests for RFP engineers with the project needing to be completed by 2021. Construction will start in late 2018 or 2019.
- In looking at Town of Stockton's procedure for whom to notify for CSM, lot splits, zoning changes, the Town of Hull would like to develop a policy or procedure to determine who to notify in terms of

adjacent or surrounding neighbors for these items. Stockton, which is more rural, uses ½ mile out. Portage County uses 300 feet.

- 527 Maple Bluff is being challenged legally. A public nuisance issue.
- Well 11, agreement on language which is in final review. Will eventually have a public hearing for public input before final Board action. Working on coordinating 9 existing monitoring wells and their data within the Hull area, adding 2 additional monitoring wells near/in the Emerald Forest subdivision area and also include data from monitoring wells around the Well 11 area.
- Second PSC grant was awarded to Amherst Telephone to continue extending broadband internet further into Hull. Grant was from the Public Service Commission. Out of 53 applicants, only 12 were selected to receive the grant. Hull has signed off for use by Amherst Telephone of Hull's right-of-way in the process of laying fiber optic cable in ground. Amherst Telephone's cost of this second phase is around \$750,000 and the grant amount from PSC is \$170,000. Governor Walker is scheduled to visit the Hull municipal building Friday 8/18/17 to award the PSC grant.
- John Holdridge shared maps showing the broadband high-speed internet expansion area which includes 18 road miles and around 200 households who could potentially make use of the service. Heather McDonald of the Portage County Gazette and Sari Lesk of the Stevens Point Journal interviewed John H. on 8/15 regarding the new PSC grant award. This is a public/private endeavor with both groups (Hull / Amherst Telephone Company) contributing efforts to continue this project.
- Jan Way asked if it would be possible to get the service extended into her area along Wilshire. She could contact her neighbors along that route and get a petition to share with the Hull Board so the Board could officially make formal note of the request of this under-served area (right now there is no cable – just DISH). John H. suggested Jan Way get a petition put together. There was a postcard sent out requesting feedback from that area.

- There has been damage to 3 roads in Hull by 3 different trucking haulers. Two out of the 3 have paid so far for the damage of \$400 each. One still outstanding.
- U.S. Cellular tower at Hull municipal property will start tower work in August or September.
- John H. asked if any of the members had attended the DOT public hearing of Hwy. 10 at Ben Franklin School recently. Not very many people were there. Bob Bowen said maybe 12 people. Bob Enright attended and noted it seems DOT is dropping the idea of having a southern Hwy. 10 bypass route. The DOT is concerned about having two routes they would have to maintain. Bob Enright sent John Holdridge the DOT write up on this issue and John will have that included on the next Hull Plan Commission meeting agenda. There was some general discussion about the dangerous traffic situation along Hwy. 10 E in the eastern part of Hull.
- Jan Way asked about the sale of the Bickford property along Hwy. 10 in the east part of Hull. Jan said some of the City of Stevens Point Common Council members who voted to purchase that land wanted to see it go into conservancy. Bob Enright has been following the situation and indicated to John that he felt the City bought the land to ensure additional expansion all the way out to County Road J. Jan Way said quite a bit of that portion of land has a very high water table and may be unbuildable or at least there would be no basements.
- John H. talked about various suggestions in the past about the Town of Hull buying up real estate and developing land. But John said the Town's whole budget is only around \$2 million total and just doesn't have money to do that kind of investment.

4. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS. AGENDA ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION. *None.*

5. CSM/LOT SPLIT FOR CARMEN COEY, SECTION 19, TOWN 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY ON PROPERTY ABUTTING OLD WAUSAU ROAD. SURVEYOR: DARREN KRZANOWSKI OF CENTRAL STAKING, INC.

- Carmen Coey is requesting approval of a lot split, splitting one lot into 3 lots. Splitting off the rental house property which had been her grandparents, and making 2 more 5 acre lots. One for Carmen's future use and the other for her children's future potential use. Carmen has met with Tracy Pelky at the County.
- Request would move on to the Hull Board agenda for September 11, 2017.

