

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, JULY 24, 2024
7:00 P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:02 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; Connie Anderson, Niina Baum (late), Jonathan Jacobson, Lindsay Novak. Absent: Jim Altenburg. Additional attendees: Mark Patulski, Tom Taylor.

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

Approval of the Minutes: Motion to approve Minutes of the June 19, 2024 meeting by Jacobson, second by Anderson. Aye: all. Nay: none. Motion carries.

Public Comment: None

Discussion/Decision: Town of Crescent Land Use Plan
Lindsay Novak had prepared a presentation for the committee that focused on other small towns that have experienced long-term growth but without any defined zoning laws.

The first episode of information was one of caution. It concerned the benefits of proactive planning versus the challenges that must be met with a reactive positioning. Townships that are proactive in establishing some clear criteria for how their land is to be used, and which sort of commercial and private uses are allowable clearly put themselves in a much more tenable position to defend against potential bad actors. Several examples of reactive responses were

outlined, and that included the much higher standards of defending a lack of any policy or rules as well as the costs to defend the township from lack of policies or poorly created policy.

An example was the sand fracking operation in Chippewa County, wherein a new business was developed but where there were insufficient funds established for cleanup and restoration following the stripping of the land for mining sand. Other common problematic industries or commercial endeavors might include prisons, feedlots (hog farms), waste (including nuclear), processing plants (odors, waste, heavy traffic, PFAS issues, solar and wind operations, mining in general, and noise polluters.

A segment included the contrast of “Permitted Use” vs “Conditional Use”. There needs to be very specific language with permitted usage, and several examples were included. As Novak continued through her multiple slides and references, it became clear to the members of the committee as well as the two guests that there can be benefits to proper proactive work for the future development and planning of our township.

Jacobson had sought out data and information regarding the same issue of zoning and non-zoning issues for townships. He posed the question of what must be considered in order to protect what we have now in the way of resources and culture, and whether there should be, at a minimum, a mission statement on land use for our township. Reference to the Land Use Plan document, Chapter 1, pages 6,7,8 for review of population growth estimates out to 2035 was the focal point of his discussion. The committee engaged in active discussion; no conclusion was drawn.

At the June 2024 meeting it was agreed that each committee member would review Chapter 1 of the Land Use Plan prior to the July meeting, and then each member would also list their top 3 “Objectives” among all of the nine inclusive chapters of the plan so as to aggregate and prioritize how best to go forward as a committee in our next months ahead. Here are the results:

Pazdernik:

1. Chap. 7, objective 4 (where sewer and water could benefit town)
2. Chap. 3, objective 3 (housing development beyond single family)

Baum:

1. Chap. 7, objective 3 (creating zones)
2. Chap. 3, objective 1 (promote adequate housing)
3. Chap. 3, objective 10 (future sewer and water expansion, broadband)
4. Chap. 4, sub "Parks and Rec", objective 4 (create interactive recreation map on town website)

Anderson:

1. Chap. 7, objective 2 (plan for population growth)
2. Chap. 3, objective 3 (housing development beyond single family)
3. Chap. 3, objective 4 (Review and update current subdivision requirements)

Jacobson:

1. Chap. 3, objective 3 (housing development beyond single family)
2. Chap. 7, objective 4 (where sewer and water could benefit town)
3. Chap. 4, sub "Parks and Rec", objective 1 (inventory existing recreation sites)

Holperin:

1. Chap. 7, objective 2 (plan more thoroughly for projected population growth)
2. Chap. 5, objective 2 (communicate with surrounding transportation clubs and associations)
3. Chap. 4, sub "Broadband", objective 1 (identify areas with weak to no access)

Novak:

1. Chapter 7, objective 2 (plan for population growth)
2. Chap. 3, objective 6 (draft supplements to Oneida County for Tourist Room Housing – TRH)
3. Chap. 4, sub “Broadband”, objective 1 (identify areas with weak to no access)

Holperin advised group that he would compile results into the minutes of the meeting, share the results with Pazdernik so that the priorities can be the focus of the agenda for the August meeting.

Next meeting date will be August 21.

Motion to Adjourn: Motion made by Holperin, seconded by Novak. Ayes: all. Nays: none. Motion carried; meeting adjourned at 8:42pm.