

**MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, FEBRUARY 16, 2022
7:00 PM, CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:10 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; Jonathan Jacobson and Lindsay Novak.

Absent: Connie Anderson, Janet Appling

Additional attendee: Nicole Trammel, on behalf of TRH applicants Margaret and Jason Wiesner.

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

Approval of Minutes: Motion to approve the Minutes of the January 19, 2022 meeting by Novak, second by Jacobson. Aye: all. Nay: none.

Discussion/Decision: Tourist Rooming House Permit (TRH) application for Margaret and Jason Wiesner, 7233 Bay Road, Parcel CR 674. Questions were asked of Ms. Trammel regarding the designated parking, communication with potential renters, her Firm's experience with other rentals, and some minor issues in the application. Motion to approve by Jacobson, second by Novak. Aye: all. Nay: none.

Discussion/Decision: Town of Crescent Comprehensive Land Use Plan.

This meeting was to focus on one of nine areas of the Wisconsin Statute 66.1001 regarding how townships should include required elements within their comprehensive plans. We chose the seventh item, "Land Use".

Novak gave a brief presentation on the interpretation and proper application of the three conclusive elements, Goals, Objectives, Policies. It was suggested we move forward with an understanding that “goals” would be the broad overview of a category of interest. “Objectives” would be a narrower focus on specific additions or modifications to the prior plan that could be our priorities in the development of the new plan. “Policies” should be our highest recommendations for the Town Board to take up for discussion and potentially putting into action. Once the entire plan is submitted and approved, it should be our committee’s ongoing mission to follow-up on the town board’s progress while continuing to promote ideas that can improve the overall quality of life for residents.

We engaged in a lengthy discussion of land use ideas and what elements should be given the most focus in the ensuing plan. We adapted a “whiteboard” approach whereby we could put up many thoughts and concepts and then gradually put them into a semblance of order that made the best business sense. We began by taking the prior plan’s results (irrespective of their existing category), numbering all goals/objectives/policies 1 through 9, and then reorganizing and restating them to be more consistent with the above definitions. Our end result looked like this:

Goal: (1 and 2 of former plan) Rezone Crescent to protect residents and property rights

Objective: inconclusive at this time

Goal: (3 and 4 of former plan) Plan for inevitable population growth while preserving the natural resources of the Town of Crescent (address each zone type).

- Objectives: **
- Consider zones for residential, multi-family, TRH*
 - Specify zones for potential sewer/water expansion*
 - Create and improve recreational opportunities that supports healthy lifestyles and can promote a more social community*
 - Consider future traffic flow*

Policies: (none at this point in the process)

This is currently an incomplete session. There was a discussion of how best to move forward and it was decided that we will continue to use tonight's process with an expectation that it will allow each future session to flow more easily and provide good outcomes. Additionally, it was concluded that we should try to rough out all nine of the required elements of Statute 66.1001 first, and then do a final review and reorganization of the data, prioritizing each desired area of focus in its proper place within the entirety of the proposed plan.

There was a further brief discussion of the tourist rooming house (TRH) issues and challenges to our resident constituency, and how our proposed guidelines might best integrate with other rules and regulations of TRH policies (such as state and county).

It was suggested we obtain more information on the current map of City of Rhinelander sewer and water and its capacity potential.

We briefly discussed whether we can pass along communication among the committee members while complying with all State of Wisconsin Open Meeting statutes. Pazdernik to explore this.

Our next two meetings shall be the third Wednesday of each month.

Motion to Adjourn: So moved, Holperin. Second by Jacobson. Aye: all. Nay: none. Meeting adjourned, 9:18 p.m.