A motion was made by Jan Way to approve the request for a lot split by Carmen Coey for property abutting Old Wausau Road. Motion was seconded by Paul Kubowski. Motion passed and will go to the Hull Board of Supervisors for their approval at their Sept. 11, 2017 meeting.

6. CSM/LAND EXCHANGE FOR MIKE POLUM, SECTION 6, TOWN 24 NORTH, RANGE 8 EAST, TOWN OF HULL ON PROPERTY ABUTTING NORTH SECOND DRIVE. SURVEYOR: AARON PARKS FROM AGE OLD SURVEYING.

- Request for approval of exchanging the same size pieces of property between Mike Polum and his neighbor, John Lazare. Size of each piece being exchanged is approximately 10' x 200'.
- Mike P. and John L. decided to swap small parcels because there was an existing logging road John L. had been using as an entrance into Lazare's property prior to building on it. The logging road was split down the middle between Mike Polum's property and John Lazare's property. The two of them agreed to have the logging road go completely to Lazare in exchange for a similar size strip of Lazare's property going to Polum on the north edge of Polum's property. Thus giving Polum a larger buffer from Lazare's land behind Polum's house. There's a pond on Lazare's property that the Lazare driveway can now go around. The original layout of the Lazare property didn't allow for quite enough space for a driveway.

- Aaron Parks is the surveyor who is requesting the signatures. The Town of Hull will sign off on the CSM and it will go to the County Register of Deeds.

A motion was made by Jan Way to approve the CSM/Land Exchange requested by Mike Polum for property abutting North Second Drive. Motion was seconded by Jocelyn Reid. Motion passed. The Hull Board of Supervisors has already reviewed this request at their 8/14/17 Board meeting.

7. HULL COMPREHENSIVE PLAN REVIEW – CHAPTER 11, IMPLEMENTATION – ACTION PLAN.

- John Holdridge had looked at the Action Plan for Chapter 11 that had dates listed for each item and decided the dates weren't realistic, not giving enough time to complete each item.
- John H. highlighted the Town Annual Meeting as being the starting point of activities such as the formation of goals and objectives for the year.
- John H. listed functions of the Town Board since everything goes through the Town Board but also listed functions for the Hull Plan Commission.
- John H. read through the first section of the revised Action Plan which addresses the timeframe of the Hull Annual Meeting and how it relates to the yearly goals and action plans. The next Town of Hull Annual Meeting will be on April 18, 2018.
- There would be some multi-year goals such as boundary discussions with Stevens Point which will happen over the period of a number of years.
- Some discussion about some residents who want to detach from the City of Stevens Point and attach to the Town of Hull (located in the general Hull area and the land was initially within Hull boundaries). This is in part due to services not being provided by the City to those residents.

- Under #1 Board of Supervisors Goals, promotion of representative democracy combined with good financial management of town resources was the first item. John feels these are two major items that local government ought to be supportive of.
- John H. has written a letter to the League of Women Voters requesting assistance from them in representing democracy.
- Public hearings are crucial in this process helping with public involvement of local citizens in decision making for items that affect their lives.
- John would like to develop this more and institutionalize some of these concepts.
- Also included in the Board of Supervisors Goals is participation in boundary discussions with Stevens Point which should include members from both the Town Board of Supervisors and some members of the Town Plan Commission.
- John H. will be meeting with Erin Andrews, the Executive Director of the Central Wisconsin Community Foundation to discuss Hull having a membership in the Foundation. The purpose of the membership is to have a way for Hull, or former Hull citizens to make contributions to the operations of the Town. John shared some examples of previous contributions made by individuals to the University. So far, no government entity has requested to be set up within the Community Foundation.
- Under #2. Hull Plan Commission Goals it includes revision of the Hull Subdivision Ordinance, update of the Hull zoning map, preservation policy for Hull neighborhoods and approve the Hull Comprehensive Plan.
- Bob Bowen asked about dates being attached to these various tasks. Kristen Johnson said some of those dates had already come and gone. John H. wants more realistic dates set. Kristen said that could be reviewed every year at the Town Annual Meeting to see what realistically can be accomplished in that given year. Some of the

goals from the original Action Plan have been included in this new revised version which is formatted in a different way.

