

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, NOVEMBER 20, 2024
7:00 P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:01 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, Jonathan Jacobson, Lindsay Novak. Absent: Niina Baum. Additional attendees: Kevin Mahner, guest speakers Deb Mann and Pete Tenderholt (ShoreWest Realty), and two citizens.

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

Approval of the Minutes: Motion to approve Minutes of the October 16, 2024 meeting by Jacobson, second by Anderson. Aye: all. Nay: none. Motion carries.

Public Comment: Guest Paul Frey commented that he appreciated the committee posting the agenda with a bit more detail to the discussion topics.

Discussion: Property Development and the Oneida County Marketplace/outlook

We began the discussion with an introduction to local development and developers from our two guests from ShoreWest Realty. One of the questions from the group was regarding the opportunity to develop multi-family units with septic as opposed to city sewer/water, and the answer was “yes”, to a point. Comments about developers: They are induced by potential incentives such as land for development (particularly if given to them by the township), a low- or no-interest loan (or grant) from the township, and/or tax incentives to

develop. Infrastructure is an advantage, to which Tenderholt opined that it may be possible for Crescent to negotiate a usage agreement with City of Rhinelander for water/sewer near their existing lines, if there were advantages to the city to do so. One of those is that there is a clear shortage of housing right now for low to moderate cost units, and many of our local employers are hesitant to expand due to lack of more potential employees. It may make good business sense if housing development could take place in some surrounding townships to the city.

The committee was informed that there are many developers who are interested in coming into our area, and they would consider multi-family, duplex/four-plex units, and mobile home parks. Of course, any large septic systems would have to get state approval. On the other side of development would be concerns about township services, such as having adequate fire protection, police protection, and other services typically constrained by rapid population growth.

One other topic that was touched upon was annexation. Our guests indicated that individual land owners can choose to annex to the city if they so choose, and some have done that in the past, particularly some properties on Davenport Street. The reason to do so was to get city sewer water, trash pick-up, and potentially lower insurance costs due to 24-hour available emergency services. This discussion was valuable to the committee members and it was mentioned that we need to have more sessions with other professionals to gain even more insight into potential housing development, light industrial opportunity, and other areas that would make good sense for desirable future growth.

Discussion/Exercise: Property Rights Workshop

Lindsay Novak arranged for our committee to engage in an exercise designed to create awareness, potential opportunities, and potential pitfalls of future growth and development in the Town of Crescent. Notably, our current lack of zoning, a decision that was made over a decade ago, may be leaving our residents susceptible to potentially unwanted and unnecessary (but permanent) kinds of development. Those attending this session (including guests) were split into three groups. Each group was given a worksheet and a bag with 40

different possible activities/businesses/property usage situations to which each group was to place them into one of three categories: "Always OK", "It Depends", and "Never OK". Examples of these situations were having a small splash pool in the backyard (always OK), allowing a slaughterhouse facility to open (it depends), or allowing a used tire collection facility to open (never OK). The objective of this exercise, of course, was to provide awareness that there are some things that are perfectly acceptable for any resident to engage in, but many potential new development opportunities may raise concerns that are better to have addressed before they arise. Further, there will certainly be some future development potential that would most likely be unwanted by all residents. As it currently stands, the township has many vulnerabilities unless the town plan is updated to address some of these situations and/or some zoning is established to pre-empt bad things from happening.

Novak had gotten guidance on this exercise from a consultant in Madison by the name of Lynn Markham. Markham periodically does seminars and presentations to township and city boards, with one coming up in Baldwin, WI on December 18th. Novak and Jacobson agreed that they would reach out to Markham to see if there would be a future presentation closer to our location, or, if the Baldwin event could be simulcast and we could watch.

Discussion: Chapter 3 of the Comprehensive Plan:

There was a clarification regarding the number of potentially unused housing units (413) that are described in a chart in Chapter 3 (information supplied by North Central Wisconsin Regional Planning Commission). As it turns out, these are homes that are owned by residents who do not declare Town of Crescent as their primary home. Due to the short time remaining, and the fact that some of the discussion that was planned for this particular segment got covered in the opening segment, we determined that we can come back in another meeting to address other Chapter 3 issues. The next meeting will be December 18th, although at least two members may not be able to make that session.

Motion to Adjourn: Motion by Altenburg, second by Holperin. Aye: all Motion carries. Meeting adjourned at 8:55pm