



TOWN OF HULL
**PLAN COMMISSION
MEETING**

June 18, 2019
TIME: 6:00 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on June 18, 2019 by Chairperson John Holdridge at 6:00 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 Enright, Bob Bowen, Dennis Ferriter, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Also present: Dave Wilz

- 2. APPROVAL OF MINUTES OF THE NOV. 13, 2018 HULL PLAN COMMISSION MEETING:** *Motion to approve the minutes of the meeting of Hull Plan Commission for Nov. 13, 2018 was made by Bob Bowen, seconded by Dennis Ferriter. Motion carried by voice vote.*

- 3. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS MAY BRING THEM UP AT THIS TIME. CITIZENS WISHING TO ADDRESS AGENDA ITEMS CAN DO SO WHEN THE AGENDA ITEM IS UNDER DISCUSSION.** *None.*

- 4. ANNOUNCEMENTS, QUESTIONS, COMMENTS; CHAIRPERSON AND PLAN COMMISSION MEMBERS.**

Although there had been an addendum added to tonight's meeting to review a CSM for William Jenkins, Mr. Jenkins decided to pull that item off the agenda at the last minute.

John Holdridge announced a possible Hull Task Force creation by the Hull Town Board to address issues regarding ATV/UTV type vehicles and their use on Hull roads. The intent is to include citizens on this task force from a variety of backgrounds and opinions on this topic. One idea includes surveying residents along the potential routes/roads of ATV/UTV's to get input. Hull is an urban town and has different things to consider with these vehicles on town roads than what a more rural town would need to consider.

JH also mentioned water issues discussed at a recent Hull Board meeting for an area along Jordan Road west of Wilshire where a new property owner is requesting a culvert to divert water from 40 acres they recently bought that seems to have a lot of water. Elevations on/near their property obtained from Dave Glodowski indicate water runs north in that immediate area towards Hay Meadow Creek. Hull will look at that and get citizen involvement/input.

JH said Hull is working on a safety ordinance that pertains to bicyclists, walkers and joggers that use Hull roads. Hull will be having the ordinance looked at by an attorney and also has gotten useful signage information from Matt Bronson of the DOT.

On Wednesday, June 26th Hull will have a second meeting with the City of Stevens Point regarding joint issue both communities are interested and involved in. Mayor Wiza, Joel Lemke and hopefully the City Planner, Michael Ostrowski will also attend along with John Holdridge, Dave Wilz and Bob Enright here at the Hull building.

JH spoke about wanting to look at enforcement issues for the Town, particularly enforcement of speeding, pedestrians and bicyclists. JH has spoken with Mike Lucas asking him to come to the July 8th Hull Town Board meeting.

North Second Drive road project is looking to be mostly done by early to mid-October. It will be an improved road with 4-foot pedestrian lanes, JH said, but once you open a road like that, people may speed more so enforcement could be a problem.

Bob Bowen asked what is a UTV? Paul Kubowski explained it's a utility vehicle that has people seated side by side with up to 4 people whereas an ATV 4 wheeler is usually one person in front with maybe one passenger behind. Paul said UTV's are wider and a little bigger than an ATV. They also may have roll cages and windshields.

Bob B. commented about the relationship between what Hull is doing with the widening and reconstruction of North Second Drive to make that road safer, as opposed to considering the addition of more vehicles onto that roadway (with ATV's or UTV's). He felt that would be counter-productive with creating a shoulder for a bicycle and pedestrian lane to make it safer, then turning around, if Hull approves of it, adding more vehicles (if ATV/UTV route approved along North Second Drive.) Bob B. said it's already dangerous along North Second Drive and Hull is trying to reduce the hazards. But by adding ATV/UTV's in the mix, Bob felt that could be counter-productive. JH said the Hull Road Committee has 9 members and some of those members have spoken out against adding those into the mix. It looks like North Second Drive will not be done by the time school starts. The work is starting in mid-July. Bob B. felt the majority of resurfacing will be done by the time school starts. A lot of the utility work has been done along there already. It's important to monitor their work. Bob B. said they are out there every day working.

