

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, SEPTEMBER 18, 2024
7:00 P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:00 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, Jonathan Jacobson, Lindsay Novak. Absent: Jim Altenburg, Niina Baum. Additional attendees: Robb Jensen, Town of Crescent Chairman, Tony Pharo (Executive Director, Oneida County Economic Development Corp.), four members of the Crescent Fire Department, three citizens.

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

Approval of the Minutes: Motion to approve Minutes of the August 21, 2024 meeting by Holperin, second by Novak. Aye: all. Nay: none. Motion carries.

Public Comment: None

Discussion/Decision: Town of Crescent Comprehensive Land Use Plan, Chapters 3, 7, 4, and 5.

Chair Pazdernik first wanted to provide the committee with an answer to a prior meeting question about our neighboring township, Woodboro, and their current policies/position on zoning. Upon further research, Pazdernik reported that Woodboro doesn't have their own zoning ordinances, but rather, they have adopted Oneida County Zoning Ordinances as written.

At our August meeting committee member Jacobson had offered to look into the issue of broadband to learn more about that service to our township as it relates to our early discovery work on housing. Jacobson reached out to the Wisconsin Public Service Commission (Madison) where he was introduced to Mark Leonard. Leonard subsequently advised Jacobson to reach out to our Oneida County Economic Development Corp. Executive Director, Tony Pharo, indicating that he was very much up to speed on all the latest developments in our county. Pharo has been working aggressively with other parties to bring about improvement to our county, and so he agreed to attend our meeting for a progress report.

Where we have been: A package to bring 225 miles of broadband to a geographic circle around Oneida County has been in the works and is being negotiated between several independent operators. Frontier Communications and Spectrum are involved as well as a new ISP provider, Bertrum. It has been determined that there are 5,646 separate addresses that could be candidates for broadband (broadband being defined as delivering at least 120-megabit upload/download minimum speed). There is also a potential grant to support hookup to every household address.

The Town of Crescent has already submitted a letter of endorsement for the grant, but a new one might be required. The grant is an “all or nothing” proposal for all 5,646 addresses. Many of those household addresses may already have some sort of existing “high-speed” service but a new connection could still be made and would then be in competition. Along the way it was mentioned that approximately 52% of properties in Oneida County are second homes (but that figure was not validated). There remains a housing shortage for year-round residency in our county. Some developers have considered projects here but any would need a T.I.D., a Tax-Incremental District. Pharo concluded his sharing of information with an offer to remain in contact and that he would apprise our town board of new updates or developments.

Discussion Only: Town of Crescent Comprehensive Plan 2024–2044 Review: Goals/Objectives/Policy Format; Process to change, Plan Commission Implementation role.

Robb Jensen attended our meeting to share insight regarding the relationship and protocols between the Town Board and our committee. He began with the illustration of a prior issue that was brought before our board, the potential practice site for our fire department to hold drills. Jensen informed our committee that there were several misunderstandings and process issues when that specific proposal came up for presentation to our committee many meetings ago. One of those was regarding a potential building made of storage containers, and that certain permits would need to be obtained. He indicated that our review created challenges for the full board once we had provided them with our recommendation. The discussion tonight was largely intended to be a teachable moment for our committee, but it devolved a bit into an argument on some of the differences of opinion between Jensen and some members of the fire department that were in attendance.

No motions or decisions were made. Our committee came to a general agreement for future communication with the full town board. Any communication intended for transmission to our committee must come from Town Chair Jensne to Committee Chair Pazdernik to us, and then in reverse order back to the full board. With that as our protocol, any potential issues of instructions/directions should be worked out between Jensen and Pazdernik.

Discussion Only: Review Comprehensive Plan Chapters 3/4/5, Goals/Objectives/Policy.

Jensen sought to offer guidance on our future “process” endeavors as we work to implement many of the areas of interest in the comprehensive plan. He shared concerns about the differentiation between many of the goals and objectives, and then the objectives and the proposed policy recommendations. We defended our work as a product that was largely dictated by state statute and where we received guidance from the regional planning consultants who are an extension of the department of government that mandate township plans. Nonetheless, Jensen suggested that we work more closely with the full town board for coordination.

This was followed by a brief discussion on our agenda and how to improve future copy. We discussed ways to potentially improve both the format of the agenda and the preparation process for each meeting. Of course, we must be cognizant of Wisconsin State Statutes and media contact. Pazdernik

offered to try to have some more actionable specifics in future agendas and is open to assistance or suggestions from committee members in preparation of future meetings, so long as it doesn't involve the creation of a quorum.

It was agreed that our next meeting could be on the 16th of October.

Adjournment: A motion to adjourn was made by Anderson, second by Jacobson. Aye: All. Nay: None. Motion carries. Adjourned at 9:02pm.