

**TOWN PLAN COMMISSION MEETING
WEDNESDAY, MARCH 22, 2023
7:00 PM, CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:01 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; Jim Altenburg, Connie Anderson, and Jonathan Jacobson. Others attending were Dennis Lawrence representing the North Central Wisconsin Regional Planning Commission (NCWRPC).

Absent: Niina Baum and Lindsay Novak.

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

Approval of Minutes: Motion to approve the Minutes of the January 18, 2023 meeting by Jacobson, second by Altenburg. Aye: all. Nay: none.

Discussion/Decision: Town of Crescent Comprehensive Land Use Plan

Mr. Lawrence led the discussion to start the meeting. Our goal for tonight was to do a review of the rough draft of Chapters 2, 3, and 4 of the developing Town of Crescent (TofC) Land Use Plan.

Chapter 2: Natural Resources

Most of the material presented was accepted as proposed. There was a question about farmland; how much farmland in TofC versus the whole of the county, and what determines a “farm”? (Answer, \$10,000 of annual agricultural activity). It was determined there are about 131 farms in all of Oneida County, but no known record on TofC.

There were follow-on discussions about contamination sites, animal species, and the town hall as a “cultural center”.

Chapter 3: Housing

Discussions revolved around hardship issues for some residents and the resources available (est. 27% of ToFC residents live below the poverty level). Part of the reason might be the high count of retired seniors who may not have as much debt and who spend less, but also have relatively few sources of income. There was a discussion about homes on water, average valuations, sizes, numbers. It was revealed that our township has a fairly high count of homes on water because we are blessed with well-above average shoreland and a wide range of lake sizes.

Chapter 4: Utilities and Communication Facilities

There were questions about some of the kinds of maps that might appear in our finished version. Time was spent looking at the geographic area near the airport and golf course, as that area has some potential for development. There was a request to get a better view and descriptive on the Heal Creek area and the Sports Club properties.

The rest of the evening session was spent reviewing a preliminary “Town Survey/Questionnaire that will ultimately be provided to ToFC residents for their feedback. The following summarizes (loosely) the conversation:

- a. We supplied input to the preliminary survey questions 1–4, particularly about zoning issues
- b. We sought an opinion on the following potential question, “Should the Town of Crescent have any authority to promote or restrict any of the following: Commercial development, industrial development, multi-family dwellings, or hospitality development?”, to be answered ‘yes’ or ‘no’.
- c. Trails, facilities, and recreation questions (7,8,9) – discussed how to streamline these topics to distill them down to a simple question (or two).
- d. Question 10, transportation – focus on intersections and road issues
- e. Skip 11, question 12 – include both “motor and non-motor” trails
- f. Question 13 irrelevant, question 14 – eliminate?
- g. Question 15 – modify, sub in “Plan for Crescent’s quality of life?”
- h. Delete 16, and modify question 17 to fit into question 6

- i. Remove question 18.

Lastly, we were interested in including a bit more demographic information or questions in the survey. Things such as age, own or rent, employment, home employment.

We hope to have the survey ready for our April 26th meeting. Then, we plan to tackle Chapters 5, 6, and 7 at our planned May 17th meeting.

Adjournment: Motion by Holperin, second by Altenburg. Ayes, all; Nays, none.

Meeting adjourned at 8:30pm.