

**MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, SEPTEMBER 21, 2022
7:00 PM, CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:03 p.m. 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, and Lindsay Novak.
Absent: Jonathan Jacobson.

[Janet Appling submitted a letter of resignation to Chair Pazdernik prior to this meeting.]

Additional attendees: Lee Jensen, Eric Jensen, Niina Threlfall-Baum, and Payton Rudawski, all applicants for various permit applications.

Approval of the agenda: Motion by Holperin, second by Altenburg. Ayes: all.
Nays: none.

Approval of Minutes: Motion to approve the Minutes of the August 24th, 2022 meeting by Holperin, second by Anderson. Ayes: all. Nays: none.

Discussion/Decision: Committee had a discussion about the Tourist Rooming House (TRH) application submitted by Eric Jensen for a home located at 7022 Lakeview Circle. Applicant was seeking to make the property available for renting out under current law governing TRH locations, but with intent to live in the house for an undetermined period of time, perhaps two years or more, before ultimately advertising and renting as a TRH. Jensen suggested that he wanted to get his application approved under current TRH provisions as the future for these permits is unknown. There was a discussion about this different arrangement, but the committee did not determine that an application without intent to immediately rent was not impermissible. A motion was made

by Holperin to move the application forward as presented to the full Town of Crescent (TofC) Board at their next meeting. Second by Altenburg. Ayes: all. Nays: none.

Discussion/Decision: Committee engaged in a brief discussion regarding a permit application by Payton Rudawski to operate a service business within an existing multi-tenant building. Rudawski is applying for a new location from which to offer eyelash extensions as a business in the building location known as 3611 Hwy 47, Rhinelander (Town of Crescent). There were few questions, as this building was familiar to most committee members from a prior permit application from just a few months ago. Motion by Holperin to move the application forward to the full TofC Board at their next meeting. Second by Altenburg. Ayes: all. Nays: none.

Discussion/Decision: Committee engaged in a discussion regarding a TRH permit application submitted by Niina Threlfall-Baum for her residence located at 3103 Chas Denton Road, TofC. This application differed from others in that the intended owner would continue to hold residence under a “shared space” arrangement while renting the same space as a TRH. This brought up some interesting questions such as whether or not this was a true TRH or other rooming arrangement and the location being close to a water body, which was determined to be more of a wet bog. Motion was made by Holperin to approve moving the application forward to the full TofC Board at their next meeting. Second by Novak. Ayes: Pazdernik, Altenburg, Holperin, Novak. Nay: Anderson. [Reason for “nay”; looking for a clarification on conditions for “minimum number of days” of rental at 30 versus seven. Pazdernik to research prior to full TofC Board meeting.]

Discussion/Decision: Committee took up a brief discussion for a new TRH application by Lee Jensen for a property with the location of 6662 Prune Lake Road. This property was familiar to the committee as it had just forwarded a prior application for a different purpose to the full TofC Board at our last meeting and Altenburg is a neighbor of Jensen. This application was being submitted under the same premise as Eric Jensen above, future potential TRH

use. Motion by Holperin to move the application forward to the full TofC Board at their next meeting. Second by Anderson. Ayes: all. Nay: none.

Discussion/Decision: Land Use Plan

Pazdernik announced that he had consulted with Dennis Lawrence of the North Central Wisconsin Regional Planning Commission (NCWRPC) regarding a potential time schedule for producing an initial draft of parts of our planning work. Lawrence indicated that they can get started on our behalf but will also consider sending a preliminary proposal for their end of the work to the full TofC Board so that TofC can determine how to best allocate financial resources to compensate NCWRPC for their consulting work.

Work on the Land Use Plan continued where we left off on Chapter 5, “Utilities & Community Facilities”, starting with the sub–category, “*Emergency Services*”.

Emergency Services:

Goals: Assure emergency services to TofC residents and businesses.

Objectives:

1. Scale services to projected population changes.
2. Evaluate for future needed services.
3. Generate funds to support emergency services through grants, fundraisers, donations, etc.
4. Develop an emergency plan for town residents to have a shelter in place for prolonged power outages.
5. Procure alternative emergency power at the town hall (fuel–powered generator or other).

Policies:

1. Establish a fundraising committee
2. Maintain mutual services with surrounding communities.

Nest up was the sub–category of “*Electric & Green Energy*”.

Electric & Green Energy:

Goal #1: Seek out affordable and reliable energy sources for TofC residents.

Objectives:

1. Hold periodic public hearings and/or solicit information to learn more about electric and gas reliability and of TofC satisfaction levels.
2. Determine whether or not TofC needs underground power lines in certain areas.

Policies:

1. Review for energy options that can be provided to residents.
2. Periodically educate/communicate with TofC residents of energy options.

Goal #2: Research “green” alternatives for our geographic location and sparse population.

Objectives: Hold periodic educational sessions (include mail surveys) for available green resources and practical alternative energy sources.

Policies: Enact electric energy initiatives if reasonable and affordable alternative solutions are determined to be practical and can be implemented.

We agreed that we should continue with Chapter 5 sub-categories at our next meeting, continuing on with *“Water & Sewer”*, *“Structures”*, and *“Parks and Recreation”*.

We should plan for a next meeting on Wednesday, October 19th.

Motion to Adjourn: Motion by Holperin, second by Altenburg. Aye: all, Nay: none. Motion carried. Meeting adjourned at 9:05PM.