- John H. felt it's important to have a finish date for items.
- #3 is Terminology Clarification for items like wellhead protection and what does that mean. John H. shared updated information regarding the possible use of landowners on the northern edge of the Stroik and Emerald Forest subdivisions enlisting their assistance in doing water samples for monitoring groundwater quality in that area. The idea being to send letters to these homeowners requesting them to collect water data. In exchange for them sharing the data with the Town, the Town of Hull would pay for the cost of the water test. After the first several tests, then testing their water every 15 months to get seasonal variation. John H. feels it's important to have realistic ways to check on what is happening with our groundwater.
- Bob Bowen indicated Patty Dreier lives up in that area and suggested considering her as a possible future member of the Hull Water Committee. She has been a strong supporter of water quality in that area.
- Another term to clarify would be extra-territorial jurisdiction which the City has over parts of the Town of Hull.
- c. Review tax incremental planning impacts on Hull. John H. would like to know if there is any impact because of that. The Town has none but maybe they could have one.
- d. – Understand the concept of use-value land assessment impact on urban land. There was a meeting with the Hull assessor and they talked about the use-value of agricultural land and there seemed to be some problems in terms of the non-agricultural land. John H. would like to explore those issues. The Town of Hull has some ag land but not very much although we have a lot of single family homes.
- e. – meaning of CSM and other planning terms used in the Hull Comprehensive Plan. These are items that could be included in the Appendix of the Comprehensive Plan.

- John H. emphasized the Annual Meeting as being the origin of going back to the people.
- Kristen is the main County Planner that works with planning issues for our town although Chris Mrdutt and Tracy Pelky are also involved at times. Jen McNelly from the County is involved with our Water Committee issues.
- John H. said this sheet of Action Plans is still a draft and he is interested in any feedback from the members. Kristen asked about the issue of approving the whole Comprehensive Plan and wondered if that included updating the Future Land-Use Map. John said it was all inclusive. John would like to have that wrapped up by or before the next Town of Hull Annual Meeting.
- Bob Bowen felt the current Action Plan seemed a little generalized. John H. agreed there needed to be some completion dates but those dates need to be realistic. John agreed to take this Chapter 11 Action Plan and flesh it out more, incorporating planning technology and things like what is our policy on public hearings which is important in terms of representative democracy. People need to know what's going on and have the opportunity to comment and participate. The purpose of government being to improve the lives of people, trying to be helpful to our citizens. John feels the other part of this is to use Town of Hull resources well and for good purpose.
- After John H. would flesh this list out more, it would be taken to the Hull Town Board of Supervisors so they can endorse the notion of promoting representative democracy and also the scrutiny of our resources and how we spend public funds.

A motion was made by Bob Bowen to approve the revised Chapter 11 Action Plan list with the condition that the Chairperson will further analyze and flesh out specifics and possibly include some dates for completion of goals. Motion was seconded by Paul Kubowski. Motion passed.

- John Holdridge will contact Kristen Johnson to set up a time to continue meeting on the Town of Hull Comprehensive Plan revision work.

8. DATE OF NEXT MEETING: *The next Town of Hull Plan Commission meeting will be held on Tuesday, October 17, 2017 starting at 5:30 p.m.*

9. ADJOURNMENT: *Motion made by Jan Way to adjourn the 8/15/17 Hull Plan Commission meeting, motion seconded by Paul Kubowski. Motion carried by voice vote. Meeting closed at 7:00 p.m.*

Respectfully submitted,

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