

TOWN OF CRESCENT PLAN COMMISSION

January 17, 2024 Minutes

7:00 PM, Crescent Town Hall

Call to Order:

Chairman Pazdernik called the meeting to order at 7:02 at the 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; Lindsay Novak, Jonathan Jacobson (acting Secretary), and Jim Altenburg. Absent, Niina Threlfell Baum, Connie Anderson and David Holperin.

Approval of Agenda:

Motion by Jacobson. Second by Altenburg. Ayes: all. Nays: none.

Approval of November 15, 2023 Minutes:

Motion to approve the meeting Minutes of November 15, 2023, by Altenburg, second by Jacobson. Ayes: all. Nays: none.

Approval of December 20, 2023 Minutes:

Motion to approve the meeting Minutes of December 20, 2023, by Altenburg, second by Novak. Ayes: all. Nays: none.

CUP Application Discussion/Decision:

Conditional Use Permit application by Jill Butzlaff, agent and Grady Hartman, owner for the temporary outdoor storage of vehicles and personal equipment items on the following described vacant property: Lot 2, CSM 4152, being a part of the NW¼ of the SW¼, Section 29, T36N, R8E, PIN #CR 393-1, 6889 Fire Tower Road, Town of Crescent.

To provide background for the commission, Agent Butzlaff shared the concept and intentions for the application. In brief, the property is proposed to be a temporary holding/storage area for vehicles that have, for example, been in an accident but still awaiting a determination on either repair or destruction from the owner's insurance company. With few locations around the county for this type of temporary storage, Owner Hartman, sees a business opportunity to make this type of space/service available. Agent Butzlaff shared a few points of interest regarding the property:

- Estimating approximately 30 vehicles stored at any one time
- Estimating 60-day storage time for any one vehicle
- All vehicles will undergo visual inspection for leaks or other potential hazards upon arrival (protocol approved by DNR)
- Compacted gravel pad approximately 100' x 100' already in place with no expectations for needing more space in the future
- No signage or fencing necessary
- Security cameras optional as needed

Most of the discussion centered on potential fluid leaks from the stored vehicles that could leach into soil and nearby wetland. The Commission pressed for a protocol of routine visual inspections (perhaps weekly), or perhaps placing petroleum absorbent pads beneath vehicles in the event the something is missed during visual inspection or damage to hoses from rodents etc. cause an undetected leak.

Additionally, there was discussion about the aesthetic of vehicle storage with some concern that the property could look junky over time or more like a salvage yard. Agent Butzlaff assured the Commission that because the owner lives

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on the premise they also have a personal desire to ensure there are no environmental hazards and that the property look well maintained. There is a natural berm that offers a visual barrier from the road. Summertime foliage will also provide near total obscurity to the contents of the lot.

Altenberg made the motion to approve the CUP application as presented. Jacobson second. Ayes: all. Nays: none.

Discussion/Decision regarding reducing Town lot size below the current 5 acre minimum:

Chair Pazdernik kicked off the discussion by outlining current Town restrictions then opened discussion for attending residents to share.

Steve Brooke(?) (Wildwood Lane), expressed his desire that the 5-acre minimum be reduced to 1.5 acres. He referenced another Town resident that would like to carve out a small parcel of their acreage for a family member to build a home. He recounted some Town history and how the 5-acre size came to pass... seemingly, a capricious lot size determination by board members from 2007 or so. He stated that the current 5 acres is unnecessary and an impediment for Town residents to have the flexibility to use their property as they'd like.

Daniel and Jodie Aguilar were also in attendance to share their perspective on parcel size. They also felt 1.5 acre parcel size would be appropriate for providing residents flexibility with their property while still retaining Town aesthetics. Their desire is to build a new home on their current parcel (about 9.8 acres) however, the current minimum lot size restriction doesn't provide for this. Daniel also shared about the economic value of smaller lot sizes and potential beneficial impact on property values over time.

Both sets of residents wanted a better understanding of the mechanism by which this shift in lot sizes could be implemented. The Plan Commission responded, stating that the process entails the Comprehensive Land Use Plan to be approved by the Town Board via resolution. Following approval, the Plan Commission would evaluate chapters in The Plan relative to this issue and work to find solutions that fit within the overall Plan, including concepts that could include zoning. From there, the Plan Commission would make a recommendation to the Town Board who would be responsible for final resolution. The residents also requested that there be some leeway on parcel size (case by case) even following Board approval in the event there is a special request or extenuating circumstance.

Motion to adjourn:

Motion to adjourn by Pazdernik, second by Novak. Ayes: all. Nays: none.

Meeting adjourned at 7:52.