Bob Enright asked if Hull had seen the map the AVT/UTV groups had proposed and what roads they wanted to use. JH said we have received that map but that is a map created by that group and Hull would create its own map. Bob E. asked if they were asking for usage on many Hull roads and JH thought the request was pretty extensive for road usage in Hull.

Some discussion about the bicycle lane and striping along Old Hwy. 18. The bike lane stops at the point where the City limits starts. The City did not extend the bike lane portion. Bob Enright thought the lane may have been there at some point but not after the City resurfaced it.

Also discussed was the importance of keeping the roadside striping visible. In some places, that striping is fading and getting harder to see and lines are very useful, particularly for elderly drivers. It's important to keep those up. JH said the Road Committee should focus on that and those stripes are important on the longer roads in Hull.

Bob Enright said when we talk with the City, maybe they would be willing to repaint their stripes back onto Old Hwy. 18 when Hull repaints their stripes on that road. Jan Way says the City has their own painting machine.

JH said Hull has very few sidewalks. Only a little portion along R and Hull cannot stop pedestrians and bicyclists from using Hull roads so we need to make it safe for them.

Jocelyn Reid asked about the temporary carport on Bobby's Lane that was in a problematic vision triangle on the corner. Jocelyn said she had removed the one she has on her property but the other person on Bobby Lane has not yet done so. She was wondering about the status of that. JH did not know and said we would have to check on it. Jocelyn thought that it was supposed to be removed. Dennis Ferriter said the Plan Commission had spent a considerable amount of time discussing that previously and Jan Way thought it was back in the County's lap and the County was going to take care of following up on it.

Dennis F. mentioned there had been a major accident about a half mile from his house last Saturday night between 10 and 11 p.m. By the creek, there was a guardrail on each side of the creek and that night, a car took out that whole guardrail. The car was totaled and there was a lot of car debris on Old Wausau Road. Now there are 4 orange barrels placed where the guardrail used to be but there is a significant drop off where the guardrail was. Bob B. asked if in a case like that, does the Town attempt to recover damages and JH said he would need to talk with Pete Kaminski. JH thought the barrels out there are probably from the Town of Hull. Dennis F. said from his house, he could hear cars flying up and down that road late at night on weekends. Dennis has also seen high school kids during noon hour racing 3 abreast in cars in that area. Dennis said if you would hit those barrels, you would drop right off into the creek. Bob E. felt the guardrails are designed in a way that even if they are hit and destroyed, they keep the car from going past it.

JH said we would try to keep the Plan Commission informed on the progress of meetings between Hull and the City of Stevens Point.

Bob E. asked for an update of the Kluck property situation. JH said the City had paid \$550,000 for the 58 acres around May 31. JH wants to get the figures of what the property was paid for initially and intends to share it with those people that came to the public meeting and let them know the City of Stevens Point now owns 58 acres in the Town of Hull. JH will do a letter to the Mayor about the topic of the purchase of the Kluck property by Stevens Point and the implications of that purchase, hoping to discuss it with the Mayor, Joel Lemke and possibly the City Planner when they meet next week with the Town. JH said the Mayor has been candid about saying the purchase was to protect Well 11. Bob B. said it was an environmental move with the focus on drinking water and the City felt it was worth the money they paid for it to gain that protective benefit. Bob E., referencing the minutes of the Hull Plan Commission Nov. 13, 2018 meeting, Kyle Kluck said the City had emphasized that if that land was developed on 2-acre lots, as the Hull Plan Commission had passed, it would make a barrier to further development on municipal water and services to the north. Bob E. felt the City demonstrated the protection of water was not their main interest, but avoiding a barrier to development, just described was the main issue.

