

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, AUGUST 6, 2025
7:00P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:05 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, Niina Baum. Media member Becky Gaskill attended. Town Supervisor Jonathan Jacobson in attendance.

Approval of the Agenda: Motion to approve by Baum, second by Anderson. Aye: all. Nay: none. Motion carries.

Approval of Minutes: Motion to approve minutes of the January 22, 2025 meeting made by Anderson, second by Altenburg. Aye: all. Nay: none. Motion carried.

Public Comment: None

Discussion: The “General use” current zoning of the township

Chair Pazdernik gave a brief overview of our current zoning. He referred to some town documents and repeated that the term ‘general use’ means what it says, that essentially people can do whatever they want with their properties so long as there are not other state or county zoning rules that supersede the township zoning.

Holperin opened the first agenda item with the introduction of Scott Ridderbusch, Oneida County Zoning Department representative. Ridderbusch began by informing the committee that Oneida County was among the first in the state to adopt zoning. There are layers starting with the broadest land use

with the least restrictions, forestry land. He described “Forestry 1A” (seasonal residences only) and then “Forestry 1B” (year-round residency allowed). Ridderbusch told of the evolution of townships adopting various levels of the county zoning layers. He went on to describe agriculture, and then some single-family levels, multi-family, and so on, 15 layers of zoning in all. The information flowed for about 45 minutes with lots of questions. There were no motions or actions expected at this meeting; informational only.

Holperin had distributed a partial copy (first five of ten pages) from the Town of Pine Lake and the full Town of Crescent zoning documents that are available on the Oneida County Zoning website. They were compared so that attendees could see the difference between our “general use” and that of the Town of Pine Lake where more layers of zoning are applied throughout their township. (Reporter Gaskill wrote an accurate summation of the Ridderbush presentation in the August 8th copy at *rivernewsonline.com*)

The one recommendation that Ridderbusch made was to first consider the properties that abut highways and significantly used roads, as these are the properties more likely to be purchased for development and different uses beyond residences. The committee agreed that it needs to continue to focus on the potential for carving out certain areas for review for potential future zoning.

Discussion/Recommendation: Conditional Use Permit

An application for a conditional use permit was sent to the committee from the county for a property identified at the southeast corner of Highway 8 and South Rifle Road, the site of a former gas station/convenience store (CR-125-E). The applicant was Josh Hipke, and the intended use of the facility is for a craft retail store. Motion to recommend approval to the full town board was made by Altenburg, second by Baum. Aye: Altenburg, Baum, Holperin, Pazdernik. Nay: Anderson.

Our next meeting is scheduled for Wednesday, September 3rd.

Motion to Adjourn: Motion to adjourn by Altenburg, seconded by Holperin. Aye: all. Nay: none. Motion carried; meeting adjourned at 8:24 p.m.