

TOWN OF CRESCENT PLAN COMMISSION

June 29, 2022 Minutes

7:00 PM, Crescent Town Hall

Call to Order:

Chairman Pazdernik called the meeting to order at 7:07 at Crescent Town Hall. The meeting was properly posted and distributed in accordance with the Wisconsin Open Meeting law and the facility is handicap accessible.

Committee members present:

Michael Pazdernik, Chair; Connie Anderson, Janet Appling, Lindsay Novak, Jonathan Jacobson (acting Secretary)

Approval of Agenda:

Motion by Anderson, second by Appling. Ayes: all. Nays: none.

Approval of Minutes:

Motion to approve the meeting Minutes of June 15, 2022, by Anderson, second by Jacobson. Ayes: all. Nays: none.

Discussion/Decision:

Two topics were listed on the Agenda for this June 29 meeting; 1) Discussion/Decision on the Town Comprehensive Land Use Plan and 2) Discussion/Decision on Town Tourist Rooming House (TRH) Application Recommendations. Discussion began with a review/recap of the Housing requirement (Chapter 3) of the Land Use Plan and the first of three Goals we had previously drafted for this Housing requirement. This first Goal and its subsequent set of Objectives addresses TRHs. With this topic at the fore, discussion turned to recap the June 15 meeting where our committee had devoted discussion to establishing TRH recommendations for the Town.

The Minutes from the June 15 meeting record a review of a proposal ('Top Ten') for TRH recommendations with language and considerations we agreed upon at the conclusion of that meeting. Therefore, discussion on TRHs picked up at that point and we conversed about the merit and scope of those recommendations with review of the language/phrasing. Additionally, we talked at length about whether-or-not those recommendations were satisfactory and whether additional TRH considerations should be developed.

It was agreed that the majority of TRH units will be on shoreline properties. Novak put forth concerns surrounding TRH units on smaller and more eco-sensitive bodies of water where short-term renters could pose ecological damage to these lakes. It was also noted that there is potential for off-water TRH units to have private access to bodies of water including smaller, more sensitive ones. Much discussion ensued regarding how to protect these smaller bodies of water from short-term renters who may not share the same care or concerns as permanent residents for protecting aquatic life, fishing or defense against invasive species among other potential threats. The committee reviewed state DNR ratings for the sensitivity and size of bodies of water within the Town of Crescent (Town) as published in the 2007 Town of Crescent Comprehensive Plan. It was felt that this data provided appropriate rationale for developing additional recommendations limiting the density of shoreline TRH units. (see below "TRH Recommendations")

With the shoreline discussion behind us and DNR data in hand, the committee discussed the impact of that discussion on overall density of TRH units in the Town. In order to establish some equitable justification of density and limit high concentrations of TRH units in the Town (including off-water), discussion followed on establishing TRH limits leveraged from the previous discussion (see above) that would limit TRH units on small, sensitive bodies of water. Holperin's concerns (June 15 meeting) on free market governance in this sector were noted yet the committee agreed that limiting the total number of Town TRH units would help defend the Town's character from; corporate TRH organizations, those less concerned about Town/area natural resources, disruptions to the area property economy and land values.

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As the meeting drew to a close, the committee determined to refine recommendations from the June 15 meeting and contribute additional recommendations with rationale for all, prior to the next Town Board meeting set for July 13, 2022. In this way, the Town Board could vote on the recommendations and present to the County to facilitate their implementation.

What follows are the “TRH Recommendations” from the Town Plan Commission (NOTE: exiting TRH units/properties will be grandfathered in):

- 1) Zero (0) TRH units on all DNR-rated Class 1 Waterways (less than or equal to 50 acres). 50 acres was chosen as the reference point since most of the DNR lakes classified as high sensitivity to degradation with “most protective” development standards) were noted to be 50 acres or less.
 - Protection of natural environment of small, sensitive bodies of water
 - Preserve natural fishery. There is significant concern about overfishing given consistent turnover of TRH occupants, lack of resources to enforce fishing limits on these small lakes.
 - Reduce shoreline erosion
 - Prevent ecosystem disruption
 - Preserve character and sense of community by residents anchored to the greater Rhinelander area

- 2) One (1) TRH unit on all DNR-rated Class 2 Waterways (>50 acres) with an additional TRH unit allowed for each additional 50 acres of lake.

a. Ex of allowed acreage

Lake Acreage	Allowable TRH Units
0-50	0
51-100	1
101-150	2
151-200	3
Pattern continues	

- Protection of natural environment
 - Reduce shoreline erosion
 - Prevent ecosystem disruption
 - Limit concentration of TRH units
 - Provides baseline for equitable distribution of TRH units across all shoreline properties in the Town
 - Limited to the amount of waterway acreage residing within the Town regardless of how much waterway acreage is attributed to neighboring townships. This is mentioned because some of our lakes are shared with other towns.
 - Preserve character and sense of community by residents anchored to the greater Rhinelander area
- 3) One (1) off-water TRH unit access per individual/private shoreline property.
 - Mitigate risk of multiple off-water TRH units accessing the same private shoreline property
 - o There is a concern of non-buildable lots being turned into lake access lots that could be used for offshore TRH units (single or multiple)
 - Prevent overcrowding and overuse on shoreline properties
 - Protection of natural environment
 - Preserve natural fishery

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- Reduce shoreline erosion
 - Prevent ecosystem disruption
- 4) Twenty-Nine (29) total number of TRH units in Town.
- Based on the number of TRH units proposed for Class 2 waterways (Recommendation #2), this equates to a potential twenty-four (24) TRH units on Town shorelines
 - Limit of five (5) additional off-water TRH units.
 - o We don't believe the potential off-water threat is as great but do believe there should be some guidance and base wording in the Recommendations on a total number of units for the Town should off-water TRH units become a challenge long-term and an amendment be required.
- 5) Beginning September 1, 2022, potential TRH property owners must have primary residence within the state of Wisconsin
- Limits out-of-state interests
 - Potentially protects area economy and Town property values by mitigating rapid economic shifts
 - Rewards parties with vested interest in Wisconsin economy
- 6) Beginning September 1, 2022, TRH applicants with a primary residence outside of the state of Wisconsin must own the proposed TRH property for a period of five (5) years from time of closing before submitting application for a TRH.
- Reduces risk of corporate "flipping" of properties directly into income-generating TRH units that could lead to rapid economic imbalance regionally (and for Town properties)
 - Allows for "cooling off" period for new owners to understand appreciate the character of the Town
 - Encourages more investment from Wisconsin residents and entities
- 7) Minimum distance between TRH units/structures to be 600' measured from closest property line of both properties
- Reduce concentrations and density of TRH units in particular area
- 8) "Resident Agent" to reside in the Town or a township or City abutting Crescent including: Rhinelander, Woodboro, Cassian, Newbold, Pine Lake, Pelican, Enterprise, and the two Townships of Harrison and King located in Lincoln County.

The group was reminded that the Recommendations are only that, and not fully established until the Town Board reviews and votes and that the County is not under obligation to respect them. The committee also discussed the chance that the Town Board could select some and not others and reserves the right to edit language.

Reminder that the next meeting date will be July 20.

Motion to adjourn:

Motion to adjourn by Jacobson, second by Anderson. Ayes: all. Nays: none.

Meeting adjourned at 9:25.