

**NOTICE TO RESIDENTS  
TOWN OF CRESCENT  
MINUTES FOR  
TOWN OF CRESCENT COMPREHENSIVE PLAN UPDATE  
WEDNESDAY, JANUARY 10, 2024  
6:00 P.M., CRESCENT TOWN HALL**

**Board Members Present:** Robb Jensen, Chair; Kyla Waksmonski, Supervisor; Mike Pazdernik, Supervisor; Tracy Hartman, Clerk; Carla Fletcher, Treasurer.

**Call to Order:** Plan Commission Chair Mike Pazdernik called the hearing to order at 5:00 p.m. at the Crescent Town Hall. The hearing has been properly posted, published and distributed in accordance with the Wisconsin Open Meeting law and the facility is handicap accessible.

**Approval of Agenda**

Motion by Jensen to approve the agenda. Seconded by Waksmonski. All aye. Motion carried.

Conduct Public Hearing on the following:

- a. Town of Crescent Comprehensive Plan Update – Pazdernik gave an overview of the process that was undertaken to update the Comprehensive Land Use Plan. Pazdernik reported that there was a survey with the town residents to give input and the public hearing is another opportunity for the public to give input.

**Public Comments**

- Joan Jensen (Pleasure Point) expressed concern with the survey and using it as a “voice” for the town. Jensen thanked the commission for the work that went into the plan and asked that the board remember that the plan is advisory. Jensen commented on the part of the plan that proposes future sewage and water hookups and expressed concern with the costs of the proposed plan. Jensen expressed concern with unrealistic goals that were proposed in the plan. Pazdernik stated that the comprehensive plan is a guide for the future and it can be changed. Connie Anderson stated that the plan is mandated by the state. Pazdernik reiterated that the plan is advisory to give ideas for the future.
- Maria Rudesil, Crescent Lake Bible Camp, questioned maps 5 & 6 (page 103) that were classified as Woodlands, Residential and Outdoor Use and in map 6 has been changed to Governmental and Residential. Pazdernik reported that it is governmental and institutional which would cover the Crescent Lake Bible Camp. Pazdernik stated that this is a catch-all classification and is a guide for the future. Rudesil questioned how the land use plan impacts zoning and the camps ability to make changes. Jensen stressed that this is a suggested plan and map 6 will not automatically go into affect and prior to zoning changes being made there are a number of steps that would need to occur. Chair Jensen reiterated that this is a guide.
- Daniel Aguilar (Crescent Road) – Questioned where the town is at with making changes to the five-acre rule. Pazdernik stated that the plan commission has been addressing that ordinance and are looking at how to move forward. Aguilar would like to see that ordinance changed. Aguilar stated that they currently own 9.88 acres and they are unable to divide their property. Discussion regarding the current ordinance requirement of a minimum of 5 acres. Joan Jensen asked what the negative would be to lowering the acre rule to 2 acres. Aguilar stated that on his road all of the neighbors have 1 and 1.5 acres and he is required to maintain his at over 5 acres.

- Ryan Peterson submitted written comments to the Crescent Town Board via email and that email is available and will be forwarded to the Town Plan Commission.
- Robb Jensen stated that there are primarily 4 major changes from the plan over 10 years ago and those are to look at zoning, bring water and septic into the town, improving silent sports in the town and an emphasis was placed on Tourist Rooming Houses. Jensen encouraged residents to look at the goals and policies to see the major changes. The final plan will come to the full board for approval.

Pazdernik adjourned the meeting at 5:32 p.m.

Respectfully submitted,  
Tracy Hartman  
Municipal Clerk