

**TOWN PLAN COMMISSION MEETING
WEDNESDAY, NOVEMBER 15, 2023
7:00 PM, CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:04 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, and Lindsay Novak.
Absent: Jim Altenburg, Niina Baum

Approval of the agenda: Motion by Jacobson, second by Novak. Aye: all. Nay: none

Approval of Minutes: Minutes of the October 5, 2023 meeting were not available.

Discussion/Decision: Changing the present 5-acre minimum residential lot size to a one-acre minimum size requirement.

The meeting began with background information on the current ordinance, shared in part by Pazdernik as a representative of the current town board and Anderson, one of the planning committee members that authored the prior 2007 town plan. There was apparently a moratorium on sub-dividing property and that moratorium expired in January of 2006. Then, a revised land use plan was adopted in November of that same year. The 5-acre minimum has been the rule since. Shoreland property is under different ordinance, but non-shoreland property within the Town of Crescent has been subject to a minimum 5-acre lot size. At the time of adoption, a goal was to retain the rural nature of the township and to sustain more of the agriculture and woodlands that are a dominant feature of Town of Crescent. Sub-divisions can exist but must go through a separate process of engineering, layout, deed restrictions, proper permitting, and then those lots cannot be further sub-divided, into perpetuity.

Discussion centered around the pros and cons of various lot sizes. Perhaps some land owners of larger plots want to split off some acreage for the next generation of family, but may not have enough property to meet the 5-acre minimum if there are more than one child or grandchild. A contra-argument involved the need for each property to be able to sustain a well and septic. Then there were issues that included affordability of larger lots, and the lack of zoning beyond general use if there were too many smaller lots. One member brought up the issue of silent sports and how the goal of the newest town plan was to increase access and pathways, but that this might become more challenging if there are way more individual smaller properties.

There was a request to table a decision at this meeting for lack of significant background information. The committee at large would like to have more time to research what policies or ordinances are in place at surrounding townships, what comments and issues might be known with current ordinances at those other surrounding townships, what are the current (and complete) rules within the Land Division Ordinance that governs the current population, and more. Pazdernik offered to find more information, and individual committee members suggested they would try to look up more information as it is available (and share it).

It was determined that our next meeting should be Wednesday, December 20th at 7p.m.

Motion to Adjourn: Motion made by Jacobson, second by Novak. Aye: all. Nay: none. Meeting adjourned at 8:00 p.m.