

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

**Call to Order:** Chairman Pazdernik called the meeting to order at 7:02 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; Connie Anderson, Jonathan Jacobson and Lindsay Novak.

**Absent:** Janet Appling

**Additional attendee:** Jeff Steinmetz, Owner, Camp Pontiac LLC.

**Approval of the agenda:** Motion by Anderson, second by Holperin. Aye: all.  
Nay: none

**Approval of Minutes:** Motion to approve the Minutes of the February 16, 2022 meeting by Holperin, second by Novak. Aye: all. Nay: none.

**Discussion/Decision: Conditional Use Permit application by Dale Schleve, agent, and Jeff Steinmetz, owner. Revision to Conditional Use Permit #2100058, campground.** Mr. Steinmetz appeared before the committee to introduce the members to the revision request related to a prior CUP approval in 2020. Mr. Steinmetz acquired additional abutting property that is bordering both South River Road and Woodwind Way. The property formerly was a relatively small residence with several small outbuildings for storage. This property and its structures had limited upkeep in the past decades and appeared to have been devoid of proper maintenance.

It is the plan of Mr. Steinmetz to raze all buildings, and then over the coming two years construct a covered and contained dumping area for the convenience of future campsite visitors, install a holding tank for campers to empty their liquid waste from campers, and eventually build a small building with a covered

patio for a potential general store or refreshment stand. In addition to these proposed structures, a road will be added for campers to park near these conveniences and not block Woodwind Way, the main artery to the campsites up the hill.

Chair Pazdernik read a letter of recommendation from Town of Crescent Chair Joel Knutson, which was very complimentary to the proposed addition. Motion to approve the application made by Holperin, second by Novak. Aye, all. Nay, none.

### **Discussion/Decision: Town of Crescent Comprehensive Land Use Plan:**

The discussion began with a continued discussion about the water and sewer lines along Highway 8 and whether the potential exists for Town of Crescent (ToC) to have their own system in the future. The discussion was brief, as this is not expected to be a part of the current land use project under consideration. This was followed by a brief discussion of the proposed Heal Creek Project that has been evolving. This project is important in that the committee is encouraging the creation of, or the expansion of common and recreational spaces in the updated plan.

The committee then refocused on the land use plan by picking up where we left off at our February meeting, Chapter 7, Land Use. We reviewed it in its entirety (member Anderson was not at the last meeting and so we wanted to introduce her to the process we had decided upon). In review, several changes were made and so the latest iteration is as follows:

- 1. Goal: Respect all ToC residents' property rights and property values.  
Objectives: a. Provide a resident education and feedback resource regarding zoning*
  
- 2. Goal: Better plan for inevitable population growth while preserving the natural resources of the ToC.  
Objectives: a. Create zones, such as Residential, Industrial, Commercial, Agricultural, Forestry, Multi-Family, potentially Tourist Room Housing*

- b. Identify where future potential water/sewer construction (or expansion) could benefit the Land Use Plan*
- c. Create improve recreational space and opportunities that could support healthy lifestyles and promote a more social community. Examples: playgrounds, destination trails for biking, motorsport, silent sport, walking, boat landings, more.*

Following this, we used our remaining time to start in on Chapter 3, Housing. There was initial discussion of what was in the prior plan and then we dug in to identify how we might update this chapter. We got the following started:

*1. Goal: (blank)*

*Objective: a. address TRH*

*2. Goal: Promote adequate housing for all individuals and families that preserve the character of the community*

*Objective: a. Create zoning that designates housing types; include single family, senior housing, and others.*

We had a brief discussion of our next meeting, when it should be, what we should try to focus on. The issue of TRH is an important one to be included and Chair Pazdernik may find more supporting material that could be helpful. Next meet date April 27<sup>th</sup>.

**Motion to Adjourn:** Motion by Jacobson, second by Holperin. Aye, all. Nay, none.