Discussion about these details ensued about parcel sizes, development issues, how long before development might occur, how the Town should plan to address some of these issues before they start to happen. Bob E. felt the Town should be prepared for the scenario of a proposal coming in to develop that land on 3/4-acre lots and be on municipal water and sewer and the City will have the right to run water and sewer up Torun Road in order to serve that area. This might not happen for 20 years, but Bob E. said this is the plan the City has. Bob E. said when this comes to the Town Plan Commission and Town Board, what will we say and on what basis will we do it and what does the Town want in terms of restrictions on the development. The zoning was changed to R2. JH said the Town's approach now is to look at the implications of the City having 58 acres out in the middle of the Town of Hull and figure out how to deal with

that situation to protect Hull. Hull is looking to find legal expertise on things like extraterritorial jurisdiction, wellhead protection, and boundary agreement issues. JH said Hull is testing water in that area and we want to expand water testing to broaden it out further in the Town. Bob E. felt the best the Town could get from this is an agreement from the City that if they extend water and sewer, they would not pass the cost of it on to either the Town or the people along Torun Road on the way to the subdivision (58 acres). And if they do annex, that the Town of Hull retains a significant portion of the tax revenue for property taxes. JH said the City could not annex unless they are contiguous, and at this time, the City is not contiguous. JH said this group and the Town Board need to look at these various angles and the Town wants to protect the groundwater too. JH said Well 11 is deep and that water comes from outside of Hull, coming from quite a distance. JH agreed we should get something in writing from the City. It's not enough for the Mayor or Joel Lemke to come out and say here's what we're going to do. JH said we want an agreement just like that 1985 Country Club Road Agreement which was developed under duress. The Town wants to be cooperative, but also preserving of the Town. Bob E. thought perhaps the City could have done this a different way, by paying less for the land and using the extra money saved to construct the utilities they want to put up along Torun Road, but that didn't happen. JH said the money came out of the City Utility Dept. Dennis F. said that situation will linger on for a long time and come up often. JH said the City with that land would still be subject to Hull's zoning and subdivision ordinance just like any other developer.

Bob B. asked if anyone had driven on Woodview Drive lately. There is an extensive development going on there, putting in a street, called Hidden Brook development with around 8 parcels going in with one house already there. Dave Wilz reminded Bob B. the Plan Commission had approved that.

JH asked Bob Enright if anything was going on with the land near him off Hwy. 10 that had been clear-cut. Bob E. said that was done 8 or 9 months ago and nothing else, visible, has been done recently.

JH said once we get through with the Comprehensive Plan update, then we want to review the Hull Subdivision Ordinance which hasn't been updated for a while. Including developing the philosophy of protecting the neighborhoods by keeping through roads and through traffic out of the subdivisions.

5. HULL COMPREHENSIVE PLAN – TABLE OF CONTENTS – JANUARY 2019 UPDATE, NEW DIRECTION.

JH spoke about the list of chapters of the Hull Comprehensive Plan. The small Comp. Plan sub-group hasn't met for a while. JH said we have an active Park's Commission and that comes under Community Facilities. We need to make sure what the Park's are doing is in our Comp. Plan. Our budget planning should be in the Finance & Budget chapter. This should be more than just a comprehensive plan that pertains to land use. It should be a plan that deals with all the issues in the Town of Hull. Our road planning for example. Intergovernmental Cooperation Chapter 9 fits in well with boundary agreements and some of the discussions we're having with Stevens Point. When we put this together, those things should be in it.

Bob Enright said now that we have unearthed the 1985 Agreement on Country Club Drive, that should be included as part of it. Also the whole Kluck property things should fit into the history section too, the introductory part.

JH said there are 3 on the Comp. Plan subcommittee; Kristen Johnson from Portage County, Bob Enright and John H. If you look at anything we're currently doing, whether roads, parks, budget planning, that should be in here as we update that information. The Town has a lot of different issues besides just land use.

Bob Bowen wanted to know if we were going to review the Comp. Plan page-by-page. JH said this plan is approved by the Hull Plan Commission, then it goes on to the Hull Town Board for approval. Bob B. has reviewed (read) 6 chapters just recently, took about 3 or 4 hours yesterday to do it. He has a few questions on that part. JH said that's what we need to do (read through it) and Bob B. has a head start.

A motion was made by Dennis Ferriter to accept the information presented on the Hull Comprehensive Plan update. Motion was seconded by Jan Way. Motion passed.

