

**TOWN OF CRESCENT  
MINUTES FOR  
TOWN PLAN COMMISSION MEETING  
WEDNESDAY, MAY 22, 2024  
7:00 P.M., CRESCENT TOWN HALL**

**Call to Order:** Chairman Pazdernik called the meeting to order at 7:00 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. Absent: Niina Baum, Jonathan Jacobson, Lindsay Novak.

Additional attendees: JoAnn Jensen, Tom Ripp, Tom Taylor, Mark Patulski.

**Approval of the Agenda:** Motion by Anderson, second by Altenburg. Aye: all. Nay: none. Motion carries.

**Approval of the Minutes:** Motion to approve the Minutes of the April 24, 2024 meeting made by Anderson, second by Altenburg. Aye: all. Nay: none. Motion carries.

**Discussion/Decision:** Town of Crescent Comprehensive Land Use Plan long range plan land use map and Town Subdivision Ordinance.

The meeting began with attendee Mark Patulski wanting to apprise the committee of the motion and vote that he had orchestrated at the annual meeting. Mr. Patulski was prepared to go through his presentation for the benefit of the planning committee, but he was interrupted by Holperin in that this had already been presented to the public via the annual meeting and that a motion and vote had already taken place, thus, not necessary.

Chair Pazdernik looked up the exact language of that annual meeting motion and vote. It read, *"Motion by John Taylor to maintain the current Town*

*of Crescent zoning map as it is and placed in the Comprehensive long-range plan and eliminate the "future land use map" from the comprehensive plan. Seconded by Joe Kennedy.*" This motion passed at the annual meeting, and therefore, it was determined that we must find a way to remove any and all copy of the "future land use map" from all distributed copies and undistributed copies of the most recent version of the Land Use Plan. Chair Pazdernik agreed that he would communicate with Tracy Hartman to make changes on the e-version of the land use plan.

The next issue was again introduced by guest Patulski, and this was the issue of non-conforming property that was also a subject matter of the township annual meeting. Pazdernik again referenced the minutes of the annual meeting to determine the exact language of the non-conforming-related motion. It read, *"Motion by Patulski to recommend to the board to get rid of the Crescent Subdivision Ordinance. Seconded by Kay Schmidt."* It was noted by Pazdernik that this motion, as interpreted, did not eliminate the Crescent Subdivision Ordinance, but rather, it called for the issue to go before the full board of the township as a recommendation, and that as such it would be incumbent upon the full township board to bring that issue up for debate and a vote.

There were questions about the issue of "non-conforming" and what it was about. Mr. Patulski had extra copies of the same handout that he had made for the annual meeting of the township. In part, it read as follows: *10) Non-Conforming Uses. (ab) In this subsection "nonconforming use" means a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with the use restrictions in the current ordinance."*

There was some confusion expressed because the township is currently maintained as "general use" and there is no zoning. It was suggested by Pazdernik that therefore, "non-conforming" is a moot point. After some back and forth among the participants of the meeting, it was agreed that this issue should ultimately be put on a future agenda of a full board meeting of the township.

**Discussion/Decision:** Interest of Plan Commission Members for the future.

Pazdernik asked about the interest of the members present in serving out their terms and whether they were interested in a renomination when their terms expire. This led to a discussion about the interest of the members versus the decision by the Chair of the full board and his interests in who should serve. Guest JoAnne Jensen then got into a back-and-forth discussion on who decides on the qualifications, why certain individuals are considered but not others, and, apparently, an accusation appeared to have been made that there was an unnamed individual who may have applied for a position on the planning committee but was not given appropriate opportunity. This was lost on the participating committee members as no name was released and we were in the dark about such an event. The discussion ended inconclusively, other than it was stated that anyone can apply to be on the planning committee but that ultimately it was up to the full board to nominate and vote on the matter.

It was decided that the next meeting would be Wednesday, June 19<sup>th</sup>.

**Motion to Adjourn:** Motion made by Pazdernik, seconded by Anderson. Ayes: all. Nays: none. Motion carried; meeting adjourned at about 7:42pm.