

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, OCTOBER 16, 2024
7:00 P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:05 p.m. at the Crescent Town Hall. The meeting has been properly posted and distributed in accordance with the Wisconsin Open Meeting law and the facility is handicap accessible.

Committee members present: Michael Pazdernik, Chair; David Holperin, Secretary; Jim Altenburg, Connie Anderson, Niina Baum (late), Jonathan Jacobson. Absent: Lindsay Novak. Additional attendees: two citizens.

Approval of the Agenda: Motion by Altenburg, second by Jacobson. Aye: all. Nay: none. Motion carries.

Approval of the Minutes: Motion to approve Minutes of the September 18, 2024 meeting by Jacobson, second by Altenburg. Aye: all. Nay: none. Motion carries.

Public Comment: None

Discussion/Decision: Property Rights Exercise

The committee had planned to parse the material that Novak had presented in our July meeting and potentially start to develop a worksheet on property rights. This would have been an exercise where we weighed the land owner rights versus mandates of government. This could serve as a lead-in to a more robust analysis of whether there could be parts of the township that might benefit from certain covenants or lack thereof. The issue was discussed briefly but since Novak wasn't present it was proposed that we try to bring forth some information for our next meeting. This might include more information from a Lynn Markham from Madison, who had been supplying Novak previously with appropriate data and illustrations.

Discussion/Decision: Housing, Chapter 3, Land Use Plan

We began a discussion of potential housing development beyond single family. Chapter 3 contained data on the number of total housing units, type, vacancy, and more (pages 34 and 35), but that information was obtained largely from the 2020 Census which put it about five years out of date. It was suggested that we reach out to Dennis Lawrence of North Central Wisconsin Regional Planning to determine if there is more current data. It was also suggested that we reach out to Tony Pharo of the Oneida County Economic Development Corp.

There was further discussion about housing, how we might determine availability, demand, and vacancy for proper planning purposes. Baum asked about size restrictions (note, as it relates to micro housing units) but Pazdernik did not believe Crescent has any size restrictions currently. There was also discussion of how to get interest from outside developers for multi-family housing and planned community development.

A citizen commented that the committee should be mindful of keeping communication with town residents on what we are working on as we progress. This was a reference to some who might think we are doing some potentially nefarious planning that might not gain traction if made public, but the committee members responded that our work and meeting agendas are public information and we would likely seek out public input on any issue that might have the potential to be viewed as unwanted, unnecessary, or controversial.

We ended this segment with a discussion of how we can make each meeting more productive and how we can improve upon the agenda going into future meetings. Jacobson offered to work/coordinate with Pazdernik between meetings and to try to reach out to members individually for inter-meeting activity that might be needed. Holperin indicated that it might be helpful if minutes are recorded and written shortly after each meeting so as to have a record of interim work, research, and reaching out that resulted from meeting discussions.

Next Meeting to be November 20th.

Motion to Adjourn: Motion by Holperin, second by Anderson. Aye: all Motion carries. Meeting adjourned at 8:07pm