6. APPEARANCE – CINDY PIOTROWSKI, ADRC DIRECTOR (AGING & DISABILITY RESOURCE CENTER) – STATUS OF ELDERLY IN TOWN OF HULL – TRENDS, NEEDS, FUTURE DIRECTION.

Cindy Piotrowski could not make the Hull Plan Commission meeting tonight due to a County meeting running longer than expected that she needed to attend. We will try to get Cindy out at another Hull Plan Commission meeting at some later point in time.

JH felt the percentage of Town of Hull citizens over the age of 65 is getting growing faster. In the 2000 U.S. Census, the percentage of Hull citizens 65 and older was 9% versus the 2010 Census which shows that percentage up to 13.4%.

Some discussion about the ACS, American Community Survey, which is a random sampling count versus the census which counts everyone. The ACS 5-year period from 2007-2011 shows 16.3% versus the 2012-2016 5-year period of 15.5%. Bob Enright said that is due to it being a sample survey versus being a complete count and that's why they average it over 5 years.

Bob Bowen said one of the things that is skewing the results is the size of our families. We don't have as many young people in the mix so the average age is going to go up. That trend will go faster as the families grow smaller. He said look at our high school and university. JH said when he was at SPASH they had 2000 kids in the late 1990's. Now they're down to around 1,600. JH felt that was a good point.

JH said the most basic function of government is to keep order, and provide services to meet the needs of the citizens. That perspective is part of what JH would like to get from Cindy P.

Bob Bowen has worked in Cindy Piotrowski's program for 20 years and he feels Portage County is extremely well served. Dennis Ferriter concurred with Bob B. as Dennis has the Mobile Food Pantry and works closely with the Lincoln Center. He feels they do a great job with seniors but adds there is always room for improvement.

JH isn't criticizing the ADRC but just wants to identify the needs in Hull that maybe we don't know about and maybe the ADRC doesn't know about.

Bob Bowen said marketing the program and informing people about the availability on a regular basis, you can't just do it once and assume everybody knows about it. It needs to be repeated. Then people will take advantage of it. He said there are still people who will not take advantage of it because of some of their cultural sentiments. Even though they could benefit so much, they still won't participate.

Jan Way asked if the Town of Hull gets the ADRC newsletter. JH thought Barb B. gets that. JH shared that he was chairperson of the Commission on Aging when they built the new Lincoln Center and explained a little history on how that came about. That used to be the old Lincoln School.

Bob Enright asked if we are interested in asking Cindy if she wants to make use of this facility (Town Building/meeting room). JH said he would like to see if we could run some programs here in this building. That would be one of the ideas. There may be people in Hull who would much rather come to this building than go downtown to the Lincoln Center. Bob Bowen said they might be interested in coming here rather than the Lincoln Center to voice their opinions.

7. COUNTRY CLUB DRIVE AGREEMENT BETWEEN CITY OF STEVENS POINT AND TOWN OF HULL – 1985.

The Town of Hull and City of Stevens Point have an intergovernmental agreement from 1985 regarding Country Club Drive. Both the City and Town have agreed to continue to honor this agreement. The agreement has a 30/70% split for costs of reconstructing the road with the Town paying 30% and the City paying 70%. The portion of that road that Hull has, which is currently very deteriorated, is about 3/10's of a mile. The north lane in particular needs work. The City Board of Public Works has been in discussions with Hull road crew foreman, Pete Kaminski. The City wants to do some temporary fixes to get through the year while they get bids for a permanent fix. The City and Hull has put a cap of \$50,000 for repairs for that section for the more immediate needs.

Newspaper articles regarding the history of this portion of Country Club Drive as well as the current road condition situation were provided to the Plan Commission members.

JH said when he first read the 1985 Country Club Drive Agreement, he wondered if it was still in force. There is no termination date on it. The City has not annexed anything along there in that time so it's still in force. It was sent to the new City business manager, Cory Ladick, who got involved with the Town on it. Mayor Wiza has said the City supports the Agreement. Mayor Wiza was enthusiastic to get the road taken care of but he ran into some snags with the City Alderpersons. The City came back with repairs for a year with on-going meetings including Pete Kaminski. JH said there needs to be a longer-term fix as well. JH said this Agreement is quite unique.

