

**MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, JUNE 15, 2022
7:00 PM, CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:04 p.m. at 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, and Jonathan Jacobson.

Absent: Janet Appling, Lindsay Novak

Additional attendees: Jim Altenburg, potential new committee member, Joel Knutson, Town of Crescent Chairperson, Robert and Michelle Kuhn

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

Approval of Minutes: Motion to approve the Minutes of the May 18, 2022 meeting by Anderson, second by Jacobson. Ayes: all. Nays: none.

Discussion/Decision: Discussion of the Administrative Review Permit application by Robert Kuhn to construct a building from which to operate his plowing and septic pumping business. The address is 3353 North Rifle Road. There were questions about the site plan, his business use of the property, current waste and septic arrangement, and office size/associated plumbing relative to current septic on property. Mr. Kuhn indicated that he intends to add a 2,000-gallon holding tank. Motion to approve by Holperin included that the town adds a recommendation for downward lighting; second by Jacobson. Ayes: all. Nays: none.

Discussion/Decision: Administrative Review Permit application by Courtney and David Potter, applicant and owners, to rent the dwelling as a Tourist Room House (for less than 30 consecutive days) at the address known as 6785 Blue Jay Lane. Discussion of lake lot size, layout, questions regarding number of

potential guests due to relatively small size, and lighting. Jacobson would like more clarity in the future on the size of the septic versus number of beds per household, or the number of occupants, or both. Motion to approve by Jacobson, second by Holperin. Ayes: all. Nays: none.

Discussion/Decision: Tourist Room Housing (TRH) application requirements. Jacobson led the discussion with a lookback at an earlier document along with a consideration for a “Top Ten” issues regarding future TRH applications. The discussion included whether to consider, specific to the Town of Crescent, limiting the number of total applications, having proximity limits, limiting the number of units based upon shoreline footage, or not having any limits at all. The issue of certain lakes that are shared by two or more Townships (i.e. Lake Julia) was discussed.

Holperin indicated that in the aftermath of many months on this topic and following a search of available units in Oneida and Vilas Counties, and the sheer number of available units and their corresponding calendars of availability, that the best policy was no additional policy above and beyond Oneida County guidelines. Holperin favored letting the free market work in this sector just like it does in so many others. Much discussion followed.

The remaining time was spent going through the “top ten” issues presented by Jacobson. *{Important Note: These were brought forth by Jacobson simply for the purpose of discussion, not with intent to make each a policy manifesto}.* They are as follows:

1. Limit total number of TRH units in the Town

Discussion was fairly limited as the committee had just previously considered the Holperin suggestion that we favor limited rule-making and allow free market forces to work.

2. Establish maximum number of TRH units on shoreland property

Discussion was centered on the potential for corporate interests to buy up blocks of homes on any given lake, irrespective of costs, and thus creating potential TRH lake communities, thus removing

too many homes from the market for sale and potentially changing the character of any given lake. The committee favored a way to preserve that character that generally comes with a “pride of ownership” and sense of community with neighbors that are anchored to the greater Rhinelander area. It was suggested that perhaps there could be one limitation whereby there must be a 500-foot limit for separating any TRH applicants from each other specific to shoreland properties, but grandfathering in any existing TRH approved owners.

3. Set minimum distance requirements between TRH structures

There was limited discussion on this issue. It was addressed and discussed in Point 2 above.

4. Establish limits on proximity of Resident Agent

It was noted that there is already a 25-mile requirement under the proposed county rules and that it may not make sense to make a different rule for ToFC. Holperin suggested that a more practical “distance” measurement could simply be that a “Resident Agent” had to live either in the township proper, or, in an abutting City or Township to Crescent, which by definition would include City of Rhinelander, any of the Townships of Woodboro, Cassian, Newbold, Pine Lake, Pelican, Enterprise, and the two Townships of Harrison and King located in Lincoln County.

5. Apply \$500 Town application fee

This idea died in the discussion

6. Establish maximum number of parking spaces based on driveway square footage

The discussion started with square footage of the driveway but then transitioned more towards the proposed rules of the county with the number of potential parking spaces being more aligned with the capacity of the home in terms of number of

bedrooms/bathrooms, and/or septic capacity. The committee wants to seek out more clarity on the septic capacity issue.

7. Extend length of nights for minimum rental (12 rather than 7, for instance)

The discussion of this point resulted in a general agreement to be consistent with the stay standards as proposed in the county rules.

8. Establish penalties and revocation (of application) for violators with minimum amount of time before re-application

It was suggested that the county is already addressing this issue sufficiently

9. Secured, locked, and approved garbage containers

There was a fair amount of discussion on this, such as having a fenced-in area for garbage, or requiring "bear-proof" containers, but in the end we thought it best to again respect the potential language of the county proposal. Garbage handling is one of the responsibilities of the owner/rental agent

10. Set communication expectations between owner, Resident Agent, and renters for noise, behavior, and other potential nuisance issues (how to enforce?)

There was discussion with respect to proposed county language and the responsibilities of the Owners/Resident Agents. Knutson added to the discussion by indicating that as the town chair (and via supervisors) they get adequate feedback from time to time and they often have to distinguish what is truly bad behavior and what is a minor issue that is usually easily dismissed. What could make sense here is the establishment of a "Three Strikes" rule that would then result in petitioning the county for the revocation of a permit.

We were reminded that the next meeting date will be Wednesday, June 29th. The goal will be to continue a broader discussion of the town plan.

Motion to adjourn: Motion by Holperin, second by Anderson. Ayes: all. Nays: none. Meeting adjourned 9:04pm.