

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, AUGUST 21, 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; Jim Altenburg, Connie Anderson, Niina Baum, Jonathan Jacobson, Lindsay Novak. Absent: None. Additional attendees: None.

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

Approval of the Minutes: Motion to approve Minutes of the July 24, 2024 meeting by Jacobson, second by Novak. Aye: all. Nay: none. Motion carries.

Public Comment: None

Discussion/Decision: *Town of Crescent Comprehensive Land Use Plan*

Chair Pazdernik started the meeting with an answer to a question from the prior month meeting. The Comprehensive Land Use Plan was officially adopted by the town board at its February 14th meeting, and then the State of Wisconsin officially recorded the document on March 6th.

A document called “Summary From Survey” (see below) was handed out. The group agreed that the tally of the votes rendered by preferences of each member of the committee at the July meeting (wherein we were asked to pick our top three choices of “Objectives” that were in any of the nine chapters of the land use plan) would dictate where we would begin our work on the finished land use plan product. That choice was **Chapter Seven, Objective Two** (page

81), *“The Town may consider planning more thoroughly for projected population growth while preserving the natural resources in the Town.”*

Some questions from the group concerned development and available infrastructure, from which we spent time looking at (and discussing) material from Chapter One, pages 7, 8, and 9 (demographics). There was a question of where the housing data was sourced from. Pazdernik believed that the housing data in Chapter One was provided by North Central Wisconsin Regional Planning Commission.

There was discussion on broadband as it affects land use and decisions for housing. Due to a lack of information sufficient to guide us, Jacobson offered to do some basic research to learn more about our broadband coverage, expansion opportunities, and any related information that might assist the group going forward.

We returned to Chapter Seven and discussed the availability of property upon which to build more housing, both single family as well as multi-family. The discussion moved to some of the issues that were of peak interest in Novak’s July presentation and it was noted that we sure could use a good model of another township that may be in a more advanced state of planning and execution from which to guide our work going forward. Novak agreed to reach out to her primary source of information that she got previously to bring back to the group at our next meeting. Pazdernik also said he would query the Township of Woodboro for more information as well. With that, we determined there wasn’t much more to do at this time, but would look forward to new information at the next meeting.

We agreed to meet on September 18th next.

Motion to Adjourn: Motion made by Altenburg, second by Holperin. Ayes: all. Nays: none. Motion carried; meeting adjourned at 8:17pm.

Summary From Survey

Below are the results of the committee member survey from the July 24th planning meeting:

Getting THREE votes:

Chap. 3, objective 3 (housing development beyond single family)

Chap. 7, objective 2 (plan for population growth)

Getting TWO votes:

Chap. 7, objective 4 (where sewer and water could benefit town)

All others receiving only one vote:

Chap. 3, objective 1 (promote adequate housing)

Chap. 3, objective 4 (Review and update current subdivision requirements)

Chap. 3, objective 6 (draft supplements to Oneida County for Tourist Room Housing - TRH)

Chap. 3, objective 10 (future sewer and water expansion, broadband)

Chap. 4, sub "Parks and Rec", objective 1 (inventory existing recreation sites)

Chap. 4, sub "Parks and Rec", objective 4 (create interactive recreation map on town website)

Chap. 5, objective 2 (communicate with surrounding transportation clubs and associations)

Chap. 7, objective 3 (creating zones)

As an alternative, if we should opt to want to start off our journey by delving into one complete chapter, then here are those results:

Seven votes were from Chapter 3

Six votes were from Chapter 7

Two votes were from Chapter 4

One vote was from Chapter 5