Bob Bowen observed there is City water and sewer under that road and therefore the City has a much larger stake in taking care of it.

Dennis Ferriter asked if the Country Club is in the City. JH said the Country Club is in Hull and across the street is a Hull subdivision. JH explained the City owns a small portion of that road as it comes off Hwy. 10 on the north side (near the hotel), then the City portion picks up again around Carol's Lane. The City portion has the curb and gutter.

Some discussion on why the City didn't do this small section of road that is now very damaged when the City put in the new overpass. Dave Wilz said he had attended all the listening sessions the engineering firm had regarding the overpass. He said that idea was talked about. When they shut that road down, wouldn't it have been great to resurface it all the way to Hwy. 10. Dave talked about 4 lanes before and after this section which then narrows down to one lane each way. With 9,200 vehicles per day traveling over that, shouldn't they have just bought those 7 or 8 homes and widen the road. But the engineers/City said the numbers didn't

support that idea saying it wasn't part of the overpass and so they just said no to that idea. JH agreed that would have been the time to deal with the issue because you could have projected that would be a problem down the road and has, in fact, become a problem.

Dennis Ferriter said he avoids that part of the road. He has gone on it recently, but before the patching, it was very dangerous with people driving all over the road to avoid the potholes.

Jan Way said she was on that part of the road yesterday morning and it was terrible, but coming back, the Hull road crew was out there fixing it again. She said they're out there all the time.

Dennis F. said with all the rain, the tar just washes out of those holes.

Bob E. asked if it wouldn't be a waste of \$40,000 or \$50,000 to repair it just to have to do it over again next year for \$400,000. Jan Way said the City felt they didn't have enough time to do an adequate job this year as they couldn't get bids in time because contractors are already busy this summer. So to do it well, they wanted to wait until next year, but they also realized they needed to do something this year, they couldn't let it go anymore.

JH said you need to watch that closely because that 'temporary' could go on and on.

Dave Wilz said you get through there by driving on the sides or driving down the center as much as you can to avoid holes.

JH said Pete Kaminski had indicated Hull has about \$13,000 already invested in repairs for that section of road with labor and materials. JH said our crew spends a lot of time out there and drivers are anxious about it. Hopefully, an agreement will be reached between the City Board of Public Works which is meeting this week and reaching a decision on it with the engineers.

JH said this is a unique document and this Agreement grew out of a major conflict.

Bob B. said it could be a model for our intergovernmental cooperation.

JH said this will be an on-going situation and hopes it will be repaired before the next snow season.

A motion was made by Jan Way to accept the report on the status of Country Club Drive.

Motion was seconded by Bob Enright. Motion passed.

8. RE-APPOINTMENT OF JOHN HOLDRIDGE AND JAN WAY TO HULL PLAN COMMISSION FOR 2-YEAR TERM.

JH explained if the Hull Plan Commission supports this re-appointment, then it would go on to the Hull Town Board for final approval.

Bob E. asked why it is a 2-year term and JH explained it has to do with being an elected officer of the Hull Board, which he and Jan Way are; those are 2-year terms. If one of them decides not to run or loses an election, then they would be off the Plan Commission.

Both Jan Way and John Holdridge accepted being re-appointed to the Hull Plan Commission for another 2-year term.

A motion was made by Bob Enright to approve the re-appointment of the terms for Jan Way and John Holdridge for another 2 years (until April 19, 2021) on the Hull Plan Commission. Motion was seconded by Jocelyn Reid. Motion passed.

9. DATE OF NEXT MEETING:

JH said he hopes to have a Hull Comprehensive Plan for the Hull Plan Commission to look at for the next meeting.

The next Hull Plan Commission meeting is Tuesday, August 20, 2019 starting at 6:00 p.m.

10. ADJOURNMENT: *Motion made by Jan Way to adjourn meeting, seconded by Jocelyn Reid. Motion passed. Meeting closed at 7:15 p.m.*

Respectfully submitted,

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